

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Chairman James Smolik

Vice-Chairwoman Jennifer Swallow
Member Steve Ali

7307 Avon Belden Road
North Ridgeville, Ohio 44039
(440) 353-0513

Member Paul Graupmann
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, APRIL 12, 2022

All Planning Commission meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public. You may also view this meeting on our YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting of Tuesday, March 8, 2022

CORRESPONDENCE:

NEW BUSINESS:

North Ridgeville City Schools, 34600 Bainbridge Rd, PPN 07-00-016-104-233

Applicant: John Moosbrugger, Modular Classrooms, LLC, 1545 Brennen Rd, Columbia, South Carolina 29206. Proposal consists of installation of modular classroom building for use at the North Ridgeville High School. Property is zoned R-1.

T 58-2022

An Ordinance amending various sections of Chapter 1294 supplementary regulations of the North Ridgeville Zoning Code in order to update the City's fence regulations. Note: Also provided as a companion piece is **T 57-2022** An ordinance repealing section 660.12 fences of the North Ridgeville general offenses code.

ADJOURNMENT:

Visit the Planning Commission website to access the agenda, along with agenda items:

www.nridgeville.org/PlanningCommission.aspx

NEXT REGULAR MEETING WILL BE HELD TUESDAY, MAY 10, 2022

7307 Avon Belden Road, North Ridgeville, Ohio 44039

Phone: (440) 353-0513

Fax: (440) 353-1528

www.nridgeville.org

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, MARCH 8, 2022**

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Steve Ali, Paul Graupmann, Chairman James Smolik and Council Liaison Bruce Abens. Also present were Chief Building Official Guy Fursdon, Planning & Economic Development Director Kimberly Lieber, City Engineer Dan Rodriguez and Deputy Clerk of Council Tina Wieber.

Absent was Vice-Chairwoman Jennifer Swallow.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on Tuesday, February 8, 2022. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

NEW BUSINESS:

City of North Ridgeville, 7070 Ranger Way, PPN 07-00-016-104-230

Applicant: Andrejs Smiltars, Architectural Vision Group, Ltd., 23850 Sperry Drive, Westlake, OH 44145. Proposal consists of a new Police Station for the City of North Ridgeville. Property is zoned R-1.

Application and Administrative comments were read.

Chairman Smolik asked the applicant to state his name and address for the record.

Andrejs Smiltars, Architectural Vision Group, Ltd., 23850 Sperry Drive, Westlake, OH 44145.

Mr. Smiltars indicated that he was there to present the proposed new police station at 7070 Ranger Way. He stated that the site was to the south of the existing fire station and to the north of the existing service department. He indicated that it was a two-building complex that they were proposing. He said that the larger building to the south of the property would be 21,326 square feet and would be the one that houses the booking area, suspension cells and all the facilities that the police would use on a daily basis. He explained that the smaller building that was to the north would be 7,800 square feet and would be an evidence storage building to get it away from the daily uses that the larger building would entail because an evidence building would not require daily use. He further explained that the building would be for evidence that would be stored for longer periods of time and larger items like stolen cars and things like that.

He mentioned that there were questions at the Pre-Planning Commission meeting that they had addressed and identified. He stated that there were two ground signs now that were shown to the north of the two driveways and that there were gates that closed off the sally port drive as well as the drive to the fire station so that people wouldn't go into those areas.

Chairman Smolik asked the applicant to identify those areas on the graphic that was shown. He asked the other gentleman to state his name and address as well.

David Zimmer, Architectural Vision Group, Ltd., 23850 Sperry Drive, Westlake, OH 44145.

Mr. Zimmer pointed to the gates on the graphic and stated that they were set back 12 feet.

Mr. Smiltars referred to the eastern side that abuted the residential neighborhood and advised that they would build a berm with plantings on top so that the police station would be screened from the neighbors. He explained that the main building would have the lobby, booking area, dispatch, offices, detective bureau, lockers, showers and a weight room. He added that in the floor plan of the evidence storage building there were spots for cars, a dog kennel for the strays that got captured, an evidence processing room and a drying room. He indicated that the building would be a pre-engineered metal building to try and save costs on the project but that it would have the same elements as the larger building with the same materials and proportions so that it would read like a campus. He mentioned that the Police Chief had stated that he wanted the complex to look like part of the fire station so that the whole city service area looked like one complex instead of disparate parts that didn't go together. He stated that the brick was the exact same brick that was on the fire station with some small stone elements on the building. He explained that the roofs that were visible, both on the porte cochere on the main building and also on the evidence building were going to be a darker gray to try and match the asphalt shingles that were on the fire station. He advised that they opted to go with the metal roof on the police station because it was a better roof and wanted to match the coloring. He added that the lighter color would be metal panels that they had in some spots on the main building and also on the evidence building and the colors would tie the two buildings together as would the brick, which would be identical brick on both buildings so that it would be a harmonious whole. He remarked that the rendering showed the signs they were proposing at the two driveways and that they were brick structures with raised metal lettering. He showed an aerial view of the whole complex and stated that it showed that the brick was all the same but the color of the metal panels was a little bit lighter than it would actually be and wouldn't be quite as white but more harmonious. He explained that the large roof that was shown on top of the police station building was going to be a low slope pvc roof, which was also a quality roof, better than the single ply epdm membranes. He then asked if there were any questions.

Mr. Zimmer commented that they looked at moving the light fixture across the drive in the closest island but that it would turn the light fixture the other way and was not desirable because it would spill even more light towards the neighbors as opposed to the way it was originally shown. He stated that it had a cut off so that the light wouldn't go back onto the adjacent property.

Chairman Smolik asked if the Commission had any questions for comments.

Mr. Graupman remarked that he had been in law enforcement since 1975 and he had been in police departments all over the world. He stated that for five years after he retired he was an auxiliary police officer with the City of North Ridgeville and the City needed a new police department badly. He indicated that he was in a police department in communist era Romania and that it was better than the City's police department. He discussed how Chief Freeman and Captain Jones gave a presentation at a Rotary Club and that they went into great detail explaining the thinking behind what they are doing and he thought it was an excellent plan and was badly needed.

Councilman Abens asked if there were any provisions to make it easy to expand the station because it would be needed 20 years down the road or so.

Mr. Smiltars mentioned that they had kept the area to the south of building and the drive vacant.

Police Chief Freeman stated that they left green space so that if they ever needed to expand they could.

Chairman Smolik asked if there was a plan for a communication tower or would they be using the existing towers throughout the City.

Police Chief Freeman advised that they were going to the Marcs system. He stated that they would be using the state-owned towers. He explained that they were going away from city-owned towers to state-owned towers. He further explained that they had just put up one at 9-1-1 and they would be working off of the state's own equipment on state-owned towers or state leased towers.

Chairman Smolik remarked that there was a retention basin going in with the project north of the fire station and asked if it would be a wet basin or dry basin.

Mr. Smiltars stated that it would be a wet basin.

Chairman Smolik asked if there would be a fence around it.

Mr. Smiltars indicated there would not.

Chairman Smolik asked if he would entertain, due to the fact that it was so close to the school, putting a fence around it.

Mr. Smiltars responded that he would let Mark Spellinger address that point.

Mark Spellinger, KS Associates, Civil Engineer, 260 Burns Rd Suite 100, Elyria, OH 44035.

Mr. Spellinger stated that he was one of the civil engineers on the project and that over his career he had designed a lot of retention basins. He indicated that fencing was generally not deemed a safety factor. He added that he hadn't ever seen a 10 year old boy who couldn't climb it or a mother who could climb it. He responded that they didn't seem to protect anyone and that he hadn't really seen them on retention basins. He explained that it was the City's project and if they deemed they wanted one, it would be fine but would be contrary to what they were seeing regarding retention basins everywhere else.

Chairman Smolik remarked that he assumed it had a safety ledge when it was excavated.

Mr. Spellinger advised that it did and that if someone were to step into the water, they would be able to stand up and out of it. He described that the water dropped one foot and then there was a short ledge around the perimeter of the pond to prevent entry into a deep reception.

Chairman Smolik asked if the applicant would be putting trees on top of mounds for the buffering of the adjacent parcels because the current print showed basically arborvitae right up along the property line. He asked if they could clarify exactly what the buffering would be.

Mr. Smiltars indicated that the buffering would be an earthen mound that would be about four feet high and then on top of that would be arborvitae and whatever vegetation the landscape architect had planted there or would be planting.

Chairman Smolik responded that based on the row of bushes on the plan, they weren't correctly drawn because the drawing showed the row of arborvitae right on the property line and the mounds were over.

Mr. Zimmer mentioned that their landscape architect wasn't there at the meeting but they would look into that. He replied that he may have had a reason for putting it behind the mound maybe because if it were on top of the mound they couldn't see through the lower parts of the trees, whereas once they got a little taller seeing through the trees to view the mound wouldn't have been possible. He added that he would have to get some clarification regarding that.

Councilman Abens commented that the way the drawing currently had been drawn was also a sound resisting specification because with sound you don't try and bounce it, you try to absorb it and keep on absorbing it through different materials in order to break it up. He remarked that he could understand why it was done in that fashion. He asked if there were any plans to make a connecting drive of some sort over to the service department.

Mr. Smiltars indicated that at that point they didn't know what was going to be happening at the service department.

Councilman Abens mentioned that he knew there were plans to move it but also going in that place would probably be the senior center.

Police Chief Freeman explained that even on the bottom of the drawing what they were going to do was mound it up where the fence hit the back of the service department and put arborvitaes along that path. He added that it was something that could certainly be opened up at a later date.

Chairman Smolik asked if it would be possible to put some additional landscaping along the auxiliary building. He indicated that when driving along Ranger Way it wouldn't be the most desirable building.

Police Chief Freeman stated that it would have brick on it.

Chairman Smolik added that it would have brick and then sheet metal up above.

Police Chief Freeman remarked that the more that was put out there, the more that would have to be maintained. He indicated that they tried to stay away from too much landscaping because it caused the Sexton to have to do too much work.

Chairman Smolik responded that they already had trees up along there but he was just thinking maybe one extra or two.

Police Chief Freeman commented that he was all for trees.

Mr. Zimmer explained that they would maintain a lot of the trees along the street as well so it would screen it a little bit.

Chairman Smolik mentioned that he noticed they were tree clearing currently and asked if that area was marked so it wouldn't be cleared.

Mr. Smiltars responded that they were just taking out the dead trees and the trees that had been limbed but were saving all the good ones.

Police Chief Freeman advised that there was wood from a different project on that property that had been dumped there.

Chairman Smolik asked if the dumpster enclosure was going to match the construction of the building.

Mr. Smiltars stated that it would and that it would be brick.

