



NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road

President of Council Dr. Ronald F. Arndt

Council Member Bernadine R. Butkowski

Council Member Dennis J. Boose

President Pro-Tem Gayle L. Manning

Council Member Richard W.

Jaenke

Council Member Nancy J. Buescher

Council Member Bob

Olesen

Mayor G. David Gillock

Clerk of Council Charles A. Norris

Tuesday, January 16, 2007 AGENDA - REGULAR MEETING

CALL TO ORDER: 7:30 P.M.

INVOCATION:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MINUTES - Corrections (if any) and Approval:

Council Minutes of regular meeting held January 2, 2007

motion to approve _____ 2nd _____ vote _____

Board of Zoning and Building Appeals Minutes of regular meeting December 28, 2006

6. MAYOR AND DIRECTORS REPORTS:

· **Mayor**

· **Safety-Service Director**

· **Engineer**

· **Auditor**

Auditor's Written Financial Report for December 2006, Preliminary

· **Other Reports**

Law Director's Annual Report for 2006

Building Department Reports for November and December 2006

Water System Operation report for December 2006

Planning Commission Report to Council of regular meeting January 9, 2007

APPLICANT: Valore Properties, Inc., 23550 Center Ridge Road, Westlake, Ohio 44145

OWNER: Same

REQUEST: Preliminary plan approval for Hampton Place consisting of 224 single family detached and cluster lots

LOCATION: Vacant Lots on Avon Belden Road in an R-1 District
Permanent Parcel Nos. 07-00-029-000-003, -004, -005, -006, -068, -074, -075, -076 and -081

PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Thomas G. Simon, President, Sugar 83, Ltd., 2 Berea Commons #1, Berea, Ohio 44017

OWNER: Frances Gilgenbach, 8500 Avon Belden Road
Michael Vrooman, 36455 Sugar Ridge Road and
City of North Ridgeville, 7307 Avon Belden Road

REQUEST: Preliminary plan approval for Frances Farms consisting of 160 single family detached and cluster lots

LOCATION: 8500 Avon Belden Road and 36455 Sugar Ridge Road in an R-1 District

Permanent Parcel Nos. 07-00-026-102-007, -017, -020 and
07-00-026-104-017, -027, -031

PC ACTION: Approved by a vote of four, zero and one abstention

motion to approve _____ 2nd _____ vote _____

T 172-2006 AN ORDINANCE ACCEPTING 1500 SQUARE FEET OF
PERMANENT PARCEL NO. 07-00-014-103-029 ON THE
SOUTH SIDE OF LORAIN ROAD AND DEDICATING IT FOR
PUBLIC PURPOSES.

PC ACTION: Recommended approval by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

T 176-2006 AN ORDINANCE REACCEPTING PERMANENT PARCEL NO.
07-00-035-103-025 AND APPROVING THE NAME OF LINE
DRIVE FOR COUNTY RECORDATION PURPOSES.

PC ACTION: Recommended approval by a vote of five to zero.

motion to approve _____ 2nd _____ vote _____

* COUNCIL COMMITTEE REPORTS:

BUILDINGS & LANDS COMMITTEE REPORT #5642 recommend approving Planning Commission's recommendation to approve the preliminary plan of Boulder Pointe Subdivision

motion to accept _____ 2nd _____ vote _____

* CORRESPONDENCE:

* NEW BUSINESS:

* AUDIENCE PARTICIPATION (Lobby):

* RECESS:

* ORDINANCES AND RESOLUTIONS:

· Ordinances & Resolutions Submittals

· **First Readings**

T 2-2007 *Introduced by Safety Report #5637 accepted 1/2/2007;*
AN ORDINANCE AMENDING NRCO SECTION 452.03
PROHIBITED STANDING OR PARKING PLACES.

· **Second Readings**

*Introduced by petition from Mould Development, LLC,
Cod.Ord.Chp.1246 10/16/2006; Referred to Planning Commission
and Buildings & Lands Committee 10/16/2006; Planning
Commission recommendation approved 11/20/2006; Buildings &
Lands Report #5636 accepted 12/18/2006; First Reading 1/2/2007;*

Public Hearing 2/5/2006;
T 153-2006 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE ORDINANCE, TO RE-ZONE THE FOLLOWING LAND: 32991 BUTTERNUT RIDGE ROAD, PERMANENT PARCEL NUMBER 07-00-003-102-050 (AS SHOWN BY LEGAL DESCRIPTION BELOW); FROM R-1 RESIDENCE DISTRICT TO B-4 COMMERCIAL PARKWAY DISTRICT AND OWNED BY MOULD DEVELOPMENT, LLC.

Introduced by Mayor Gillock 12/18/2006; Referred to Planning Commission 12/18/2006; First Reading 1/2/2007; Amended "south side" to "northwest corner" 1/2/2007;
T 172-2006 AN ORDINANCE ACCEPTING 1500 SQUARE FEET OF PERMANENT PARCEL NO. 07-00-014-103-029 ON THE NORTHWEST CORNER OF LORAIN ROAD AND DEDICATING IT FOR PUBLIC PURPOSES.

Introduced by Law Director Crites 12/18/2006; First Reading 1/2/2007;
T 173-2006 AN ORDINANCE AMENDING CHAPTER 1028, DITCHES, WATERCOURSES AND DRAINAGE IMPROVEMENTS TO ALLOW THE CITY TO RECOUP ITS EXPENSES FOR MAINTAINING WATERWAYS ON PRIVATE PROPERTY AND TO CLARIFY THE RESPONSIBILITY OF PRIVATE LANDOWNERS.

Introduced by Mayor Gillock 12/18/2006; Referred to Planning Commission 12/18/2006; First Reading 1/2/2007;
T 176-2006 AN ORDINANCE REACCEPTING PERMANENT PARCEL NO. 07-00-035-103-025 AND APPROVING THE NAME OF LINE DRIVE FOR COUNTY RECORDATION PURPOSES.

Third Readings

OLD BUSINESS:

*Council authorization 11/20/2006; First Reading 12/4/2006;
Second Reading 12/18/2006; Third Reading 1/2/2007; Postponed
1/2/2007 until after the Public Hearing 1/16/2007;*

T 169-2006 AN ORDINANCE APPROVING THE FINAL PLAT OF
WATERBURY SUBDIVISION NO. 9, PHASE 9, FOR
RECORDING PURPOSES ONLY.

motion to adopt _____ 2nd _____ vote _____

UPCOMING MEETING ANNOUNCEMENTS:

Next Regular Council Meeting Monday, February 5, 2007 at 7:30 P.M. in Council
Chambers

Public Hearing to be held Monday, February 5, 2007 at 7:20 P.M. in Council Chambers re:
T 153-2006

ADJOURN: