

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING FEBRUARY 9, 2016**

To Order: Vice Chairman Rothgery called the meeting to order at 7:00 P.M. with the pledge to the flag.

Roll Call: Present were Planning Commission Members Tim Anderson, Larry Pierce, Jennifer Swallow, Alternate Council Liaison Bruce Abens, and Jim Rothgery.

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

Minutes: Chairman Rothgery asked if the members of the Commission had a chance to review the minutes of the regular meeting dated January 12, 2016. He stated if there are no changes to those minutes, they will stand approved as presented and will be placed on file. He asked if there were any changes to the workshop meeting minutes dated January 12, 2016. Hearing none those minutes will stand approved as presented and will be placed on file.

Correspondence: None

Old Business: None

NEW BUSINESS:

Chairman Rothgery stated there was no correspondence or old business. He asked the Secretary to read each of the points under the Planning Commission Workshop report.

Planning Commission Workshop report was read along with the items determined to be items of action:

Bylaws: Number 1 was read as follows: Recommend review of the bylaws to include such subject matters under order of business when it is at the direction of the Chairman to add such items to the agenda.

Chairman Rothgery addressed the Secretary and asked if the Commission should take a vote on this in order to move it out of their business.

Secretary Tjotjos explained that the recommendation was for the Commission to review their bylaws and suggested that she could, with the help of Assistant Law Director Morgan, propose an amendment to add Reports under New Business of their Order of Business. As part of discussions held, it was noted that the Board of Zoning and Building Appeals has under its Order of Business a section for Planning Commission Liaison reports and Board of Flood and Drainage reports and that Planning Commission could include Reports from their Liaisons much like Board of Zoning. This would allow for reports that may be established from Planning Commission Workshops as well. During the last workshop the Commission didn't really know

where to put the Planning Commission reports on their agenda for this meeting.

Assistant Law Director Morgan addressed Chairman Rothgery and asked if there weren't regulations in the bylaws as to how to vote to change the bylaws. If that is already in place, it seems you should utilize that information.

Chairman Rothgery asked if the Commission should dispose of this then.

Assistant Law Director Morgan stated that someone should make a motion as to how they want to propose a change to their bylaws. Put it up for discussion and then vote on it.

Chairman Rothgery entertained a motion.

Moved by Rothgery and seconded by Swallow to recommend the review of the bylaws
under Order of Business

Yes, 5 No, 0

Assistant Law Director Morgan asked for clarification as the thought was that Planning Commission was to vote to amend the bylaws. She asked if Planning Commission just voted to think about amending the bylaw.

Secretary Tjotjos explained that during the workshop meeting it was recommended that the Commission review their bylaws to include such matters under their order of business. The example given was specifically the Planning Commission reports and where to place them under the order of business. She stated that reports could be added under new business so that it would read applications, referrals, and reports.

Assistant Law Director Morgan asked for clarification on if this was what the Commission was actually doing.

Secretary Tjotjos stated no, the motion was made to recommend the review of the bylaws again.

Assistant Law Director Morgan stated that when she indicated that the Commission should make a motion and vote on the bylaws, she thought the Commission was going to recommend a specific change to the bylaws. She thought that was what their intention was.

Chief Building Official Fursdon asked if the Commission was referring to the reports that come from the Administration.

Chairman Rothgery stated not the reports from the Administration necessarily. The discussion is in reference to reports possibly from other bodies such as the Council Liaison, Board of Zoning and reports made from Planning Commission workshops.

Chief Building Official Fursdon referred to the comment made by the Assistant Law Director in that the Commission could suspend the bylaws to accept those reports.

Secretary Tjotjos stated that the Commission has never received reports from those entities such as Planning Commission Workshop Reports, Board of Zoning Report, or Council Report.

Chief Building Official Fursdon stated that the Commission has suspended the bylaws when they received reports from the Administration.

Secretary Tjotjos stated those reports fall under the applications and applications are under the Commission's order of business in the bylaws.

Chief Building Official Fursdon asked if the Commission could suspend bylaws for other reports.

Chairman Rothgery stated that the issue is more of the point as to where to place them on the agenda under order of business. This has been the big thing.

Chief Building Official Fursdon asked if it could be considered other correspondence or put it under correspondence.

Assistant Law Director Morgan stated that it could fall under new business as well, which is where this report is on the agenda tonight. Either one sounds reasonable, but they are the Commission's bylaws. It is whatever the Commission decides. She thought that the Commission had a specific amendment that they wanted to take vote on.

