

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING FEBRUARY 12, 2013**

To Order: Chairman Jim Rothgery calls 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, Mayor David Gillock, Safety-Service Director Jeffry Armbruster and Secretary Donna Tjotjos.

Minutes:

Chairman Rothgery asked if everyone had a chance to review the minutes of the regular meeting held January 8, 2013. He asked if there were any corrections or changes to those minutes. Hearing none, he asked the Secretary to place the minutes on file as they are approved.

It was moved by Chairman Rothgery and seconded by Mollenkamp to amend the agenda to move Correspondence to the end of the meeting.

Chairman Rothgery asked the Secretary to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero and correspondence was moved to the end of the meeting.

Chairman Rothgery provided an explanation to the audience as to how the meeting is to proceed.

Old Business: None

Chairman Rothgery asked the Secretary to read the first application under new business.

NEW BUSINESS:

APPLICANT: Brian Cave, Pulte Homes of Ohio, LLC, 387 Medina Road, Suite 1700, Medina, OH 44256.

OWNER: Pulte Homes of Ohio, LLC, 387 Medina Road, Suite 1700, Medina, OH 44256.

REQUEST: Final plat approval of Pioneer Ridge, Phase 11 Cluster Development in Waterbury PCD.

LOCATION: East side of Sawmill Drive and south of Asbury Lane; sub lots 149-152 within Pioneer Ridge Phase 2 Waterbury PCD.

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Permanent Parcel No. 07-00-037-000-269, -270, -271, -272
Application was read along with Administrative Officer comments received from Chief Building Official Fursdon, Fire Chief Miller and City Engineer Scott Wangler.

Chairman Rothgery asked the representative to state their name and address and provide an explanation of his request.

Mr. Brian Cave of 387 Medina Road, Medina, Ohio explained that all they are trying to do is reconfigure four lots in a series from the original approved phase 2 Pioneer Ridge subdivision. He explained that the outer boundaries are not changing at all; they are simply sliding a few interior lines to recreate the lots sizes in order that they have the ability to offer a few more models and a few more floor plans for the next two phases. He stated that there isn't a whole lot to this.

Chairman Rothgery opened the discussion to the Commission.

Member Olesen asked if the houses were going to have more square feet.

Brian Cave stated that the lot that is the 70 square feet wide is going to have a different plan. He explained that take a survey as they build and they try to incorporate different floor plans that match what the consumer is requesting. He stated that it is just reconfiguring the way the house is laid out.

Chairman Rothgery asked if they will still be single floor homes.

Brian Cave stated yes.

Chief Building Official Fursdon stated that if he is not mistaken, Pulte had indicated that these would be model homes.

Brian Cave stated that is correct.

Chief Building Official Fursdon stated that the reason for the 70 foot lot is because that one model wouldn't fit on the 55 foot lot that was there and that is right in with the other models that Pulte has down there in that subdivision.

Chairman Rothgery asked if there were any other questions from the Commission. Hearing none, he opened the floor to the Administration. Hearing no comments, he moved the floor to the audience for questions or comments. Hearing none, he asked the Commission if they were ready to take action on this request.

It was moved by Anderson, seconded by Mollenkamp to approve.

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Chairman Rothgery asked the Secretary to call the roll.

Yes, 5 No, 0

The motion was approved by a vote of five to zero.

APPLICANT: K. Hovnanian Waterbury, LLC, 6150 Park Square Drive, Lorain,
OH 44053.

OWNER: Same

REQUEST: Final plat approval for Waterside Place, Phase 3 Cluster
Development in Waterbury PCD.

LOCATION: Extension of Morgan Circle; east of Terrell Drive in Waterbury
PCD.

Permanent Parcel No. 07-00-037-000-717

Application was read along with Administrative Officer comments received from Chief
Building Official Fursdon, Fire Chief Miller and City Engineer Scott Wangler.

