

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING FEBRUARY 14, 2017**

To Order: Chairperson Swallow called the meeting to order at 7:00 p.m. with the pledge of allegiance.

Chairperson Swallow wished everyone a Happy Valentine's Day. She introduced and welcomed the newest member of the Commission, Jim Maleski. She asked the Clerk to call the roll.

Roll Call: Present were members Tim Anderson, Jim Maleski, Council Liason Bernadine Butkowski, and Chairperson Jennifer Swallow.

Absent was Vice-Chairman Larry Pierce.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Scott Wangler and Deputy Clerk Donna Tjotjos.

Minutes:

Chairperson Swallow asked if there were any corrections to the minutes dated January 10, 2017. She stated if there were no objections, those minutes will stand approved as presented and will be placed on file.

Correspondence:

Old Business:

Chairperson Swallow noted there was no correspondence or old business for this meeting. She asked the Clerk to read the first application.

NEW BUSINESS:

APPLICATION:

APPLICANT: Gary Smitek, North Ridge Point, LTD, 36715 Avalon Court, Avon, OH 44011

OWNER: Same

REQUEST: Final plat approval of North Ridge Point, Subdivision 3 to include 38 single family lots in an R-1 District

LOCATION: West end of West Shore Parkway in an R-1 District
Permanent Parcel No. 07-00-030-000-231

Application was read along with comments from the Administrative Officers Chief Building Official Guy Fursdon, Fire Chief John Reese, and City Engineer Scott Wangler.

Chairperson Swallow asked if the representative could state their name and address.

Gary Smitek of 36715 Avalon Court stated that some of the Commission members he has been in front of and some of them he has not. He explained this is the third phase of the development. He stated that they just got the last phase in, in November and most of those lots were cluster lots. This phase will be single family lots. He answered the Chief Building Official's comment regarding the one smaller lot. He stated that they are just going to shift the property line over one foot to comply with code. They will no longer need a variance. He stated that they did have a traffic study done back in the first phase. He explained that they are working on getting the turning lane in with this phase. He has just received all the responses from the State of Ohio and is receiving an easement from CEI and is wrapping up all the agreements necessary. They will be moving forward with the turning lane with this phase. He stated he would answer any questions or comments from the Commission.

Chairperson Swallow asked if there were any questions or comments from Commission. Hearing none, she asked if there were any further comments or questions from the Administration.

Dale Haywood from KS Associates introduced himself as the design engineer for this project. He stated that Mr. Wangler mentioned some engineering concerns that they intend to fully comply with. They will be working with his office to make sure that the drainage requirements are met. He stated he would answer any questions from the Commission.

Chairperson Swallow addressed City Engineer Wangler and stated his comments made reference to a lighting plan that needs to be submitted. She asked who approves that and asked if that would be something he would review and approve.

Engineer Wangler stated that information goes to his office for review.

Chairperson Swallow asked when they look at those plans is it more for street lighting or would it include sidewalk lighting or multipurpose paths.

Engineer Wangler stated primarily the street lighting.

Chairperson Swallow asked if there were any other questions from the Commission. Hearing none she asked if there were any other comments from the Administration. Hearing none, she addressed the audience and asked if there was anyone in the audience that would like to make a comment regarding this application. She asked that they step to the podium and give their name and address for the record.

Raymond Jupina of 148 Fay Avenue, Avon Lake, OH stated their concern was that it seems there is a street that will dead-end at their property line along with the utilities.

Gary Smitek stated that it is not in this phase. Currently, there is a stub street designed at that

location. He explained that it won't be in this phase as this is all single family lots.

Raymond Jupina stated their concern is that if there is another economic downturn that the road and utilities will still get put in.

Gary Smitek stated that it will go in, but probably not in this phase.

Chairperson Swallow asked if there were any other questions or comments. Hearing none she addressed the Commission and asked for a motion.

It was moved by Anderson and seconded by Butkowski to approve the final plat for North Ridge Point Subdivision 3.

Chairperson Swallow asked the Clerk to call the roll.

Yes, 4 No, 0

Madam Chair, the motion was approved by a vote of four yes and zero no.

ADJOURNMENT:

Chairperson Swallow announced the next regular meeting is scheduled for March 14, 2017. Seeing no other business on the agenda this evening, she adjourned the meeting.

Meeting adjourned at 7:11 p.m.



Chairperson



Deputy Clerk, Donna Tjotjos



Date Approved