Chairman Smolik asked if the parking lot light be on all the time since the project was a police station that runs 24/7.

Mr. Smiltars responded that was correct.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, MARCH 8, 2022**

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Member Ali commented that arborvitae were beautiful and would hide and absorb a lot but deer loved to eat them.

Police Chief Freeman agreed.

Member Ali remarked that there were herds of deer that he would see eat arborvitae at his shop. He added that that may be something to discuss with the landscaper as far as finding an alternative. He stated that the green giants were anti-deer and resilient.

Mr. Smiltars advised that they would take a look at alternatives.

Chairman Smolik asked for questions or comments from the Administration and the public.

None were given.

Chairman Smolik asked for questions or comments from the Commission.

Councilman Abens asked if he heard correctly that the roof did have a pitch to it.

Mr. Smiltars responded that it had a quarter inch per foot slope and would have overflow drains and scuppers in case there was some blockage so that things would still keep flowing and wouldn't cave the roof in.

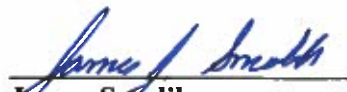
It was moved by Grapuman and seconded by Ali to approve the plans.

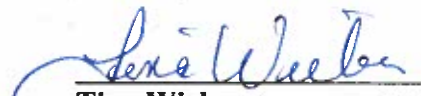
A voice vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:30 PM.


James Smolik
Chairman


Tina Wieber
Deputy Clerk of Council

Tuesday, April 12, 2022
Date Approved

Engineering Fee Paid: \$ N/C per Mayor, see attached memo
Receipt No.: _____
☐ Cash ☐ Check - Check No.: _____
(See attached for description of fees.)



Planning Commission & Bldg. Admin. Fees: \$ N/C per Mayor, see attached memo
Receipt No.: _____
☐ Cash ☐ Check - Check No.: _____
(See attached for description of fees.)

**RECEIVED CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

Received: MAR 17 2022 Date Released to Planning Commission: _____
Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT:	<u>John R Moosbrugger</u>	PROPERTY OWNER:	<u>North Ridgeville City Schools</u>
COMPANY NAME:	<u>Modula Classrooms LLC</u>	ADDRESS:	<u>34620 Bainbridge Rd</u>
ADDRESS:	<u>1545 Brannen Rd</u>	CITY / STATE:	<u>North Ridgeville, OH</u> ZIP: <u>44039</u>
CITY / STATE:	<u>Columbia, SC</u> ZIP: <u>29206</u>	PHONE NO.:	<u>440-327-4444</u>
PHONE NO.:	<u>330-421-2495</u>	SIGNATURE:	<u>[Signature]</u> (Owner's original signature must be submitted with application.)
SIGNATURE:	<u>[Signature]</u>		
EMAIL ADDRESS:	<u>johnm@usedmodulaclassrooms.com</u>		

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: 34600 Bainbridge Rd
PERMANENT PARCEL NO.: 0700016104233 ZONING OF PROPERTY: _____
ZONING OF ADJACENT PROPERTY TO: NORTH R1-B3 EAST R1 SOUTH R1 WEST R1
DESCRIPTION OF REQUEST: Installation of modular classroom building for use at the high school

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒

If yes, list dates and nature of each: _____

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

☐ Board of Building & Zoning Appeals Approval Required
☐ Conditions as set forth by the Commission on this date are: _____

Date: 4-12-2022 Signature: [Signature]
(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

TO BE FILLED OUT BY APPLICANT

I, John R Moosbrugger Jr _____
(Print Name) (Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: John R Moosbrugger, Modular Classrooms LLC

Owner: North Ridgeville City Schools

Project Address: 34600 Bainbridge Rd, North Ridgeville OH

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.

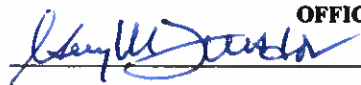
PHONE: 440-329-5207
Modular Classrooms LLC

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	Tandoo, Frank A, Sr 34500 Bainbridge Rd 44039	0700016104073
✓2	Fikar, James J 7226 Pitts Blvd 44039	-0700016104043
✓3	Beko, David & Finnerty Nicole 7222 Pitts Blvd 44039	-0700016104044
✓4	Mattix, James 7198 Pitts Blvd 44039	-0700016104045
✓5	Sebrasky, Kyle 7176 Pitts Blvd 44039	-0700016104046
✓6	Siloy, John 7142 Pitts Blvd 44039	-0700016104047
✓7	Sutton, Robert 7110 Pitts Blvd 44039	-0700016104048
✓8	Beckman, Janet 7078 Pitts Blvd 44039	-0700016104049
✓9	Mankes, Margaret 7044 Pitts Blvd 44039	-0700016104050
✓10	Terry, Clint A. 6970 Pitts Blvd	-0700016104051

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By: 

Date / Time Stamp: _____

BZA / PC Verification By: _____

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	Arbough, Stephen 6948 Pitts Blvd	-0700016104052
✓12	Boettner, Matt 6936 Pitts Blvd	-0700016104053
✓13	Adams, Frank 6924 Pitts Blvd	-0700016104054
✓14	Mayhew, Wanda 6912 Pitts Blvd	-0700016104055
✓15	Martinak, Sandra 6900 Pitts Blvd	-0700016104056
✓16	Mundell, Gerald 6882 Pitts Blvd	-0700016104057
✓17	Schaffer, Sarah 6864 Pitts Blvd	-0700016104058
✓18	CARDINAL BAINBRIDGE LLC 3414 BAINBRIDGE RD. N.R. OH. 44039	0700016104159
✓19	CARLOS & TAMARA DAVIS 7015 PITTS BLVD N.R. OH. 44039	0700016110016
✓20	VALERIE GILL 7005 PITTS BLVD. N.R. OH. 44039	0700016110015
✓21	KATELYN ISSARI 6971 PITTS BLVD. N.R. OH. 44039	0700016110014
✓22	GEORGE & SOPHIE MILLER 6846 PITTS BLVD. N.R. OH. 44039	0700016104059
✓23	BRIAN KOVACH 6820 PITTS BLVD. N.R. OH. 44039	0700016104060
✓24	MOSE & MARY NEWSOME 6810 PITTS BLVD. N.R. OH. 44039	0700016104061
✓25	ANDREW & CAROL BRICK 6792 PITTS BLVD. N.R. OH. 44039	0700016104062
✓26	CYNTHIA HURLEY 6774 PITTS BLVD. N.R. OH. 44039	0700016104063

PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	EDWIN HARSTINE 6756 PITTS BLVD. N.R. OH. 44039	0700016104064
✓12	DAKOTA ROMINE & ERIN JONES 6738 PITTS BLVD. N.R. OH. 44039	0700016104065
✓13	SHIRLEY THOMAS 6720 PITTS BLVD. N.R. OH. 44039	0700016104066
✓14	JEREMY SMITH & JAYNA KOZNIAK 6684 PITTS BLVD. N.R. OH. 44039	0700016104067
✓15	NORTH RIDGEVILLE CSD BOARD OF 5490 MILLS CREEK LANE EDUCATION N.R. OH. 44039	0700016104068
✓16	JAMES CROUST & JANE VLASTA 6630 PITTS BLVD. N.R. OH. 44039	0700016104070
✓17	ALLISON PIKAARD 6648 PITTS BLVD. N.R. OH. 44039	0700016104069
✓18	JOE & KATHLEEN HEPP 6612 PITTS BLVD. N.R. OH. 44039	0700016104071 0700016104176
✓19	HAROLD & PATRICIA DENNIS 6610 PITTS BLVD. N.R. OH. 44039	0700016104173
✓20	CLARENCE BORNEMANN 6594 PITTS BLVD. N.R. OH. 44039	0700016104170
✓21	DAN MUNGER 6578 PITTS BLVD. N.R. OH. 44039	0700016104175
✓22	CITY OF NORTH RIDGEVILLE 7307 AVON BELDEN RD. N.R. OH. 44039	0700016104143 0700016104230 0700016104220 0700016104225 0700016104221 0700016104224
✓23	NORTH CENTRAL DISTRICT CHURCH OF THE 34887 CENTER RIDGE RD. NAZARENE INC. N.R. OH. 44039	0700016104185
✓24	LOVCEK INC. AN OHIO CORP. 34900 CENTER RIDGE RD. N.R. OH. 44039	0700016101039
✓25	AUTOMATION INVESTMENTS LLP 34910 CENTER RIDGE RD. N.R. OH. 44039	0700016101052
✓26	CAROL FAHY & CLAIRE SPEER 34953 CENTER RIDGE RD. N.R. OH. 44039	0700016104196

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	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
11	NORTH RIDGEVILLE SCHOOLS BOARD OF 34620 BAINBRIDGE RD. N.R. OH. 44039 EDUCATION	0700016104232
12	JAMES & JOANNE BRADLEY 34887 BAINBRIDGE RD. N.R. OH. 44039	0700015103003
13	JOAN CRAMER 34863 BAINBRIDGE RD. N.R. OH. 44039	0700015103004
14	RAYMOND & REBECCA RIGSBY 34805 BAINBRIDGE ROAD N.R. OH. 44039	0700015103005
15	ROSILIE STEVENS 34781 BAINBRIDGE RD. N.R. OH. 44039	0700015103006
16	ROBERT & DENISE STAMPER 34759 BAINBRIDGE RD. N.R. OH. 44039	0700015103007
17	ARLENE PETERSON 7340 WEST POINT DR. N.R. OH. 44039	0700015103008
18	KENNETH SINK 34701 BAINBRIDGE RD. N.R. OH. 44039	0700015104001
19	ROSE & EDWARD HERMAN 34689 BAINBRIDGE RD. N.R. OH. 44039	0700015104002
20	JOSEPH & SHANNON LITTON 34677 BAINBRIDGE RD. N.R. OH. 44039	0700015104036 0700015104038
21	CODY TYREE 34579 BAINBRIDGE RD. N.R. OH. 44039	0700015104032
22	BRODY & AMANDA ROONEY 34559 BAINBRIDGE RD. N.R. OH. 44039	0700015104034
23	MICHAEL & TAMMY ELLA 34531 BAINBRIDGE RD. N.R. OH. 44039	0700015104031
24	SHERRI RICHLEY 34443 BAINBRIDGE RD. N.R. OH. 44039	0700015104028
25		
26		

PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.



CITY OF NORTH RIDGEVILLE

OFFICE OF THE MAYOR

Kevin Corcoran, Mayor
Jeffry J. Ambruster, Safety-Service Director



March 14, 2022

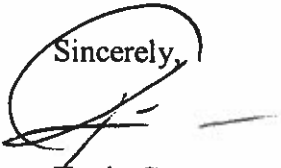
Guy Fursdon
Chief Building Official
City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039

Dear Guy:

This letter serves as authorization to waive any fees associated with the installation of a modular unit at the North Ridgeville High School.