Chairman Rothgery stated the Commission was trying to work this out so that it makes a little bit more sense to them. He asked if the Commission had anything more to add or if they have a feeling of where reports should go under order of business. He asked if it should be placed under new business or should it be placed under correspondence.

Member Anderson asked if it matters.

Chairman Rothgery stated he didn't think it mattered. It should be under one or the other.

Assistant Law Director Morgan asked what the status of the motion was and if it could be changed.

Secretary Tjotjos stated that the vote was taken on the recommendation to review.

Chairman Rothgery asked if they could make a motion to undo.

Secretary Tjotjos stated that the vote was on the motion to recommend review and now the

Commission is reviewing.

Chairman Rothgery stated that reports should be placed under correspondence as it makes more sense. He addressed the Assistant Law Director and asked if she thought that as well.

Assistant Law Director Morgan asked what type of reports he was he talking about.

Chairman Rothgery stated BZA, Council reports and those type of items discussed in a workshop outside of a regular meeting; basically miscellaneous since miscellaneous isn't part of the order of business.

Assistant Law Director Morgan stated either new business or correspondence seems appropriate.

Chairman Rothgery asked if anyone else had any suggestions. Hearing none he stated he would go with correspondence.

Member Pierce stated that as he reviewed the minutes of the Planning Commission workshop the only page that this is talked about is page 13. The discussion was where to place the workshop report on the agenda. He stated that during the discussion of the Architectural Review Board, there was discussion on where to place this on the agenda for this meeting. In that context it was talked about putting under correspondence because it was something that the Commission felt a piece of correspondence could be sent saying that this is subject matter to be discussed at the meeting and then it would be correspondence. He didn't see where they required a motion this evening.

Secretary Tjotjos stated that the minutes do indicate that the workshop report could fall under correspondence.

Chairman Rothgery stated then it would fall under correspondence. He asked if the Commission members agreed. He stated that he didn't think this needed a motion as the discussion was just where they would place the reports.

Assistant Law Director stated that the Commission isn't changing the bylaws at this moment so, a motion doesn't need to be made.

Chairman Rothgery moved the meeting onto the next item under the report.

Number 2 was read as follows: Recommend review of Section 1224.02 to recommend to Council the potential amendments as it relates to:

(a) Residential Developments. The subdivision plat for a residential development must be drawn to a scale of not less than 100 feet to the inch and preferably fifty feet to the inch, where possible. For plats of unusual size, the Planning Commission may permit a variation in scale. If

more than two sheets are required, an index sheet of the same dimensions must be filed, showing the entire subdivision on one sheet, with all areas shown on other sheets indicated thereon.

Drawings shall be held to a minimum of eighteen inches by twenty-four inches and a maximum of twenty-four inches by thirty-six inches, outside dimensions, and must be drawn using India (permanent) ink on tracing cloth.

Chairman Rothgery addressed Chief Building Official Fursdon and asked how he felt about India Ink.

Chief Building Official Fursdon stated it's messy.

Chairman Rothgery asked how he felt the Commission could amend this so that it makes better sense in today's modern age as opposed to India ink and plat size.

Chief Building Official Fursdon stated that the Commission should request one full size set; 24 x 36 or whereabouts or let it fluctuate a little bit because there are all kinds of paper size that we see submitted and all the other copies in a size that is legible to read by Planning Commission. In other words, if they produce the 11 x 17, it is easier to carry and as long as Planning Commission can read them then they serve their purpose. However, Planning Commission would have that one full size set that could be scanned into the system for future retention.

Member Swallow asked if it would make sense to have the additional copies to maybe be submitted electronically and is this something that the City has the technology to pass on to Commission members in an electronic format if that was the way they were submitted rather than have all those paper copies or is that something that wouldn't be feasible right now.

Chief Building Official Fursdon stated he wasn't sure how to answer that right now. He stated that his department has it set up for electronic plan review and its going through some hiccups right now. He supposed that they could do that but he didn't know that the City is set up for it.

Member Swallow stated she was just thinking as a Commissioner, she doesn't necessarily need a full set of copies.

Chief Building Official Fursdon stated that they have that ability to scan that in and email it to you as long as it isn't too big of a file.

Chairman Rothgery asked for direction on how to recommend changes to this ordinance. He asked if 100 feet to an inch is still acceptable.

Chief Building Official Fursdon stated that he didn't necessarily believe that a scale could be placed on it as long as it is legible and if they want to do 50 feet to the inch and they could fit it on their paper. As long as it is legible and that is what is important.

Chairman Rothgery noted that it could state the subdivision plat for residential development must be drawn to a scale that is legible.

Member Pierce addressed Chief Building Official Fursdon and asked if he didn't want to add preferably 50 feet to the inch when possible.

Member Swallow stated that they could insert the language as determined by the Building Official.

Chief Building Official Fursdon stated that he didn't know whether they would need to submit a scale, as long as it is legible and there will be a scale on the drawing. He asked what difference would it make if it was 50 or 100 as long as the Planning Commission can read it. Most of them have a standard scale because they are trying to fit it on their drawing paper. Also, keep in mind that when you shrink it down to a smaller copy, a larger scale isn't necessarily going to read very well on an 11 x 17. A smaller version is acceptable with the caveat that as long as it is legible. You don't want the developer to send them in on 8 ½ x 11 paper where you can't even read it with a magnifying glass.

Chairman Rothgery asked if the second paragraph is needed at all where it states the drawing should be held to a minimum of 18 inches by 24 inches and be in India ink.

Chief Building Official Fursdon stated no.

Chairman Rothgery stated that the second paragraph will be crossed off all together.

Chief Building Official Fursdon stated that if Planning Commission is going to follow through with what he is suggesting, they then will have one full size set and the other nine copies that are submitted will be of a quality that is legible. If they have to put it on 18 x 24 then so be it; as long as it is legible.

Chairman Rothgery asked if they wanted to see the verbiage in there that reads plats of an unusual size; the Planning Commission may permit a variation in scale. That wouldn't make sense any more either.

Chief Building Official Fursdon stated that they wouldn't be setting a scale. He suggested to just let them set the scale it while making sure Planning Commission can read it.

Chairman Rothgery felt that most of that paragraph should be removed as well because it goes on to read if more than two sheets are required, an index sheet of the same dimension must be filed. He asked if that makes sense anymore.

Chief Building Official Fursdon stated yes, because with an index you will have your two sheets

labeled and when you start getting beyond that; looking for something in particular, it would be easier to find with the index. He provided an example of something that might be looked for on a set of drawings.

Chairman Rothgery asked if this section should read the subdivision plat for residential development must be drawn to a legible size, period. Then for plats of an unusual size, Planning Commission.....he asked if that could all stay the same.

Chief Building Official stated that he didn't think that was needed, just flat drawing to a scale that is legible.

Chairman Rothgery continued on to state then if more than two sheets are required an index sheet of the same dimension must be filed showing the entire subdivision on one sheet with all areas shown on the other sheets indicated thereon.

Member Swallow stated that these plats will ultimately be approved by Planning Commission and then filed with the County. She asked if it was possible that these requirements came from the County and that Planning Commission may be changing something that shouldn't be changed.

Chief Building Official Fursdon stated no, because they will produce it in a size that will be acceptable to County. County has its own criteria as to how it is lettered and this and that and some developers have come to them with the plat, they have signed it and they have taken it to County and County says no, this doesn't meet their standards and they have to go back and redo it and bring it back for them to resign. He stated that he couldn't tell you what all their standards are because they seem to change every time they figure it out. He stated that was a very good point because County does have standards.

Member Swallow stated that she didn't want to inadvertently change something that was required.

Chief Building Official Fursdon stated that people that frequently do business with Lorain County know those standards and that is what they try and format it to those standards.

Chairman Rothgery asked the Secretary to read the section back to the Commission to make sure the changes are understood.

The recommendation to council regarding the possible amendments would read as: Residential Developments, the subdivision plat for residential development must be drawn to a legible size. Verbiage reading scale of not less than 100 feet to the inch and preferably 50 feet to the inch where possible will be removed. Additional verbiage to be removed is for plats of an unusual size the Planning Commission may permit a variation in scale. The second paragraph will be removed in its entirety.

Chairman Rothgery stated that it should continue with if more than two sheets are required. He then asked for a motion.

Moved by Swallow and seconded by Anderson to recommend to Council to amend 1224..02 Plats and data for final approval of subdivision plats of the zoning code of the City of North Ridgeville so that subsection (a) reads residential developments. The subdivision plat for a residential development must be drawn to a legible size. If more than two sheets are required, an index sheet of the same dimensions must be filed, showing the entire subdivision on one sheet, with all areas shown on other sheets indicated thereon. The second paragraph being deleted going on to read the final plat must show and then the remainder staying the same.

