



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, DECEMBER 20, 2004 AGENDA - REGULAR MEETING

CALL TO ORDER: 7:30 P.M.

INVOCATION:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MINUTES - Corrections (if any) and Approval:

Public Hearing Minutes of December 6, 2004 re: T 133-2004

motion to approve _____ 2nd _____ vote _____

Council Minutes of regular meeting held December 6, 2004

motion to approve _____ 2nd _____ vote _____

Please Note:

Board of Zoning and Building Appeals Minutes of special meeting December 8, 2004

· MAYOR AND DIRECTORS REPORTS:

· Mayor

· Safety-Service Director

· Engineer

· Auditor

Auditor's Written Report for November 2004

motion to approve _____ 2nd _____ vote _____

· **Other Reports**

Please note:

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

Service Department Report dated November 30, 2004

Fire Department Report for November 2004

Police Department Activity Report for November 2004

Water System Operation Report for November 2004

Planning Commission Report of regular meeting of December 14, 2004

APPLICANT: Suhail & Suhail, Inc., 8401 Chagrin Road, Suite 17, Chagrin Falls, Ohio 44023

OWNER: Valore Properties & Rini Realty Co., 23550 Center Ridge Road, Westlake, OH 44145

REQUEST: Preliminary approval for a 29 lot single family and detached cluster development to be known as Shiloh Park Subdivision.

LOCATION: Northeast corner of Gina Drive and Debbie Drive on the south side of Rini Plaza and Providence Square
Permanent Parcel No. 07-00-016-112-031, 07-00-016-112-032 and part of parcel 07-00-016-112-027 in an R1 District

ACTION: APPROVED 4-1

motion to approve _____ 2nd _____ vote _____

APPLICANT: Telemark Resources, Inc., 48 Locust Street, Oberlin, Ohio 44074
representing Alltel Ohio, Inc., Engineering Department, Elyria, Ohio

OWNER: Sugar Chestnut LLC, 50 Public Square, Suite 1050, Cleveland, Ohio 44113

REQUEST: Installation of telephone switching equipment to upgrade telecommunications service to a portion of Waterbury Subdivision 3

LOCATION: Terrell Court, Block "S" of Waterbury Subdivision 3
Permanent Parcel No. 07-00-038-000-210

ACTION: APPROVED 5-0

motion to approve _____ 2nd _____ vote _____

APPLICANT: J&RR Investments, 36178 Center Ridge Road

OWNER: Same

REQUEST: Final plat approval for Island Point Subdivision

LOCATION: VL Island Road in an R1 District
Permanent Parcel No. 07-00-013-000-209

ACTION: APPROVED 5-0

motion to approve _____ 2nd _____ vote _____

APPLICANT: FJD Properties, LLC, 37000 Center Ridge Road

OWNER: Same

REQUEST: Final plat approval for Subdivision 8 in Phase IV, Subdivision 8 in Meadow Lakes PCD

LOCATION: North of Center Ridge Road, South of Barres Road and West of Stoney Ridge Road within a PCD

Permanent Parcel No. 07-00-032-000-324, 07-00-033-000-001, 07-00-033-000-002, 07-00-033-000-031, 07-00-033-000-032, 07-00-034-000-124, 07-00-040-000-007, 07-00-033-000-036

ACTION: APPROVED 5-0

motion to approve _____ 2nd _____ vote _____

T 135-2004 AN ORDINANCE AMENDING NORTH RIDGEVILLE CODIFIED ORDINANCE SECTION 1250.07, DENSITY.

ACTION: APPROVED 4-1

motion to approve _____ 2nd _____ vote _____

T 136-2004 AN ORDINANCE ESTABLISHING SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS AS A CONDITIONAL USE IN R-1 ZONING DISTRICTS.

