

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS
MINUTES FOR THE
REGULAR MEETING DECEMBER 27, 2018**

TO ORDER: Chairman Kimble called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

ROLL CALL: Present were members Mario Cipriano, Alternate Planning Commission Liaison Jim Maleski, Vice-Chairwoman Linda Masterson, and Chairman Shawn Kimble.

Excused were members Neil Thibodeaux and Planning Commission Liaison Jim Smolik.

Also present was Council Liaison Michelle Hung and Deputy Clerk of Council Michelle Owens.

MINUTES:

Chairman Kimble asked if there were any corrections to the regular meeting minutes dated November 15, 2018. Hearing none, the minutes will stand approved as presented.

PLANNING COMMISSION REPORT(S):

Chairman Kimble asked if there were any reports from Planning Commission.

Alternate Planning Commission Liaison Maleski responded that there were no reports.

OTHER REPORTS OR CORRESPONDENCE: None

PUBLIC HEARINGS:

Chairman Kimble asked the Clerk to read the first application.

APPLICANT: Robert A. Coombs, 5955 Avon Belden Rd, North Ridgeville, OH 44039

OWNER: Same

REQUEST: A 364-square-foot variance to NRCO §1294.03(e)(2) requesting to construct a 1,040-square-foot outbuilding.

§1294.03(e)(2) An outbuilding may be no larger than twenty-six feet by twenty-six feet or a total of 676 square feet. The outbuilding must be of conventional framing and finish with vertical walls and an appropriately pitched roof. No building shall be more than one story tall or fifteen feet in height.

LOCATION: 5955 Avon Belden Rd, North Ridgeville, OH 44039 in an R-1 District.
Permanent Parcel Nos. 07-00-020-101-082 and 07-00-020-101-023

Application was read along with comments from the Chief Building Official.

Chairman Kimble asked if there was a representative present and that they step to the mic to provide their name and address for the record. Applicant was sworn in and asked to give an explanation of their application.

Robert Coombs, 5955 Avon Belden Rd, North Ridgeville, OH 44039 stated his intent is to construct a building to store his boat, trailer, truck and other items. He stated he currently has a detached garage that is only big enough to store one small vehicle; it isn't large enough for his pick-up truck.

Chairman Kimble asked if the current garage will remain in place or be replaced by the new building.

Robert Coombs responded that the existing garage is attached to the house. He stated that the only item being removed is the shed.

Chairman Kimble noted that it is the shed that is visible on the aerial map of the property.

Robert Coombs stated that following completion of the building, the shed will be removed. Once construction begins, the existing shed will be moved to the rear parcel. He then confirmed that the shed will be removed once construction is complete.

Chairman Kimble cited his understanding of NRCO 1294.03(e)(2), stating that it is permissible for the applicant to construct two outbuildings, each being the maximum 676 square feet. He could have both a detached garage and outbuilding, a combined 1,352 square feet. This would be 312 square feet more than the single outbuilding the applicant is requesting. He continued that, from a visual standpoint, he'd rather see one moderate-size building versus two smaller, side-by-side buildings, though the latter is legal per Code.

Robert Coombs noted a similar discussion with Chief Building Official Fursdon. He stated that he would prefer one building; that he does not want his neighbors to have to look at the eyesore of two buildings.

Chairman Kimble responded that this makes sense to him; that he's glad the applicant is requesting a variance rather than construct two buildings.

Robert Coombs continued that, because of his boat, there may be an additional height variance. He stated that his boat, with the canopy, measures 13 feet 6 inches. This would require installation of a 14-foot door. Accounting for roof pitch, the height of the building would be 20 feet.

Vice-Chairwoman Masterson asked if he's requesting to modify his application.

Chairman Kimble stated he overheard the applicant mention this prior to the meeting. He cited

the portion of NRCO 1294.03(e)(2), which indicates that an outbuilding cannot exceed 15 feet in height. He is uncertain whether this refers to the height of the wall or to the roof peak. He stated that most garages and buildings he's seen within the city exceed 15 feet, if measuring to the roof; that it is his belief this is the height of the wall.

