

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING MARCH 12, 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, Jim Hurst, Larry Mollenkamp, Robert Olesen and Jim Rothgery.
Also present was Chief Building Official Fursdon, 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 February 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 explained the procedure of the meeting to the audience. He then asked the Secretary to read the first application under new business.

NEW BUSINESS:

APPLICANT: Bob Clark, BLMJ Enterprises, 21337 Oakhurst Lane,
Strongsville, OH 44149
OWNER: Mulligan's Family Fun Center, 7760 Victory Lane
REQUEST: Approval to construct building for bumper car ride activity.
LOCATION: 7760 Victory Lane within a B-4 District
Permanent Parcel No. 07-00-003-102-090

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

Chairman Rothgery asked if there was a representative and if they would approach the podium and state their name and address.

Mr. Bob Clark, Mulligan's Family Fun Center located at 7760 Victory Lane explained that the proposal isn't actually a building. There is an existing basketball court already in place and what they would like to do is take half of the existing basketball court and cover it and place within that area four bumper cars

that will be powered by battery. There will be no noise involved. The only noise will be the noise that is already down there with the radio. All they want to do is cover half of that basketball court to keep them out of the sun and rain. They also want to put a small storage shed adjacent to the putt-putt course to store the bumper cars over night.

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

Member Hurst stated that there are no restrictions around the base shown on the plans. He asked if they have determined how they would keep the bumper cars within that space.

Bob Clark stated that the basketball court is partly fenced in. On these particular cars they have bumpers that go around so that in theory the cars don't get to the fence. These bumper cars are not what you would see at Cedar Point. These are big inner tubes with tires and people sitting inside the tires and they bump against each other.

Member Hurst asked if they would go all over the basketball court all the way to the fence.

Bob Clark stated that the basketball court is 50 feet by 70 feet and what they are proposing to use is half of that space. Ballpark size would be 35 feet by 35 feet and then they will have bumpers within that 35 by 35 range to keep them from getting to the fence.

Member Hurst asked how the business was going there.

Bob Clark stated they are still growing.

Member Mollenkamp asked what the height of the fence was between the basketball court and bumper cars.

Bob Clark asked if he meant the fencing around the basketball court.

Member Mollenkamp stated he was talking about the fencing that would separate the basketball court and bumper court.

Bob Clark stated these are bumper rails and the rails will keep the cars contained.

Member Mollenkamp restated that he was talking about the fence that divides the

bumper cars and the basketball court. He asked if that fence was seven feet or eight feet. He explained that he was asking the height so that it can be determined if it was high enough to keep the basketball from going into the bumper cars.

Bob Clark stated the fence is 10 or 12 feet. He stated that he can't get to the top of it. He stated that there would be a series of bumper rails before they get to the fence. The fence is 12 feet high to keep the balls from bouncing all over the parking lot.

Member Anderson asked if there was an age limit to ride these bumper cars.

Bob Clark stated the individual would have to be 48 inches in height. He stated this company also sells smaller cars, but they are going to go with the larger ones.

Chairman Rothgery opened the floor to the Administration. Hearing none, he opened the floor to the audience. Hearing none he entertained a motion.

Member Olesen stated he believes it is a great addition to the park.

It was moved by Hurst and seconded by Mollenkamp to approve the construction for bumper car ride activity.

Chairman Rothgery asked the Secretary to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

APPLICANT: Anthony Slyman, Timber Development Co., LLC, 1220
 Huron Road, East, 10th Floor, Cleveland, OH 44115
OWNER: Same
REQUEST: Final plat approval for Timber Ridge Subdivision, Phase 2
LOCATION: Harvest Ridge Way in an R-1 District.
 Permanent Parcel No. 07-00-002-102-295

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

Chairman Rothgery asked if there was a representative and if they would approach the podium and state their name and address.

Anthony Slyman of 1220 Huron Road East, 10th Floor, Cleveland, OH explained that they have provided the layout of the next phase. He explained they are not the actual developer that started Timber Ridge, but they are looking to add another phase of single family lots in the back located in the area he showed on

the plans and stated that it is just a continuation of the street that exists. He stated that they will be working with the Engineering Department to take care of all the open issues that were brought up in his comments. He introduced Chuck Szuks from Polaris Engineering and stated he would answer any questions the Commission may have.

Chairman Rothgery stated that his question deals more with the homes and asked if they will be of the same quality that is in the subdivision currently.

Anthony Slyman stated they are contracted with Ryan Homes. He explained that Garland Griffin built the first 16 and then Ryan homes have done the rest. He explained they expect the quality to be the same. He stated that he is not aware of any issues they may have had in the past regarding permits and inspections. He stated this is the second or third Ryan Homes development that they have done and he lives in one of them. He expects the same quality of work they have done in the past.

Chairman Rothgery asked if they were currently developing elsewhere in North Ridgeville.

Anthony Slyman stated other than Timber Ridge; they have a small piece of land down on Lorain Road by the turnpike.

Chairman Rothgery opened the floor to the commission for questions or comments.

Member Hurst asked how many more phases the representative anticipated at this time.

Anthony Slyman stated at the moment they have 30 homes for this phase. There are approximately 108 left. They will probably do each phase in 30-lot increments. He stated it will probably be two more phases. He stated if things change and the market picks up, they might do a larger phase next time around. They are trying to time it so that they are not making a mess. They try to do the developing during the dryer times, rather than during this time of year due to the mess.

Member Hurst asked if there were another 100 plus to go.

Anthony Slyman stated there is 108 total left. This will be the first 30 of those, so there will be 60 some odd lots left.

Member Hurst addressed the Chief Building Official and stated the fact that the sections in phase two are not contiguous, he asked if that would be a record keeping issue with the County or the city.

Chief Building Official Fursdon stated that it shouldn't because he has seen other developments where the phases have been split; in other words not contiguous, so it shouldn't be a problem at County. They would just record this as phase two and the sublots would remain in sequential order and parcel numbers will correspond with the balance of the subdivision or the existing subdivision.

Member Mollenkamp pointed out the skewed building line or lot line on the south end. He asked if that was developed as such due to wetlands.

Anthony Slyman stated not so much because of the wetlands. He explained when the previous development was started during the initial phase; the whole site was cleared for all phases. When they came in, they just followed that clearing line because there was some of the property in that subdivision that was placed on a conservation easement and they didn't want to get into any of the legal gyrations of the facts and so, they just basically went in and kept the same envelope that was initially there. He stated that for whatever reason they did not clear that area so they decided not to disturb it as well.

Member Olesen pointed out sublots 99 and 100 are affected.

Member Mollenkamp stated in subplot 100 the applicant is going to have to squeeze in a smaller home there.

Anthony Slyman stated that was very possible.

Member Mollenkamp stated that the lot width is 55 feet.

Chairman Rothgery asked if there were any other comments from the Commission. Hearing none, he opened the floor to the Administration. Hearing none, he opened the floor to the audience and if they had any comments he asked them to approach the podium and give their name and address.

A member in the audience stated she just wanted to see the plan in relation to where her home is.

Chairman Rothgery moved the comments and questions back to the Commission. Hearing no other comments he asked for a motion.

It was moved by Anderson and seconded by Hurst to approve the final plat for Timber Ridge Subdivision, Phase 2.

Chairman Rothgery asked the Secretary to call the roll.

Yes, 5 No, 0

The motion was approved by a vote of five 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 7:26 P.M.


Chairman


Secretary

April 9, 2013
Date Approved