



CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Vice-Chairwoman Jennifer Swallow
Member Steve Ali

Chairman James Smolik
7307 Avon Belden Road
North Ridgeville, Ohio 44039
(440) 353-0513

Member, Vacant
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, FEBRUARY 9, 2021

TO ORDER: 7:00 PM

ROLL CALL:

MINUTES: Regular meeting held Tuesday, January 12, 2021

CORRESPONDENCE: Letter of resignation received from Jason Jacobs due to appointment to City Council

OLD BUSINESS:

NEW BUSINESS: Appointment of Alternate Liaison to the Board of Zoning and Building Appeals due to vacancy
Action by Commission

APPLICANT: Stacey Dasher, Everstream Solutions LLC
1228 Euclid Ave #250, Cleveland, OH 44115

OWNER: City of North Ridgeville
7307 Avon Belden Rd, North Ridgeville, OH 44039

REQUEST: Install and maintain 2" fiber conduit in right-of-way of Taylor Pkwy, Bender Rd, and Sugar Ridge Rd

LOCATION: Right-of-way of Taylor Pkwy, Bender Rd, and Sugar Ridge Rd, North Ridgeville, OH 44039, in an I2, R1 Zoning District
Permanent Parcel No. 07-00-038-900-006

ADJOURNMENT:

NOTICE TO THE PUBLIC

Due to current restrictions associated with the ongoing coronavirus pandemic (COVID-19), physical attendance at the meeting is prohibited. You have two options to view and participate in the meeting:

NEXT REGULAR MEETING WILL BE HELD TUESDAY, MARCH 9, 2021

**NORTH RIDGEVILLE PLANNING COMMISSION
AGENDA – TUESDAY, FEBRUARY 9, 2021**

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Join through our YouTube Channel at
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

There is a chat feature to type your questions or comments. We encourage you to email comments and questions in advance to Lisa Ciofani at lciofani@nridgeville.org

-OR-

Join through Zoom at <https://us02web.zoom.us/j/81220091843>
Meeting ID: 812 2009 1843
Or dial in with audio only at +1 646 558 8656

Visit the Planning Commission web site to access the electronic agenda, along with agenda items: www.nridgeville.org/PlanningCommission.aspx

*DON'T FORGET TO **SUBSCRIBE** TO OUR **YOUTUBE CHANNEL** TO TUNE
IN TO **ALL CITY PUBLIC MEETINGS!***

7307 Avon Belden Road, North Ridgeville, Ohio 44039
Phone: (440) 353-0513 Fax: (440) 353-1528 www.nridgeville.org

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, JANUARY 12, 2021**

CALL TO ORDER:

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

ROLL CALL:

Present were members Jennifer Swallow (via Zoom), Steve Ali, Jason Jacobs (via Zoom), James Smolik (via Zoom), and Council Liaison Bruce Abens.

Also present were Mayor Kevin Corcoran (via Zoom), Assistant Law Director Toni Morgan (via Zoom), Chief Building Official Fursdon, City Engineer Dan Rodriguez (via Zoom), Assistant Clerk of Council Shari Ma, and Deputy Clerk of Council Lisa Ciofani.

Chairman Smolik announced that, though this was a virtual meeting, in accordance with the State of Ohio, public notice was issued to all abutting residences and was also posted on the City of North Ridgeville website. He stated that the meeting was live streaming to the City of North Ridgeville's YouTube channel, which was being monitored for input from the public by Deputy Clerk of Council Ciofani, and the meeting is also open to the public via Zoom.

ELECTION OF OFFICERS:

Chairperson:

Member Smolik opened the floor for nominations for Chairperson.

Member Smolik nominated himself for the position of Chairperson.

Member Smolik asked if there were any other nominations. No further nominations were offered.

Vice-Chairperson:

Member Smolik opened the floor for nominations for Vice Chairperson.

Member Smolik nominated Member Swallow to the position of Vice-Chairperson.

Member Smolik asked if there were any other nominations. No further nominations were offered.

Secretary:

Member Smolik opened the floor for nominations for Secretary.

Member Smolik nominated Lisa Ciofani to the position of Secretary. No further nominations were offered.

Liaison to the Board of Zoning and Building Appeals:

Member Smolik opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals.

Member Smolik advised he has been the Liaison for a few years and asked if anyone else had any interest. No further discussion was offered.

Member Swallow nominated Member Smolik to the position of Liaison to the Board of Zoning and Building Appeals if he is agreeable to that.

Member Smolik advised if there is no further interest he will accept.

Alternate Liaison to the Board of Zoning and Building Appeals:

Member Smolik opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals.

Member Jacobs nominated himself to the position of Liaison to the Board of Zoning and Building Appeals.

Member Smolik asked if there were any other nominations. No further nominations were offered.

Member Smolik closed nominations and asked Assistant Law Director Morgan if a general vote would be acceptable, as there is no opposition.

Assistant Law Director Morgan advised since there is only one person nominated in each position she doesn't see the harm in it.

A general voice vote was taken and the motion carried electing Jim Smolik to the position of Chairman, Jennifer Swallow to the position of Vice-Chairperson, Lisa Ciofani to the position of Secretary, Jim Smolik to the position of Liaison to the Board of Zoning and Building Appeals, and Jason Jacobs to the position of Alternate Liaison to the Board of Zoning and Building Appeals.

Yes – 5 No – 0

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, November 10, 2020. He asked if there were any corrections. Hearing no corrections, the minutes were received and filed.

