

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JANUARY 8, 2013**

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

Roll Call: Present were Planning Commission Members Tim Anderson, Larry Mollenkamp, and Jim Rothgery.
Absent were Members Jim Hurst and Robert Olesen.
Also present was Chief Building Official Fursdon and Secretary Donna Tjotjos.

ELECTION OF OFFICERS:

Chairman Rothgery stated that the meeting will begin with the 2013 Election of Officers. He then, opened the floor for nominations for the position of Chairman.

Member Mollenkamp nominated Jim Rothgery as Chairman.

Member Rothgery asked if there were any other nominations. Hearing none, he closed the floor for nominations and stated that since there were no other nominations; he accepted the position of Planning Commission Chairman for the year 2013.

Chairman Rothgery took his seat and opened the floor for nominations for the position of Vice Chairman.

Chairman Rothgery nominated Larry Mollenkamp as Vice Chairman.

Chairman Rothgery asked if there were any other nominations. Hearing none, he closed the floor for nominations and stated that since there are no other nominations; Larry Mollenkamp is now the Planning Commission Vice Chairman.

Chairman Rothgery took his seat and opened the floor for nominations for the position of Secretary.

Chairman Rothgery nominated Donna Tjotjos as Secretary.

Chairman Rothgery asked if there were any other nominations. Hearing none, he closed the floor for nominations and stated that since there are no other nominations; Donna Tjotjos is now the Planning Commission Secretary.

Chairman Rothgery asked if Member Anderson would like to continue as Liaison to the Board of Zoning and Building Appeals.

Member Anderson asked Member Mollenkamp if he would like the position.

Member Mollenkamp indicated that they do plan on being out of town and asked Member Anderson if he would like to step in when they are out of town as the Alternate Liaison to the Board of Zoning and Building Appeals.

Member Anderson agreed.

Chairman Rothgery announced Member Mollenkamp as the Liaison to the Board of Zoning and Building Appeals and Member Anderson as the Alternate Liaison to the Board of Zoning and Building Appeals for the year 2013.

Chairman Rothgery announced the completion of the 2013 Election of Officers and moved the meeting on to the disposition of minutes.

Minutes:

Chairman Rothgery asked if everyone had a chance to review the minutes of the regular meeting held December 11, 2012. He asked if there were any corrections or changes to those minutes. Hearing none, he asked the Secretary to place the minutes on file as they are approved.

Correspondence:

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

Secretary read the memorandum from Secretary Donna Tjotjios and the detailed memorandum received from Chief Building Official Fursdon regarding the Pride One development known as Lakes at Ridgecrest noting that they are adding a second access connecting phase one and two just as it was recommended during the Planning Commission meeting held November 13, 2012. This access will eliminate ten units.

Chairman Rothgery addressed Chief Building Official and asked him to explain.

Chief Building Official Fursdon explained that there will be ten less apartment units constructed with this project to accommodate this access drive and the design of this drive will be approved by the City Engineer so that if something blocks the original entrance, the fire trucks could go around through phase one to get into phase three through this access drive. He stated that it would need to be substantial enough to support the fire department equipment. He stated that in an emergency if the entrance was blocked the residents could get out through that access drive. This access will also allow their grounds maintenance people to access phase one and two instead of having to go out onto Bagley Road. He stated that there is no need for action on this; it is just so that Planning Commission has an accurate plan for that project on file.

Chairman Rothgery thanked Chief Building Official and asked the Secretary to read the final correspondence.

Secretary read the memorandum from Chief Building Official regarding the Hampton Place Preliminary plan in which the developer was requested by the City Engineer provisions for future street connections from the subdivision to adjacent subdivisions. The plan shows the provision for future street connections and is approved by City Engineer Scott Wangler. In addition he checked with the Law Director to see if additional approval from Planning Commission was required. The Law Director stated that the changes were made to this plan based on the City's request and additional approval from Planning Commission was not required and the plan is in compliance with the North Ridgeville Codified Ordinances and the total density and units have not changed.

Chief Building Official Fursdon addressed the Chairman and explained that Mr. Valore has submitted two plans revising this plan and in fairness to the Law Director and the City Engineer, they have not seen this second plan that was submitted because he didn't receive it until 4:30 this afternoon. He stated that he knew it was coming, but they had difficulty getting out here delivering it. He stated that the first plan that was seen by the City Engineer he didn't have a problem with it. The Law Director saw it and his feeling was because the City asked for this inner connectivity between future north and south subdivisions that we didn't need to get preliminary plan approval again because we would see each phase when it came for final approval. However, you would have something for your records showing that it is modified from the original drawing. He explained that the density and the number of units are not going to change. He stated that with this second plan that was submitted, they did make two changes which included the elimination of the street entrance to the south. He believed it should have been there originally and the former City Engineer Larry Griffith thought it should have been there originally. He stated that he wasn't sure what our Engineer's feelings were because he wasn't here when the original plan came before Planning Commission. He stated that the other change is minor. He showed the cul-de-sac on the drawing that was revised and the number of lots is still in compliance. He stated the reason for that change is that it had something to do with the drainage in there and they were going to extend it and so they brought it up and made those cluster lots go in a different direction from that area.

Member Mollenkamp asked him to explain again where this was located.

Chief Building Official Fursdon showed him on the drawing.

Member Mollenkamp stated that there looks to be a retention basin in there.

Chief Building Official Fursdon stated yes.

Member Mollenkamp stated that they are taking out seven ponds and putting in a retention basin.

Chief Building Official Fursdon requested some direction from the Planning Commission. He asked if Planning Commission would want to see a second entrance. He stated that he personally thinks it is a benefit. He stated that he can't speak for the City Engineer and noted that he hasn't seen this. He asked if the Planning Commission would want him to speak to the City Engineer and get input and maybe talk to Mr. Valore because they already have one plan available to them and ask him to submit a second and maybe resubmit those to Planning Commission so that both options could be reviewed. He asked for direction.

Chairman Rothgery stated that personally, he believes that the developer will have problems connecting that street where he is showing lot 33 and 32 there. He believes that area is all wet land and didn't think that he will be able to do this. He stated that if Mr. Wangler says he likes this idea of a second street, he would agree with that and Member Mollenkamp apparently agrees with that idea as well. He asked Chief Building Official Fursdon to check with the Engineer.

Member Mollenkamp stated that his only question is which lot 32 and 33? He asked if they were located on Atlantic.

Chairman Rothgery stated that it is located right across from Stone Creek.

Member Mollenkamp stated that he agrees with this.

Chief Building Official stated that there are some significant changes in this, but technically it is a de minimus change because he hasn't exceeded the number of lots and his density is still in compliance with all of that. He stated that if he changed his numbers and added his density then he would be more inclined to say that he needed to come back to Planning Commission to get these changes approved, but having this direction from Planning Commission what he proposed back to the members was that he will check with the City Engineer and if he is in favor of that southern access street on Stoney Ridge Road then he will advise Mr. Valore and ask him to provide the drawings and he will bring that back to Planning Commission for the next meeting so that they have an accurate drawing for their records to keep on file with a memo explaining so that somebody ten years down the road knows how this came about with these changes. He explained why this needs to be on file as other cases have come up without our knowledge of how the changes were made.

Member Mollenkamp stated as a resident, he has seen a number of changes being made from what Planning Commission originally looked at and the City Engineer put his stamp on versus what changes have been done and as a resident, he doesn't understand why.

Chief Building Official Fursdon asked if these changes were recent and if he could give him an example.

Member Mollenkamp stated that the cul-de-sac at Harbor was supposed to have an island. It never showed up. He explained that there are two retention and three detention ponds that have not been addressed and they are still bouncing back and forth between the City, Valore and Ryan Homes as to who supposed to take care of these. He stated that he agrees with the extra entrance onto Stoney Ridge, but he couldn't understand when this comes down on paper and there gets to be so many changes. As years gone by, when Planning Commission put their stamp on something, that was done. That is the way it should have been. He explained that when Rosse built all six of the retention ponds he dug deeper than he should to handle all the water. However, for example the plan shows dry pond. Well now the builder who has taken over from Valore has made them wet ponds. He asked how can a plan deviate from what was approved.

Chief Building Official Fursdon stated that personally, he sees that it makes no difference if they are wet or dry. The purpose is to hold the water detention in a storm. If they are dry then that will give more area of maintenance in your HOA. He stated that the City isn't going to maintain those detention basins.

Member Mollenkamp states that it costs the HOA more money to take care of a retention basin rather than a dry basin.

Chief Building Official Fursdon asked if he had costs related to this because there shouldn't be any mowing if it is wet.

Member Mollenkamp stated that the outside perimeter has to be mowed because it is in open space. He stated that this stuff comes up and it gets on a print.

Chief Building Official Fursdon stated that a lot of times what Planning Commission sees up here on a final, when it goes to the Engineer's office, they may make changes such as requiring an easement for storm sewer that may not be shown on the drawing. Planning Commission's plan will never show that, but their construction plans will and it will be on the final plat that goes over to County. He stated that he has never viewed that as a problem, but more than that, he isn't aware of the other changes that were mentioned because he isn't with the Engineering department.

Member Mollenkamp stated this problem with this development is the fact that there have been changes in Engineers. In Scott's defense, he got this dropped on him. It took him a while to get up to speed to figure out what is going on, but the plans have never changed as far as the way those ponds were determined from the very beginning and they were dry. He stated that his conclusion is that if the print says it is to be dry, the City Engineer has approved it to be dry, then how do they come back and want to make it wet.

Chief Building Official Fursdon stated that the only answer he can give is that they may have

been dirt poor and excavated more out of there in order to build up their lots.

Member Mollenkamp stated that the reason they are going back to wet is because Ryan Homes had an overcharge. Ryan Homes has accepted the responsibility to do whatever the City or Valore wants to do with these ponds because they charged three property owners premiums for building next to a pond; not a retention or detention basin. They are afraid that they are going to get sued and rather than going back to court, they figured it would be cheaper to leave them the way they are right now, but he being a resident sees the plan and the plan says dry.

Chief Building Official Fursdon stated that someone had to approve that and they would have to explain why it was approved. He stated that he didn't know if Scott would have an answer for him as he wasn't here when it was done.

A question was asked whether or not the developer actually is required to show retention or detention in terms of their basins.

Chief Building Official Fursdon explained that when they use the terminology retention or detention it means different things.

Member Mollenkamp states that retention means it is retaining water; detention means that it is detaining it for a certain length of time. He continued to explain the definition per the Army Corp of Engineers. He asked if the basin turns into a retention pond, which is wet, does it mean that the EPA or County Board of Health designate the fact that, that pond would have to be aerated in some way in order to cut down on mosquitos or would they need to do it chemically.

Chief Building Official Fursdon stated that he didn't have an answer as the subdivision off Lorain Road by Island Road had trouble with their retention basins in there and Ryan Homes went in there and put aerators in there, but Member Mollenkamp would have to ask the Engineers. He but he didn't remember the health department ever getting involved and saying that they had to. Larvicide can be used in order to kill the mosquitoes.

Member Mollenkamp stated that is a problem with the County right now is that they need to know if they are going to be wet or dry because they have to know how to treat it.

Chairman Rothgery stated that he can't think of any pond over in Meadow Lakes that aren't aerated.

Chief Building Official Fursdon stated that they used to have fountains or pumps off those retention basins on Meadow Lakes Boulevard before you get to Barres. He stated that he can't recall in the area of Country Meadow Way if there were any fountains being used.

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Member Mollenkamp stated that aeration doesn't mean a fountain; it just means a little giant pump that is circulating water. Either way it is aerated, but the fountains cost you more.

Chief Building Official Fursdon stated that if there is moving water, you are not going to get mosquitoes. It is when you have the still water that attracts the mosquitoes. He stated that he wished he had better answers for Member Mollenkamp, but he is not the Engineering Department.

Chairman Rothgery asked if there were any other business.

Member Mollenkamp requested a calendar of meetings for 2013.

Old Business: None

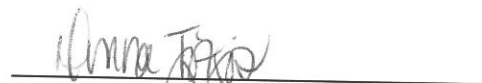
NEW BUSINESS: None

ADJOURNMENT:

Chairman Rothgery stated that since there is no other business, he adjourned the meeting.

Meeting adjourned at 7:48 P.M.


Chairman


Secretary

February 12, 2013
Date Approved