Dave Graycon with Donald G. Bohning and Associates of 7979 Hub Parkway,
Valleyview, OH representing K. Hovnanian explained that this project is the last phase
of the Waterside Cluster Development. The overall cluster site plan was approved in
2008 in three phases and this is the third phase which includes 34 sub lots with the
extension of Morgan Circle and a new street, Loman Court.

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

Member Mollenkamp asked if these were all clusters.

Chief Building Official Fursdon responded yes.

Chairman Rothgery asked if there were any other comments.

Member Olesen stated in reviewing the recommendations by Mr. Wangler, City
Engineer, he stated that the streets are not wide enough to meet the 290 restriction in
curvature.

Dave Graycon stated that there are some curves that are less than 290 foot radius.

Member Olesen stated that the Engineer has instructed the applicant to install 20 mile
per hour signs where that occurs as is stated in the ordinances.

Dave Graycon stated that this is in Waterbury Planned Community Development and in
the past there have been streets that have radius less than 290 feet in fact, phase 2 of
Waterside Place was approved with that curvature in 2008. He stated that they
respectfully request that Planning Commission approve the radius less than 290 feet per

the PCD ordinance allows you to do.

Member Olesen stated that he doesn't have a problem with that.

Chairman Rothgery stated that he didn't have a problem either. He stated that he would hate to think that anyone driving through a neighborhood like this at over 20 miles per hour. He stated that he knows it happens. He turned the discussion over to the Administration and asked if anyone had any comments. Hearing none, he turned the floor over to the audience for comments or questions. Hearing none he asked the Commission if they were ready for a motion.

It was moved by Anderson, seconded by Olesen to approve.
Chairman Rothgery asked the Secretary to call the roll.

Yes, 5 No, 0

The motion was approved by a vote of five to zero.

APPLICANT: K. Hovnanian Waterbury, LLC, 6150 Park Square Drive, Lorain,
OH 44053.

OWNER: Same

REQUEST: Final plat approval for Waterbury Phase 7 in Waterbury PCD.

LOCATION: Extensions of Wyllys Drive and Elva Lane.
Permanent Parcel No. 07-00-037-000-682

Application was read along with Administrative Officer comments received from Chief Building Official Fursdon, Fire Chief Miller and City Engineer Scott Wangler.

Dave Graycon of Donald G. Bohning and Associates explained that this is the next phase of single family lots in Waterbury. Actually, phase six through eight was previously approved in 2005 originally and then an extension was granted in 2007 by Planning Commission. It was put on hold at that time and now they are ready to move forward. There are 37 single family sub lots with the extension of Wyllys Drive and Elva Lane. As far as the engineering comments made by Mr. Wangler, they addressed the first three comments regarding the utilities and labeling and those were sent back and there were informed that the plans were ready to be approved. As far as the street radius comment, the response is similar to the Waterside Place drives and they are requesting that Planning Commission approve that as part of the PCD. He stated that there is only one curve on this subdivision that does not meet the 290 feet.

Chairman Rothgery asked if the Commission had any questions or comments.

Member Mollenkamp stated that because he wasn't here in 2005, he didn't understand the drawings that depict OL36 and OL37 where the streets go east and west. He asked if there were more proposed developments or more lots that are going in 36 and 37.

Dave Graycon asked if he was referring to the plat and asking what the labels are for.

Member Mollenkamp asked why there isn't any kind of a cul-de-sac or turn in either one of those streets.

Dave Graycon stated that to the west is phase 8 and the area to the east is not part of the Waterbury subdivision.

Chief Building Official Fursdon stated that is phase 8.

Chairman Rothgery asked what the plan is for the road.

Chief Building Official Fursdon stated that the Engineer wants a bubble at the area he showed on the drawing. He stated that it is such a short stub street with only lots on that corner. He stated that they don't really need access down there, but that is the City Engineer's call.

Member Mollenkamp stated that was his question. He asked what is going to be going in. Is it a bubble or any kind of turnaround.

John Eavenson stated that at the east end there will be a temporary cul-de-sac there.

Chief Building Official Fursdon stated that he believes he was referring to the west side for future streets going into phase 8.