CORRESPONDENCE:

Deputy Clerk of Council Ciofani read 3 emails into the record.

Hello. We live at 33871 Lorain Rd. on the property adjacent to the property for which the builder is seeking site plan approval.

We have the following questions regarding the project:

- *Where exactly will the building be located?*
- *Where will the parking lot be located?*
- *What is the plan for the pond?*
- *Will the entire purchased property be involved in this project and if not, what is their intention for that?*
- *What is the plan for a visual/sound buffer to adjacent properties, ie. landscaping, fencing, mounds, etc.?*
- *Will they be tied into a sewer system?*
- *Where will deliveries be made and during what hours?*
- *What is the project timeline?*

We look forward to learning the answers to our questions and about the project in general at the meeting on January 12.

*Sincerely,
Stephanie Boyd and Paul Ebright*

Dear Lisa,

Thank you for notifying the Woodbridge Cluster Assn. about this public hearing. It will be nice to have something like Drug Mart close by. We have the following questions:

- 1. What will the traffic pattern be, such as entrances and exits? With only single lanes on Bagley and Lorain roads, one car pulling out and perhaps blocking the opposing lane will back up traffic.*
- 2. Can they install a sidewalk to at least Woodbridge Ct.? Woodbridge Ct. also has a pathway to the main Ridgefield development, so those of us who live close by can walk to Drug Mart.*

Thank you for submitting these questions if they are not already covered in the meeting. We do not do Zoom, but can we watch the meeting live on YouTube without being connected in? Or, do we wait until the meeting is over and posted on YouTube?

*Steve and Jane Herbcha
8556 Woodbridge Ct.*

Lisa Ciofani,

I am the tech director and building/grounds co-ordinator for Fields UMC on Lorain Rd.

I had mentioned to my Pastor Tom Joyce a while back about Drug Mart going in on the corner of Lorain and Bagley Rd, and wondered about the possibility of an access drive From Bagley to Fields.

The attached picture shows where I am talking about. I don't know what the property lines are for the Drug Mart parcel.

Our thought was a curb cut on their parking lot side IF the parcel includes the area on my graphic, and then the Church

Would work on funding a swinging lockable gate at the curb cut with probably a gravel driveway accessing the church parking lot either north or south of our storage barn.

(Unless, of course, Drug Mart would consider putting those options in).

If there would be other options to be considered based on City requirements, etc. please let me know.

I don't know that I will make the Tuesday meeting via Zoom or YouTube, so thought it best to email you for more info.

Thank you.

Michael Kelley

Fields United Methodist Church

34077 Lorain Rd

(440) 781-6893

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Tyler Rice, Fabo Architecture, Inc.

1736 Columbus Rd, Cleveland, OH 44113

OWNER: Isomer Group, Inc.

211 Commerce Dr, Medina, OH 44256

REQUEST: Site plan approval of Discount Drug Mart

LOCATION: Bagley Rd, North Ridgeville, OH 44039, in a B-3 District
Permanent Parcel No. 07-00-011-103-084

Application was read.

Administrative comments were read.

Chairman Smolik asked if the applicant was present and if he can state his name and address for

the record and explain his application.

Tyler Rice, Fabo Architecture, Inc., 1736 Columbus Rd, Cleveland, Ohio, 44113, stated it is a new, ground-up Discount Drug Mart store and it is 28,470 sq ft and it has a single drive-thru pharmacy lane attached to the Northwest corner of the building. He advised they have received several comments over the last few weeks as far as where the building is located on the site and they have spent a significant amount of time locating the building on where they feel is the most appropriate place for it on this site, as well as maintaining as much of the natural vegetation as they can and maximizing buffer strips for landscaping.

Chairman Smolik asked for any questions or comments from the Commission.

Member Jacobs asked if there would be a fire hydrant installed on the property, as he didn't see one on the plans.

Mr. Rice advised yes.

Council Liaison Abens asked if it is possible to get a fence along the area near the landscaping along the property lines adjacent to the neighbors. He stated with the trees they are planting there would be headlights shining into residences.

Mr. Rice advised they can look into it. The bushes they are proposing are Evergreen bushes that grow to 6 feet in height and with the pavement being 6 inches lower than the bushes, they will have approximately 6 feet 6 inches of Evergreens. He advised it is heavily wooded along the Northwest corner of the property and it would reduce the light from headlights.

Vice-Chairwoman Swallow advised she is in agreement with Mayor Corcoran's comments regarding the pole sign looking out of place. She asked if Drug Mart would consider a ground sign at that location.

Mr. Rice advised they have an alternate ground sign that is a little bit shorter in height. He stated they will revise and resubmit the final plans.

Chairman Smolik asked for any questions or comments from the Commission.

Member Ali asked regarding loading and unloading and noise factor, what times does Drug Mart restock.

Mr. Rice advised Drug Mart does deliveries Monday through Friday between 8:00AM – 4:00PM and sometimes on Saturdays between 8:00AM and 12:00PM. There are no early morning deliveries before 8:00AM and there are no night time deliveries.

Member Ali asked if the parking lot lights will have diffusers on them.

Mr. Rice advised they will submit a photometric plan with the final drawings showing all of the lights they propose have shields or are tilted or angled so the light is focused into the property and not out from the property and they are all positioned within the parking lot so they are closer to the building and still provide adequate lighting.

Chairman Smolik stated it appears the building is shifted and hugging the north property line. He asked why it couldn't pull away to the south a little bit because it seems like the curb is within 5 feet of the property line.