Chief Building Official Fursdon stated this is what is in the ordinance, but they also talk about the ten copies that Planning Commission gets. He asked if they wanted to add anything in this section where it states the other nine can be of a reduced scale as long as legible. In other words the Planning Commission wants a full size set, but somewhere in here Planning Commission needs to say if they are going to allow this then the smaller versions of this, if legible, is acceptable.

Chairman Rothgery asked if he felt that most developers have an aversion to producing us with the required ten sets.

Chief Building Official Fursdon stated that most developers have an aversion to creating ten sets when only two or three are actually utilized. He asked how many Planning Commission meetings have the members sat here where they have given their plans back to the developer.

Member Swallow addressed Assistant Law Director Morgan and stated that there is no mention of the number of copies in this ordinance.

Assistant Law Director Morgan asked where it states the number of copies for Planning Commission. She asked if it was in the bylaws or is it in the application. She stated that she didn't think it was by ordinance.

Member Swallow stated that is what her question was in terms of where the authority is for that. She asked if it was necessary to include that in the ordinance. She stated that it doesn't state in this section where nine copies have to be submitted. It just says that the subdivision plat for residential development must be drawn.

Assistant Law Director Morgan stated that it is either in charter language, bylaw language or ordinance language that says the Commission can make such regulations as it needs to run the Planning Commission. She addressed the Secretary and asked if that was in the bylaws or on the application itself.

Secretary Tjotjos stated that it is under filing applications in the ordinances. The section being discussed with possible amendments is 1224.02. She stated that she was trying to find the section where it talks about the filing of the application.

Chief Building Official Fursdon stated under 1224.05 filing, it requires ten copies of the preliminary plan and then again down under the final plat it states ten copies of the subdivision plat.

Assistant Law Director Morgan stated then it is required by ordinance.

Member Swallow asked for that section number.

Chief Building Official Fursdon stated 1225.05 (a) 2 and also under (b) of that same section submission of plans they ask for ten copies again. He stated that he thought it was in ordinance form.

Secretary Tjotjos stated it is, but not under the section 1224.02 being discussed.

Chairman Rothgery asked if the Planning Commission members could stand to look at a reduced plan as long as the large version is on file here at city hall. He asked if anyone had a problem coming to city hall to see the full size print.

Member Anderson stated no. Member Pierce stated no. Member Swallow stated no.

Chairman Rothgery stated he didn't either. He continued on to state that the Commission will recommend amending 1224.02 and then move on to review 1224.05.

Chief Building Official Fursdon asked if he could make a recommendation for the Commission to add in that section to require one full size set and all additional sets can be of a smaller version if legible. This way you don't have to change two or three different sections of the ordinances. He stated in 1224.05 it tells you ten copies, this section 1224.02 tells you ten copies of what.

Chairman Rothgery asked if he was referring to making this change in 1224.02.

Chief Building Official Fursdon explained where Planning Commission is making the change in the size, they could note the number of copies with one full set being full size and all other copies could be of reduced size as long as they are legible.

Member Swallow addressed the Assistant Law Director Morgan and asked if it was in her opinion that the copies would be held to the same size as the plat. She stated that the Commission is talking about changing 1224.02 which references the subdivision plat for the residential development. The Commission is talking about requiring a certain size. She asked if

it was in her opinion that subsequent sections reference copies of that would be held to that same size standard or that those would be discretionary.

Assistant Law Director Morgan stated that if the Commission was only talking about the size in one place and then you reference the copies later, it would have relate, because you're not going to have any other information.

Member Swallow asked if it would have to be the same size.

Chief Building Official Fursdon stated only the copy of what is required.

Assistant Law Director Morgan noted that it is referenced in the same chapter. She stated that they should relate to each other.

Chief Building Official Fursdon stated by noting it in this section, they will know that all ten copies do not have to be the gigantic plans and that something is accepted that is smaller as long as it is legible.

Member Swallow addressed Chief Building Official Fursdon and asked if he felt comfortable in having the discretion to make the determination as to what size the copies are acceptable.

Chief Building Official Fursdon stated he could do that because if they bring it in and he can't read it, he is sure no one else will be able to read it. He could inform them that the copy is unacceptable and that they would have to bring something in that is larger in size.

Assistant Law Director Morgan stated that since you are making this in the form of a report and recommendation to Council, she asked if the Commission could include the rationale for why they are asking for these. She stated she is sure that is what they are going to want to know.

Chairman Rothgery stated that would be an easy statement to make in that the Commission finds these truths to be self-evident and these ordinances to be archaic.