If you have any questions, please contact my office at (440) 353-0811.

Sincerely,



Kevin Corcoran
Mayor

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	John R. Moosbrugger
Name of Owner:	North Ridgeville City Schools
Date Submitted for Consideration:	3-17-2022
Date to Return to Planning Commission:	3-23-2022

Regarding: Installation of Modular Classrooms at the High School

RECOMMENDATIONS:

Appears to be code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CBO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	John Moosbrugger, Modular Classrooms, LLC, 1545 Brennen Rd, Columbia South Carolina, 29206
Name of Owner:	North Ridgeville City Schools, 34620 Bainbridge Rd, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, April 12, 2022
Date to Return to Deputy Clerk of Council:	Thursday, March 31, 2022
Regarding:	Proposal consists of installation of modular classroom building for use at the North Ridgeville High School.
Permanent Parcel No(s).	<u>07-00-016-104-233</u>

Recommendations:

Review of plans dated 3/17/2022:

Proposed outline of trailers are shown over an existing conditions site plan. Plans should clarify what of the existing condition will remain and what will be changed to accommodate the trailers. For example:

- Trailers shown partially on grass/lawn area and partially on paved surface. Will existing lawn area remain under trailers?
- Existing conditions shows presence of some type of fixtures under the trailer location (circle/dot symbol, circle/line symbols), potentially signs, bollards or similar. Label any items to be removed.
- How will pedestrian flow from main building to trailers work? Site plans show no building entrances. Identify door(s) where students will enter/exit main building. Are there covered walkways or awning s proposed or will pathways be open to the elements?
- Generally no parking lot detail is shown that indicates spaces to remain versus be removed. However, from a site visit, it appears some accessible parking may be removed in the trailer site. If this accessible parking is required to meet code, will it be relocated elsewhere?
- There are proposed new ramps, walkways and stairs. These are shown over top of the existing concrete walk on the north side of the trailers. How will this intersection of walks/ramps be handled? It appears from site visit that there may be a grade change on the north end of the proposed trailers where the existing concrete walk is located. Will have to ensure topography is considered and proper ADA access is provided.

(Use additional sheets if necessary.)

Department Head Signature: *Vincenty Suber* 3/25/22 Title: Planning & Economic Development Director

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 03-22-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

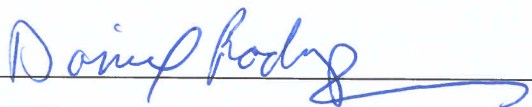
**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	John Moosbrugger, Modular Classrooms, LLC, 1545 Brennen Rd, Columbia South Carolina, 29206
Name of Owner:	North Ridgeville City Schools, 34620 Bainbridge Rd, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, April 12, 2022
Date to Return to Deputy Clerk of Council:	Thursday, March 31, 2022
Regarding:	Proposal consists of installation of modular classroom building for use at the North Ridgeville High School.
Permanent Parcel No(s).	<u>07-00-016-104-233</u>

Recommendations:

1. Plan set should include location of water and sanitary sewer connections for modular classroom building.

(Use additional sheets if necessary.)

Department Head Signature:  Title: City Engineer

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 03-22-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	John Moosbrugger, Modular Classrooms, LLC, 1545 Brennen Rd, Columbia South Carolina, 29206
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Date of Planning Commission Meeting:	Tuesday, April 12, 2022
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Regarding:	Proposal consists of installation of modular classroom building for use at the North Ridgeville High School.
Permanent Parcel No(s).	<u>07-00-016-104-233</u>

Recommendations:

No issues noted at this time.

(Use additional sheets if necessary.)

Department Head Signature: Aasst. Chief Mike Uhnak _____ **Title:** Assistant Fire Chief

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 03-22-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

NORTH RIDGEVILLE CITY SCHOOLS - MODULAR CLASSROOM BUILDING

34600 BAINBRIDGE ROAD NORTH RIDGEVILLE, OHIO 44039



Orange frog Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

LOCATION MAP

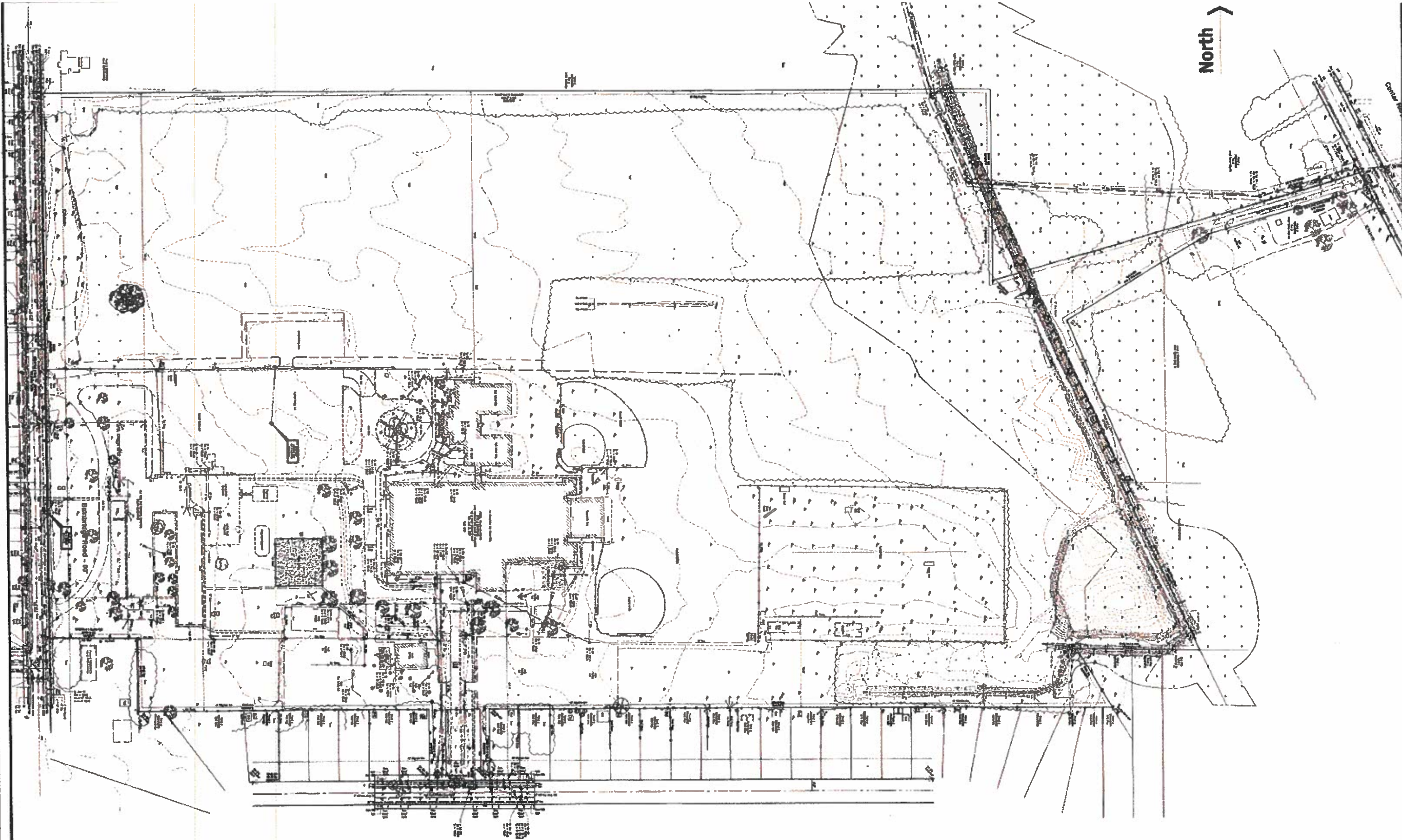


SHEET INDEX	
A000	COVER
A101	OVERALL SITE PLAN
A102	ENLARGED SITE PLAN
A401	EXTERIOR ELEVATIONS

COVER
SHEET

PROJECT INFORMATION	
ISSUED FOR:	CONSTRUCTION DOCUMENTS
DATE OF ISSUE:	3.17.2022
PROJECT NUMBER:	2022-07

A000



North

5315 Ridge Road, Cleveland, Ohio 44129
 Phone 440.886.7137 - Fax 440.885.7139
 www.lidsurvey.com



DATE	DESCRIPTION	DATE	BY	DATE

Boundary & Topographic Survey of
 North Ridgeville High School

DATE	DATE OF JOB
DESIGNED BY	SA
CHECKED BY	SA
APPROVED BY	SA
FILE NO.	

City of North Ridgeville,
 Lorain County, Ohio
 Bainbridge Rd, Center Ridge Rd, Pitts Blvd

SHEET NO.	
1	4



Orange frog Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

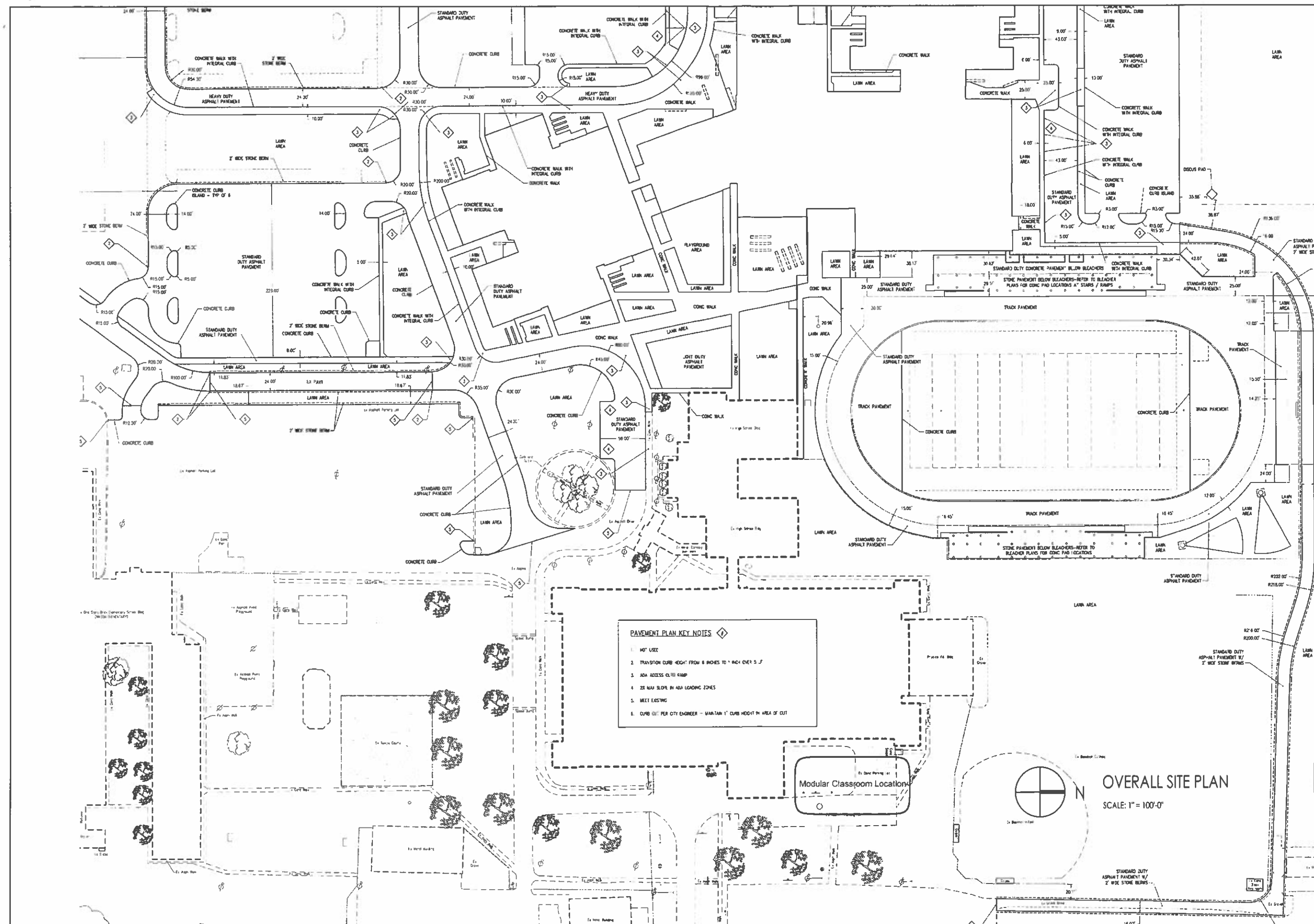
NORTH RIDGEVILLE CITY SCHOOL
MODULAR CLASSROOM BUILDING
34600 BAINBRIDGE ROAD, NORTH RIDGEVILLE, OHIO 44039

NO.	DATE	REVISION

JOB NO. : 2022-047
 DATE : 3.17.2022

OVERALL SITE PLAN

A101





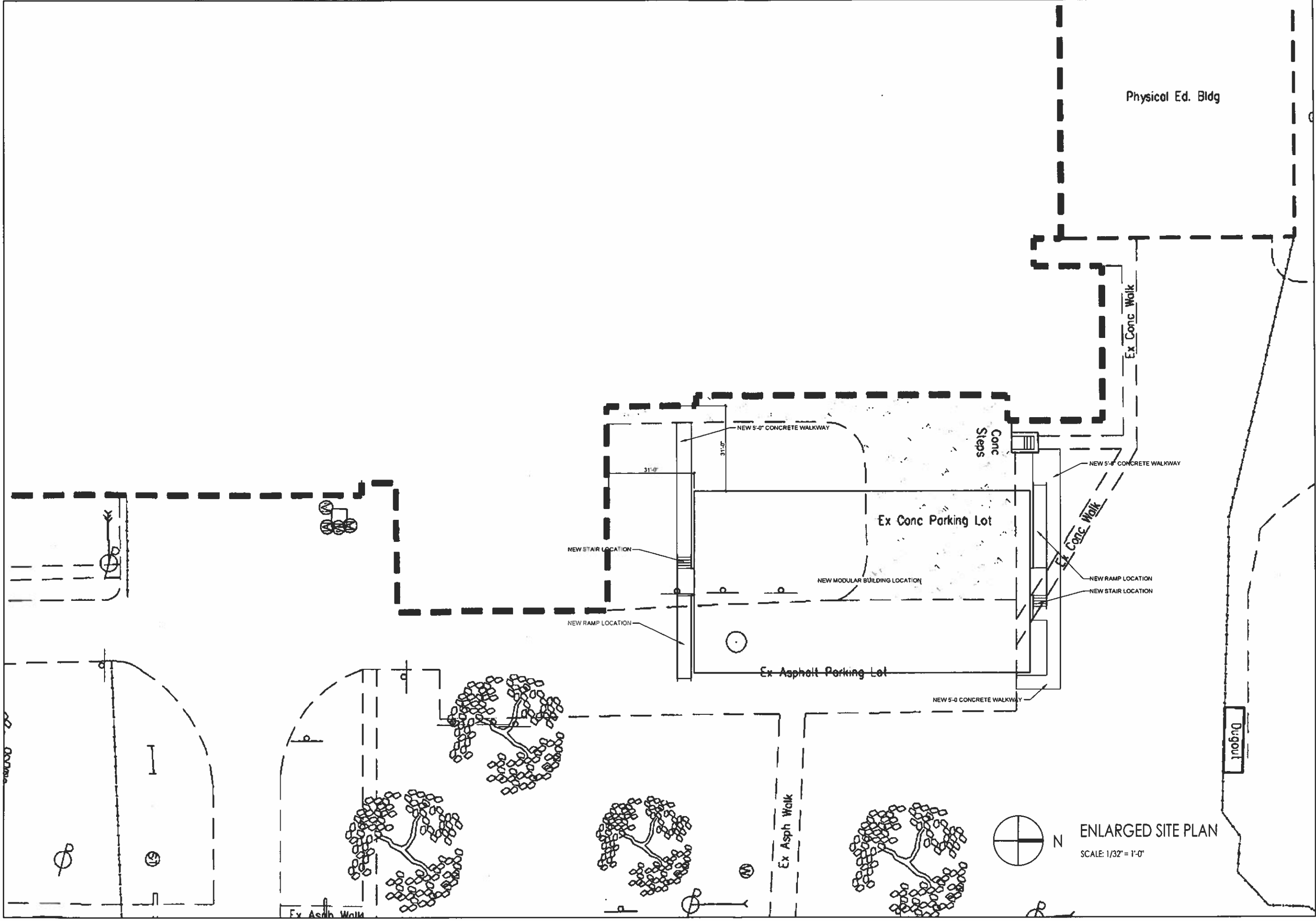
Orange frog Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

NORTH RIDGEVILLE CITY SCHOOL
MODULAR CLASSROOM BUILDING
34600 BAINBRIDGE ROAD, NORTH RIDGEVILLE, OHIO 44039

NO.	DATE	REVISION
JOB NO.: 2022-047		
DATE: 3.17.2022		

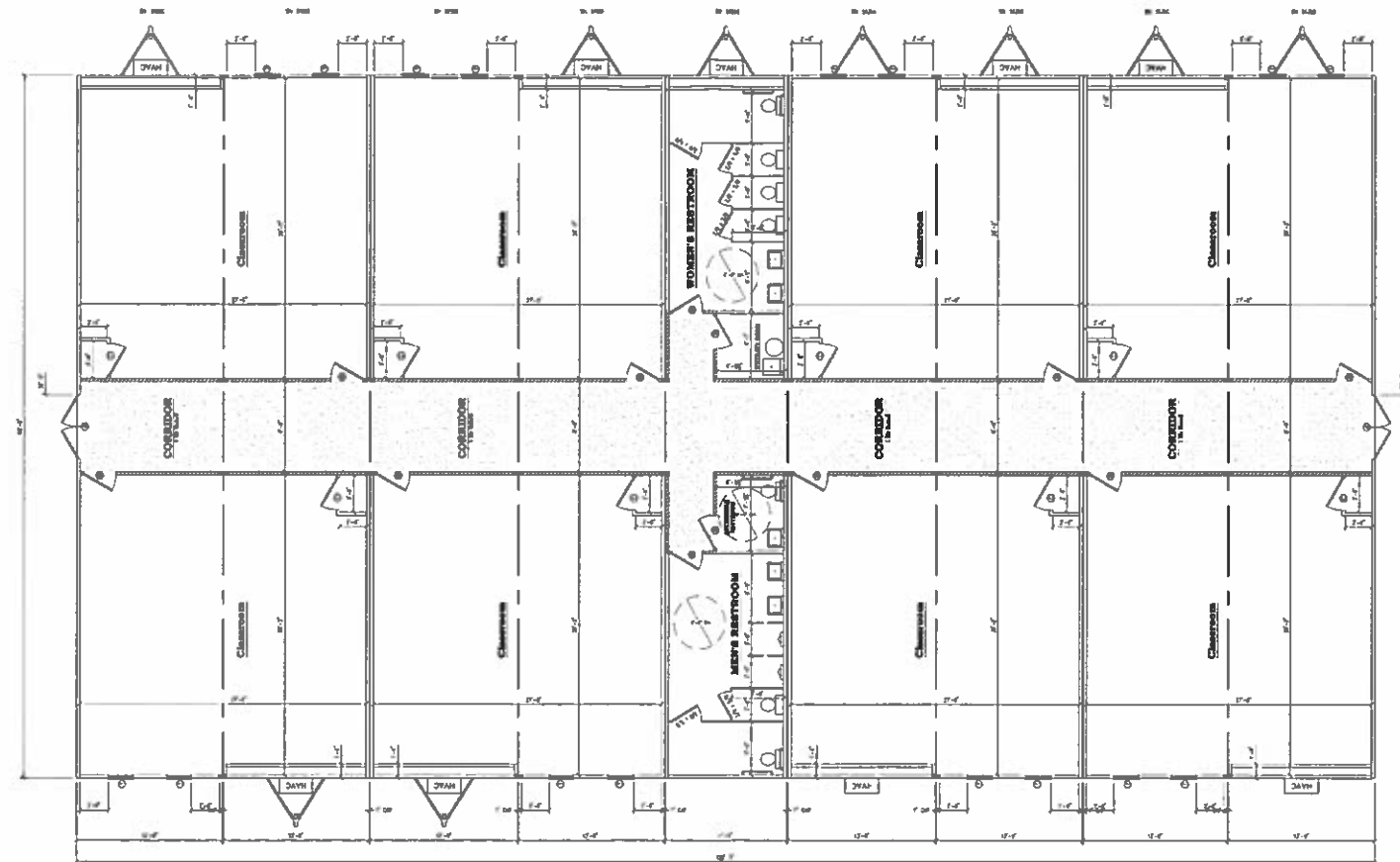
ENLARGED SITE
PLAN

A102





Orange frog Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707



ROOF CEILING SYSTEMS:
GA FILE NO. RC 2601-1 HOUR FIRE

1" = 1'-0"

1" = 1'-0"

INTERIOR WALLS:
GA FILE NO. WP 3520 HOUR FIRE

1" = 1'-0"

