

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JANUARY 12, 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, Council Liaison Terry Keenan, and Jim Rothgery.

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

Election of Officers:

Vice Chairman Rothgery opened the floor for nominations for Chairman.

Member Anderson nominated Jim Rothgery for the position of Chairman.

Vice Chairman asked if there were any other nominations. Hearing no other nominations, he closed nominations.

Member Keenan asked if the closure required a second.

Secretary Tjotjos stated not according to Roberts Rules of Order. Member Rothgery took his seat as Chairman.

Chairman Rothgery opened the floor for nominations for Vice Chairman.

Chairman Rothgery nominated Larry Pierce for the position of Vice Chairman.

Chairman Rothgery asked if there were any other nominations. Hearing no other nominations, he closed nominations and Larry Pierce is now the 2016 Vice Chairman.

Chairman Rothgery opened the floor for nominations for Secretary.

Member Anderson nominated Donna Tjotjos for the position of Secretary.

Chairman Rothgery asked if there were any other nominations. Hearing no other nominations, he closed nominations and Donna Tjotjos is the 2016 Secretary.

Chairman Rothgery opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals.

Chairman Rothgery nominated Tim Anderson for the position of Liaison to the Board of Zoning and Building Appeals.

Chairman Rothgery asked if there were any other nominations. Hearing no other nominations, he closed nominations and Tim Anderson is the 2016 Liaison to the Board of Zoning and Building Appeals.

Chairman Rothgery opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals.

Chairman Rothgery nominated Jennifer Swallow for the position of Alternate Liaison to

the Board of Zoning and Building Appeals.
Chairman Rothgery asked if there were any other nominations. Hearing no other nominations, he closed nominations and Jennifer Swallow is the 2016 Alternate Liaison to the Board of Zoning and Building Appeals.

Minutes: Chairman Rothgery asked if the members of the Commission had a chance to review the minutes of December 8, 2015. He stated if there are no changes to those minutes, they will stand approved as presented and will be placed on file.

Correspondence: None

Old Business: Chairman Rothgery asked the Clerk to read the application under Old Business.

APPLICANT: David Budge, WXZ Development Inc., 22720 Fairview Center Drive,
Fairview Park, OH 44126

OWNER: WXZ Retail Group Holdings NR, LLC, 22720 Fairview Center Drive,
Fairview Park, OH 44126

REQUEST: Site plan approval for the construction of a 10,050 square foot retail building

LOCATION: 34564 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-016-101-026

**PLANNING COMMISSION POSTPONED APPLICATION DURING
THEIR MEETING HELD DECEMBER 8, 2015 UNTIL THE
REGULAR MEETING SCHEDULED JANUARY 12, 2016.**

Application was read along with comments from Chief Building Official Fursdon, Mayor Gillock, City Engineer Wangler, Police Chief Freeman, Safety-Service Director Armbruster, and Fire Chief Reese.

Chairman Rothgery asked if there was anyone present who represents this application and if so, could they approach the lectern and give their name and address and provide the Commission with a brief overview of the project.

David Budge of 22720 Fairview Center Drive, Fairview Park, Ohio introduced himself and thanked the Commission for having him. He explained they were on the agenda for the last month's meeting and asked for a postponement in order to work out a couple of details with one of the tenants. Now they are back before the Commission asking for site plan approval for this site. WXZ development is a residential/commercial builder out of Fairview Park. We developed the Advanced Auto back in 2008 and had this property as residual property for that development, which is about 3.4 acres and they have been trying to develop it and sell it or sell it since that period of time. They now have three tenants with signed LOIs and they are working on a fourth for a bank and so that is the proposal that is before the Commission tonight. It is a retail building with retail, restaurants and a bank as a potential end cap. The building itself is just over 10,000 square feet. He stated that as was mentioned earlier, they meet all of the parking, setbacks and lot coverage requirements for this site. As it is proposed now, it is five separate spaces. The

building in the site plan is what you see in the plan that includes a drive through for the proposed bank there that will be on the corner. He stated that the bank is a bank that is looking at relocating in the market as a result of the road widening. He believes this is a way to keep a business in North Ridgeville and that is the way they look at it as well. One of the comments that was made by staff was whether or not their current layout takes into account for the right-of-way widening and it does. They actually had that recognized when they did Advanced Auto. That site plan is correct and the curb cuts are consistent with what the DOT plans are for allowing for one access point and one access easement through the Advanced Auto parcel. In terms of the elevations, it is a contemporary looking building with a mixture of EIFS and block and metal awnings. There was a sample board with colors also included in the plan. They believe it is an attractive addition to the retail corridor here. It was mentioned earlier that the storm water management plan was originally designed to handle the development of this parcel and so, he didn't believe there are any issues with that. They have read the staff's comments and they have no issues with them. He stated that they did include a letter from a traffic engineer indicating that this was not a major development by the definition of the code and so, if that was reviewed or not. He stated they could resubmit it. He didn't believe that the peak hours were at 150 trips according to the letter that they submitted and didn't believe a traffic study was necessary. That is a brief overview and he stated he would be happy to answer any questions.

Chairman Rothgery stated that on the temporary silt sediment control basin, he asked if that would be a permanent sediment pond or will it be a temporary sediment pond. Will it remain there or did they plan on getting rid of it once they had developed this property.

David Budge stated that from his understanding it would go away and they would be piping it into the storm water detention basin that they have at the back of the property.

Chairman Rothgery addressed the City Engineer and asked if the retention basin back there will handle the flow from this.

City Engineer Wangler stated that it was designed for this overall development when it was put in. He stated that it was anticipated to have this.

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

Member Keenan stated that it is a nice project and he is glad to see it. He stated that on the drawings it is noted that the signage will be shown on the architectural plans but it doesn't appear. He asked what they plan for the name on the building.

David Budge asked if he was referring to the building sign itself.

Member Keenan stated that he could also speak to that, but that does show the signage panels for each unit, but there is a sign shown on Center Ridge Road and it isn't clear what that is.

David Budge stated what they propose is a monument sign. They are not interested in a pole sign. It is not necessary for a building this size which is that close to the road. They will be proposing a monument sign that is similar to the material used for the building. It would be block, maybe a metal cap and illuminated. In terms of building signage, they have sign regulations in all of their leases that require raceway mounted signs with new visually channeled letters and so, there will be no box signs. They could provide the City with a copy of their sign exhibit.

Member Keenan stated that is fine. He continued on to state that the plans show roof drainage on the main building, but show nothing on the canopies. He asked how that will be taken care of.

David Budge stated typically, they drain off the back into scuppers off the back of the building. With this particular design on the front with the metal canopy, they will have to figure it out as he didn't have an answer for him. Typically, there is some drainage system that takes water off the front of the building and discharges it. He wouldn't want to daylight it onto the sidewalk. It would have to be something that would go underneath the sidewalk. They honestly haven't figured that detail yet.

Member Keenan stated that with the canopies over the two entries and drive through, he asked if it will come down through downspouts and then get into the ground and then connect into the system.

David Budge stated that it would come onto the parking lot.

Member Keenan stated that he didn't want to daylight it out onto sidewalks. He asked if it would be okay to run them down and into the sidewalk.

David Budge stated onto the parking lot.

Chairman Rothgery asked if there were any other questions from the Administration. He addressed City Engineer Wangler and asked how he feels about the Mayor's statement in which he is requesting a temporary sidewalk and what would that have to be as a temporary sidewalk.

City Engineer Wangler stated that he wasn't aware of the comments made by the Mayor until just now. He would have to consult the Mayor. He stated that it would just be a matter of construction in how they would construct and what would be acceptable for a temporary sidewalk. He stated that he couldn't speak for the Mayor on what he is thinking there.

Chairman Rothgery addressed Chief Building Official Fursdon and asked if he knew what he meant by a temporary sidewalk.

Chief Building Official Fursdon stated that he didn't share that with anybody when he wrote that

comment, but he would suggest that we check with ODOT because that temporary sidewalk may interfere with part of their construction project.

Chairman Rothgery stated that the reason he is questioning this is that he noticed that people do use the sidewalk in front of Advanced Auto. He stated that he didn't think anyone did and so, he went in and asked the people at Advanced Auto and they said that nobody uses it and while he was standing there talking to them, he watched two different people use the sidewalk. He then opened the floor for comments from the audience. Hearing none, he brought the discussion back to the Commission for final comments. Hearing no comments, he entertained a motion.

It was moved by Anderson and seconded by Rothgery to approve the application.

Chairman Rothgery asked if there was any discussion on the motion. Hearing none, he asked the Secretary to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five yes and zero no.

NEW BUSINESS:

ADJOURNMENT:

Meeting adjourned at 7:28 p.m.


Chairman


Secretary

2/9/16
Date Approved