



NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road

President of Council Dr. Ronald F. Arndt
President Pro-Tem Bernadine R. Butkowski Council Member Allen C. Swindig
Council Member Andy Young Council Member Richard W. Jaenke
Council Member Nancy J. Buescher Council Member Bob Olesen

Mayor G. David Gillock
Clerk of Council Charles A. Norris

MONDAY, MARCH 15, 2004 AGENDA - REGULAR MEETING

CALL TO ORDER: 7:30 P.M.

INVOCATION:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MINUTES - Corrections (if any) and Approval:

Council Minutes of regular meeting March 1, 2004

motion to approve by _____ 2nd _____ Vote _____

Please note:

Visitors Bureau Minutes of February 23, 2004

Planning Commission Minutes of regular meeting March 9, 2004

· MAYOR AND DIRECTORS REPORTS:

· Mayor

· Safety-Service Director

· Engineer

· Auditor

Auditor's Written Financial Report for February 2004

motion to approve by _____ 2nd _____ Vote _____

· **Other Reports**

Mayor's Court Operating Trust Fund/Bail Trust Fund Report for February 2004

Service Department Activity Report for February 23 through March 7, 2004

Fire Department Report for February 2004

Visitors Bureau Annual Report for 2003

Planning Commission Report to Council of regular meeting March 9, 2004

APPLICANT: Rev. Michael A. Manosky, Sugar Ridge Baptist Church, 36600 Sugar Ridge Road

OWNER: Sugar Ridge Baptist Church, 36600 Sugar Ridge Road

REQUEST: Approval to construct additional educational space to existing building.

LOCATION: 36600 Sugar Ridge Road in an R-1 District
Permanent Parcels No. 07-00-026-102-005

PC ACTION: Approved

motion to approve by _____ 2nd _____ Vote _____

APPLICANT: Jim W. Kilby, 35296 Chestnut Ridge

OWNER: Joseph Dietz, of Dietz Concrete, Inc. 36975 Julian Street, Avon, OH 44011
REQUEST: Approval to construct 120 foot by 300 foot gravel area for yard storage of concrete materials.
LOCATION: 7927 Maddock Road in an I-2 District
Permanent Parcels No. 07-00-027-109-018
PC ACTION: Denied

motion to approve by _____ 2nd _____ Vote _____

APPLICANT: Joe Molnar, Ridgefield Homes, Inc., 8501 Woodbridge Court
OWNER: Same
REQUEST: Final Approval of Ridgefield Subdivision No. 9 with 20 detached clusters and 66 single family lots.
LOCATION: Ridgefield Subdivision, in an R-1 District
Permanent Parcel No. 07-00-001-000-163
PC ACTION: Approved

motion to approve by _____ 2nd _____ Vote _____

APPLICANT: Vayda Architects, 1048 Literary, Cleveland, OH 44113
OWNER: Valore Builders, 23550 Center Ridge Road, #01, Westlake, OH 44135
REQUEST: Approval to construct a free standing Conrad's Tire Store; approximately 6,000 square foot of building area
LOCATION: 34085 - 34139 Center Ridge Road, in a B-3 District
Permanent Parcels No. 07-00-017-130-004
PC ACTION: Approved

motion to approve by _____ 2nd _____ Vote _____

APPLICANT: Valore Properties, Inc. 23550 Center Ridge Road, #101, Westlake, OH 44145
OWNER: Same
REQUEST: Approval to construct parcel for Retail/Business Development consisting of a 22,750 square foot strip center with two outlets for retail business usage.
LOCATION: 34085 - 34139 Center Ridge Road, in a B-3 District
Permanent Parcels No. 07-00-016-112-031, 07-00-016-112-029,

PC ACTION: 07-00-016-112-032, 07-00-017-130-003, & 07-00-017-130-004
Approved

motion to approve by _____ 2nd _____ Vote

COUNCIL COMMITTEE REPORTS:

. FINANCE COMMITTEE REPORT #4229 recommend
the issuance of \$450,000 bond anticipation notes for various capital expenditures

motion to approve by _____ 2nd _____ Vote

. FINANCE COMMITTEE REPORT #4230 recommend
the renewal of the 2 mills street levy

motion to approve by _____ 2nd _____ Vote

. FINANCE COMMITTEE REPORT #4231 recommend a
replacement and a reduction to 1.9 mill for permanent police operating

motion to approve by _____ 2nd _____ Vote

. BUILDINGS & LANDS COMMITTEE REPORT #4232
recommend approving with modification the Agricultural District application by
Patricia A. Arnold

motion to approve by _____ 2nd _____ Vote

- BUILDINGS & LANDS COMMITTEE REPORT #4233
recommend adopting T 31-2004, an ordinance to rezone property east of 32991
Lorain Road from B-4 to SDD

motion to approve by _____ 2nd _____ Vote _____

- BUILDINGS & LANDS COMMITTEE REPORT #4234
recommend increasing various fees

motion to accept by _____ 2nd _____ Vote _____

- CORRESPONDENCE:

- NEW BUSINESS:

Rebecca Gray - Program Coordinator, Lorain County Community Alliance
Presentation of a "new Public Sector Human Resources Forum Program"

- AUDIENCE PARTICIPATION (Lobby):

- RECESS:

- ORDINANCES AND RESOLUTIONS:

- Ordinances & Resolution Submittals

T 32-2004 Introduced by Finance Committee 3/15/2004
AN ORDINANCE PROVIDING FOR THE APPROPRIATIONS
OF MONEY FOR CURRENT EXPENSES AND OTHER

EXPENDITURES FOR THE CITY OF NORTH RIDGEVILLE,
OHIO FOR THE PERIOD COMMENCING JANUARY 1, 2004
AND ENDING DECEMBER 31, 2004.