1" = 1'-0"

- DOOR AND WINDOW SCHEDULE**
- 1" = 1'-0" DOOR, 1" = 1'-0" WINDOW, 1" = 1'-0" WINDOW, 1" = 1'-0" WINDOW
 - 1" = 1'-0" DOOR, 1" = 1'-0" WINDOW, 1" = 1'-0" WINDOW, 1" = 1'-0" WINDOW
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 - 1" = 1'-0" DOOR, 1" = 1'-0" WINDOW, 1" = 1'-0" WINDOW, 1" = 1'-0" WINDOW



NORTH RIDGEVILLE CITY SCHOOL - MODULAR
CLASSROOM BUILDING
34600 BAINBRIDGE ROAD, NORTH RIDGEVILLE, OHIO
44039



MATTHEW D. LONES, LICENSE #1516699 EXPIRATION: DECEMBER 31, 2022		
NO.	DATE	REVISION
JOB NO. : 2022-07 DATE : 3.17.2022		

FLOOR PLAN

A302



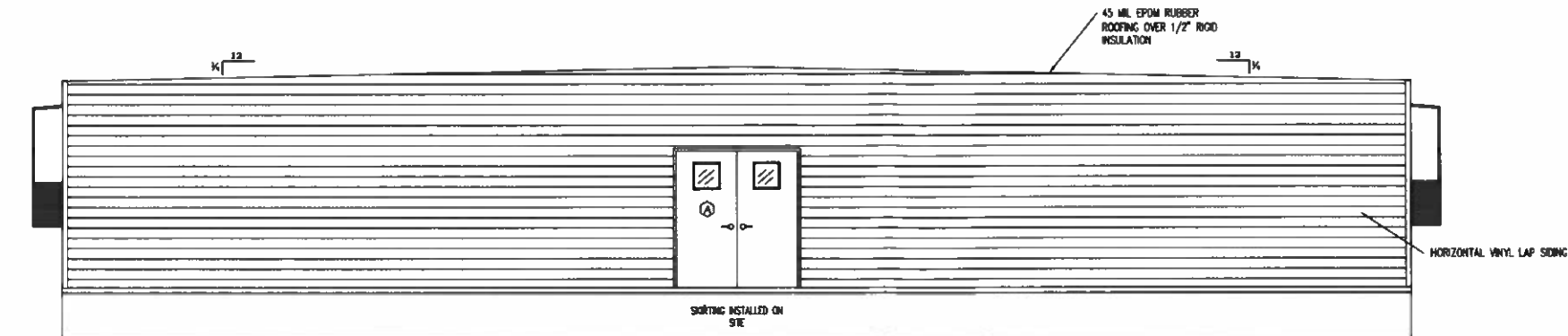
Orange frog Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

NORTH RIDGEVILLE CITY SCHOOL
MODULAR CLASSROOM BUILDING
34600 BAINBRIDGE ROAD, NORTH RIDGEVILLE, OHIO 44039

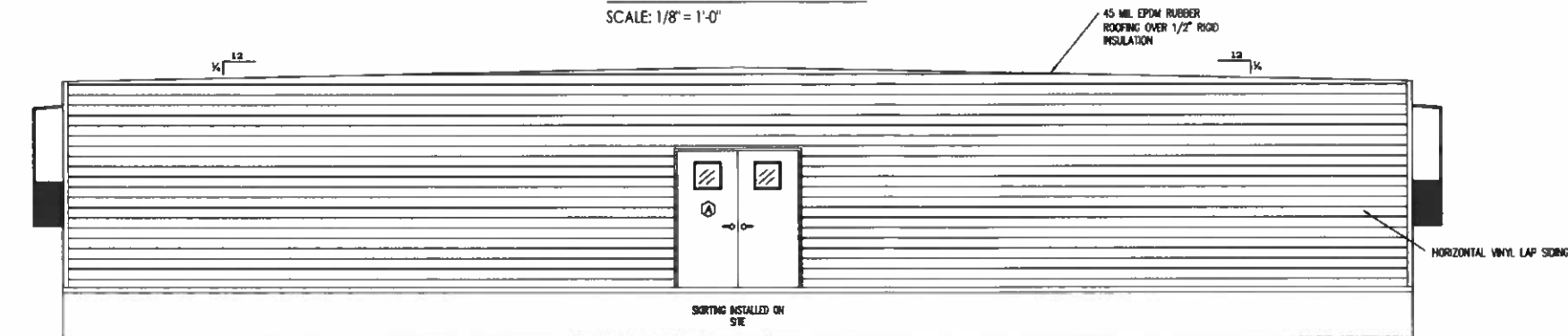
NO.	DATE	REVISION
JOB NO. : 2022-047		
DATE : 3.17.2022		

EXTERIOR
ELEVATIONS

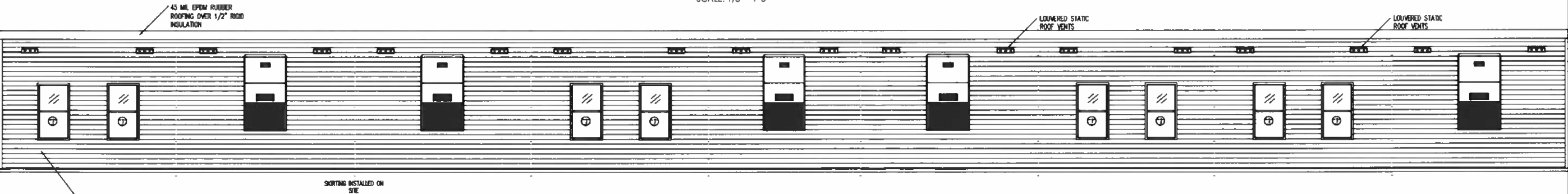
A401



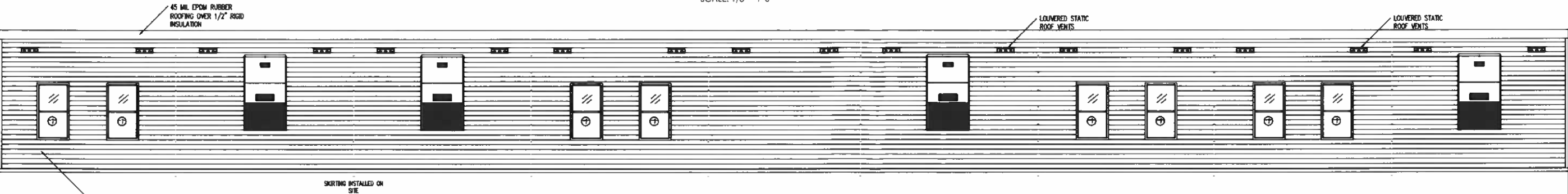
REAR SIDEWALL ELEVATION
SCALE: 1/8" = 1'-0"



FRONT SIDEWALL ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ENDWALL ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ENDWALL ELEVATION
SCALE: 1/8" = 1'-0"

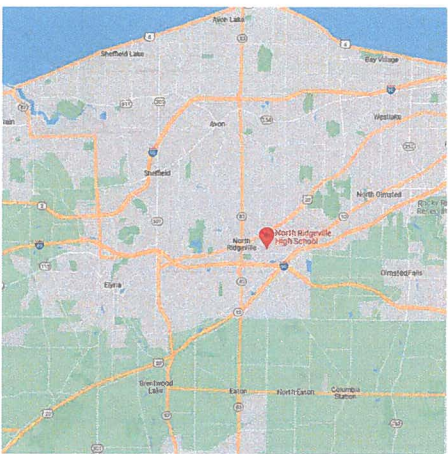
NORTH RIDGEVILLE CITY SCHOOL - MODULAR CLASSROOM BUILDING

34600 BAINBRIDGE ROAD, NORTH RIDGEVILLE, OHIO 44039



Orange **frog** Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

LOCATION MAP



SHEET INDEX

A000	COVER
A101	OVERALL SITE PLAN
A102	ENLARGED SITE PLAN
A301	FOUNDATION PLAN
A302	FLOOR PLAN
A401	EXTERIOR ELEVATIONS

UPDATED VERSION

NORTH RIDGEVILLE PLANNING COMMISSION

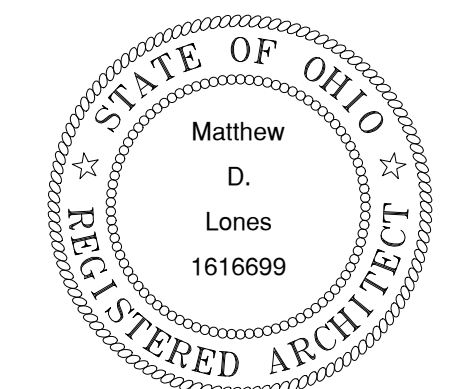
PROJECT INFO
ISSUED FOR:
DATE OF ISSUE:
PROJECT NUMBER:

☒	Approval Granted	☐	Request Rejected
Refer for Council Approval:			
BZA approval required:			
Other Conditions:			
Date:	4.12.22	BY:	