Chief Building Official Fursdon added and they are no longer needed.

Chairman Rothgery asked if this should be added as part of the bullet points such as bullet point 15 or should the Commission amend what was just voted on.

Chief Building Official Fursdon stated he would suggest adding it all in one section as it doesn't make sense to add another bullet point.

Assistant Law Director Morgan stated since these are recommendations, let Council decide where they want them to fall. She stated if the Commission has two points where they have the first amendment and then discussed the size, that nine out of ten could be smaller. That is in .05.

She asked if there was an additional point they wanted to make. Again, these are in the form of recommendations and again, she is assuming that they will talk about it at Council, they will talk about it at Buildings and Lands and decide.

Chief Building Official Fursdon stated that they will amend the ordinance but he is sure that the people who codify will come up with their own section.

Assistant Law Director Morgan stated as long as they are clear about what they want and why they want it.

Chairman Rothgery addressed the Chief Building Official and asked for clarification on what he wants the Commission to add. He began with one full size set of plans.

Chief Building Official Fursdon added required and any additional copies can be of a lesser size if legible.

Moved by Member Swallow and seconded by Member Anderson to amend her first motion to include the comment made by the Chief Building Official

Yes, 5 No, 0

Secretary Tjotjos called the roll on the main motion moved by Swallow and seconded by Anderson to amend section 1224.02 and to now include the verbiage all copies of the plat drawings required by Planning Commission shall include one full size, 24 x 36 original set and nine additional copied sets to be of lesser size as long as legible.

Yes, 5 No, 0

Chairman Rothgery moved the meeting on to point three.

Number 3 was read as follows: Whereas, the City of North Ridgeville is undergoing major road widening projects intended for the stimulus of development and that the Planning Commission would want to be in a position to guide it, the Planning Commission recommends that Council consider the creation of an Architectural Review Board (ARB) for the purpose of reviewing and commenting on building architectural design and materials, landscaping plans and materials, and all exterior project and/or building signage. This ARB shall be an advisory board to the Planning Commission and the Planning Commission will be authorized to condition the Planning Commission approval upon all or a portion of the ARB recommendations.

Chairman Rothgery stated he is opening this up for discussion. He continued on stating that he knows that the Architectural Review Board has a bad connotation in this part of the country. He felt that the Commission amend this to ask Council to consider a whole scale review of B-3, B-2, and B-1 zoning and remove archaic language in that as well as requesting a City Planner look at Center Ridge corridor to give some kind of direction on making sure that everything is cohesive. Right now there are various areas that aren't listed as B-3 and where there is some R-1 mixed in.

He felt this would be the better route to take as opposed to recommending that the creation of an Architectural Review Board be considered, which would put off the planning process for another month at least; which he didn't believe the Administration wants currently. He included the Chief Building Official Fursdon in that statement. He stated that it is his understanding that if an Architectural Review Board is created, it could add another couple of months for an application to go through the process.

Chief Building Official Fursdon stated that it would certainly add time because if you formulate a subcommittee, they are going to have to have time to look at the plan, discuss and then come up with some kind of feedback for Planning Commission. The only problem in adding boards is that they can be very subjective. One man's treasure is another man's junk, so to speak, in terms of how to come up with criteria that works well. If you look at the Special Development District, they tried to take a stab at including the architectural design in the ordinance. By the time they got through, you could build anything and so he was sure that there are other cities out there that have things in place and maybe North Ridgeville needs to look to see what is available and see if any of it makes sense.

Assistant Law Director Morgan stated that she knows administratively that it has been made known that they are not necessarily in favor of an Architectural Review Board and if she could paraphrase what the Law Director said that there is some concern about the cost of it and how it would slow things down and that it would be better suited to have that sort of thing for a community where there is already a large existing sort of historical area where they are trying to preserve those buildings. Even if a City had an Architectural Review Board, it is just focused on those sort of historic places that where they have to preserve the character of them and to make sure that anything that gets built in that area is similar to what is there currently. Unfortunately, in North Ridgeville, we don't really have a large number of historical buildings, especially nothing that is clustered together to make a district out of it. The suggestion, in fact, was what Chairman Rothgery was talking about and that was to look at the B 1, 2, 3 zoning and their permitted uses and to look at making that look more cohesive where that would make more sense. It could accomplish a lot of the same things to get some cohesiveness in those areas instead of allowing helter-skelter development.

Chief Building Official Fursdon added that it could also include the review of permitted uses that Planning Commission may not want.