Robert Coombs stated that he has the same question.

Vice-Chairwoman Masterson contacted Chief Building Official Fursdon

Chairman Kimble held a phone conversation with Chief Building Official Fursdon, asking if the 15-foot height maximum is the measurement to peak of the building or of the building walls.

Chief-Building Official Fursdon responded, which was inaudible.

Chairman Kimble noted that CBO Fursdon is currently on vacation but was contacted for clarification of NRCO 1294.03(e)(2). He stated that for properties measuring a half acre or less, there is a 15-foot height maximum to the mid-point of the roof. He then stated the applicant's property is more than a half-acre, which means he can build as high as 35 feet without needing to modify the application. He asked if there were any questions or comments from Board members. No discussion was offered. He then asked if any members of the audience would like to speak on this matter. There were no other comments or questions. He entertained a motion.

It was moved by Masterson and seconded by Maleski to approve the variance as requested.

Chairman Kimble asked the Clerk to call the roll.

Yes - 4 No - 0

MOTION CARRIED

APPLICANT: Dave Boyer, Rudolph Libbe Inc., 4937 Mills Industrial Pkwy, North Ridgeville, OH 44039

OWNER: Rudolph Libbe Inc., 4937 Mills Industrial Pkwy, North Ridgeville, OH 44039

REQUEST: A variance to NRCO §1284.02(j)(6) requesting to install and maintain a gravel surface.

§1284.02(j)(6) All parking spaces, drives and aisles shall be surfaced with a bituminous or other dust-free surface.

LOCATION: 4940 Mills Industrial Pkwy, North Ridgeville, OH 44039 in an I-2 District.
Permanent Parcel Nos. 07-00-018-101-198 and 07-00-018-101-219

Application was read along with comments from the Chief Building Official.

Chairman Kimble asked if there was a representative, and that they step to the mic and give their

name and address for the record. Applicants were sworn in and asked to give a brief explanation of their application.

Dave Boyer, Rudolph Libbe Inc., 4937 Mills Industrial Pkwy, North Ridgeville, OH 44039 stated that the property was purchased last year and that they'd like to restore the gravel area that was present on the property at that time. This gravel lot is intended for use as a laydown area for tools and equipment. Vehicles would enter a one-way drive at the south, drop-off or pickup materials or equipment, and proceed through a paved drive at the north. Any potential gravel picked up by tires would be dragged over several hundred feet of paved area prior to re-entering Mills Industrial Parkway.

Brian Johnson, Rudolph Libbe Inc., 808 W. Russell Rd, Sidney, OH 45365 referred to sheet C2.0, indicating that this is a plan view of the site. He stated that Rudolph Libbe owns the property directly across the street, which is their central office; the subject property will be used for pipe fabrication. He continued that primary loading and offloading will take place at the rear of the building. There is a concrete drive which allows trucks to back in to the building, where a crane will offload or load materials; based on inventory or projects, some materials may need to be temporarily stored outside. He stated that they are proposing to install a concrete apron, while maintaining a gravel drive. This would allow for area at the backside of the property for the storage of materials. Trucks would enter the one-way gravel drive, exit through the paved drive onto Mills Industrial Parkway. He referred to a prior discussion in which Chief-Building Official Fursdon expressed concerns that gravel would be brought onto Mills Industrial Parkway. He believes that any gravel caught in tire treads would have sufficient time to drop off by exiting onto Mills Industrial Parkway through an extended paved area. He then addressed storm water runoff, indicated as a second concern of CBO Fursdon, stating it is their plan to install a retention pond. Water would be filtered through the gravel drive prior to draining into the collection basin, which then enters local storm water. He then addressed the hardships of maintaining alternative surfaces, such as paved or bituminous surface. Bituminous surfaces are difficult to maintain due to damage inflicted from equipment such as forklifts. Concrete surfaces would require compaction of areas which, due to soil conditions, would be very expensive. He stated that gravel is common in industrial use, as it gives workers a little more freedom. Gravel conditions can be controlled on a regular maintenance basis, as opposed to what would be required to maintain pavement.