Orange **frog** Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

NORTH RIDGEVILLE CITY SCHOOL - MODULAR
CLASSROOM BUILDING
34600 BAINBRIDGE ROAD, NORTH RIDGEVILLE, OHIO
44039

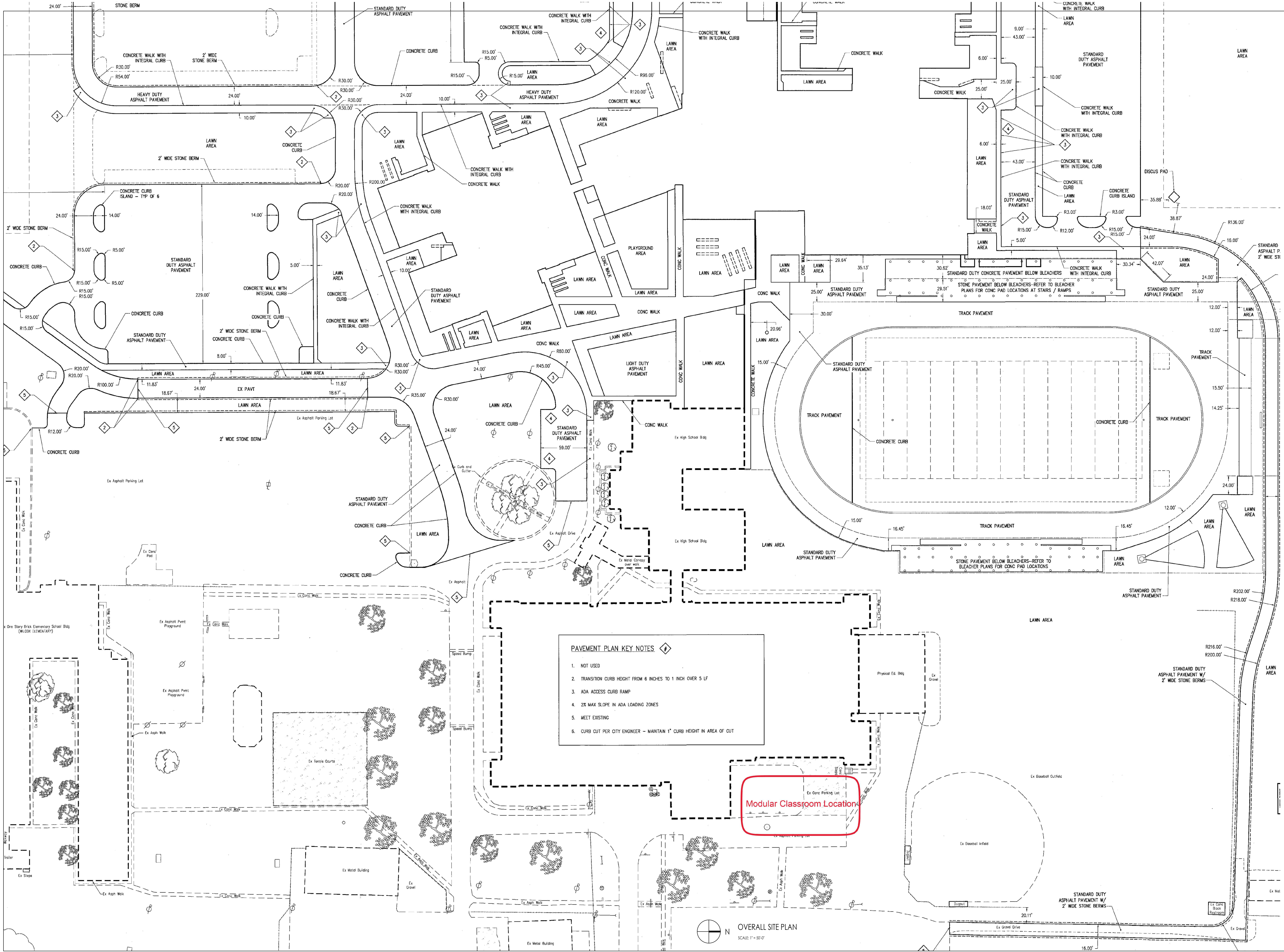


MATTHEW D. LONES, LICENSE #1616699
EXPIRATION: DECEMBER 31, 2022

NO.	DATE	REVISION
JOB NO. : 2022-07		
DATE : 4.5.2022		

OVERALL SITE
PLAN

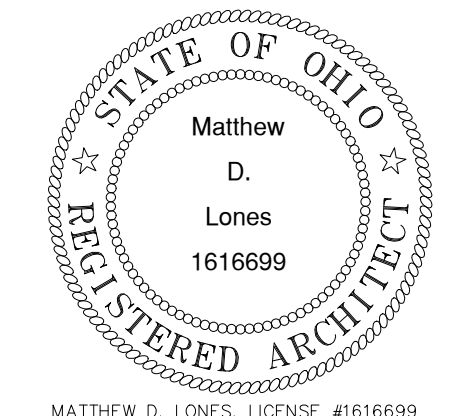
A101





Orange **frog** Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

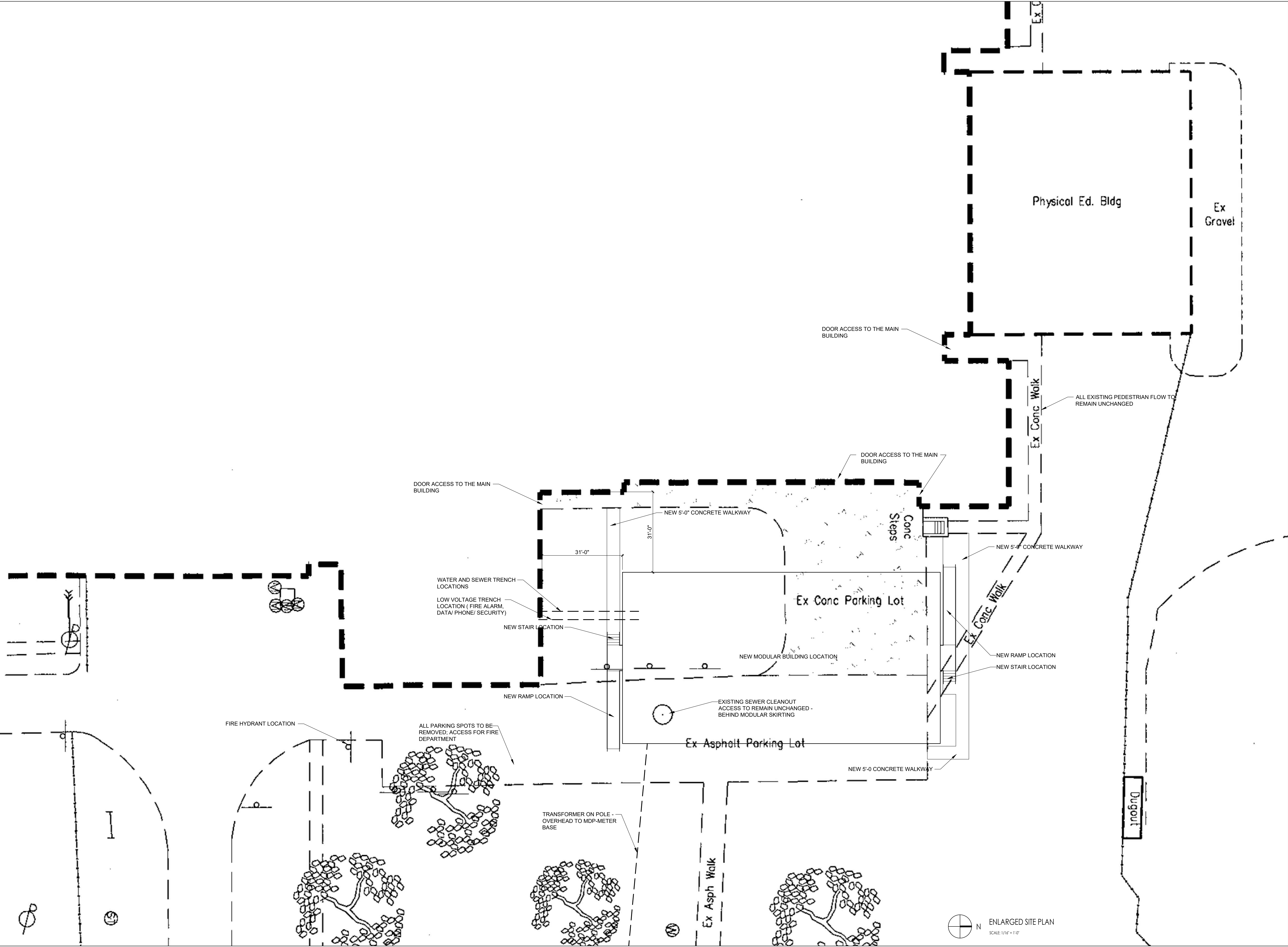
NORTH RIDGEVILLE CITY SCHOOL - MODULAR
CLASSROOM BUILDING
34600 BAINBRIDGE ROAD, NORTH RIDGEVILLE, OHIO
44039



MATTHEW D. LONES, LICENSE #1616699 EXPIRATION: DECEMBER 31, 2022		
NO.	DATE	REVISION
JOB NO. : 2022-07 DATE : 4.5.2022		

ENLARGED SITE
PLAN

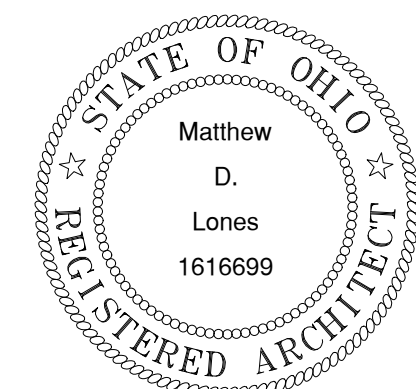
A102





Orange **frog** Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

NORTH RIDGEVILLE CITY SCHOOL - MODULAR
CLASSROOM BUILDING
34600 BAINBRIDGE ROAD, NORTH RIDGEVILLE, OHIO
44039

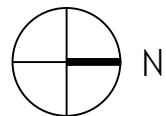
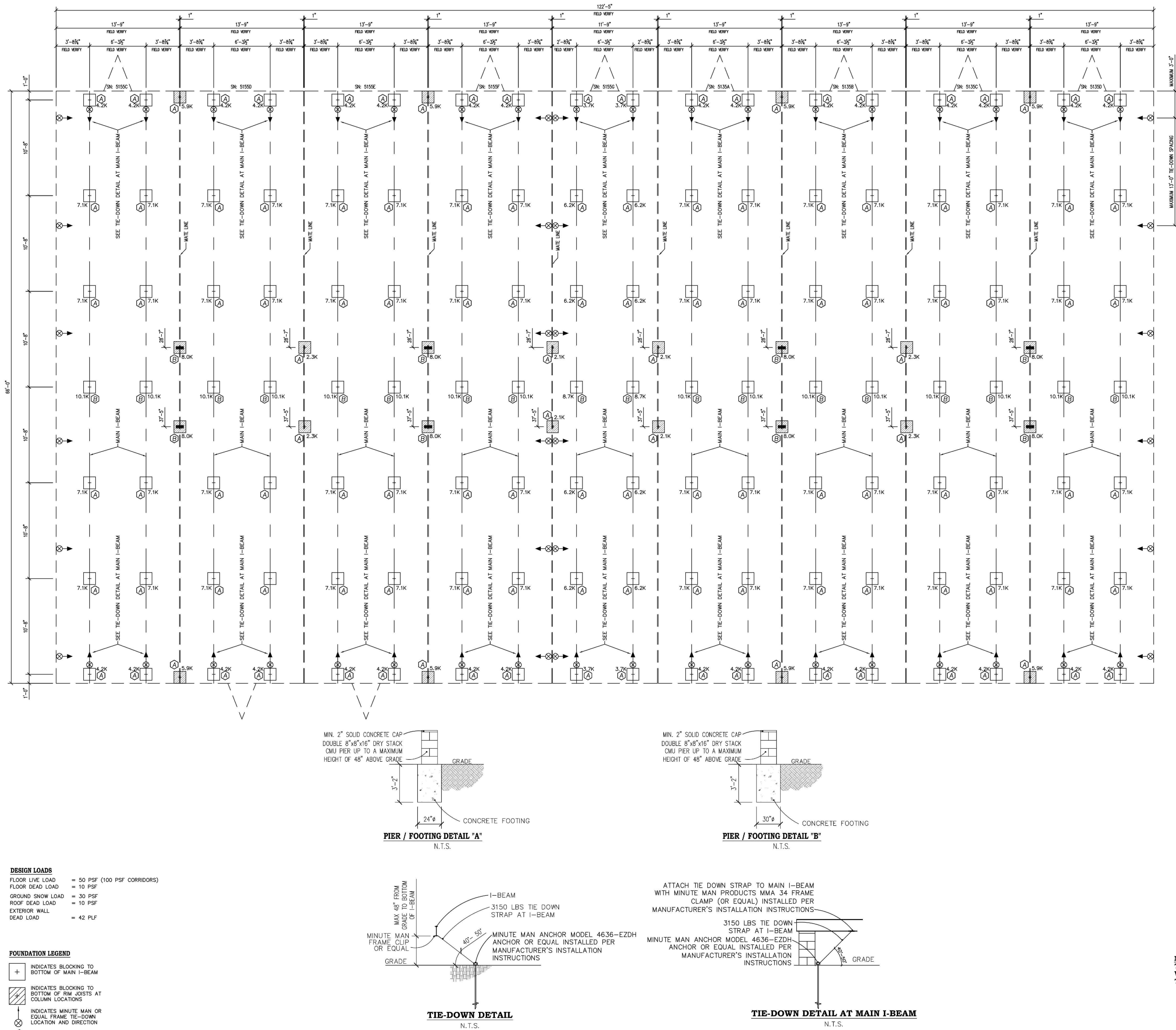


