

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING FEBRUARY 12, 2019**

TO ORDER:

Chairwoman Swallow called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Steve Ali, Jim Maleski, Vice-Chairman Jim Smolik, Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Dan Rodriquez, Alternate Council Liaison Michelle Hung and Deputy Clerk of Council Michelle Owens.

MINUTES:

Chairperson Swallow asked if there were any corrections or comments to the minutes of the regular meeting dated January 8, 2019. Hearing none, those minutes will stand approved as presented and placed on file.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

Chairwoman Swallow noted the City Planner report received by Planning Commission members after cloture. She entertained a motion.

It was moved by Smolik and seconded by Maleski to accept the report of the City Planner after cloture.

A voice vote was taken and the motion carried.

Yes – 5 No - 0

Chairperson Swallow asked the Clerk to read the first application.

APPLICANT: Ryan Schultheiss; Root Development and Construction, LLC
36097 Westminister Ave, North Ridgeville, OH 44039

OWNER: Root Residential Development, LLC
36097 Westminister Ave, North Ridgeville, OH 44039

REQUEST: Preliminary approval of residential cluster development Harvest Pointe Subdivision.

LOCATION: Northeast side of Root Road and South of Lorain Road, in an R-1 district. Permanent Parcel No. 07-00-011-103-189

Application was read along with comments received from Administrative Officers, including Chief Building Official Guy Fursdon, City Engineer Dan Rodriguez and Assistant Fire Chief Mike Uhnak.

Chairwoman Swallow asked the applicant to provide an explanation of their request.

Ryan Schulttheis, GreenQuest Group, Root Residential Development, provided a description of the subject parcel located on Root Road, describing it as horse-shoe shaped surrounding two existing homes with some back acreage. He stated they are proposing a development of the land, beginning with Phase 1 on the larger of two parcels; the parcel farthest south of the two. He stated that Phase 1 will be 12 cluster homes; Phase 2 would include 21 homes for a total of 33 proposed homes.

Chairwoman Swallow asked the applicant if he wanted to respond to any of the Administrative Comments before moving on to other questions.

Applicant Representative #2, responded that he sees no issues with respect to the comments from City Engineer. He stated they intend to provide storm-water management and the appropriate calculations as to city code requirements; to also meet EPA storm-water requirements regarding water quality. He continued that there were no issues concerning sidewalks or paving; that they see nothing within the Administrative Comments that cannot be satisfied with the final construction documents.

City Engineer Rodriguez stated that an ordinance was passed in 2018 requiring all sump pump connections be connected directly to storm sewers; that each house will need its own individual storm lateral through design. He asked that the applicant incorporate this requirement into the final plans.

Applicant Representative #2 answered it would not be problem.

Chairwoman Swallow asked if there were any other questions or comments from Planning Commission members.

Vice-Chairman Smolik asked if the applicant received and reviewed the City Planner report provided by CT Consultants; whether they had any comments on the report.

Applicant Representative #2 responded that they did see the report. He referred to comments within the report relating to density and allowable cluster units. He stated that there were conversations with Chief Building Official Fursdon in which he indicated there was a

misinterpretation of code; that they do comply.

Vice-Chairman Smolik asked for further clarification from Chief Building Official Fursdon.

Member Maleski stated that there were contradictions between comments from Chief Building Official Fursdon and the City Planner report.

Chief Building Official Fursdon responded that the City Planner is incorrect and that the number of cluster units is based on the total allowable units. He gave an example in which, if there are 100 total allowable units, 35 could be cluster lots even if there are only 50 homes built. He stated that either the ordinance wasn't read or was misunderstood by the City Planner. He referred to N.R.C.O. 1282, in which 35% of total allowable dwellings may be cluster single-family units.

Vice-Chairman Smolik referred to a 35-foot setback required for clusters against residential properties. He asked the applicant if this could be achieved or if this would make the footprints of the homes too small; what the footprint will be of the cluster lots.

Applicant Representative #2 responded that there was a drafting error in the plans showing 30-foot setback rather than 35-foot. He stated they will have to make an adjustment to the depth to accommodate that requirement.