ACTION: APPROVED 4-1

motion to approve _____ 2nd _____ vote _____

* COUNCIL COMMITTEE REPORTS:

* CORRESPONDENCE:

* NEW BUSINESS:

Request for new D5 liquor permit from Geppettos Pizza & Ribs, Inc., DBA Geppettos

Johnny Malloys, 34263 Center Ridge Road

Received a petition from FJD Properties, LLC requesting to vacate a portion of Fairway Drive

Received a petition from FJD Properties, LLC requesting to vacate a portion of West Breezeway Drive

* AUDIENCE PARTICIPATION (Lobby):

* RECESS:

* ORDINANCES AND RESOLUTIONS:

· Ordinances & Resolution Submittals

Introduced by Mayor Gillock 12/20/2004;

T 150-2004 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$250,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF IMPROVING AVON BELDEN ROAD (STATE ROUTE 83) BETWEEN CERTAIN TERMINI, IN COOPERATION WITH THE DIRECTOR OF TRANSPORTATION OF THE STATE OF OHIO, BY GRADING, DRAINING, PAVING, REALIGNMENT AND CONSTRUCTING A BRIDGE TO PROVIDE A RAILROAD GRADE SEPARATION CROSSING OVER NORFOLK AND SOUTHERN RAILROAD TRACKS, TOGETHER WITH THE NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO.

Introduced by Mayor Gillock 12/20/2004

T 158-2004 FINAL RESOLUTION ENACTED BY THE CITY OF NORTH RIDGEVILLE, OHIO, HEREINAFTER REFERRED TO AS THE LEGISLATIVE AUTHORITY/LOCAL PUBLIC AGENCY OR "LPA, IN THE MATTER OF THE STATED DESCRIBED PROJECT:

IMPROVEMENT OF STATE ROUTE 83 BY
RELOCATING AND CONSTRUCTING A BRIDGE TO
PROVIDE A RAILROAD GRADE SEPARATION
CROSSING OVER NORFOLK AND SOUTHERN
RAILROAD TRACKS.

First Readings

Introduced by Mayor Gillock 12/6/2004

- T 145-2004 AN ORDINANCE ENACTED BY THE CITY COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OF LORAIN COUNTY, OHIO, IN THE MATTER OF THE STATED DESCRIBED PROJECT:
THE PROJECT IS TO IMPROVE US ROUTE 20, IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION URBAN PAVING POLICY, FROM THE NORTH RIDGEVILLE WEST CORPORATION LIMIT TO THE CUYAHOGA COUNTY LINE. THE PROJECT WILL INCLUDE TRAFFIC CONTROL, AND MISCELLANEOUS CONSTRUCTION ITEMS. THE PROJECT IS 5.90 MILES IN LENGTH, WITHIN THE CITY OF NORTH RIDGEVILLE.

Introduced by Mayor Gillock 12/6/2004;

- T 146-2004 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 DESIGN, FABRICATION, EQUIPMENT, PROGRAMMING, TESTING, AND START-UP OF THE COMPUTER (SCADA) SYSTEM FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$100,000.00.

Introduced by Mayor Gillock 12/6/2004;

- T 147-2004 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 PURCHASE AND INSTALLATION OF AN OIL/WATER SEPARATOR AND ASSOCIATED EQUIPMENT FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$25,000.00.

Introduced by Mayor Gillock 12/6/2004;
T 148-2004 AN ORDINANCE AMENDING NRCO SECTION 1042.05, LIMITATIONS ON WASTEWATER STRENGTH, TO REFLECT NEW OEPA STANDARDS.

Finance Oral Report 12/6/2004;
T 151-2004 AN ORDINANCE PROVIDING FOR THE TEMPORARY APPROPRIATIONS OF MONEY FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF NORTH RIDGEVILLE, OHIO FOR THE PERIOD COMMENCING JANUARY 1, 2005 AND ENDING MARCH 31, 2005.

Finance Report #4244 12/6/2004;
T 152-2004 AN ORDINANCE AMENDING SECTION 14(c) OF ORDINANCE NUMBER 2698-92 OF THE CITY OF NORTH RIDGEVILLE, OHIO, RELATING TO THE ALLOCATION OF INCOME TAX FUNDS.