MATTHEW D. LONES, LICENSE #1616699
EXPIRATION: DECEMBER 31, 2022

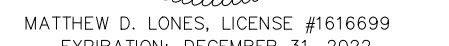
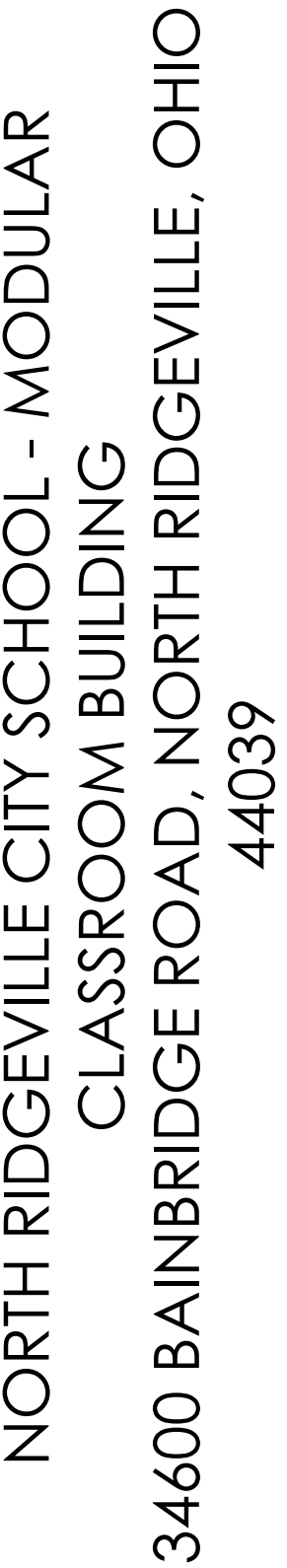
NO.	DATE	REVISION
JOB NO. : 2022-07		
DATE : 4.5.2022		

FOUNDATION
PLAN

A301



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION

JOB NO. : 2022-07

DATE : 4.5.2022

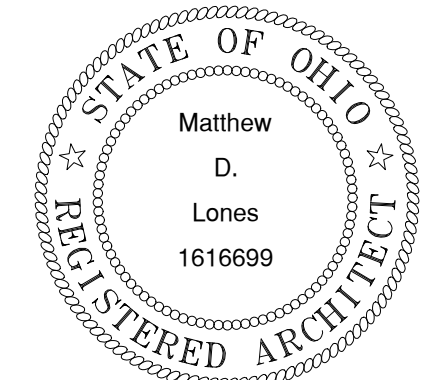
FLOOR PLAN

A302



Orange **frog** Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

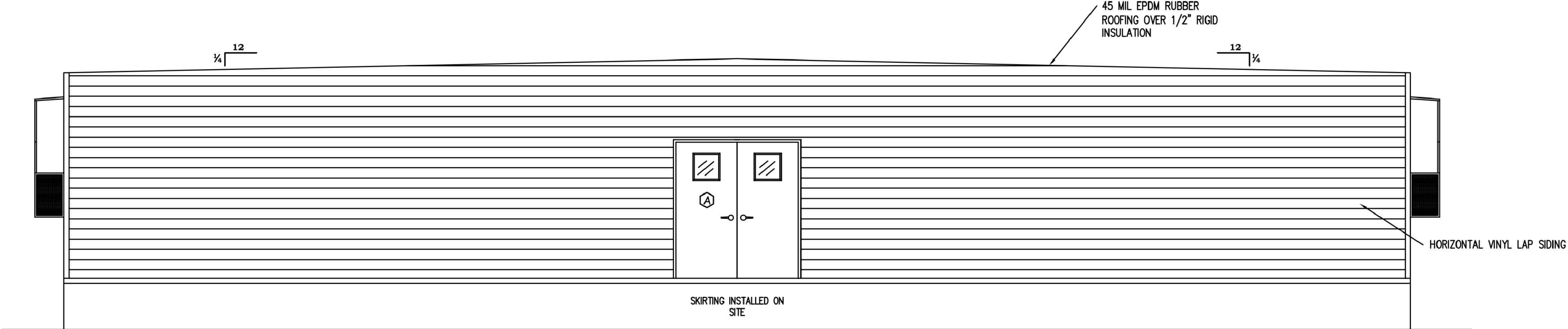
NORTH RIDGEVILLE CITY SCHOOL - MODULAR
CLASSROOM BUILDING
34600 BAINBRIDGE ROAD, NORTH RIDGEVILLE, OHIO
44039



MATTHEW D. LONES, LICENSE #1616699 EXPIRATION: DECEMBER 31, 2022		
NO.	DATE	REVISION
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DATE : 4.5.2022		

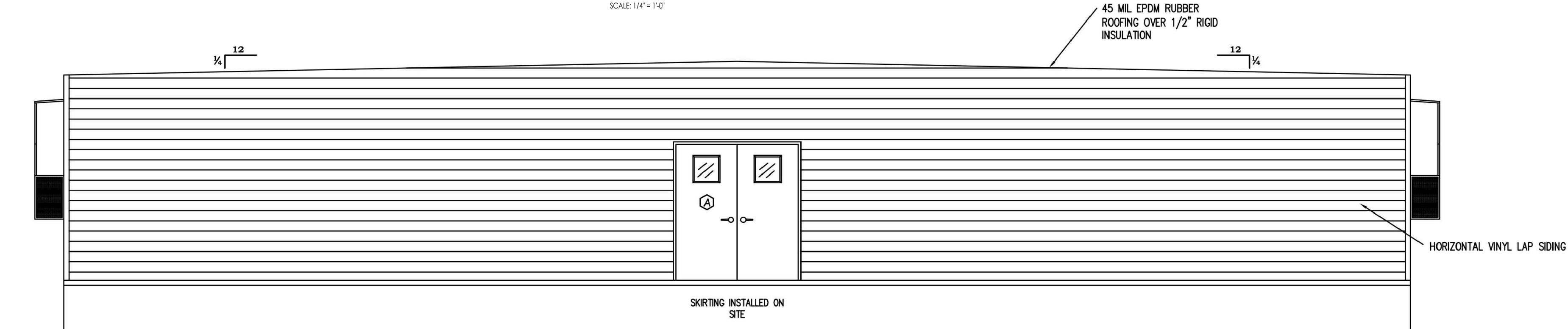
EXTERIOR
ELEVATIONS

A401



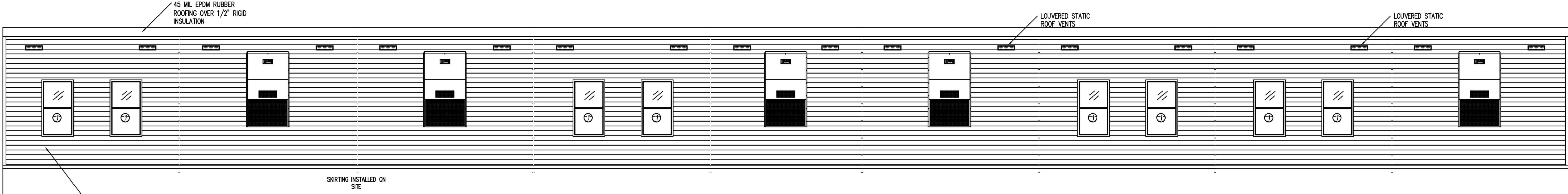
REAR SIDEWALL ELEVATION

SCALE: 1/4" = 1'-0"



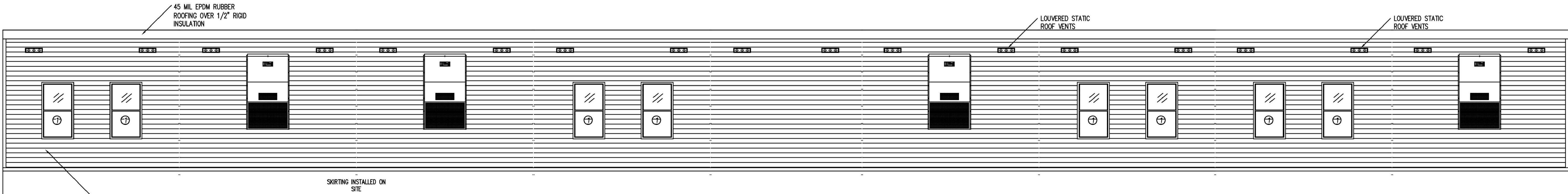
FRONT SIDEWALL ELEVATION

SCALE: 1/4" = 1'-0"



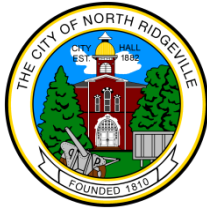
RIGHT ENDWALL ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ENDWALL ELEVATION

SCALE: 1/4" = 1'-0"



STAFF MEETING BULLETIN

Meeting Date: March 29, 2022

Proposed Project: 07-00-016-104-233, 34600 Bainbridge Rd, installation of modular classroom building for use at the high school

Applicant: John Moosbrugger, Modular Classroom, LLC,
1545 Brennen Rd, Columbia SC, 29206

Zoning: R-1 Residential District

In Attendance: Kevin Corcoran, Mayor
Kimberly Lieber, Planning and Economic Development Director
Guy Fursdon, Chief Building Official
Dan Rodriguez, City Engineer
Toni Morgan, Assistant Law Director
John Reese, Fire Chief
Mike Uhnak, Assistant Fire Chief
Tina Wieber, Deputy Clerk of Council
John Moosbrugger, Used Modular Homes, LLC

Project Introduction

- The Mayor asked the applicant to introduce the project. John M. described the project as a nine modular building on the north east corner of the high school. He stated that it includes boy/girl restrooms, teacher restroom and a service room for janitorial. He explained that there would be water, sewer, fire, electric and data installed.