Mr. Rice advised it is 10 feet 6 inches from the curb to the actual property line. He stated Drug Mart wanted to be closer to the corner of Lorain and Bagley for visibility purposes and they had some constraints as far as the pond and vegetation.

Chairman Smolik advised they have to put in drainage swales and buffer landscaping and he hopes there is enough room to accomplish that.

Mr. Rice stated they worked with the Civil Engineer and they believe it will be fine.

Chairman Smolik asked if a sidewalk is going in on the entire frontage.

Mr. Rice advised yes and they will revise the plans to indicate a sidewalk across the front of the property.

Chairman Smolik asked if there was fire truck turning radius calculations performed.

Mr. Rice advised he will check with the Civil Engineer. He believes it was but it was not formally submitted but stated they can put it together and get it submitted.

Chairman Smolik asked if they were purchasing wetland bank elsewhere.

Mr. Rice confirmed yes.

Chairman Smolik asked for any questions or comments from the Commission.

Council Liaison Abens asked if the existing pond the stormwater is draining into is big enough to take on the added water that will be running off of the property.

Mr. Rice confirmed yes, to his knowledge. He stated that would be a question for the Civil Engineer to comment further on but to his knowledge it is sufficient.

Council Liaison Abens asked if the color scheme that was submitted is the color scheme Drug Mart will be using.

Mr. Rice confirmed yes, the colors that were proposed. He stated they have a slight change that they need to make that was mentioned in the pre-meeting regarding where some of the colors are however, all the colors that were submitted will be on the building.

Council Liaison Abens asked if the colors will compliment the property across the street.

Mr. Rice confirmed yes.

Chairman Smolik asked if the traffic study will be submitted with future applications to be reviewed by administration.

Mr. Rice confirmed yes, the traffic study is in process and it was taking a little longer to get it completed. He stated the traffic engineer has spoken to the City engineer and they agreed that it was ok to submit the study at a later date with all the final plans.

Chairman Smolik asked for any further questions or comments from the Commission.

Member Jacobs asked if the landscaping buffer area where the trees and plants are to be planted will be raised or will they be at the existing grade, as the trees will eventually be 6 feet tall but not start off that way.

Mr. Rice advised it would be at the existing grade. He stated there is a little bit of a slope but it will not be a mound per se.

Chairman Smolik stated there is a code, Section 1288.05 Business and Commerical Districts Abutting Residential Districts, that talks about buffer strips and includes language about spacing and that would be expected along the northern property line.

Mr. Rice advised they will revise their landscape plans so that it indicates that requirement.

Chairman Smolik asked for any questions or comments from YouTube live.

Deputy Clerk of Council Ciofani advised Carrie Schroth asked *What is the plan for the pond?*

Mr. Rice advised the pond is to remain as it is with minimal impact or modification to it.

Chairman Smolik stated for clarification City Engineer Rodriguez did have all the retention calcs and the actual storage or retention is going to be kept a wet pond and anything above the normal water elevation would be storage.

City Engineer Rodriguez advised the pond right now has a regular pipe as an outlet so as soon as the pond hits a certain elevation it will free flow out to the ditch. He stated it will be changed and modified to an outlet structure with the store going in with controls in order to be able to store the water needed to be stored per the City's ordinances and release it at a slower rate after the storm has passed.

Chairman Smolik asked for any further questions or comments from the general public.

Stephanie Boyd (via Zoom), 33871 Lorain Rd, asked if there is a way to access the plans and drawings of the layout of the property.

Deputy Clerk of Council Ciofani advised the application, along with the plans and drawings, can be accessed on the City's website via the hyperlink located on the Agenda for this evening.

Chairman Smolik asked for any further questions or comments from the Commission.

Council Liaison Abens asked if the City has any plans to add a third lane on Bagley Rd for turning into Drug Mart.

City Engineer Rodriguez stated only if their traffic impact study says they need it. He advised if so, they would most likely ask Drug Mart to put that in. That would be part of the review comments and Planning Commission would have time when they receive the traffic impact study to look at that.

Chairman Smolik stated he wanted to close up some of the comments received from residents. He referenced the email from a resident that asked about connecting Fields United Methodist Church with Drug Mart and stated they are both individual private properties and the City will not get involved with connecting those. He asked if anyone from the administration would like to comment.

City Engineer Rodriguez agreed with Chairman Smolik and stated the City would not get involved with that, as they are both private properties.

Chairman Smolik referenced the email from a resident asking about sidewalks outside the limits of Drug Mart's property. He stated the City can only technically enforce the sidewalks being built on the parcel that is being constructed.

Chairman Smolik confirmed this structure will be tied into the City's sanitary sewer and the storm has retention built into the existing lake and the stormwater will slowly be released into the existing City system.

Chief Building Official Fursdon asked if Drug Mart has any plans for any future tenants to share that site.

Mr. Rice advised not at this time.

Chief Building Official Fursdon asked if Drug Mart would entertain putting in the sidewalk down to Woodbridge Ct and the City right-of-way.

Mr. Rice advised he would have to discuss with Drug Mart internally.

Chief Building Official Fursdon stated it is nothing the City can mandate but it is just a request.

Mr. Rice advised they will take it into consideration.

Deputy Clerk of Council Ciofani advised there was a delayed follow up question from YouTube.

