



NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road

President of Council Bernadine R. Butkowski

Council Member Kevin Corcoran

Council Member Dennis J.
Boose

Council Member Ray E. McLaughlin III

Council Member Richard W.

Jaenke

President Pro-Tem Nancy J. Buescher

Council Member Bob Olesen

Mayor G. David Gillock
Clerk of Council Vincent T. Farrell

Monday, March 17, 2008
AGENDA - REGULAR MEETING

1. CALL TO ORDER: 7:30 P.M.
2. INVOCATION:
3. PLEDGE OF ALLEGIANCE:
4. ROLL CALL:
5. MINUTES - Corrections (if any) and Approval:

Please note:

Board of Zoning & Building Appeals Minutes of regular meeting held February 28, 2008
Planning Commission Minutes of regular meeting held March 11, 2008

6. LOBBY:

7. ADMINISTRATORS REPORTS:

- A. Mayor
- B. Safety-Service Director
- C. Engineer
- D. Auditor

Auditor's Written Financial Report for February 2008

move to approve _____ 2nd _____ vote _____

E. Other Reports

Please note:

Building Department monthly report for February, 2008;
Fire Department monthly report for February, 2008;

Planning Commission Report to Council of regular meeting March 11, 2008:

APPLICANT: John Crook, Ridgear Company, LLC, 27500 Detroit Road, Suite 300,
Westlake, Ohio 44145

OWNERS: Donald & Patricia Pitts, 36570 Center Ridge Road; Leo and Mary Ann
Pitts, 39797 Butternut Ridge Road, Elyria, Ohio 44035; Richard & Christa
Pitts, 34941 Center Ridge Road; Karl & Gerri Pitts, 4575 W. 210 Street,
Fairview Park, Ohio 44126; Marjorie Gradisek, 42070 Emerson Court,
Elyria, Ohio 44035; Claire Speir, 1520 Pintail CV, Windsor, Colorado
80550; Richard and Allene Hebebrand, 232 Hawthorne Street, Elyria,

Ohio, 44035, The Schumacher Co., 412 Lake Avenue, NE, P.O. Box 676,
Massillon, Ohio 44648

REQUEST: Approval to construct a 37,000 square foot multi-tenant commercial

1st Ordinance No. 4513-2008

1st Resolution No. 1129-2008

1st Temporary No. 31-2008

building adjacent to renovated 32,686 square foot existing shopping center (Ace Hardware) and a 6,000 square foot out parcel tenant building with new site work

LOCATION: 34941 - 34953 Center Ridge Road, 34977 Center Ridge Road and 35075 - 35111 Center Ridge Road in a B-3 District
Permanent Parcel Nos. 07-00-016-104-142, 07-00-016-104-003, and 07-00-021-119-064

Application was postponed during the regular meetings dated December 11, 2007, January 8, 2008, and February 12, 2008

PC ACTION: Postponed application indefinitely and waive the future application fee by a vote of five to zero

move to approve _____ 2nd _____ vote _____

APPLICANT: Daniel Bond, Project Coordinator, WXZ Retail Group/NR, LLC, 22720 Fairview Center Drive, #150, Fairview Park, OH 44126

OWNER: Same

REQUEST: A site plan approval to construct a 6,000 square foot retail store to be known as Advanced Auto Parts

LOCATION: 34626 and 34564 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-016-101-007 and 07-00-016-101-003

PC ACTION: Postponed application until the next regular meeting scheduled April 8, 2008 by a vote of five to zero

move to approve _____ 2nd _____ vote _____

T 21-2008 AN ORDINANCE CEASING THE INTRODUCTION OR DEVELOPMENT OF ADDITIONAL PLANNED COMMUNITY DEVELOPMENT DISTRICTS IN THE CITY OF NORTH RIDGEVILLE.