Staff Comments

- Kim stated that the trailer was shown partially on grass and partially on a paved surface and asked if that was how the trailer would remain. John M. explained that there would be concrete piers that would be 24 inches in diameter every 8 to 10 feet.
- Kim advised that the proposed plan was layered over top of the existing conditions plan and asked to have things labeled that would be removed.
- Kim asked how the pedestrian traffic would flow. John M. stated that the north end from the gym steps towards the parking lot and that there was an exit door on the north end of the modular. He stated that on the south side of the parking lot on east there were doorways and a shop area. He stated there would be flow north west and south east to parking lot. Kim asked him to show where the building doors were located on the plan and to show how the existing and proposed walkways would be integrated.
- Kim asked if the row of parking would be eliminated east of the trailers. John Reese stated that they could make fire lanes out of the parking area. John M. advised that there was more than enough existing parking as a whole and that there would be no automobile traffic in that area. He stated that

there was enough room for a fire truck only and no parking. Kim asked if accessible parking spaces would be replaced elsewhere. Guy stated that there was plenty of parking on Bainbridge and that they would look at accessible for the whole building. John M. stated that there would be no auto traffic in that area and that there would be only enough room for a fire truck.

- Mike asked where the nearest fire hydrant to the modular was. John M. stated that he didn't know.
- Guy stated that there was a moratorium from the State for storm shelters and there was zero fire separation distance at both buildings. He advised that 31 feet was more than adequate. He explained that the building would be 5-B and the school would be 2-B and 15 feet to each building met code.
- Dan asked where the water and sewer hookups would be coming from. John M. explained that it would come from the existing building on the south side. Dan advised that it would be nice to see it on the plans.
- John M. stated that the school was contracting the water, sewer and fire alarm separately.
- Guy asked who was handling the construction plans. John M. stated that the architect was handling the foundation, ramp and deck details but that each contractor would submit an application for plan approval. He explained that they each had a partial application for their portion separately instead of waiting for consolidated plans and that there would be four phases. He explained that he would be able to go ahead and start with the foundation and pour after Planning Commission approval.
- Mike asked if anyone from the school had told John M. there were mobile units there previously. John M. stated that he did know there was a double wide trailer there previously. Guy advised that it was at the end of Wilcox.
- Kim asked John M. if he would add notes to the plans regarding what had been discussed during the meeting regarding foundation, parking lane, doors, fire hydrant, utility hookups, removal of parking spaces, addition of signs and to provide as much detail as possible. Mike asked that he indicate fire lanes.

Next Steps

- The applicant will submit updated plans with notes or narrative by April 5, 2022 to be distributed to Planning Commission members for the April 12, 2022 meeting.

DATE:	<u>April 4, 2022</u>	1 ST READING:	<u>April 4, 2022</u>
INTRODUCED BY:	<u>Councilman DeVries</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
TEMPORARY NO:	<u>T 58-2022</u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. XXXX-2022

AN ORDINANCE AMENDING VARIOUS SECTIONS OF *CHAPTER 1294 SUPPLEMENTARY REGULATIONS OF THE NORTH RIDGEVILLE ZONING CODE* IN ORDER TO UPDATE THE CITY'S FENCE REGULATIONS.

WHEREAS, this Council has established regulations for the construction and placement of fences which have been amended from time to time; and

WHEREAS, commonly available fencing materials do not comply with the City's Zoning Code requirements, resulting in routine variance requests in residential districts for minor code deviations; and

WHEREAS, certain types of fencing that may pose hazards to the community should be closely regulated; and

WHEREAS, it is the recommendation of the Chief Building Official and Director of Planning and Economic Development that the City of North Ridgeville's fence regulations be updated to reduce variance requests and preserve the public health and safety; and

WHEREAS, it is the desire of this Council and upon the recommendation of the North Ridgeville Planning Commission, to amend these Codified Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Subsection (3) of *Section 1294.01(e) Swimming Pools* of the Zoning Code be amended as follows:

(3) A fence of at least four feet in height, ~~but not more than five feet~~, and of a strength compatible with its intended use, shall be erected around the pool and be maintained at all times while the pool is filled. The fence shall have a gate which has its own lock or is capable of being secured by a lock, and it shall be kept securely locked at all times when the pool is not in use or attended by the owner or anyone using the pool with the owner's permission. In the case of a pool elevated to a height of four feet or more, access to which is gained by a ladder or stairway, such access shall be removed or it shall be secured in such a way that no one may make entry to the pool when the pool is not in use.

SECTION 2. Section *1294.01(h) Fences* of the Zoning Code which presently reads in its entirety as set forth in the document attached to this Ordinance as **Exhibit A** and incorporated herein by reference as if fully restated, be amended, and, as amended, shall read in its entirety as set forth in the document attached to this Ordinance as **Exhibit B** and incorporated herein by reference as if fully restated.

SECTION 3. In all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

EXHIBIT A

1294.01 INTERPRETATIONS AND EXCEPTIONS IN GENERAL.

(h) Fences.

(1) A fence is subject to the provisions of Section 1468.03(a) regarding lot line verification. Property pin verification, when visible, shall be an indication that the fence is properly located. However, the homeowner is the responsible person for any legal verification of fence placement. All fences constructed within residential areas of the City shall conform to the following standards:

A. Along the street line and to the front line of the building located nearest to such street, no fence shall exceed three and one-half feet in height.

B. Along the rear lot line of the property and to the front line of the building located nearest to such street, no fence shall exceed six feet in height.

(2) Fences may be erected adjacent to the property line, except that no living fence, such as a hedge or bush-type fence, shall be permitted within three feet of any road right of way or sidewalk.

(3) All fences in residential areas shall be constructed so that the open area of such fence structure shall be equal to or greater than the closed or barred portion of such fence, except as to fences erected principally as enclosures for swimming pools, and except that along the rear lot line of the property and from the rear lot line to the front line of the building located nearest to the street, a privacy or barred fence shall be permitted, provided that there is a gate or opening for ingress and egress, at least four feet in width, within ten feet of any connection to a residence. Where a privacy or barred fence is permitted along a lot line, there shall be a recorded easement of two feet for maintenance purposes, before issuance of a permit by the Chief Building Official.

(4) In B and I Districts, fences shall be not greater than eight feet in height and shall be set back not less than twelve feet from the right-of-way.

(5) This Zoning Code shall have no application to junkyard fences referred to in Chapter 840 of the Business Regulation and Taxation Code.

(6) Fences shall be deemed a structure within the purview of the Building and Housing Code of the City and shall require a building permit.

(7) Nothing in this subsection shall be interpreted so as to have application to land used for agricultural purposes.

(8) A living fence as referred to in this Zoning Code means a hedge, bush-type fence, or other type of enclosure formed from herbage, bushes, or other similar living plant life.

(9) All fences constructed pursuant to this subsection shall be constructed in such a fashion that the good side of the fence shall face outward toward adjacent properties.

(10) Fence height shall be measured from a point not more than four inches from grade and shall follow grade contours as far as practical.

EXHIBIT B

1294.01 INTERPRETATIONS AND EXCEPTIONS IN GENERAL.

(h) **Fences.** A fence may be erected or maintained upon a lot subject to the requirements of this section.

(1) **General Regulations for All Fences.**

A. No fence shall be constructed until a permit has been issued by the Chief Building Official.

B. Any fence is subject to the provisions of Section 1468.03(a) regarding lot line verification. The property owner is the responsible party for any legal verification of fence placement.

C. Except for a fence that is the same on both sides, fences shall be installed so that no exposed posts or supporting cross-elements face the right-of-way or any lot other than the lot on which the fence is to be constructed.

D. Fence height shall be measured from a point not more than four inches from grade.

E. Fences shall be installed plumb and the top finish shall be uniform. Fences shall follow the contour of the ground as far as is practical.

F. Fences may be erected adjacent to the property line, except that no living fence shall be permitted within three feet of any property line, road right-of-way, or sidewalk and no living fence in a front yard shall exceed thirty inches in height. For the purposes of this Zoning Code, “living fence” means any living plant including hedges, shrubs, bushes, trees, or plants so arranged or growing in such manner as to enclose or partially enclose a yard or part of a yard.

G. No fence may be located to impede or restrict the visibility of vehicles or pedestrians at any right-of-way.

H. Fences placed on utility easements shall provide access to manholes, utility boxes, cleanouts, or other service areas that may be used for maintenance of the utility. The property owner shall be responsible for seeking any required approval for fence placement from the utility. Fences in drainage easements shall require prior approval of the City Engineer to ensure the proper flow of water.

I. No electrically-charged fence shall be erected or maintained in any district.

(2) **Fences in Residential Districts.**

A. A fence not exceeding six feet in height may be placed along any side or rear property line, subject to the requirements in (B) below, providing it does not extend closer to the street

than the front building line. From the building line to the street line, a fence may be installed so long as it has a maximum height of four feet and at least 50 percent of the face is open.

B. In order for a fence to be constructed along a property line, the property owner proposing the fence shall meet one of the following conditions, otherwise the fence shall be placed a minimum of three feet from the property line:

i. Construct the fence of maintenance-free materials as determined by the Chief Building Official.

ii. Construct the fence so it can be easily dismantled from its owner's side for the purpose of maintaining it entirely within the owner's property; or

iii. Enter into a written agreement with the neighboring property owner stating that the owner of the fence has free access to the neighboring property for the purpose of maintaining the fence and land beneath. A copy of this agreement must be submitted with the application for a fence permit and recorded with the City.

C. Where a solid or privacy fence is proposed that is connected to a dwelling, there shall be a gate or opening at least four feet in width within ten feet of the dwelling.

D. Barbed wire fences are prohibited in residential districts.

(3) Fences in Non-Residential Districts.

A. Fences in non-residential districts shall be not greater than eight feet in height. Any fence proposed in a front yard must be set back a minimum of twelve feet from the right-of-way.

B. Not more than two strands of barbed wire may be placed on top of a fence, provided such strands are not less than six feet from the ground.