Carrie Schroth asked *So there will be no improvements around the perimeter of the pond? We are at 33941 Lorain Rd and our property is approximately 30 [feet] from the pond.*

Mr. Rice advised they are not proposing any changes to the perimeter of the pond other than modifications they have to make along one point where the access drive that runs along the back of the building gets close to the pond and they are doing some slight regrading there but everything else to the north of the pond, west, and south are largely all staying as is.

Chairman Smolik asked if there was a fence going around the pond.

Mr. Rice advised they are not proposing a fence around the pond.

Council Liaison Abens asked who will be responsible for maintaining the pond.

Chairman Smolik advised it is private property and Drug Mart is responsible for everything including retention on their own parcel.

Council Liaison Abens advised some of those issues can be handled at a later date as well through property maintenance codes. He stated his HOA is going through a pond issue now.

Vice-Chairwoman Swallow asked what is the construction schedule.

Mr. Rice advised they are targeting to start construction this year and hopefully have the store open by fall of 2021.

Chairman Smolik asked for any further questions or comments from the Commission. No discussion was offered.

Chairman Smolik asked for any further questions or comments from YouTube live.

Deputy Clerk of Council advised there were no further questions or comments.

It was moved by Vice-Chairwoman Swallow and seconded by Jacobs to approve the request as submitted.

Chairman Smolik asked for clarification if the monument sign will be pulled out and if it needs to go to Board of Zoning and Building Appeals if it will be handled administratively.

Chief Building Official Fursdon advised that would be his assumption and that is typically how it has been handled in the past.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, JANUARY 12, 2021**

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ADJOURNMENT:

The meeting was adjourned at 7:38 PM.

James Smolik
Chairman

Lisa M. Ciofani
Deputy Clerk of Council

Tuesday, February 9, 2021
Date Approved

Engineering Fee Paid: \$ 225.00
 Receipt No.: 301258
☐ Cash ☒ Check - Check No.: 7930
 (See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 111.00
 Receipt No.: 0000978
☐ Cash ☒ Check - Check No.: 7931
 (See attached for description of fees.)



**RECEIVED CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
 REQUEST FOR ACTION**

Received: JAN 14 2021 Date Released to Planning Commission: _____
 Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Stacey Dasher PROPERTY OWNER: CITY OF NORTH RIDGEVILLE
 COMPANY NAME: Everstream Solutions LLC ADDRESS: 7307 Avon Belden Rd.
 ADDRESS: 1228 Euclid Ave #250 CITY / STATE: North Ridgeville, OH ZIP: 44039
 CITY / STATE: Cleveland ZIP: OH PHONE NO.: _____
 PHONE NO.: 216-408-9205 SIGNATURE: _____
 SIGNATURE: _____ (Owner's original signature must be submitted with application.)
 EMAIL ADDRESS: sdasher@everstream.net

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: 38683 Taylor Hwy - In R/W
 PERMANENT PARCEL NO.: 0700047000109 ZONING OF PROPERTY: _____
 ZONING OF ADJACENT PROPERTY TO: NORTH EAST SOUTH WEST
 DESCRIPTION OF REQUEST: Install & maintain 2" fiber conduit in R/W of Taylor Hwy, Bender Rd, & Sugar Ridge Rd

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒

If yes, list dates and nature of each: _____

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

- ☐ Board of Building & Zoning Appeals Approval Required
☐ Conditions as set forth by the Commission on this date are: _____

Date: _____ Signature: _____
 (Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

TO BE FILLED OUT BY APPLICANT

I, Christopher Hahnke (Print Name) [Signature] (Signature) (1/12/21)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: Everstream Solutions LLC - Stacey Dasher
 Owner: Everstream Solutions LLC
 Project Address: 38683 Taylor Hwy

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
 ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.
 PHONE: 440-329-5207 WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	RAI Property Holdings Inc. 38683 Taylor Hwy North	0700047000104
✓2	RW Beckett Corp PO Box 1289; Elyria 44036	0700047000112
✓3	RW Beckett Corp PO Box 1289; Elyria 44036	0700038000334
✓4	Starland Investment Co 5111 Pearl Ave, Lorain 44055	0700047000105
✓5	Triple Seven LLC 445 Griswold Rd, Elyria 44035	0700047000111
✓6	RW Beckett Corp P.O. Box 1289; Elyria 44036	0700038000331
✓7	Linden Grace & Christopher Jr. 38605 Sugar Ridge Rd N.R. OH. 44039	0700047000047
✓8	MICHELLE F. TOOMEY 38495 SUGAR RIDGE RD. N.R. OH. 44039	0700038000028
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY	
CBO Verification By: <u>[Signature]</u>	Date / Time Stamp:
BZA / PC Verification By: _____	

ALL FEES MUST BE INCLUDED WITH APPLICATION

Submit separate checks made payable to the "City of North Ridgeville" at departments noted below.

Planning Commission Application Fee

This fee must be submitted at time of application and a separate check for any of the applicable fees below.

Single Lot	\$100.00
Multiple Lots	\$300.00
Planning Commission Special Meeting Fee	\$250.00
Public Notification Fee	\$1.00 per notice of adjacent property owner(s)
..... 6 x \$1.00 = \$	6.00
.....	Number of Notices Fee
Building Dept. Admin. Fee	\$5.00

Submit your application and check to the Building Department.

\$111.00

Engineering Deposit Fee

This fee must be submitted at time of application and also a separate check for the Planning Commission fee.

Residential Subdivision:

Preliminary	\$375.00
Final	\$975.00 plus \$35.00 per lot

Multi-Family Apartments, etc.	\$950.00 + \$30.00 per unit
Commercial Site Plan (1 Building)	\$1,125.00
Industrial Site Plan (1 Building)	\$1,125.00
Plot Plans, Lot Splits & Other Map Reviews	\$225.00

This check is to be submitted to the City Engineer's Office.

Special Development District Deposit Fee..... \$5,000.00

This fee must be submitted at time of application in addition to a separate check for the Planning Commission fee.

This check is to be submitted to the Clerk of Council's office.

CANCELLATIONS:

Applicants shall be charged a cancellation fee should a cancellation be due to the request of the applicant. The fee is \$1.00 per notice.

- THE FOREGOING LISTS THE MINIMUM REQUIRED BY THE PLANNING COMMISSION. THE COMMISSION CAN AND MAY REQUIRE ADDITIONAL INFORMATION.
- APPLICANT OR A REPRESENTATIVE AUTHORIZED IN WRITING MUST APPEAR AT THE MEETING WHEN THE PROPOSAL IS CONSIDERED.
- THIS APPLICATION MUST BE FILLED OUT IN FULL, INCLUDING A COMPLETE LIST OF ALL CURRENT RECORD TITLE OWNER(S). ANY APPLICATION SUBMITTED CONTAINING BLANKS, OMISSIONS, OR NOT MEETING CODE REQUIREMENTS, MAY BE DELAYED OR REJECTED.
- THE CITY OF NORTH RIDGEVILLE STRIVES FOR ACCURACY IN THE NOTIFICATION OF ADJACENT RECORD TITLE OWNER(S). HOWEVER, IF THE CITY HAS MADE AN ERROR IN THE NOTIFICATION PROCESS, THIS WILL NOT BE CAUSE FOR REJECTION OF THIS APPLICATION.
- PER CHARTER SECTION 8.6, "ALL PLANS AND RECOMMENDATIONS MADE BY THE PLANNING COMMISSION SHALL BE SUBMITTED TO COUNCIL FOR APPROVAL BEFORE THE SAME SHALL BE CONSIDERED AS OFFICIAL."

1/14/21

Greetings,

Please find enclosed 10 copies of drawings for Everstream Solution's proposed extension for 39400 Taylor Pkwy with additional documentation submitted via email to the planning commission office.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Chris Huhnke', with a long horizontal flourish extending to the right.

Christopher Huhnke, P.E., S.I., GISP
Iron Claw Engineering LLC
Ph: 216.644.7927
email: chris@ironclawengineering.com

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Stacey Dasher
Name of Owner:	City of North Ridgeville
Date Submitted for Consideration:	1-14-21
Date to Return to Planning Commission:	1-20-21
Regarding: Everstream Communications Fiber Line Taylor Parkway – Bender Road	

RECOMMENDATIONS:

1240.08 Requires communication systems to be approved by Planning Commission, the City Engineer or other municipal authorities.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CBO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-

Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

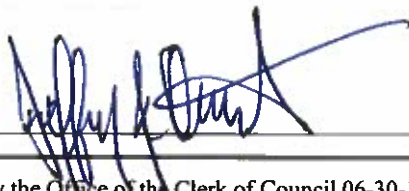
**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Stacey Dasher, Everstream Solutions LLC 1228 Euclid Ave #250, Cleveland, OH 44115
Name of Owner:	City of North Ridgeville, 7307 Avon Belden Rd, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, February 09, 2021
Date to Return to Deputy Clerk of Council:	Thursday, January 28, 2021
Regarding: Install and maintain 2" fiber conduit in right-of-way of Taylor Pkwy, Bender Rd, and Sugar Ridge Rd Permanent Parcel No. 07-00-038-900-006	

Recommendations:

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Safety-Service Director

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.

(Planning Commission By-Laws, Article V, Section 3)

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Stacey Dasher, Everstream Solutions LLC 1228 Euclid Ave #250, Cleveland, OH 44115
Name of Owner:	City of North Ridgeville, 7307 Avon Belden Rd, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, February 09, 2021
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Regarding:	Install and maintain 2" fiber conduit in right-of-way of Taylor Pkwy, Bender Rd, and Sugar Ridge Rd Permanent Parcel No. 07-00-038-900-006

Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature:  Title:  [Select Title...]

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

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Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Stacey Dasher, Everstream Solutions LLC 1228 Euclid Ave #250, Cleveland, OH 44115
Name of Owner:	City of North Ridgeville, 7307 Avon Belden Rd, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, February 09, 2021
Date to Return to Deputy Clerk of Council:	Thursday, January 28, 2021
Regarding:	Install and maintain 2" fiber conduit in right-of-way of Taylor Pkwy, Bender Rd, and Sugar Ridge Rd Permanent Parcel No. 07-00-038-900-006

Recommendations:

1. There are numerous existing utilities throughout the corridor. Everstream or its contractor will need to call the Ohio Utilities Protection Service to have all utilities located and marked. The marked utilities shall not conflict with the proposed bored conduit locations. All utility crossings shall be potholed.

(Use additional sheets if necessary.)

Department Head Signature:



Title: City Engineer

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

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RECOMMENDATIONS**

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Recommendations:

The City is working with the Applicant to enter into an indemnity agreement to protect the City in exchange for allowing access. Adding this fiber will improve the business environment in the area and is a welcome addition.

(Use additional sheets if necessary.)

Department Head Signature: _____

Title: Mayor

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

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The underground utilities shown have been located from field information and existing drawings. The fielder makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The fielder further does not warrant that the underground utilities shown are in the exact indicated although we do certify that they are located as accurately as possible from information available at time of fielding. Call OUPS, Locate and protect in place.

