

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING MAY 08, 2018**

To Order: Chairperson Swallow called the Planning Commission meeting to order at 7:00p.m. with the pledge to the flag.

Roll Call:

Present were members Steve Ali, Jim Maleski, Alternate Council Liaison Michelle Hung, Vice Chairman Jim Smolik, and Chairperson Jennifer Swallow.

Also present was Assistant Law Director Toni Morgan, Zoning Inspector Joe Voros and Deputy Clerk of Council Donna Tjotjos.

Minutes:

Chairperson Swallow asked if there were any corrections to the minutes of the regular meeting dated April 10, 2018. Hearing none, she stated those minutes will stand approved as presented and will be placed on file.

Correspondence: None

Old Business: None

Chairperson Swallow noted that since there is no correspondence or old business, she asked the Clerk to call the first applicant.

NEW BUSINESS:

APPLICANT: Robert Yost, Mill Ridge Subdivision, LLC, 38642 Center Ridge Road
OWNER: Mill Ridge Subdivision, LLC, 38642 Center Ridge Road
LOCATION: Stoney Ridge Road in an R-1 District
REQUEST: Final plat approval for Mill Ridge Subdivision, Phase 2
Permanent Parcel No. 07-00-031-000-176

Application was read along with comments from Administrative Officers Zoning Inspector Paul Blanchette, Fire Department, Safety-Service Director Jeffrey Armbruster, and City Engineer Daniel Rodriguez.

Chairperson Swallow asked the representative to step to the podium and give their name and address for the record.

Bob Yost, Mill Ridge Subdivision, 260 S. Logan Street, Elyria, Ohio explained they are requesting final plat approval for phase two which consists of twenty-seven cluster lots and nineteen single family lots. They are in a position where ninety percent of the work has been completed. They are paving roads hopefully next week and they will conform absolutely to the comments that were made by the Engineer.

Chairperson Swallow asked if there were any comments or questions from the Commission.

Member Smolik asked if a bond was posted for the unfinished work.

Bob Yost stated not at this time, but if they don't have the work done before the plat is signed, they will post bond.

City Engineer Rodriguez explained that the plat hasn't been signed for this subdivision yet. This is just the approval of the plat. They won't sign the plat until all the work has been accepted. So, when they are done with construction, they will sign the plat and that hasn't happened yet. If Mr. Yost wants to post a bond, he can per city ordinances, but he wasn't sure they will get to that point.

Bob Yost stated usually they don't. Usually they have everything complete from the punch list and then Dan will sign the plat.

Chairperson Swallow asked if there were any other comments or questions from the Commission.

Member Smolik asked when the subdivision was first approved, were there any conditions put forth from Planning Commission, because he wasn't here for that.

Bob Yost replied no, not that he remembers.

Chairperson Swallow asked if there were any other comments from the Commission. Hearing none, she asked if there were any other comments from the Administration. Hearing none, she addressed the public and asked if there was anyone in the audience who would like to speak regarding this application and if so, she asked that they step to the podium and give their name and address and to also provide their name and address on the sign in sheet near the mic. She explained that they will be given five minutes to speak on this topic.

Craig Shoemaker of 5079 Stoney Ridge Road, believes his residence is adjacent to the property. He was trying to locate on the drawing where he was located.

Bob Yost showed where his residence was in connection with the proposed development.

Craig Shoemaker noted a ditch back there and wondered what will be done with it. He stated that the development looks like it isn't at that phase yet. He stated that ditch was cleared out about twenty years ago and wondered if it was going to be enclosed.

Bob Yost stated that will actually happen in phase four of the project, which will be their final phase.

Craig Shoemaker asked if the applicant would talk to them when that part of the project was going to happen. He asked if there are wetlands back there.

Bob Yost stated there is a little piece that they are farming.

Craig Shoemaker showed the area on the drawing where he thought the wetlands were located.

Bob Yost stated there is a little area there around the ditch.

Craig Shoemaker asked if he could take a picture of the drawing that was up on the smart board.

Bob Yost stated he would get him a copy.

Chairperson Swallow stated she is closing public comment and asked if there were any other comments from the Commission or any further discussion. Hearing none, she entertained a motion.

It was moved by Maleski and seconded by Ali to approve the final plat for Mill Ridge Subdivision Phase 2.

Chairperson Swallow asked the Clerk to call the roll.

Yes, 5 No, 0

Deputy Clerk Tjotjos announced the motion was approved by a vote of five yes and zero no.

APPLICANT: Cody Bruce, K. Hovnanian of Ohio, LLC 3296 Columbia Road, Richfield, OH 44286
OWNER: K. Hovnanian of Ohio, LLC, 3296 Columbia Road, Richfield, OH 44286
LOCATION: Extension of Sandy Ridge Drive and Golden Eagle Drive, east of Tail Feather Drive in Meadow Lakes PCD.
REQUEST: Final plat approval for Meadow Lakes PCD, Subdivision 15
Permanent Parcel Nos. 07-00-033-114-014 and 07-00-033-112-058
Postponed until the next regular meeting June 12

Application was read.

Chairperson Swallow asked that before the comments from the Administrative Officers are read she asked if the applicant was present.

Deputy Clerk Tjotjos stated she didn't see him present.

City Engineer stated that the applicant who is listed is not here and he wasn't sure if he was going to show up tonight.

Chairperson Swallow called for a recess in order for the Deputy Clerk to try and contact the applicant as he is not in attendance.

Meeting adjourned to recess at 7:11 P.M.
Meeting resumed at 7:17 P.M.

Deputy Clerk stated that she left messages on the applicant's cell phone and business line, but did not reach him.

Chairperson Swallow addressed the Commission and asked for a motion to postpone this item and the next two items on the agenda as they would like a representative to be present for these applications.

It was moved by Swallow and seconded by Smolik to postpone this item and the next two items on the agenda until the next regular meeting June 12.

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Chairperson Swallow asked the Clerk to call the roll.

Yes, 5 No, 0

Deputy Clerk Tjotjos announced the motion was approved by a vote of five yes and zero no.

APPLICANT: Cody Bruce, K. Hovnanian of Ohio, LLC, 3296 Columbia Road, Richfield, OH 44286
OWNER: K. Hovnanian of Ohio, LLC 3296 Columbia Road, Richfield, OH 44286
LOCATION: Amber Way and Wildlife Trail, west of Majestic Drive in Meadow Lakes PCD.
REQUEST: Final plat approval for Meadow Lakes PCD, Lifestyle 2
Permanent Parcel Nos. 07-00-040-000-101, 07-00-033-107-017, and 07-00-033-106-001
Postponed until the next regular meeting June 12.

COUNCIL REFERRAL:

T 45-2018 **AN ORDINANCE CHANGING THE NAME OF A PORTION
OF SHADY DRIVE TO WATERBURY BOULEVARD.**
APPLICANT: Cody Bruce, K. Hovnanian Waterbury LLC, 3296 Columbia Road, Richfield, OH 44286
OWNER: K. Hovnanian Waterbury LLC, 3296 Columbia Road, Richfield, OH 44286
LOCATION: 37281 Sugar Ridge Road in an R-1 District
REQUEST: A portion of Shady Drive to be renamed Waterbury Boulevard as part of Waterbury Phase 9.
Permanent Parcel No. 07-00-035-102-024
Postponed until the next regular meeting June 12.

ADJOURNMENT:

Chairperson Swallow announced the next regular meeting is scheduled for Tuesday, June 12, 2018.

Chairperson Swallow adjourned the meeting at 7:21 p.m.



Chairperson



Deputy Clerk of Council, Donna Tjotjos

6/12/2018

Date Approved