Assistant Law Director Morgan agreed and stated that the original motion that Chairman Rothgery was going for in regard to the review of the B-3 and perhaps employ the services of a Planner to help with that review, might be a way to get at the same results as you would with an Architectural Review Board for that new area being developed in the City.

Chief Building Official Fursdon explained that he hated to pick on one use, but noted lumberyards as a permitted use in a B district. He stated maybe, the Commission doesn't want to see any lumberyards in that area. He suggested that could be removed from all B zones and now

it would have to be added to the Industrial zones.

Chairman Rothgery stated exactly. He stated that these are some of the issues he was thinking about months ago in meetings that he had personally. His belief is that the City would be better served to look at our B zoning. He also noted the review of the B-5 district that the City has, which really makes little sense. He stated that the City has rezoned a lot of what was the B-5 zoning to B-3. He stated it was a good idea, but it never really caught on in this town. B-5 is for historic areas and as the Assistant Law Director pointed out, the City really doesn't have an historic district.

Member Swallow added that she is listening to everyone's comments and she does appreciate what everybody is saying. She agreed that it does need to be looked at cohesively and that the B 1, 2, and 3 zoning districts need to be reviewed for cohesiveness. She also agreed with Mr. Fursdon's comments to possibly pull out lumberyards and those types of things in this particular area because; even though the community vision was not actually ever adopted by City Council, as you read through that document, it actually establishes the area that we are discussing as the true City Center of North Ridgeville. As a Planning Commission member, she feels that it is important prior to the work beginning to maybe talk amongst ourselves and maybe Council about what our vision is for a City Center for the City of North Ridgeville. Her fear would be that the developers would come in and just put in large shed-like aluminum structures as you see in Lodi and that is what our City Center Commercial corridor would end up looking like. She added that while she absolutely understands the issues in holding up development and being overly burdensome with historical guidelines, she also didn't think it made sense for this community either. What she envisioned is just some simple guidelines for what would be expected as far as mixing buildings up a little bit and not allowing that sort of a thing to happen so that it ends up looking like a series of storage sheds or a series of long corrugated buildings that house several different uses.

Chairman Rothgery stated that he just didn't feel that the City has a need or, in this community, the money to have a few paid people on an Architectural Review Board such as what Lakewood may have.

Member Swallow stated she understood that concern, but Lakewood's board is all volunteer. It is staffed by City staff, planners and various others in the City but there are no paid members of any board or commission other than Civil Service Commission and City Council. In Lakewood, everything else is volunteer.

Member Abens stated that one of the problems he sees with North Ridgeville is the fact that there is no look that we are trying to achieve and so we do get those aluminum buildings or the block buildings. What has to be remembered is that any commercial building that is put up will be looked at for the next 30 to 50 years and so taking an extra month's time, he believes is well worth it. At the same time, the City has to be careful that we don't become so restrictive that the business decides to go someplace else. Elyria is a prime example. He stated that is what is

happening to them now. There are a few other communities where that is happening to them, but he didn't want North Ridgeville to become that dumping ground for architecturally questionable buildings. He admitted to receiving a lot of complaints in his own ward about the Community College building. He didn't know who reviewed it but as far as he is concerned, it is not a very friendly building as far as Lorain Road and appearances are concerned. He stated while driving on Lorain, you are seeing the back of the building. He believes also that people want more walking accessible, bike accessible type commercial districts and that is what we should be looking at. He stated that Crocker Park is a prime example where it is a more pedestrian friendly type development and it is booming. Yes, they have a lot of businesses moving in and out, but there is a lot of traffic going into that area because they can walk. Covered malls are no longer something that the average consumer is looking for so, he believes that the City needs a board that is going to look at designs and have a more critical eye, but it also comes down to the point as who does the City want to be more like. Instead of approving projects on an individual basis, start looking at it as an overall plan for that corridor, which right now is Center Ridge and try and make it friendlier. He stated big box stores are gone and we are not going to get any of those, but what he would like to start seeing is an attraction from some of the smaller businesses and making it more pedestrian friendly, which may be the answer.

Chairman Rothgery addressed Chief Building Official Fursdon and asked if he felt a small business, which he agrees the City will be getting, would want to go through that extra month's wait and he assumed that it would be at least a month.