Scale 1" = 30'

Page-1



PPN: 0700047000112
TAYLOR PKWY

EXISTING VAULT
CONTINUE DIRECTIONAL BORE.
POTHOLE ALL UTILITY CROSSINGS.

ELECTRICAL CONDUIT

PLACE VAULT AND CONTINUE
DIRECTIONAL BORE. POTHOLE
UTILITY CROSSINGS.

LAND BOUNDARY PER COUNTY GIS

24" WATER

12" WATER

TAYLOR PKWY

PLACE VAULT AND CONTINUE
DIRECTIONAL BORE. POTHOLE
UTILITY CROSSINGS.

EXPOSE AND VERIFY
2' MINIMUM CLEARANCE
OF WATER MAIN.

RAW PER BENDER-TAYLOR EXTENSION IMPROVEMENT PLANS

PPN: 0700047000104
38663 TAYLOR PKWY

PPN: 0700047000105
TAYLOR PKWY

BENDER RD

24" WATER

25'

BENDER RD

WATER EASEMENT

PPN: 0700047000105
TAYLOR PKWY

PPN: 0700038000334
BECKETT PKWY

The underground utilities shown have been located from field information and existing drawings. The fielder makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The fielder further does not warrant that the underground utilities shown are in the exact indicated although we do certify that they are located as accurately as possible from information available at time of fielding. Call OUPS, Locate and protect in place.

Scale 1" = 30'

Page-2



PPN: 0760047000105
TAYLOR PKWY

PPN: 0700047000111
SUGAR RIDGE RD

PLACE VAULT AND CONTINUE
DIRECTIONAL BORE. POT HOLE
UTILITY CROSSINGS.

24" WATER

25'

BENDER RD

WATER EASEMENT

PPN: 0700038000334
BECKETT PKWY

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Scale 1" = 30'

Page-3



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Scale 1" = 30'

Page-4



PPN: 0700047000111
SUGAR RIDGE RD

PPN: 0700038000334
BECKETT PKWY

WATER EASEMENT

BENDER RD

24" WATER

25'

PLACE VAULT AND CONTINUE
DIRECTIONAL BORE. POTHOLE
UTILITY CROSSINGS.

24" WATER

25'

BENDER RD

WATER EASEMENT

PPN: 0700047000111
SUGAR RIDGE RD

PPN: 0700038000334
BECKETT PKWY

LAND BOUNDARY PER COUNTY GIS

PPN: 0700038000331
SUGAR RIDGE RD

The underground utilities shown have been located from field information and existing drawings. The fielder makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The fielder further does not warrant that the underground utilities shown are in the exact indicated although we do certify that they are located as accurately as possible from information available at time of fielding. Call OUPS. Locate and protect in place.

Scale 1" = 30'

Page-5



PPN: 0700047000111
SUGAR RIDGE RD

PLACE VAULT AND CONTINUE
DIRECTIONAL BORE. POT-HOLE
UTILITY CROSSINGS.

EXPOSE AND VERIFY
2' MINIMUM CLEARANCE
OF WATER MAIN.

24" WATER

25'

BENDER RD

WATER EASEMENT

PPN: 0700038000331
SUGAR RIDGE RD

The underground utilities shown have been located from field information and existing drawings. The fielder makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The fielder further does not warrant that the underground utilities shown are in the exact indicated although we do certify that they are located as accurately as possible from information available at time of fielding. Call OUPS, locate and protect in place.

Scale 1" = 30'

Page-6



PPN: 0700047000111
SUGAR RIDGE RD

PLACE VAULT AND CONTINUE
DIRECTIONAL BORE. POTHOLE
UTILITY CROSSINGS.
OE POLE#44CU2B-5
RISER UP AND CONTINUE
AERIAL PATH.

SUGAR RIDGE RD

R RD

BENDER RD

24" WATER

WATER EASEMENT

PPN: 0700038000028
38496 SUGAR RIDGE RD

LAND BOUNDARY PER COUNTY GIS

PPN: 0700038000029
38471 SUGAR RIDGE RD

PPN: 0700038000331
SUGAR RIDGE RD

PPN: 0700038000030
38445 SUGAR RIDGE RD

The underground utilities shown have been located from field information and existing drawings. The fielder makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The fielder further does not warrant that the underground utilities shown are in the exact indicated although we do certify that they are located as accurately as possible from information available at time of fielding. Call OUPs, Locate and protect in place.

