

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING APRIL 9, 2013**

To Order: Chairman Jim Rothgery called the meeting to order at 7:00 P.M. with the pledge to the flag.

Roll Call: Present were Planning Commission Members Tim Anderson, Robert Olesen and Jim Rothgery.
Absent were Members Jim Hurst and Larry Mollenkamp.
Also present was Assistant Law Director Toni Morgan, City Engineer Scott Wangler and Secretary Donna Tjotjos.

Minutes:

Chairman Rothgery asked if everyone had a chance to review the minutes of the regular meeting held March 12, 2013. He asked if there were any corrections or changes to those minutes. Hearing none, he stated that the minutes are approved and will be placed on file.

Correspondence: None

Old Business: None

Chairman Rothgery moved the meeting on to new business and asked the Secretary to read the one and only application.

NEW BUSINESS:

APPLICANT: Valore Properties, Inc., Valore Builders, Inc., 23550 Center Ridge Road, Westlake, OH 44145
OWNER: Valore Properties, Inc., 23550 Center Ridge Road, Westlake, OH 44145
REQUEST: Final plat approval for Hampton Place, Phase 3
LOCATION: West of Avon Belden Road and east of Stoney Ridge Road in an R-1 District
Permanent Parcel Nos. 07-00-029-000-152, 07-00-029-000-004 and 07-00-029-000-195

Application was read along with comments from Chief Building Official Guy Fursdon, Police Chief Mike Freeman, Fire Chief Richard Miller and City Engineer Scott Wangler.

Chairman Rothgery explained the procedure of the meeting to the audience. He then asked for a representative.

Mr. Tony Valore, Valore Properties, 23550 Center Ridge Road, Westlake, OH 44145

explained that this project has been in front of Planning Commission since 2006 and they are now in phase three. They do expect and hope that all the things will go exactly like they expected and what was submitted was exactly what they were suppose to submit. They will respond back to Scott, the City Engineer in regard to his comments. He introduced his Engineer, Travis Crane.

Mr. Travis Crane, 387 Medina Road, Medina, Ohio introduced himself.

Chairman Rothgery asked that he explain the project to the Commission.

Mr. Crane explained that they are in the third phase of Hampton Subdivision. This is a 40 lot phase and will tie onto an existing sub-street with a new street. It extends to the west and then to the south.

Chairman Rothgery asked if this will extend back to the woods.

Mr. Crane explained that phase one consisted of the lots he shown on the drawing. He showed phase two on the drawing and concluded by showing where phase three will tie in.

Chairman Rothgery opened the floor to the Commission for questions and comments.

Member Olesen asked if this turn lane was started or if it was surveyed and are they ready to do this.

Mr. Crane stated that they have completed the field survey of the turn lane and they are in the process of preparing the improvement plans and expect delivery of those plans to the Engineering Department within the next two weeks.

Chairman Rothgery opened up the floor for comments from the Administration. Hearing none, he opened the floor to the audience for questions or comments.

Mr. Dennis Boose of 6405 Denise Drive asked that the Commission require the builder to take care of the things that were identified in the Chief Building Official's report and the Engineer's report prior to continuing.

Chairman Rothgery asked for a motion from the Commission.

It was moved by Anderson and seconded by Olesen to approve the final plans of Hampton Place, Phase 3.

Chairman Rothgery asked the Secretary to call the roll.

Yes, 3 No, 0

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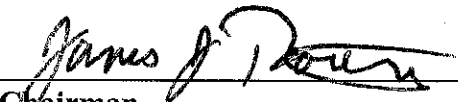
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Motion was approved by a vote of three to zero.

ADJOURNMENT:

Chairman Rothgery stated that there was no other business to be brought before the Planning Commission. He adjourned the meeting.

Meeting adjourned at 7:15 P.M.


Chairman


Secretary

May 14, 2013
Date Approved