Chief Building Official Fursdon stated probably not. A lot of these developers appreciate when they come to North Ridgeville because they can move a project through fairly quickly. He stated that they hear complaints on a regular basis as to how long it takes for like in Cleveland, where it may take a year or two years to get a project from start to finish approved. He stated that there is some merit to try and eliminate lousy looking buildings and he is not sure how Planning would obtain that, but he wouldn't discount the big box stores. He asked for the members to think back through all the decades as to how many big box stores come and go and what is the next one on the street and are they going to want to go to Avon Commons which is going to be congested with traffic much like Great Northern or may they decide to come to North Ridgeville. There is that possibility and he wouldn't discount it. It may be many years off, but he wouldn't discount that.

Chairman Rothgery added with ecommerce, he feels that the days of the big box are numbered. His personal view, which he could be completely wrong on, is that those days are over. He would agree with Mr. Abens remarks in that this City will have more small business than any big box. There were big box stores that started out as big box stores such as the Fisher Fazio's building that has now become our Education Center.

Chief Building Official Fursdon stated back then the demographics of North Ridgeville evidently didn't support it. Look at all the roof tops that have been built since that building was originally built. We have tripled the size of the City and it is still growing. He stated Chairman Rothgery

could be right as he is old school; a lot of people go on the internet and buy things. He still likes to touch and feel and see how it works and make sure it is of the quality that he is expecting before he buys. There are still a lot of people out there like that. There are a lot of people out there that buy exclusively on the internet because they like the convenience of it. It's hard to say.

Member Abens stated that Independence is a prime example of where they control their architecture styling very closely. They force companies to adhere to that and a prime example is the McDonalds on Rockside. He happened to be at that meeting when that was discussed. McDonalds wanted to put in their style building and Independence said absolutely not. McDonalds caved in and built the one that is standing. That McDonalds is probably one of the busiest in Northeast Ohio today. At the same time, they don't adhere so tightly that they force businesses out. The corridor along Rockside is proof of that. If you go toward their City Hall, you don't get anything in there unless it is the federalist style. You look at that corridor and they are attractive buildings. He is in the construction business himself and he sees a lot of projects that start planning two years before they even need them and before they even start to move ground. He sees this all the time. He noted WXZ's project has been in their plans for over a year now. He has seen their plans and they are good plans, but he doesn't believe that an extra month for those projects is not going to create that much of a problem for them. What else could go through, he doesn't know, but it is time that the City starts taking control and making sure that the buildings start going in that we can be proud of in 20 or 30 years and maybe start an historic district wherein 50 years will be considered historic.

Chairman Rothgery asked if Member Abens was aware in reference to sidewalks planned along Center Ridge. He stated a six foot walk is planned for Center Ridge Road..

Member Abens stated he was aware and he believes that it is important and that is the way for North Ridgeville to start heading because he believes that the communities are looking for more of that pedestrian, walkability. Right now, our corridor isn't that friendly to pedestrians.

Chairman Rothgery believes that anyone who has spent any time living in this community is well aware of that.

Chief Building Official Fursdon suggested recommending to City Council, as he is sure that there are other cities out there that have some sort of guidelines, to solicit those guidelines. They may find something that they like or that they may want to modify one to their liking. It may be a compromise to creating an Architectural Review Board. He stated why try and reinvent the wheel and just see what is already out there.

Member Swallow completely agreed with that. There are planning organizations where you can go and get general guidelines for suburban communities, urban communities that are prefabricated and then take those guidelines without spending a lot of money to have a planner to develop those and draft those so that they fit what the Officials in the community feel are

appropriate. She continued on to state that you see communities like Independence and Westlake where there are those very stringent standards and she didn't know if that is the right thing for North Ridgeville. Those are very stringent standards and she isn't saying that she wouldn't love to have something like that here, but as a first step, that may inhibit some development but then on the other side, she completely agrees with what was said in that we are short sided if we worry about adding one month in the process of a developer designing and building a development in our community that will be here for 30 to 50 years. As Mr. Keenan said last month, developers anticipate guidelines and they anticipate coming into communities and knowing that there are going to be requirements that they are required to meet and they often do that ahead of time in the preplanning stages and find out what those are and as an entity continues on, they get a feel for what is going to be approved and what isn't going to be approved in a particular community and they will submit plans that they think are pretty solid where they are sure to be approved.

Member Pierce stated that he believes last month he asked who would be developing the criteria and who will be deciding what the criteria will be. He stated that it can be a very subjective process which the Planning Commission would not know which direction to go with that. He isn't sure Council would know what direction to go with that. He believes that we are in danger of putting an obstacle in the way of developers, which may be more than a month. That might not be our intention. We are saying that it would be a month as if it was fact, but that is a guess. He is a little concerned.