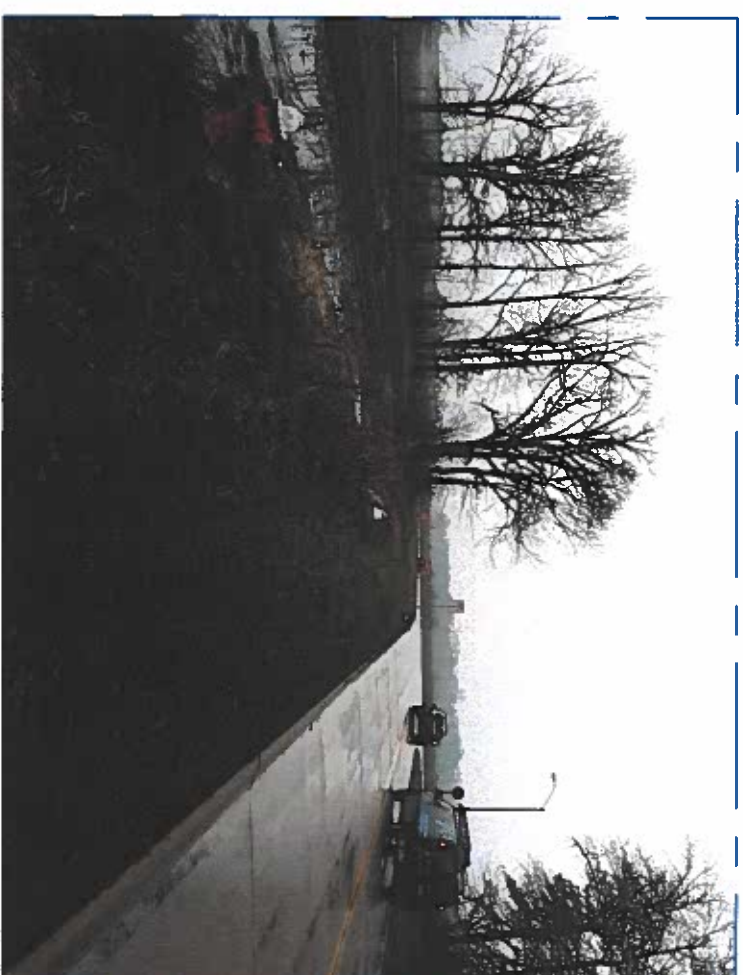
Scale 1" = 30'