T 34-2004 Introduced by Mayor Gillock 3/15/2004
AN ORDINANCE AMENDING NRCO SECTION 436.01
DRIVER'S OR COMMERCIAL DRIVER'S LICENSE
REQUIRED.

• **First Readings**

T 33-2004 Introduced by Finance Committee Oral Report 3/1/2004
AN ORDINANCE PROVIDING FOR THE ISSUANCE AND
SALE OF \$5,400,000 OF NOTES, IN ANTICIPATION OF THE
ISSUANCE OF BONDS, FOR THE PURPOSE OF IMPROVING
THE CITY'S SANITARY SEWER SYSTEM BY
CONSTRUCTING SANITARY SEWERS AND
SANITARY SEWER SERVICE CONNECTIONS,
TOGETHER WITH THE NECESSARY
APPURTENANCES AND WORK INCIDENTAL
THERE TO.

T 35-2004 Council authorization 3/1/2004
A RESOLUTION TERMINATING THE ENTERPRISE ZONE
AND TAX ABATEMENT AGREEMENT BETWEEN THE CITY
OF NORTH RIDGEVILLE AND RELIANCE COMM/TEC
CORPORATION.

T 36-2004 Council authorization 3/1/2004
A RESOLUTION AUTHORIZING THE CITY OF NORTH
RIDGEVILLE TO RECOVER PREVIOUSLY ABATED TAXES

FROM RELIANCE COMM/TEC CORPORATION DUE TO THE COMPANY'S BREACH OF THE ENTERPRISE ZONE AGREEMENT UNDER WHICH THE TAX ABATEMENTS WERE GRANTED.

Second Readings

T 15-2004 Introduced by Mayor Gillock 2/17/2004; First Reading 03-01-2004
AN ORDINANCE AUTHORIZING PAYMENT TO LORAIN COUNTY TRANSIT FOR TRANSIT SERVICE.

Introduce by Mayor Hill 11/3/2003; Referred to Buildings & Lands, Law Department and Planning Commission 11/3/2004; Planning Commission approval noted 12/1/2003; Law Department comments noted 2/2/2004; Buildings & Lands Committee Report #4224 accepted 2/17/2004; First Reading 03-01-2004; Public Hearing 3/15/2004
T 133-2003 AN ORDINANCE REPEALING AND REPLACING CHAPTER
REVISED 1480, USE AND OCCUPANCY HOUSING CODE, WITH THE PROPERTY MAINTENANCE CODE.

T 18-2004 Introduced by Mayor Gillock 3/1/2004; First Reading 3/1/2004
AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW FOR THE CONSTRUCTION OF THE EAST CENTER RIDGE SANITARY SEWER IMPROVEMENT, AND ENTER INTO CONTRACT(S) FOR EASEMENTS, REMOVAL/RELOCATION OF UTILITIES, AND VARIOUS OTHER EXPENSES, NOT TO EXCEED \$5,400,000.00.

T 22-2004 Introduced by Mayor Gillock 3/1/2004; First Reading 3/1/2004
AN ORDINANCE AMENDING ORDINANCE NO. 3708-2001, WHICH COMBINED CERTAIN DIVISIONS OF THE SERVICE DEPARTMENT.

Third Readings

Introduced by Mayor Gillock 2/17/2004; First Reading 2/17/2004;
Second Reading 3/1/2004; Referred to Planning Commission
3/1/2004; Public Hearing 3/15/2004
T 11-2004 AN ORDINANCE AMENDING CODIFIED ORDINANCE
SECTION 1228.01, DUTIES OF CITY ENGINEER;
CONSTRUCTION SPECIFICATIONS AND REGULATIONS.

Introduced by Mayor Gillock 2/17/2004; First Reading and
amended by deleting the second Whereas clause 12/17/2004;
Second Reading 3/1/2004; Referred to Planning Commission
3/1/2004; Public Hearing 3/15/2004
T 12-2004 AN ORDINANCE AMENDING CODIFIED ORDINANCE
SECTION 1474.09, DETENTION PONDS.

Introduced by Mayor Gillock 2/17/2004; First Reading 2/17/2004;
Second Reading 3/1/2004; Referred to Planning Commission
3/1/2004; Public Hearing 3/15/2004
T 13-2004 AN ORDINANCE AMENDING CODIFIED ORDINANCE
SECTION 1474.07, COMPUTATION OF STORM WATER
RUNOFF.

OLD BUSINESS:

UPCOMING MEETING ANNOUNCEMENTS:

Next Regular Council Meeting Monday, April 5, 2004 at 7:30 P.M. in Council Chambers

ADJOURN: