

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, APRIL 11, 2023**

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 Paul Graupmann, Steve Ali, Council Liaison Bruce Abens and Chairman James Smolik.

Vice Chairwoman Jennifer Swallow was absent.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Morgan, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on March 28, 2023. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. **PPZ2023-0175: Real World Church, 35136 Center Ridge Rd, #10**
Approval of a Certificate of Zoning Compliance for church activities and meetings.
2. **PPZ2023-0176: Dairy Grove, 35455 Center Ridge Rd**
Approval of a Certificate of Zoning Compliance for change in business owner of ice cream stand.

Director Lieber stated that the City approved a Zoning Certificate for Real World Church and mentioned that Dairy Grove had a new owner and they processed that change of business owner well.

Master Plan Update

Chairman Smolik stated that the Master Plan Steering Committee was still meeting monthly and that at the last meeting they discussed some of the population as far as where they went to work. He stated that the population North Ridgeville was about 37,000 and the majority of those people left town for work. He discussed that there were about 7,000 people that actually worked in town with 2,000 of those being residents and the others coming in pretty much from the west. He stated that most of the people leaving for work were going out towards Cuyahoga County. He explained that there was also an economic gentleman talking about the housing market in town and where it sits. He added that there would be another meeting in the upcoming month.

NEW BUSINESS:

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PPZ2023-0172: Harvest Ridge Church, 35600 Lorain Rd, PPN 07-00-024-101-114, 07-00-024-101-109, 07-00-024-101-107

Proposal consists of constructing a new pavilion and sand volleyball court. Property zoned R-1 Residence District.

Application was read along with recommendations.

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

Kevin Crow, 35600 Lorain Rd, North Ridgeville, OH 44039.

Mr. Crow stated that he was the senior pastor at the church. He explained that they wanted to build a pavilion so that they could hold some events. He mentioned that a few years ago they bought the lot and they cleaned it all up and they used it as their green space for football, volleyball, soccer games and all kinds of things. He stated that it would be nice to have a place out there where people could sit and watch things happen or maybe have a barbecue and have a place to hang out.

Chairman Smolik asked if any of the Commission members had any questions or comments.

Council Liaison Abens asked where their restroom facilities were located.

Mr. Crow stated that the restroom would be inside of the building.

Council Liaison Abens asked if they were located in their Sanctuary.

Mr. Crow stated that was correct, it was in the Sanctuary.

Council Liaison Abens commented that that was quite a distance.

Chairman Smolik stated that there were some questions in regards to the water tap since it was on a different parcel and asked if they were consolidating those parcels or what their plan was.

Mr. Crow stated that there wouldn't be any water.

Chairman Smolik asked if there were any questions or comments from the Administration.

Director Lieber stated that accessory uses such as the pavilion must be accessory to a main use on the same lot and the proposed improvements were shown on a separate lot. She explained that the City had requested that the applicant consider either a lot consolidation or a deed restriction that would go with the project in order to address that zoning concern. She stated that just for clarification, she also wanted to point out that the applicant had indicated that the future garage shown off of the main church parking lot was not part of the current project.

Chairman Smolik asked if they were going to consolidate the lots.

Mr. Crow stated that he had the paperwork with him and that it just needed to be filed. He added that they

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received it the previous day and had it notarized earlier that day.

Chairman Smolik asked if there were any further questions or comments from the Administration.

City Engineer Eavenson asked if the applicant would be resubmitting new plans indicating the removal of the water line or show it as a future project if they chose to do so.

Mr. Crow asked if there was a need to incur that expense since they all were aware that it wasn't going to happen and just mark an "X" through all of it.

City Engineer Eavenson stated that if they wanted to hand mark it and redline and resubmit it to Engineering for their records that would be acceptable as well. She commented that they could just send it as a PDF if they wanted to.

Mr. Crow stated that they would hand mark it and resubmit it.

Chairman Smolik asked if there were any further questions or comments from the public.

None were given.

Moved by Graupmann seconded by Ali to approve the application as presented.

A roll call vote was taken and the motion carried.

Yes – 3 No – 1

PPZ2023-0174: Victory Park Cabins, Victory Lane, PPN 07-00-003-102-091, 07-00-003-102-090

Applicant: Joe Boo Entertainment LLC, Joe Borkey, 9091 Hilo Farm Dr, Mentor, OH 44060. Proposal consists of constructing cabins and a RV campground facility. Property zoned B-4 Commercial Parkway District.

Application was read along with recommendations.

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

Tom Brandt, Osborn Engineering, 1111 Superior Ave, Cleveland, OH 44014.

Mr. Brandt stated that he was an architect helping Victory Park with the project. He stated that it was a really innovative project to take a parcel that was currently undeveloped and propose to put a cabin community onto it with RV spaces towards the back. He stated that it would further develop the way Victory Park was so that when people were coming to see some of the events like games, it would give them an opportunity to let them stay on or near the campus. He explained that there would be different size cabins with some being smaller one-bedroom cabins that make a little community and two-bedroom cabins that would make up the other community. He said that on the northern part going into the site that they combined some of the bigger ones into a larger kind of connected cabin which would be good for families with smaller aged kids so that they could stay connected without going inside and outside.