Ryan Schulttheis stated that floor plans are still being finalized but there should be no issue with cluster homes that are put on the lots.

Council Liaison Abens mentioned that he does live in the area. He mentioned reports of low water pressure from residents. He asked if this issue had been addressed or if they were even aware of it.

Applicant Representative #2 stated he was not aware but that they would work through it with the city with final design of the water system.

Council Liaison Abens stated there are water pressure issues on Root Road, near Reed Road and south of Lorain Road. He then mentioned a development on Root Road, south of Lorain Road, which has flooding. He stated his concern is that their design does not account for the water coming from these developments.

City Engineer Rodriguez asked if Council Liaison Abens was referring to the Harris Drive development.

Council Liaison Abens responded yes.

City Engineer Rodriguez spoke about the detained water from Harris Drive. He stated most goes through a storm sewer and travels north on Harris Drive; that the only drainage would come from the homes that face Root Road. He said that any water coming off the houses on Harris Drive and Harris Court would enter the storm sewer system and would not make it into the ditches to

which the proposed development contributes.

Council Liaison Abens stated his understanding is that the flat terrain creates the drainage issues.

City Engineer Rodriguez responded this is correct. He stated the water that falls in the area of Harris Drive, Harris Court and Diana Drive and travels north through a ditch located behind storage units on Lorain Road. He restated that this water would not enter the ditches to which this new development would contribute.

Council Liaison Abens addressed the lack of landscaping and signage within the plans. He asked if this was accurate.

Ryan Schulttheis responded there will be signage and landscaping.

Council Liaison Abens spoke about potential impacts of not landscaping, such as noise issues and a lack of privacy.

Ryan Schulttheis stated it was their intent to put in landscaping to shield from Root Road.

Chairwoman Swallow asked for any questions or comments from the Commission.

Vice-Chairman Smolik asked if there will be a sidewalk installed along Root Road.

Chairwoman Swallow asked if there were any other comments from members. Hearing no response, she asked for any comments from the Administration.

Chief Building Official Fursdon stated their plans are not typical as they do not show use of the entire parcel. He asked that the applicants explain to Planning Commission their plans for this remaining land, noting that the maximum number of cluster lots has been reached for their property. He stated that dividing lots would result in noncompliance, but that they could have more cluster lots if adding property.

Ryan Schulttheis responded they are aware of that. He stated it is their plan that future development be dictated by sales and the market. He indicated no plans for additional cluster lots but that Phase 2 would consist of larger lots.

Council Liaison Abens asked about the cul-de-sac within the plans.

Ryan Schulttheis stated it is a temporary cul-de-sac.

Chief Building Official Fursdon stated the applicants would be required to return for preliminary approval should they choose to develop the remaining land or acquire additional property for the development.

Ryan Schulttheis responded they are aware of that.

Chairwoman Swallow asked if there were any other questions or comments.

Vice-Chairman Smolik asked whether they meet the minimum 60-foot frontage in the cul-de-sac. He indicated that cord lengths were not noted in the plans.

Chief Building Official Fursdon stated that it is not required for cluster lots.

Chairwoman Swallow asked if there were any further questions or comments from the Commission or Administration. Hearing none, she opened the floor for public comment.

Robert Hayes, 8600 Root Rd, North Ridgeville, OH 44039, spoke of his concern with rush-hour traffic congestion. He asked about the location of the development entrance and its effect on traffic flow.

Chairwoman Swallow asked for a representative to respond.

Applicant Representative #2 spoke about trip generation and its use in traffic flow analysis. He stated the results of this study, which are based on rates from the Institute of Transportation Engineers, will determine whether the amount of traffic warrants a more comprehensive study and an evaluation for traffic signal.

City Engineer Rodriguez stated the subdivision entrance will be approximately 1,700 feet from Lorain Road.

Chairwoman Swallow asked for any other questions or comments from the public.

Martin Austin, 34897 Shawn Dr, North Ridgeville, OH 44039, asked about the possibility of expanding and adding turning lanes to Root Road. He stated that homes being built in that area will leave no room for expansion for turning lanes and further contribute to traffic congestion.

City Engineer Rodriguez responded that city ordinances currently only require a full-impact traffic study for 100 or more trips generated per day. He stated that the preliminary plan only shows 33 trips generated. The city will not mandate a full traffic detail study at this intersection.

Martin Austin asked whether it would be too late for a full study once homes have been built.

Chairwoman Swallow stated her understanding is that the development will be built in phases. She deferred to City Engineer Rodriguez on the question of whether this would provide opportunity to request a full survey at a later date.

City Engineer Rodriguez answered that it would.

Robert Hayes referred to the comment made by City Engineer Rodriguez regarding the development entrance on Root Road and its proximity to Lorain Road. He stated that 1,700 feet from Lorain Road would put the entrance directly across from Harris Drive. He spoke about his

concerns with traffic conditions and the impact to his property value. He asked about the price range of houses to be built in the development.

Applicant Representative #2 clarified that the development entrance will be located 950 feet from the Harris Drive intersection.

Chairwoman Swallow interrupted chatter in the audience, asking that only one person speak at a time. She stated the meeting is being recorded and that it is important to know who is speaking in order to prepare accurate minutes. She stated everyone will have an opportunity to speak but that there cannot be open conversation.

Ryan Schulttheis referred to a white house near the development, stating that it is not owned by the developer nor will it be part of the development. He stated there will be 12 cluster lots at the front with larger lots in back. He said they plan to build upscale homes and hope this will only help property values. He stated they have built between 75 and 80 homes in North Ridgeville; that anyone walking through these homes would be proud to have them built in North Ridgeville.

Chairwoman Swallow asked if there were any other questions or comments from the public.

Sarah Gentry, 8699 Root Rd, North Ridgeville, OH 44039, stated she lives in the white house previously mentioned by the applicant. She stated that she is concerned with flooding. She asked about storm water; if the applicants intend to put in retention ponds.

Applicant Representative #2 stated it is their intention to divert water from the lots and roadway into a storm sewer system, which will then be piped into a retention pond.

Sarah Gentry asked whether the cluster houses on Bagley Road – which were built by Bob Schmitt Homes – have any flooding.

Chairwoman Swallow stated that no one has been made aware of any flooding issues there.

Martin Austin spoke about a potential need for expansion of Root Road if additional homes are built in the future. He asked about the possibility for eminent domain that would take away from residents on Root Road. He stated that homes are so close together that property could not be taken from the new development.

City Engineer Rodriguez responded that there are a total of 33 sublots in Phase 1 and Phase 2. He stated that the trip generation report provided as part of the application for preliminary approval indicates there will be 33 trips generated per day. He said that comments from the resident will be taken into consideration but that the applicants meet what is required of the ordinance.

Chairwoman Swallow addressed Chief Building Official Fursdon and asked about the total number of properties projected once fully developed.

Chief Building Official Fursdon responded that this was provided within his recommendations to Planning Commission; that he believes it is about 58. He said that this number could change if the applicants are able to acquire additional property and that there may be an entrance to the development from a different road.

Chairwoman Swallow asked if there were any other questions or comments from the audience. Having no further discussion, she closed public comment. She asked if there were any other questions or comments from Planning Commission.

Council Liaison Abens asked about stacks of lumber at a property on Root Road and if the lumber is for the development.

Ryan Schulttheis responded that there is an individual cutting down trees on his own property; that he believes the lumber is being stored there temporarily.

Chairwoman Swallow entertained a motion.

It was moved by Smolik and seconded by Maleski to approve conditional upon 35-foot rear yard setback for all lots.

Discussion was held regarding setback requirements. Motion was withdrawn.

It was moved by Smolik and seconded by Maleski to approve conditional upon 35-foot rear yard setback for cluster homes.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

Chairwoman Swallow announced the next regular meeting scheduled for March 12, 2019.

The meeting was adjourned at 7:35 P.M.



Jennifer Swallow
Chairwoman



Michelle A. Owens
Deputy Clerk of Council

March 12, 2019
Date Approved