Chief Building Official Fursdon suggested recommending to Council to come up with some type of criteria to homogenize and beautify the future development of North Ridgeville. Leave it open ended to see what they come up with.

Chairman Rothgery stated that would be along the same lines as he pointed out and he believes that the Planning Commission is being restrictive in the point we are trying to make by telling them they need to look at an Architectural Review Board when we don't even have an idea as a Planning Commission what it is we want the criteria to be for an Architectural Review Board and since we can only make suggestions, he suggested that the Commission come up with a more broad criteria for Council to work on. He suggested that it include looking at other communities and looking at our current zoning as an issue and then looking at how we want to state our corridor to look. Maybe it receives its own special zoning for the entire corridor. He addressed Member Swallow and restated her comment as to what Lakewood would allow in their commercial area.

Member Swallow stated that they aren't as specific in the zoning code when it comes to permitted uses and that the code is more general.

Chairman Rothgery stated that could be the way to go in making it more general as opposed to specifically stating such things as lumberyards could go into the B-3 area. He stated that the question is does Planning Commission want to rewrite this recommendation now or does the

Planning Commission want to mull it over and come back and talk about it next month.

Member Swallow stated that it is ultimately up to City Council to decide what the right thing to do as far as zoning and whether or not there is going to be any design guidelines. She suggested that maybe the Commission make a motion to draft correspondence to Council to maybe put these things before the Building and Lands Committee for review and possibly with the help of Planning Commission to jointly work together to look at those items.

Chairman Rothgery asked if he could suggest the members look at this and send him an email or send Donna an email in the next two weeks so that we can formulate something that we can turn into Council.

Member Swallow stated that she thinks the members have all discussed it and have talked about what their thoughts are. She didn't know if they could make a specific recommendation to Council unless we really went into workshops and dug into this, but if conceptually, Council isn't on board with it; then realistically it may be a waste of time. She asked what everyone else thinks.

Member Anderson asked if the Commission could put it to Council and let them decide. It is basically up to them anyway.

Chairman Rothgery agreed that it is up to them.

Assistant Law Director Morgan stated that the Commission has discussed several options here reviewing the B 1, 2, and 3 and that actually overlaps with the next point with zoning. The Commission mentioned the use of a City Planner or maybe looking at guidelines from other cities to determine what we want the corridor to look like and with the possibility in the future of perhaps a Review Board. She suggested that they roll all of those into a suggestion and present the whole thing to Council.

Chief Building Official Fursdon added to allow Council to determine how far and how technical they want to get with it.

Member Swallow asked if it would be proper to make a motion to present correspondence to Council at this point.

Assistant Law Director Morgan stated that this report will go to Council as a matter of course.

Chairman Rothgery asked if it needed to be voted on or will it just go to Council.

Secretary Tjotjos stated that they would need a motion and a second. All of these recommendations are going to Council and a motion and a second would need to be made. She addressed Assistant Law Director Morgan and asked if she would correct her if she was wrong.

Assistant Law Director Morgan stated that it isn't an application that is pending before the Commission and it isn't something that the Commission has done before. She stated that the Commission isn't taking official action, they are just making recommendations to them. She stated that the minutes end up being a report that goes to Council at any rate. She stated that she believes that they are fine with just that. She asked if the Secretary received enough information to make the recommendation coherent.

Secretary Tjotjos stated that she will put it all together once the minutes are completed. She indicated that she was referring to a comparison of the recommendations as being similar to a Committee Report. During a Committee meeting each recommendation that is made is made by a motion to recommend to Council.

Assistant Law Director Morgan stated that if that is what they do, then the Commission can just recommend that this report go to Council. She just thought it went as a matter of course.

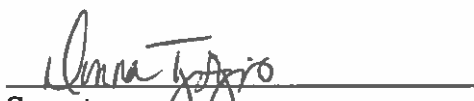
Chief Building Official Fursdon asked if that wasn't a subject matter that Council asked the Committee to review much like they would refer a rezoning to the Planning Commission. It requires action on the Commission's part to recommend that referral back. In this case, the Commission is just initiating the referral and it is simply a suggestion to Council. If the Commission wanted to vote on it then that would be fine. He didn't see the necessity for it.

Chairman Rothgery moved the meeting on stating that it is his belief that point four of the report has been taken care of. He asked if there was anything else anyone wanted to discuss. He stated if everything is covered then he would adjourn the meeting.

ADJOURNMENT:

Meeting adjourned at 8:11 p.m.


Chairman


Secretary


Date Approved