Member Mollenkamp stated that 36 is not part of phase 8. That is another property owner.

Chief Building Official Fursdon explained to Mr. Mollenkamp however, it was inaudible. He stated that they have a temporary turnaround there now. Whoever develops that property in the future; they can extend the street and eliminate that turnaround.

Chairman Rothgery asked if there were any other comments from the Commission. Hearing none, he asked if anyone from the Administration had any comments. Hearing none, he opened the floor to the audience for questions or comments. Hearing none, he asked if the Commission was ready for a motion.

It was moved by Hurst, seconded by Anderson to approve.
Chairman Rothgery asked the Secretary to call the roll.

Yes, 5

No, 0

The motion was approved by a vote of five to zero.

Correspondence:

Chairman Rothgery noted correspondence received and asked the Secretary to read the correspondence.

Correspondence was read regarding a memo received from Chief Building Official notifying Planning Commission of a change that is being made in Hampton Place Subdivision. An amended drawing was submitted with the memorandum.

Chief Building Official Fursdon stated that he tried to give Planning Commission some comparables to show what was allowed there and what they were proposing even with this modification, it is still code compliant by our ordinances. He stated that this is probably about the fourth version that the City has seen. The first version has the interior street more coming through as he showed on the drawing and the one street was not punched out. He stated that the City asked him to punch that out to Stoney Ridge Road, which they complied with but then they shifted their interior street to line up more with their club house and the third plan showed the street coming at more of a straight line and Ryan Homes wanted some kind of a break there to slow traffic down by the club house with the three way stop. They curved that more, but it still goes through. He stated that he did check with Scott Wangler and he said that he liked this plan and said that he preferred this over the straighter version going through. He stated that he checked with the Police Department because the concern was their response time for future phases from Stoney Ridge to Route 83. He stated that the Police did not have any problems with this as well.

Member Mollenkamp stated that as a resident down there, he was glad to see that change. He asked if the applicant would have to come back to Planning Commission when they are ready to build the clubhouse.

Chief Building Official Fursdon stated that it is a structure and it is his belief that Pulte had to come back with their club house because it was a structure.

Assistant Law Director Toni Morgan stated that it has been a while and she didn't recall.

Chief Building Official Fursdon stated that he believed that was the way they handled it in the past. He stated that it would be like a commercial building that is allowed in a residential district.

Member Mollenkamp stated that in the very first set of plans, that wasn't even in there.

Chief Building Official Fursdon stated that was something that was probably modified because the builder was getting a lot of requests from the residents that they were selling homes to so they decided to add that amenity.

Chairman Rothgery stated that he has no complaints about this as it actually looks like a very good plan to him.

Chief Building Official Fursdon continued to explain that on any of the plans, they don't even note that as the club house, they just keep verbally telling him that is where the club house is going to be.

Member Olesen asked Chief Building Official Fursdon what he needs from the Planning Commission.

Chief Building Official Fursdon stated nothing unless the Commission wants to give him some direction. He just wanted Planning Commission to have an accurate plan because they made this modification and originally started this at the City's request because the City wanted interconnectivity between the future subdivisions and they made the modification at the City's request. It is still code compliant, but when they come in with future phases, what Planning Commission has on file won't match with what is being seen here tonight. He wanted Planning Commission to have an accurate drawing on file so that future phases could be compared to something that is accurate.

Member Olesen stated that the Commission doesn't really have to do anything with this accept note it when the time comes that this has been changed.

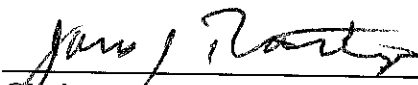
Chief Building Official Fursdon stated unless the Commission wants to give him direction to do something further.

Chairman Rothgery stated that he didn't think the Commission needed to.

Member Mollenkamp stated that it is hoped that he doesn't change it anymore.

ADJOURNMENT:

Chairman Rothgery adjourned the meeting.
Meeting adjourned at 7:42 P.M.



Chairman



Secretary

March 12, 2013
Date Approved