He remarked that going further back in there were some parcels that were yet to be determined and as each phase went on, they would see which ones were working best and might potentially be added on. He stated that the idea was to have a larger lodge, a main amenity type of building that could be used for offices and main events. He added that at the far back of the property there were 10 slots that if they came by RV and wanted to stay in the RV, they would have the ability to move through the site and park the RV. He stated that there were spots for a car if they wanted to be able to come and go. He mentioned that the amenities for each of those would be picnic tables, power and water hookup. He explained that in the southwest corner there would be a fence to a gated dog run that would be kind of a dog park area so that if people wanted to bring their pets and let their dogs do a little running around, they could do that in that space and not where all the sports fields were to keep the pets away from it. He added that it would lend itself nicely to the mini golf and the site up on the north by letting the two sites communicate and connect. He remarked that it was a neat and innovative idea to have going on for that parcel.

Chairman Smolik asked if any of the Commission members had any questions or comments.

Council Liaison Abens asked if there would be a limit as to how long the customers could stay.

Joe Borkey, Joe Boo Entertainment, LLC, 9091 Hilo Farm Dr, Mentor, OH 44060.

Mr. Borkey stated that he owned the property. He mentioned that typically many of the folks would be coming in for tournaments. He mentioned that with some of the bigger tournaments they may come out Wednesday or Thursday but nine times out of ten it would be a Friday through Sunday tournament and people would stay at the nearest hotels which would be North Olmsted and Strongsville. He stated that they were just trying to add a couple amenities to try and keep them on campus. He explained that typically it would be Friday through Sunday with them coming in Friday night and leaving Sunday by 11 a.m.

Council Liaison Abens stated that the reason he was asking was because he had experience with something similar to that. He mentioned that they had nefarious nomadic contractors use facilities and they would be there for about a month and then when authorities would be catching up to them they were gone. He stated that they would be looking for situations like the proposed project because it was out of the way.

Mr. Borkey stated that there could be trucker traffic that would want to stay there but that wasn't going to happen. He stated that it was for all the youth to come to with their families.

Council Liaison Abens remarked that it was a great idea. He was just concerned with that one issue.

Mr. Brandt stated that his kid played soccer for Liberty and if they had something like this back then, he would have loved it.

Mr. Smolik asked if retention would be underground.

Aaron Appell, Brahmall Engineering, 801 Moore Rd, Avon, OH 44011.

Mr. Appell stated that the area along Victory Park was designed to go to the north into the sustinct swale. He mentioned that there was a retention basin to the north.

Chairman Smolik asked if there was a master basin that covered all that and then future land.

Mr. Appell stated that was correct. He commented that the Engineering Department provided the previous master design for that so it would all be included. He added that they would have some local storm sewers that would go in with construction and take service water to that existing retention.

Chairman Smolik asked if the existing retention had water quality as well.

Mr. Appell stated that he would have to look into that. He commented that he didn't recall but believed that it did have some water quality.

City Engineer Eavenson stated that she believed it did. She mentioned that it did have a multi-stage outlet so she believed it did.

Chairman Smolik asked if there would be a transfer station for the RV's.

Mr. Appell stated that there wouldn't be a transfer station. He mentioned that the RV would have full hook-up to water sewer and electric. He added that there would be a sanitary sewer extension that would service the cabins, the lodge and the RV sites.

Chairman Smolik commented that it was good that there wouldn't be a transfer station.

Mr. Borkey stated that they could bring their own hook-up or they would rent them some.

Chairman Smolik asked that since it was multiple parcels but all the same property owner, if it would be consolidated into one parcel. He added that one parking lot migrated over and asked if there would be easements.

Mr. Appell stated that the intention was to provide a cross access and utility between the parcels but they would remain separate parcels.

Chairman Smolik asked about fire protection and fire hydrants.

Mr. Appell stated that they provided additional plans for both Osborn and Bramhall that showed fire hydrants being extended to the back area.

Chairman Smolik asked if there were any questions or comments from the Administration.

Assistant Law Director Morgan asked if people staying at that location would be limited to people who would be there for sports events or would other people be able to stay there and if so, how would they know the difference.

Mr. Borkey stated that it would depend. He mentioned that because of where it would be situated, there wouldn't be that many people looking to come stay at a sports park. He commented that they would be open for outsiders to come but it would depend on what projects that would be going on. He stated that the cabins would hold 250 people maximum and that would be filled during the tournaments.

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Assistant Law Director Morgan asked how long they would allow people to stay and how they would regulate that, if at all.

Mr. Borkey stated that it would be pretty much for the tournaments and there wouldn't be any reason for people to stay any longer. He remarked that they would be coming from other states and wouldn't stick around all week just to hang out.

Assistant Law Director Morgan stated that they indicated that they would have other people stay there.

Mr. Borkey commented that they would consider it.

Assistant Law Director Morgan asked if they would limit their stay as well.

Mr. Borkey said, yes, that it wasn't a long term thing where they could stay 30 days. He stated that they had no intention for anything like that.

Assistant Law Director Morgan asked about people interested in Airbnb.

Mr. Borkey stated that yes, but he thought they would choose others areas to stay but that they were open to that.

Chairman Smolik asked if there were any other comments or questions from the Administration.

Director Lieber requested that the Commission render a decision about similar use. She stated that permitted uses in B-4 Commercial Parkway District included hotels, motels and other similar uses, which served the long distance motoring public. She remarked that cabins and campground rentals were not specifically listed in the B-4 District or elsewhere in the code and she thought that character of the use was somewhat different than a typical hotel or motel. She discussed that the accommodation would be mobile and they would be bringing it themselves as well as the nature and atmosphere of a campground and a cabin was somewhat different than the code contemplated. She added that she was requesting that in addition to any approval of the development plans, that the Commission also separately make a determination that the use was similar to the other uses found in the B-4 District. She stated that the applicant had made changes in accordance with staff recommendations. She mentioned that they had talked about the cross access agreement required between the two properties. She stated that they indicated that all the new construction area would be paved and the remaining condition of the parking lot of the family fun center would be gravel. She commented that they had provided a planting plan with more detail, a sidewalk along the frontage, a crosswalk along Victory Lane and they had also talked about the sign needing to meet the required setbacks. She added that all of those details were emailed and they had that and she appreciated the extra effort on those plans.

Assistant Law Director Morgan stated that if the Commission would be making a similar use determination, she would ask that they make the similar use determination by motion and vote and then approval by motion separately by vote.

Chairman Smolik asked if she wanted the Commission to decide similar use first and then second the improvement plan recommendation.

Assistant Law Director Morgan stated that was correct. She added that it made sense because if it wasn't

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a similar use, they probably wouldn't approve it.

Chairman Smolik asked if there were any questions or comments from the public.

Dennis Boose, 6405 Denise Dr, North Ridgeville, OH 44039.

Mr. Boose stated that he just wanted to make sure that the stays would be short term. He added that he could understand that when something wasn't rented and they needed money, that they would rent to anybody they could get to get money but he didn't want it to turn into the trailer park. He commented that they had gotten rid of one several years ago and they weren't allowed now. He stated that some motorhomes were much nicer than the mobile homes that they used to have in town. He commented that he didn't want to see something like that sitting there for two or three years. He asked if the street or access to the units and the RV area was a private street or was it a dedicated street that the City would have to take care of.

Chairman Smolik asked if it was private.

Mr. Brandt commented that he assumed it was since it was right on the property.

Chairman Smolik asked if there were any other questions or comments from the public.

None were given.

Chairman Smolik asked if there were any other questions or comments from the Commission.

Council Liaison Abens asked if they would be subject to the hotel rental tax.

Assistant Law Director Morgan commented that that was a very good question but that she didn't know the answer to it at that time. She stated that she would have to look at the ordinance but didn't know off the top of her head.

Council Liaison Abens stated that modular lodges were considered equipment by the government so that wasn't real property and wouldn't be subject to real estate taxes. He remarked that collecting taxes based up their rental would help defray any costs that the City would have associated with the property.

Assistant Law Director Morgan asked if it would influence his vote and if it was something that she needed to take a look at right that minute.

Council Liaison Abens stated that it wouldn't influence it but was just more of a comment.

Assistant Law Director Morgan stated that she would look into it and get back to him with the answer.

Moved by Abens and seconded by Ali to approve the similar use determination.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

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Moved by Ali and seconded by Graupmann to approve the application as presented.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2023-0177: Victory Sports Park Storage Garage, 7777 Victory Lane, PPN 07-00-003-102-107

Owner: City of North Ridgeville. Applicant: PMJ Park Holdings LLC, Joe Borkey, 9091 Hilo Farm Dr, Mentor, OH 44060. Proposal consists of constructing a new storage garage. Property zoned I-2 Light Industrial.

Application was read along with recommendations.

Aaron Appell, Brahmall Engineering, 801 Moore Rd, Avon, OH 44011.

Mr. Appell stated that just down the street from the cabin project, on the other side of the street, in between fields, that they proposed 80' by 80' storage garage. He stated that it would have a garage door and door access, as well as a concrete driveway from Victory Park to the storage garage. He stated that on the site there were three existing trailers and they would be removed and the storage garage would be in that location.

Chairman Smolik asked if there were any questions or comments from the Commission.

None were given.

Chairman Smolik asked if there were any questions or comments from the Administration.

None were given.

Chairman Smolik asked if there were any questions or comments from the public.

None were given.

Moved by Graupman and seconded by Ali to approve the application as presented.

A roll call vote was taken and the motion carried.

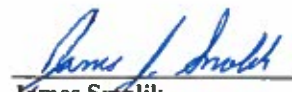
Yes – 4 No – 0

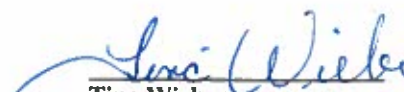
ADJOURNMENT:

The meeting was adjourned at 7:26 PM.

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James Smolik
Chairman


Tina Wieber
Deputy Clerk of Council

Tuesday, May 9, 2023
Date Approved