Page-7

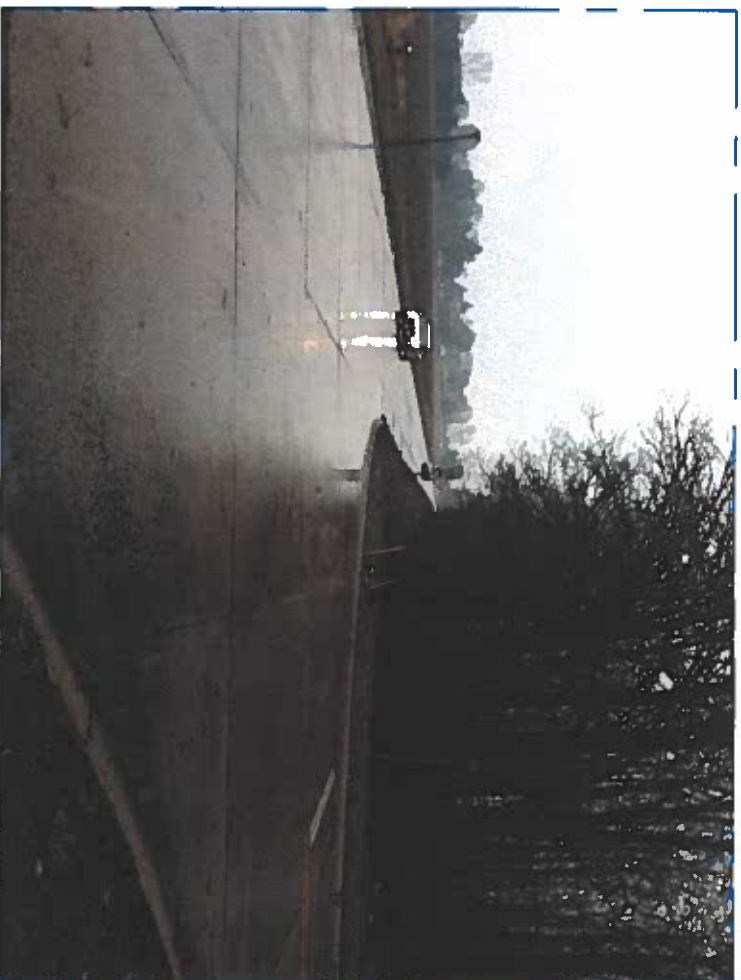




LOOKING EAST TOWARDS EXISTING VAULT



LOOKING EAST TOWARDS BENDER



LOOKING SOUTH AT TAYLOR & BENDER



LOOKING NORTH AT TAYLOR & BENDER

PROPOSED UNDERGROUND CONSTRUCTION

39400 TAYLOR PKWY EXTENSION

CITY OF NORTH RIDGEVILLE

LORAIN COUNTY OHIO

EVERSTREAM COMMUNICATIONS

1228 EUCLID AVENUE, SUITE 250

Cleveland, OHIO

Stacey Dasher

Project Manager

44115

(216) 923-2200

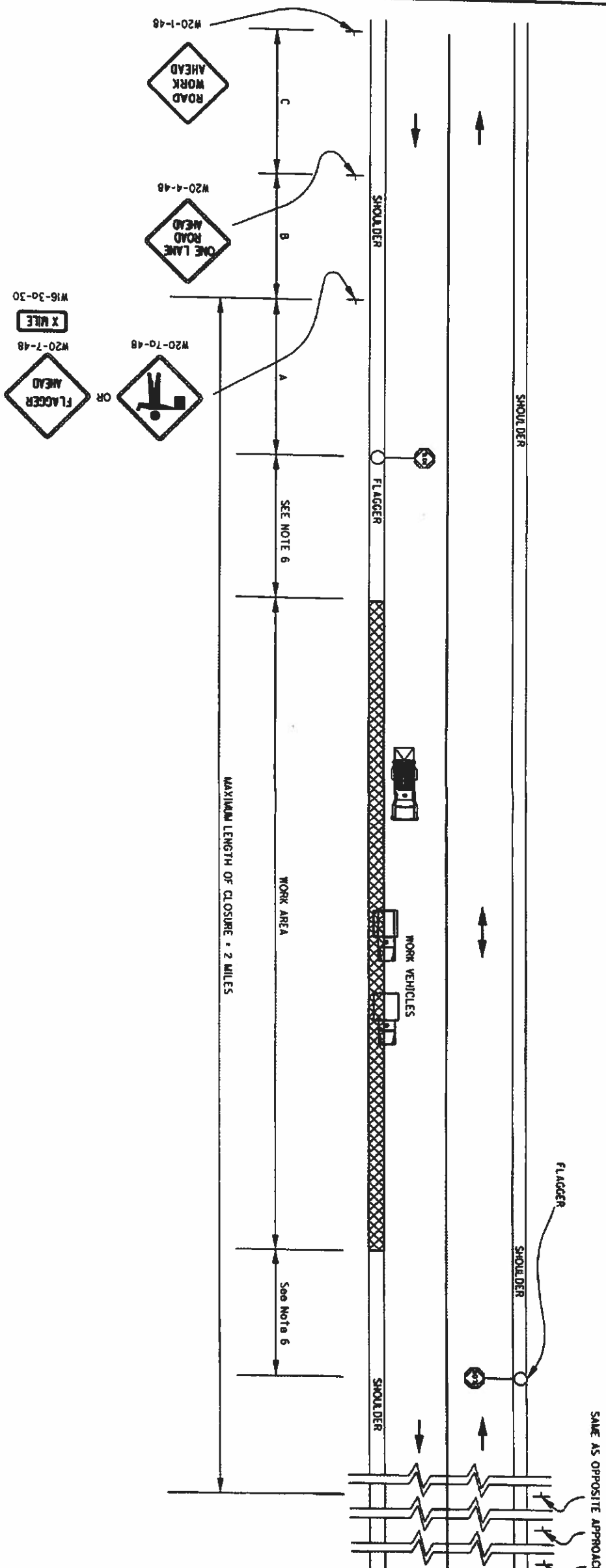
DATE: 01/10/2021

VERIFIED BY: FIELDER

SCALE: See Plans

DRAWN BY: C. HARRKE

MAP: 17756



GENERAL NOTES

1. The length of closure should be kept to a minimum at all times, as directed by the engineer, with a maximum allowable length of 2 miles.
2. This method of Maintenance of Traffic (MOT) may be utilized anytime on roadways with an ADT less than 6,000 or during off peak hours on roadways with an ADT between 6,000 and 10,000. Use ADT numbers provided by CDOT.
3. This method of MOT shall only be used for daylight operations.

SHADOW VEHICLE

- 4A. The shadow vehicle shall conform to CMS 614.03.
- 4B. Other protective devices may be used in lieu of the shadow vehicle shown when approved by the Engineer.

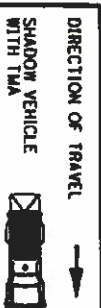
SIGNING

5. Sign spacing should be adjusted to avoid conflict with existing signs. Minimum spacing to existing signs should be 200 feet for speeds of 45 mph or less and a minimum of 400 feet for speeds of 50 mph or greater.
6. The location of the flagger station and the advance warning signs should be adjusted to provide for adequate sight distance for the existing vertical and horizontal roadway alignment. For each intersecting roadway, place a flagger ahead sign 300 feet downstream.
7. 36 inch warning signs may be used when the approach speed limit is 40 mph or less.
8. Flaggers, one for each direction, shall be used to control traffic continuously for as long as a one lane operation is in effect. The flaggers shall be able to communicate with each other at all times.
9. The distance between the two flaggers shall vary with roadway terrain and available sight distances.
10. Within the length of closure, provision shall be made to control traffic entering from intersecting streets and major drives as necessary to prevent wrong-way movements. The method of control shall be subject to the approval of the Engineer.
11. Flagger vehicles, if used, shall conform to CMS 614.03.

TABLE 1 (SIGN SPACING)

ROAD TYPE	DISTANCE BETWEEN SIGNS (FT)		
	A	B	C
TWO-LANE ≤ 40 MPH	≥ 100	100-150	100-150
TWO-LANE 45-50 MPH	≥ 350	350-525	350-525
TWO-LANE 55 MPH	≥ 500	500-750	500-750

LEGEND



FLAGGER CLOSING 1 LANE OF A 2-LANE HIGHWAY FOR MOBILE OPERATIONS

PIS NUMBER ###	REVISION DATE 4-14-11 CHECKED	DESIGNED JAM REVIEWED	OFFICE OF TRAFFIC ENGINEERING
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January 19, 2021

Lisa M. Ciofani
Deputy Clerk of Council
City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, Ohio 44039

Dear Lisa,

Effective today, I will be resigning from the Planning Commission of the City of North Ridgeville as a result of my appointment to City Council. If you have any questions, or require additional information, please feel free to contact me by phone at 440-452-5851, or by email at jasonjacobs440392gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason R. Jacobs", with a stylized flourish at the end.

Jason R. Jacobs

City of North Ridgeville is inviting you to a scheduled Zoom meeting.

Topic: February 9, 2021 Planning Commission Meeting

Time: Feb 9, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81220091843>

Meeting ID: 812 2009 1843

One tap mobile

+13126266799,,81220091843# US (Chicago)

+16465588656,,81220091843# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 812 2009 1843

Find your local number: <https://us02web.zoom.us/u/kbScq9GvC>