Chairman Kimble referenced the drive to the south, asking whether that is the gravel entrance.

Brian Johnson confirmed that it is the entrance.

Chairman Kimble clarified that it is not an exit.

Brian Johnson responded that there is a concrete apron, but that the entrance would be gravel.

Chairman Kimble asked about the type of gravel.

Brian Johnson stated that it is #57 limestone.

Chairman Kimble asked whether or not #57 limestone is a slag gravel.

Brian Johnson answered that it is not; that it is comparable to other drives that are in the area. He cited an example of a gravel lot located at the end of the primary drive, before exiting Mills Industrial Parkway.

Vice-Chairwoman Masterson asked if the main driveway, which is located at the center of the property, is concrete where semi-trucks enter. She asked if the facility is a steel fabricating plant.

Dave Boyer responded that it is a pipe fabricating facility.

Vice-Chairwoman Masterson stated that there was a similar application from a towing company requesting to install a gravel lot. They were going to be parking items on the lot that could possibly be leaking.

Dave Boyer responded that steel pipe is a raw material; that it is large diameter pipe – 20-, 30- and 40-foot sections – that have never been used before.

Chairman Kimble clarified that it is new, clean pipe.

Dave Boyer confirmed that it is.

Vice-Chairman Masterson stated that they wouldn't want steel sitting out in the elements for a long period of time; that it isn't good for the steel. She asked if all they make is steel products; if they work with aluminum or any other materials.

Dave Boyer responded that there may be other specialty materials but not on a regular basis. He also stated that they would not be parking any vehicles on the gravel.

Vice-Chairman Masterson spoke about the size of pipe being manufactured.

Brian Johnson stated that it could be anywhere between 2 inches and 20 inches.

Dave Boyer added that it could even be 30-inch or 40-inch pipe.

Brian Johnson stated that it'll be larger scale; that Rudolph Libbe is an industrial contractor working almost worldwide, mentioning electrical systems as a primary focus.

Dave Boyer stated that they have this facility currently setup in Oberlin. They are moving the Oberlin operation to North Ridgeville.

Chairman Kimble stated that what the applicants are requesting makes sense. There will be maintenance regardless of what surface is installed. He said that they could hypothetically meet Code by putting down pea gravel, then tar and flake it; however, it would be gone as soon as a truck drove over it. He said that using stone makes practical sense, but understands the concern with stone getting onto Mills Road; that stone could potentially fly off a truck and hit a car. He

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continued that it could happen but is unlikely; that the applicants wouldn't be putting down #57 limestone if they expected to have 30 or 40 trucks driving on it each day.

Dave Boyer said that was correct.

Chairman Kimble stated that there is a significant amount of asphalt and concrete before you get out; that the bulk of deliveries enter on the concrete, middle driveway.

Brian Johnson responded that was correct.

Chairman Kimble responded that it makes sense from a practical standpoint. He then asked if there were any questions or comments from Board members.

Vice-Chairwoman Masterson stated that the applicants have met everything that would concern her; that they do have a good reputation.

Chairman Kimble was anyone in the audience that would like to speak on behalf of this matter. There were no other comments or questions. He entertained a motion.

It was moved by Masterson and seconded by Cipriano to approve the variance as requested.

Chairman Kimble asked the Clerk to call the roll.

Yes - 4 No - 0

MOTION CARRIED

ADJOURNMENT:

Chairman Kimble asked if there was any other business to bring before the Board this evening. Hearing none he adjourned the meeting.

The meeting adjourned at 7:28 P.M.

Chairman, Shawn Kimble

Deputy Clerk of Council, Michelle Owens

Date Approved February 28, 2019