Finance Report #4245 12/6/2004;
T 153-2004 AN ORDINANCE REPEALING NRCO SECTION 880.15 FROM THE CITY'S INCOME TAX CODE, ELIMINATING A TEN PERCENT OF ONE PERCENT INCOME TAX CREDIT, BEGINNING JANUARY 1, 2005.

Finance Oral Report 12/06/2004;
T 154-2004 AN ORDINANCE PROVIDING ADDITIONAL COMPENSATION FOR THE AUDITOR FOR THE PURPOSE OF THE EFFECTUATION OF THE ANNUAL CONVERSION OF THE CITY'S ANNUAL FINANCIAL STATEMENTS AND OTHER RELATED SERVICES.

T 155-2004 *Council authorization 9/7/2004;*
AN ORDINANCE AMENDING NRCO 3736-2001, APPROVING
THE FINAL PLAT OF PHASE III OF MEADOW LAKES PCD,
TO REFLECT A SUBSEQUENT AMENDMENT OF THE FINAL
PLAT.

Council authorization 12/6/2004;

- T 156-2004 AN ORDINANCE ACCEPTING THE FINAL PLAT OF PIONEER RIDGE BY DEL WEBB, PHASE I, (FORMERLY KNOWN AS WATERFALLS BY WATERBURY) WITHIN WATERBURY PCD.

Council authorization 12/6/2004;

- T 157-2004 AN ORDINANCE APPROVING THE FINAL PLAT OF ASHTON PLACE, ASHTON PLACE CONDOMINIUM, AND FOUR (4) ADDITIONAL SUBLOTS IN WATERBURY FRONTING SEPARATELY ON TERRELL DRIVE IN WATERBURY PCD FOR RECORDING PURPOSES ONLY.

Second Readings

Introduced by Mayor Gillock 11/15/2004; First Reading 12/6/2004

- T 140-2004 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH KS ASSOCIATES, INC., A CONSULTING ENGINEERING FIRM, FOR PROVIDING ENGINEERING SERVICES FOR THE STRAIGHTENING OF LEAR NAGLE ROAD, NOT TO EXCEED \$63,000.00.

Third Readings

Buildings & Lands Report #4236 11/01/2004; First Reading and referred to Planning Commission 11/15/2004; Second Reading 12/6/2004;

- T 135-2004 AN ORDINANCE AMENDING NORTH RIDGEVILLE CODIFIED ORDINANCE SECTION 1250.07, DENSITY.

Buildings & Lands Report #4236 11/01/2004; First Reading and referred to Planning Commission 11/15/2004; Second Reading 12/6/2004;

- T 136-2004 AN ORDINANCE ESTABLISHING SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS AS A CONDITIONAL USE IN R-1 ZONING DISTRICTS.

Buildings & Lands Report #5517 11/01/2004; First Reading 11/15/2004; Second Reading 12/6/2004;

- T 137-2004 AN ORDINANCE AMENDING NRCO SECTIONS 1279.10 AND 1279.11 RELATING TO PLAN APPROVAL FOR PLANNED COMMUNITY DEVELOPMENTS.

Buildings & Lands Report #5518 11/01/2004; First Reading 11/15/2004; Second Reading 12/6/2004;

- T 138-2004 AN ORDINANCE AMENDING ORDINANCE NO. 3993-2004 RELATING TO SPECIAL DEVELOPMENT DISTRICTS.

OLD BUSINESS:

UPCOMING MEETING ANNOUNCEMENTS:

Next Regular Council Meeting Monday, January 3, 2005 at 7:30 P.M. in Council Chambers

Public Hearings Tuesday, January 18, 2005. The individual hearings will be held in the following order beginning at 7:15 P.M.:

- 1) Final Approval of Pioneer Ridge by Del Webb, Phase 1 (formerly known as Waterfalls by Waterbury) within Waterbury PCD
- 2) Final Approval of Ashton Place (39 lots); Ashton Place Condominium (49 lots), and 4 new Waterbury sublots, (Blocks N3, N4, N5 and N6) within Waterbury PCD