PC ACTION: Postponed until the next regular meeting scheduled April 8, 2008 by a vote of four to one

move to approve _____ 2nd _____ vote _____

8. COUNCIL COMMITTEE REPORTS:

9. CORRESPONDENCE:

10. OLD BUSINESS:

11. NEW BUSINESS:

Parks & Recreation Commission request to expend, from the Parks & Recreation Improvement Fund, \$22,430.00 for the renovation of the restrooms at South Central Park

move to approve _____ 2nd _____ vote _____

T 26-2008 Introduced by Council Member Ray E. McLaughlin III 3-17-2008;
AN ORDINANCE AMENDING NORTH RIDGEVILLE CODIFIED
ORDINANCES TO ADD NEW SECTION 652.00 RELATIVE TO THE
ABATEMENT OF CRIMINAL ACTIVITY NUISANCES, DEFINING
SUCH NUISANCE ACTIVITIES AND THE COLLECTION OF COSTS
TO THE CITY GENERAL FUND OF RESPONDING TO SUCH
NUISANCES.

T 27-2008 Introduced by Mayor Gillock 3-17-2008;
A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS

T 28-2008 Introduced by Law Director Crites 3-17-2008;
AN ORDINANCE AMENDING NRCO §234.04 CONCERNING THE
LAW DIRECTOR'S REPRESENTATION OF THE CITY AND
EMPLOYEES.

T 29-2008 Introduced by President Butkowski 3-17-2008;
AN ORDINANCE AMENDING CHAPTER 830 HOME
OCCUPATIONS.

T 30-2008 Introduced by Mayor Gillock 3-17-2008;
AN ORDINANCE AMENDING NRCO SECTION 1056.07(E) OF
CHAPTER 1056 CONSTRUCTION SITE SOIL EROSION, SEDIMENT,
STORM WATER RUNOFF AND STORM WATER QUALITY
CONTROLS AND REGULATIONS BY SETTING LOT AREA
PARAMETERS WHICH TRIGGER THE REQUIREMENT THAT
STORM WATER DETENTION BE PROVIDED FOR NEW
CONSTRUCTION, BUILDING ADDITIONS OR RE-DEVELOPMENT.

12. RECESS:

13. FIRST READINGS:

T 13-2008 Introduced by Law Director Crites 2-19-2008; Referred to Buildings &
Lands Committee 2-19-2008; Buildings & Lands Report #5697 accepted
3-3-2008;
AN ORDINANCE AMENDING NRCO SECTION 884.02
DEFINITIONS.

T 24-2008 Introduced by Mayor Gillock 3-3-2008;
AN ORDINANCE ACCEPTING CERTAIN STREETS/
IMPROVEMENTS LOCATED IN RIDGEFIELD SUBDIVISIONS NOS.
1, 2, 5, AND 6 DEDICATING THEM FOR PUBLIC PURPOSES.

14. SECOND READINGS:

- Buildings & Lands Report #5694 accepted 2-19-2008; First Reading 2-19-2008; Referred to Buildings & Lands Committee and Planning Commission 2-19-2008; Buildings & Lands Report #5699 accepted 3-3-2008;
- T 21-2008 AN ORDINANCE CEASING THE INTRODUCTION OR DEVELOPMENT OF ADDITIONAL PLANNED COMMUNITY DEVELOPMENT DISTRICTS IN THE CITY OF NORTH RIDGEVILLE.

15. THIRD READINGS:

- Finance Committee Report #5691 accepted 2-4-2008; First Reading 2-19-2008; Second Reading 3-3-2008;
- T 15-2008 AN ORDINANCE AMENDING ORDINANCE NO. 2829-94 FOR THE PURPOSE OF RETIRING THE CITY'S COST OF THE AVON LAKE-EATON TRANSMISSION LINE #2 BY EXTENDING THE TIME PERIOD FOR THE COLLECTION OF CERTAIN WATER TAP-IN FEES.

- Buildings & Lands Report #5695 accepted 2-19-2008; First Reading 2-19-2008; Second Reading 3-3-2008;
- T 22-2008 AN ORDINANCE ESTABLISHING HOTEL/MOTEL REGULATIONS.

16. UPCOMING MEETING ANNOUNCEMENTS:

Next Regular Council Meeting Monday, April 7, 2008 at 7:30 P.M. in Council Chambers.

17. ADJOURN: