

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, JUNE 11, 2024**

CALL TO ORDER:

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

ROLL CALL:

Present were members Steve Ali, Paul Graupmann, Council Liaison Bruce Abens and Vice-Chairman Paul Schumann.

Chairman James Smolik was excused.

Also present were Assistant Law Director Toni Morgan, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Vice-Chairman Schumann asked if the members had a chance to review the minutes of the regular meeting on May 14, 2024. He asked if there were any corrections. Hearing none, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2024-0270 Meligun, LLC, 37152 Sugar Ridge Rd
Approval of a Certificate of Zoning Compliance for a small firearms manufacturer.
2. PPZ2024-0271 Liberty Parkway HRD, LLC, 6287 Lear Nagle Rd
Administrative approval of a Planning Commission application for exterior building alterations.
3. PPZ2024-0274 Shipme, LLC, 34125 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a packing and shipping retail store.
4. PPZ2024-0245:SportsVille, 37500 Center Ridge Rd, PPN 07-00-033-101-003
Administrative approval of a Planning Commission application to construct an equipment storage building.

Vice-Chairman Schumann asked Director Lieber if she would review the administrative approvals.

Director Lieber stated that there were two certificates of zoning compliance for new businesses that were approved with one being Mulligan on Sugar Ridge Road, a firearms manufacturer, and ShipMe, which was a packing and shipping retail store. She mentioned that there were also two administrative approvals for building alterations or additions and was the first on Liberty Parkway. She said that the applicant wanted to just replace some of the exterior building materials, add some overhead doors and refresh the paint on the building. She explained that the other approval was SportsVille and that it was

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originally on the agenda for the Commission's review, however, the project was entirely zoning compliant. She stated that they would be installing a metal pole storage building on the property to replace an area where they currently had bins for sand and other materials.

OLD BUSINESS:

NEW BUSINESS:

PPZ2024-0257: Elite K911, 31740 Cook Rd, PPN 07-00-004-110-038

Applicant: Heller Carpentry and Handyman, LLC, 227 Main St, Apt. 327, Westlake, OH 44145. Owner: Chuck Stella, 31684 Cook Rd, North Ridgeville, OH 44039. Proposal consists of constructing an addition to existing building for grooming facility. Property zoned B-3 Highway Commercial District.

Application was read.

Vice-Chairman Schumann asked Director Lieber to discuss her Planning Review.

Director Lieber stated that she had been in contact with the applicant and his design professional since the last meeting to collect the additional information requested by the Commission and by staff. She explained that they had a couple rounds of e-mails back and forth where they pooled that information from both the site plan and the building elevation. She added that she had prepared a report on June 5th based upon the information she had at the time and sent that report to Tina but then later that day they received another update from the applicant and unfortunately her most recent report didn't capture all of the changes that had been made. She mentioned that that regarding the building elevations, those were revised and resubmitted May 24th and that sheet A2 had been revised to incorporate all the discussed building changes and colors. She stated that the applicants indicated that no lighting was proposed, so the elevation seemed complete. She said that the site plans were also revised and resubmitted to the City first on May 22nd and then recently on June 5th. She indicated that the question that they had about the drive aisle in relationship to the parking spaces and that had been resolved. She stated that she had a comment about plan notes indicating that there was going to be a shed removed and relocated but that it wasn't clear if that was the current or the future location. She mentioned that in looking at the updated plan, it looked like the shed had been removed from that location but that it didn't appear a new location had been identified, unless she was just not seeing it on the site plan or that perhaps they just had a partial site plan.

Mr. Stella stated that it was on the drawing back by the pool.

Director Lieber stated that she did locate it back by the pool and that resolved that comment. She indicated that what had slipped her attention until just in preparation for the meeting was that there was now a proposed dumpster enclosure. She mentioned that it was brought up to the owner previously that if they intended to have a permanent dumpster on the site, that code required that it be enclosed and screened. She added that she wanted to point out that that dumpster enclosure has appeared on that June 5th rendering and that it was near the end of the emergency access drive, which was quite a distance away from the commercial piece of the property or where the business was located. She explained that she was just curious as to why that location was selected and that it would seem appropriate to have that location be closer to the business that it was serving rather than to the house. She added that if they were move it closer to the commercial business, they would want to keep the commercial traffic on the paved

portion or on the pavement, and that then the other structures would also help screen that from being in open view from the street.

City Engineer Eavenson stated that she did appreciate the larger scale drawings that they did make it much easier for reading and would also be most helpful to the engineering review and for their records. She said that there were a couple of items that she hadn't had the opportunity to discuss with him but that now maybe he might be able to lend some additional information. She indicated that she did have a little bit of concern for the infiltration trench that was addressing the water quality measure they had originally asked him to account for in the pre-hearing meeting. She stated that it appeared that it might be under the kennels or in the kennel area and asked if it was going to be behind the kennels.

Mr. Stella commented that yes, it looked like it was placed behind the kennel.

City Engineer Eavenson stated that she just wanted to make sure that it wasn't in the kennel area because that could be a sanitation issue and wanted to make sure.

Mr. Stella stated that yes, it would be behind the kennels.

City Engineer Eavenson asked about the fencing that was there and if it would be relocated.

Mr. Stella indicated that there was fencing there and that it was going to be relocated for the new building.

City Engineer Eavenson asked that he indicate that in the final drawings. She noted that it did actually say remove and reconfigure, so as long as that was out of the infiltration trench, she thought that was acceptable.

Mr. Stella asked if the infiltration ditch should be after the kennels and before the creek.

City Engineer Eavenson stated that was correct. She asked if he would speak on behalf of his maintenance measures for the kennels. She commented that she would assume the animals used the restroom in those kennel facilities.

Mr. Stella stated that they did and that they cleaned them three times a day. He explained that they cleaned them in the morning when they pooped immediately. He went on to state that when they took the dogs out, they took them out in stages and would clean that up immediately because they would step in it or they would eat it. He added that they were on that right away and didn't leave any poop down ever. He stated that that was one of their policies to always clean up.

City Engineer Eavenson asked if there was some sort of measure that he could put in on the last leg of the fence line of the kennels to maybe just ensure prevention of a washout.

Mr. Stella commented that whatever she recommended he would do but that it was 57 limestone for the trench itself.

City Engineer Eavenson stated that she just wanted to ensure that there wouldn't be any runoff from the

kennel area that might make it into the trench, but they could discuss that during the final review.

Mr. Stella stated that he didn't think that would be an issue and was sure they could come up with something like a berm of some kind. He mentioned that urine would be an issue obviously to collect, but as far as feces, that was not left down but was disposed of.

City Engineer Eavenson stated that they would talk a little bit more about that during the final permit process. She asked if he would speak a little bit to the emergency access drive. She commented that she did see that he had signage there, but she did have a little bit of concern of ensuring that that was visible to the emergency services. She asked if he had given any thought to perhaps some staking that would tell the fire department that it was there.

Mr. Stella stated that they could put signage at both ends.

City Engineer Eavenson commented that she did see that he had signage but maybe also some additional staking or fluorescent markers, driveway markers to that as well.

Mr. Stella stated that he would do anything that was required and had planned on landscaping that, so that in the wintertime they would see that as well.

City Engineer Eavenson commented that she just thought some simple measures might help to accentuate that area just a little bit better. She discussed that she did get a copy of his wetlands permit from the Army Corps but asked if that work was finished because it didn't allude to it on the revised plans. She asked if that work was all finished and if the culvert went in for the stream.

Mr. Stella stated that it wasn't. He said that they were not going to build the bridge. He remarked that he always said bridge but did mean the culvert. He added that he didn't have the money to build a bridge at this point.

City Engineer Eavenson stated that they just wanted to be able to gain access to the back property.

Mr. Stella stated that the culvert pipe and backfill would be it, at least at that point. He added that the bridge would go in at some point down the road.

City Engineer Eavenson asked that when he intended to do that work, to reconnect with the Army Corps, because she thought that permit was expired.

Mr. Stella stated that he didn't know if it was but he didn't think it expired.

City Engineer Eavenson asked if he had submitted this completion form because it looked like he may have signed the completion form.

Mr. Stella stated that he didn't know.

City Engineer Eavenson asked if maybe he didn't turn it in.

Mr. Stella explained that he thought he signed it but didn't really know what it was and did not turn it in.

City Engineer Eavenson asked if he did not submit it.

Mr. Stella commented that he didn't know he wasn't supposed to sign it until it was completed.

City Engineer Eavenson So usually they do have terms on him on here for a length of time that they're valid and she asked that he review that to ensure that if he had exceeded his time period, he would ask for an extension if he wanted to do the work.

Vice-Chairman Schumann asked Mr. Stella if he wanted to discuss that Administrations comments.

Mr. Stella stated that he was aware that his neighbor had an issue with the dumpster, but he didn't know what to do with that dumpster. He stated that of all the property that he had there, he had no place to put that dumpster. He commented that the only place that he could put that dumpster that was reasonable was pretty far away from the building. He stated that he did have a golf cart and a wheelbarrow and that his maintenance guy would generally take the wheelbarrow, load the bags of poop and take them over there. He commented that other than that, it was just a short walk. He stated that he had no place to put that dumpster that wouldn't crush his concrete. He stated that originally where the dumpster was, he had 6-inch concrete poured there and then when he added the parking lot, he had plans of expanding on the back property and he thought the dumpster would go back past the wetlands. He added that since that project can't go forward financially, he was stuck putting the dumpster at the end of the gravel driveway. He stated that the gravel driveway, of course, was going to be concrete, but there had to be at least 6 inches of it to hold for the trash trucks.

Vice-Chairman Schumann asked what the neighbor's issues were

Mr. Stella stated that his neighbor across the street was tired of looking at the dumpster and that he was that he was as well. He mentioned that he could see it from my his kitchen window and he wasn't thrilled about it either. He stated that the goal was to figure out where that was going to finally go, but he had to wait for the fire truck access road before making a plan where that was going to go. He pointed to the drawing and stated that if the fire access road was going to go where it said on the drawing, if they were good with that, then then he was going to put the dumpster there and enclose it and would do that immediately.

Vice-Chairman Schumann asked about placing some arborvitaes around it or something like that.

Mr. Stella stated that he was going to. He said that they always planted bushes and all that. He added that he was thinking about a vinyl fence and then some evergreens or something around that.

Vice-Chairman Schumann asked what material he was talking about for the enclosure and that it looked like vinyl fencing.

Mr. Stella stated there were vinyl panels that he could buy that were pre-made. He stated that he didn't know if he would have to go all the way around it, but he would need at least four panels plus the doors, to keep anybody from looking at it. He stated that the backside would be facing the wetlands.

Vice-Chairman Schumann asked Director Lieber if that would be acceptable.

Director Lieber stated that a four-sided enclosure was required, but if the Commission was going to require landscaping, she asked that they be specific about what and where they wanted that.

Mr. Stella stated that he could do four sides and it wouldn't be more than a couple panels.

Director Lieber asked if he clarified whether he intended to pave the driveway.

Mr. Stella stated that paving might be an option, but concrete was probably what he was going to be doing for the gravel road, the existing gravel road. He mentioned that he might have to go with asphalt, but it just depended on how it worked out financially.

Director Lieber stated that either way, concrete or asphalt, the emergency access drive was being proposed as it was just to provide connectivity but if it were a commercial property, they did require any parking or drive surface to be paved, so if that was going to be the permanent location of the dumpster and it was going to get commercial vehicle traffic to empty the dumpster, then the route to that dumpster should also be paved, not gravel. She mentioned that if the applicant was indicating that he intended, whether it's asphalt or concrete, he was going to pave the driveway, then her concerns were less than if it were not intended to be paved.

Vice-Chairman Schumann stated that the plan showed exterior gravel drive.

Mr. Stella stated that that was current and temporary.

Vice-Chairman Schumann stated that it was existing gravel drive not exterior.

Mr. Stella stated that he put that in last year to access the back property.

Vice-Chairman Schumann commented that the emergency access drive was going to be concrete or asphalt.

Mr. Stella stated, no, that it would be Geocell, if they were still on the same page. He commented that it would be Geocell and grass and that it would just be maintained as a safety access road.

Vice-Chairman Schumann asked which side the dumpster opened on.

Mr. Stella showed Vice-Chairman Schumann on the drawing where it would open.

Vice-Chairman Schumann stated that maybe he could put some arborvitaes across this side.

Mr. Stella stated that he could see it from his kitchen window.

Vice-Chairman Schumann commented that it would be nicer for him too, then.

Mr. Stella stated that he knew his neighbor was upset about it, but he didn't have a permanent location.

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Vice-Chairman Schumann asked if there were any questions from the Commission.

None were given.

Vice-Chairman Schumann asked if there were any questions from the public.

None were given.

Council Liaison Abens asked about the gravel drive and if he was planning on paving that over.

Mr. Stella stated that he was planning on concreting it. He mentioned that he might have to pave it just for financial reasons, but yes, it would be a hard surface.

Council Liaison Abens commented that if he left it gravel, with it being used, he was going to send up dust.

Mr. Stella stated that he was told he couldn't keep it gravel to begin with, so even when he put it in, he knew that was temporary.

Council Liaison Abens stated that if not, he would hear from his neighbors.

Mr. Stella stated that his wife hated it and that she hated driving up and down the gravel driveway.

Council Liaison Abens asked regarding the western side of the property, how would the fire department access that side of the building in case of a fire, because it didn't look like they could get a truck there.

Mr. Stella stated that there was a driveway there that was his neighbor's and that would be the only access. He added that they hadn't discussed the fire hydrant yet.

Council Liaison Abens stated that he saw that he had installed one on his property and asked if that was correct.

Mr. Stella stated that he had not yet, but he would. He mentioned that it would be right in the front yard, which put him within that 300-feet of any portion of the building.

Vice-Chairman Schumann asked that if that was getting paved, was that clear to Director Lieber, that that existing gravel drive was going to get paved.

Director Lieber stated that she would always encourage the Commission to add in their motion whatever conditions they felt were necessary, just to ensure that they had record of it.

Vice-Chairman Schumann asked Mr. Stella if he had any problem with throwing a couple arborvitaes around the dumpster enclosure and asked how big it was.

Mr. Stella stated that the dumpster was not very big, and the enclosure was probably going to be 10 feet. He stated that the panels were 6 feet, so it might end up being 12 foot overall. He discussed that he would

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put in at least three, three 4 footers on at least two of the sides, the side that he looked at and the side the neighbor looked at.

Vice Chairman Schumann commented that they were talking about 6 of them.

Mr. Stella stated that that sounded about right.

Vice-Chairman Schumann asked regarding the infiltration trench, did they have to bring that up at all in the conditions.

City Engineer Eavenson stated that they still had the engineering review to do, so she thought the details of that could be worked out during the final engineering review.

Vice -Chairman Schumann asked if there were any further questions or comments.

Member Ali stated that the only thing he would recommend with the dumpster, just to use concrete, because those trucks got very heavy and so that he didn't get ruts instead of asphalt. He stated that around the approach to it, he would put 6 to 8 inches of concrete.

Mr. Stella commented that he thought the drawing specs out the concrete, 6-inch concrete for the pad and apron.

Motion made by Schumann and seconded by Graupmann to approved application PPZ2024-0257 subject to the conditions of six arborvitaes be added to the plan for the dumpster enclosure and that the existing gravel drive on the east side of the property be either finished in concrete or asphalt.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

Vice-Chairman Schumann asked if there were any further business to come before the Commission.

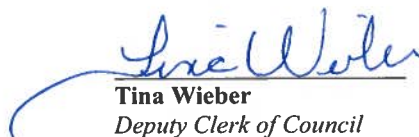
None was given.

ADJOURNMENT:

Vice-Chairman Schumann adjourned the meeting at 7:25 PM.



Paul Schumann
Vice-Chairman



Tina Wieber
Deputy Clerk of Council

Tuesday, July 9, 2024
Date Approved