

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Chairman James Smolik

Vice-Chairwoman Jennifer Swallow
Member Steve Ali

7307 Avon Belden Road
North Ridgeville, Ohio 44039
(440) 353-0513

Member Paul Graupmann
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, DECEMBER 14, 2021

All Planning Commission meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public. You may also view this meeting on our YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting held Tuesday, November 9, 2021

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Greg Sommers, Sommers Development Group LLC, P.O. Box 1102, Chardon, Ohio 44024

OWNER: Triple Seven LLC, c/o 145 Berkeley Road, Elyria, Ohio 44035

REQUEST: New residential single-family detached and cluster development

LOCATION: Sugar Ridge & Bender Road in an R-1 District
Permanent Parcel No. 07-00-047-000-111

ADJOURNMENT:

Visit the Planning Commission website to access the agenda, along with agenda items:

www.nridgeville.org/PlanningCommission.aspx

*DON'T FORGET TO **SUBSCRIBE** TO OUR **YOUTUBE CHANNEL** TO TUNE
IN TO **ALL CITY PUBLIC MEETINGS!***

NEXT REGULAR MEETING WILL BE HELD TUESDAY, JANUARY 11, 2022

7307 Avon Belden Road, North Ridgeville, Ohio 44039
Phone: (440) 353-0513 Fax: (440) 353-1528 www.nridgeville.org

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, NOVEMBER 9, 2021**

CALL TO ORDER:

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

ROLL CALL:

Present were members Paul Graupmann, Chairman James Smolik, and Council Liaison Bruce Abens.

Vice-Chairwoman Jennifer Swallow was excused. Member Steve Ali was unexcused.

Also present were Assistant Law Director Toni Morgan, City Engineer Daniel Rodriguez and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, October 12, 2021. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

Chairman Smolik asked for the application to be read.

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

OWNER: Same

REQUEST: Final Plat approval for Hampton Place Phase 6.

LOCATION: 775' southeast of Stone Creek Drive and Stoney Ridge Road in an R-1 District
Permanent Parcel Nos. 07-00-029-000-419, 07-00-029-000-197, 07-00-029-000-085

Application was read.

Administrative comments were read.

Chairman Smolik asked the applicant to state their name and address for the record.

Tony Valore, Valore Properties, Inc., 23550 Center Ridge Road, Westlake, Ohio 44145, was

sworn in.

Chairman Smolik asked Mr. Valore to explain the application.

Mr. Valore stated that the subdivision project was started in October of 2008. He explained that he had 160 acres and when the subdivision was started the ordinance at the time was 65 percent large and 35 percent cluster lots. In lieu of the money that was needed to put in the sanitary line which was running up Route 83, at the time they agreed to 55 percent large and 45 percent cluster. He stated 1.1 million dollars in improvements had been invested into the project from the subdivision up to Mills Road. He advised that the improvements were reimbursed through the building permits that they had with Ryan Homes to buy the lots. He stated the property has 168 acres and they needed 33.63 acres of open space but looking at page 7 of 39 of the plat on the bottom of the page it shows that they have the required open space 33.63 but the project actually has 46.09 open space. He explained that the project was phase seven and that there may be two or three more phases depending on how the market goes. He advised the he was looking for a final plat approval. He further explained that there is one lot, lot 293, that is 73 feet wide and that he was asking for a side variance to build a house on that property because in a cluster subdivision for single families the ordinance is for 35 feet between structures. He asked the City Engineer Rodriguez if that was correct.

City Engineer Rodriguez stated that it was correct.

Mr. Valore explained that he was supposed to have 85 feet on the lot but that he didn't have 85 feet on that property and was asking for a variance on that one lot. He advised that the project meets all other requirements and satisfied all the ordinances.

Chairman Smolik stated that he had a question for the Assistant Law Director Morgan and asked if there was legislation for the change with the cluster percentage.

Assistant Law Director Morgan asked the applicant if he remembered if the cluster change was by ordinance or if it just came through Planning Commission.

Mr. Valore stated that it was by ordinance because it originally was 65/35 and then an ordinance was passed on October 1, 2008. (Not granted by ordinance but granted by a variance from BZBA on 7.23.09)

Assistant Law Director asked if it was an ordinance then.

Mr. Valore stated that it was. He explained that that was in exchange for the improvements he had done on the property which opened up the whole corridor. He further explained that within a short time after that, all residents had to connect into the new sanitary and that it worked out to everyone's benefit.

Chairman Smolik stated that City Code 1282.11 states that the distribution of clusters shall be no

more than 35 percent and that is why he was asking to make sure there was some type of legislation that over rode that. He then asked if anyone from the Commission had any questions or comments.

Councilman Abens asked where the access was to subplot 293.

Mr. Valore stated that the access was on Stoney Ridge Road.

Chairman Smolik asked if there were questions or comments from the Commission.

None were offered.

Chairman Smolik stated that regarding Block D there would be a retention basin that sits behind the homes on Stoney Ridge.

Mr. Valore explained that it was Block 8.

Chairman Smolik asked if that retention basin would have a fence.

Mr. Valore stated it did not have one.

Chairman Smolik explained that those people on Stoney Ridge did not have a choice in having a retention basin put in behind their home. He further explained that if a person moves in they know where the retention basin is but that he was concerned from a safety standpoint, because all of a sudden now those people who live on Stoney Ridge have a retention basin behind their home. He stated that he wasn't sure if there were small children in any of those homes but asked if the applicant would entertain putting a fence around the retention basin.

Mr. Valore stated that he could put a fence in but that there are already 10 to 12 retention basins on the property currently.

Chairman Smolik stated that he was concerned about the people on Stoney Ridge. He explained that the people within the subdivision know they are buying a lot with a retention basin behind it. He advised that the existing parcels on Stoney Ridge were bought when there was no basin and now a basin will be put in their backyard. He explained that he was concerned because the current residents on Stoney Ridge didn't get a choice in the matter.

Mr. Valore explained that he could put a fence between the residents' yard and the retention basin but not around the whole retention basin.

Chairman Smolik advised that the fence should be along the Stoney Ridge Road homes.

Mr. Valore stated that would be fine. He explained that it would enhance the houses on the other side of the retention basin as well so that would be good.

Chairman Smolik stated that people within the subdivision know they are buying a home near a retention basin.

Mr. Valore explained that they did have fencing. He advised that if you go past the entrance on Stoney Ridge to the north there are fence, pines, fence, pines, so they could introduce that same fence down to the next phase location behind that property and it would be a nice blend to hit the corners of the pine trees.

Chairman Smolik asked for questions or comments from the Administration.

City Engineer Rodriguez stated that this project is currently under construction and the basin referred to does have a ten foot buffer, a flat area, and then goes four to one, twelve to one. He explained that it is built in the nature that is safe per se but to the Chairman's point, yes, those people on Stoney Ridge did not get a choice. He further explained that the project is going well and believed they are getting ready for pavement and stated that there was no reason not to move forward with this plat approval at this point.

Councilman Abens asked if where the plat shows utility easement, would that be how they get access to that retention pond.

Mr. Valore stated that by sublots 276 and 275 the access would go from there.

Councilman Abens explained that he lives in a development where the ponds are not accessible and it has created problems.

Mr. Valore said he understood but this basin is accessible.

Chairman Smolik asked if there were any questions or comments from the public.

No questions or comments were offered.

Chairman Smolik asked for questions or comments from the Commission.

No questions or comments were offered.

Chairman Smolik advised that he would like to add a condition that legislation needs to be verified regarding the cluster distribution.

It was moved by Graupmann and seconded by Abens to approve with the condition of verifying legislation regarding cluster distribution.

Assistant Law Director Morgan stated that if it was approved she didn't believe the Commission should go back and undo it.

Mr. Valore explained that he had the legislation with him at the Pre Planning Commission meeting and he thought the Commission had it as a matter of record. He stated that on the master plan it was starred and has a score card which has the ordinance right on it.

Chairman Smolik stated that he just wanted to verify that that legislation does exist.

Mr. Valore advised that it does exist.

Councilman Abens stated that it could be approved upon existence of that particular legislation.

Assistant Law Director Morgan explained that it was pretty awkward and it wasn't usually done that way.

Chairman Smolik asked if Assistant Law Director Morgan wanted to take a 5 minute recess to look it up. He asked how fast it could be looked up.

Assistant Law Director Morgan asked Mr. Valore if he had the ordinance number with him.

Mr. Valore stated that he had the number at the office and didn't think he needed it. He advised that he could run back to the office and get it and bring it back because he didn't want to wait another month.

Chairman Smolik advised that he just wanted to make sure it exists.

City Engineer Rodriguez asked the Chairman if he wanted to move on to the next applicant while the ordinance was being looked up.

Assistant Law Director Morgan asked Deputy Clerk of Council Wieber if it was something they could research in her office.

Deputy Clerk of Council Wieber explained they could and it shouldn't take more than a couple minutes.

Assistant Law Director asked Chairman Smolik if he wanted to do that.

It was moved by Graupmann and seconded by Abens to recess.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

Chairman Smolik advised that for the current application, the Commission was looking for some legislation and the developer had some input on to share.

Mr. Valore explained that he did. He stated he had the legislation at his office.

Assistant Law Director Morgan explained that they did search for the legislation but were unable to find it. She further explained that Mr. Valore has offered to drive to his office and find it and bring it back. In the mean time, they could move on to the next applicant and Mr. Valore should be back by that time.

Mr. Valore asked for a cell phone number to call to give the information.

Chairman Smolik asked the Commission if they wanted Mr. Valore to get the legislation and move on to the next applicant or were they ready to make a motion.

Assistant Law Director Morgan stated that she didn't think Council would want them to send them a conditional application approval that they may be taking back. She further explained that these questions can always be answered ahead of time if it presents itself so that they could move on.

Chairman Smolik stated that they had a better solution.

Councilman Abens explained that the Commission would go ahead and approve the application and then look for the ordinance number and he would explain to Council that it was approved in this fashion and that ordinance supports what they were doing.

Chairman Smolik advised that the motion on the table was for approval.

It was moved by Smolik and seconded by Abens approve the application with the conditions of previous legislation regarding cluster subdivisions and fencing the retention basin along Stoney Ridge Road. (Not granted by ordinance but granted by a variance from BZBA on 7.23.09)

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

Chairman Smolik asked for the next application to be read.

COUNCIL REFERRAL: T 128-2021 Vacating public access to property known as Roosevelt Avenue from 5169 Lear Nagle Road to 33593 Adele Street in the City of North Ridgeville.

(Introduced by the petition of Michelle Howells on 10.06.2021)

Application was read.

Chairman Smolik asked the applicant to state their name and address for the record.

Michelle Howells, 5169 Lear Nagle Road, North Ridgeville, Ohio 44039, was sworn in.

Chairman Smolik asked the applicant to explain their project.

Mrs. Howells stated that the plat on the screen was incorrect as to which parcels were hers.

City Engineer Rodriguez stated that it was fine and that the applicant could go ahead and explain and the he would share the new copy.

Mrs. Howells explained that she had dropped off the new plat but does have a couple more if they wanted to share them with the Commission.

City Engineer Rodriguez advised that she could share them with the Commission. He further explained that there was one name on a parcel that was incorrect.

Mrs. Howells explained which parcels that she and her husband own in back and in front of Roosevelt and the property coverage was an “L” shape. She stated that Al Wisniewski and Valerie Clifford own parcels on Lear Nagle Rd and own behind on Roosevelt as well. She explained that there is a corner house that is on Lear Nagle Rd and also the first house on Adele Street, and that the owners were sitting in the audience.

City Engineer Rodriguez stated that their lots were turned.

Mrs. Howells stated that the owners who were present, their house is on Adele and the corner house is on Lear Nagle but their side wasn't dead. She explained that she just wanted Roosevelt vacated to where her property ends straight up to Adele. She explained that the other lots could still enter off of May Street. She stated that they wouldn't be blocking anyone because they could still enter off of May Street. She advised that they did use May to tear down the dead trees in the right-of-way. She explained that they wanted to vacate Roosevelt from their property to Adele.

Chairman Smolik asked for questions or comments from the Commission.

Member Graupmann stated that he took a drive up there and he thought he found the street but he was curious as to why the applicant wanted to vacate the street.

Mrs. Howells explained that they are currently planting grass and that they want to put up a fence. She stated that if she did that and put on a small addition, if she put up a fence and somebody wanted to come through Adele she would have to tear it down.

Member Graupmann asked if Mrs. Howells would be blocking off the street.

Mrs. Howells stated that the street was not there and had never been there.

Member Graupmann stated that he didn't see any signs while looking for the street and that maybe he looked in the wrong area.

Mrs. Howells explained that it had never been there and that it had always been a wooded lot all the way through.

Member Graupmann asked if there was blacktop on it.

Mrs. Howells stated that there wasn't.

Member Graupmann explained that he couldn't find it.

Mrs. Howells advised that it is all just land and that they have been taking care of it for 30 years and so has everybody that moved there.

Mr. Howells explained that their neighbors already have fences on it.

Mrs. Howells stated that they had chicken wire fence so it was easy to tear down if they had to but she wants to put a permanent fence in.

Chairman Smolik explained that even though the street doesn't exist, there is city right-of-way, it was planned a while ago so that a future street could have went in there.

Member Graupmann stated that he understood.

Mr. Howells advised that technically he didn't think a street could be built there because it is supposed to go house, house, street, house and there's not room to put another house there.

Chairman Smolik asked Mr. Howells to go to the podium to speak so that the comments would be on the record.

Mr. Howells stated that was fine. He stated his name was Robert Howells. He advised that when they first bought the house 30 years ago, he was told that even though that easement was there, that technically it could never be used as a street because it was supposed to go house, house and then street. He explained that residences are supposed to have the backyard meeting out of someone's front door in your backyard. He further explained that they wanted to vacate so that they could take their properties and tie them into their other Nagle property and fence it all in. He stated that eventually he would like to put an addition onto his garage and if the property line is right directly through the City's easement he wouldn't be able to.

Councilman Abens stated that maybe he was a bit confused but the City would still be keeping its' easements. He explained that what the Commission was doing was basically closing the street down to public access but the City is still going to be keeping the easements for possible sewers or whatever down the road.

Assistant Law Director Morgan explained that the City keeps the right to put in utilities and that sort of thing. She stated that it would probably never be used but that City does have an easement in all of the right-of-ways.

Mr. Howells stated that the City could go right through his front yard and tear it up, he understood that.

Assistant Law Director Morgan explained that it was just in case they ever needed to use it.

Councilman Abens stated that just as long as the applicant understood that if all of a sudden the City said we need to put a sewer in or something like that for water management, the City would still maintain that right. He asked the City Engineer if that was accurate.

City Engineer Rodriguez stated that he didn't see that happening as every street around there has sewer and water services. He advised that yes, that was correct.

Councilman Abens explained that he didn't see it happening at this point but ten or fifteen years down the road who knows.

Chairman Smolik asked about the land distribution and who gets what as far as how it gets vacated out. He explained that what happens then is that the City right-of-way turns into an easement and asked if that was correct.

Mr. Howells stated that was how it sounded to him.

Assistant Law Director Morgan explained that this ordinance would be a little bit different and that was what she wanted to discuss.

Chairman Smolik stated that prior to the Commission arriving there was correspondence placed in front of them of the actual ordinance and the law department would be explaining what the new changes were.

Assistant Law Director Morgan explained that the path of the ordinances comes from Council to the Commission and they can either approve, disapprove or make suggestions and she was suggesting changes on a couple of things. She stated the Commission had both ordinances in front of them. She explained that on the original ordinance what has been the traditional language and no one thought to really correct it, but the third "Whereas" statement indicates a two thirds vote and that it wasn't entirely accurate. She explained that the only time Council needs a two thirds vote is if they do something different than what the Planning Commission suggests. She explained that the new ordinance in front of the Commission had the corrected language. She further explained that the main change, the one that had legal significance was in Section 4. She stated that she had added a new Section 4. She advised that during the Pre Planning Commission meeting it was discussed that there are a couple parcels where written consent was not obtained and the City's ordinance allows them, and it was quoted in that Section, to make this division under 1022.02 (b) even if written consent is not obtained from

everyone. She explained that it wasn't always possible or feasible to obtain and it is indicated that even though they made due diligence and made reasonable efforts even up to and including the meeting that evening, the City had tried to contact the owners of those parcels to let them know what was going on, but it hasn't happened and it is allowed by ordinance. She further explained that the ordinance in a normal vacation or in the default vacation of a street is 50/50. She stated it divides the property among the owners on either side. She explained that the City's ordinance also indicates that does not have to happen and what the new version of the ordinance does is that for those properties where they haven't been able to contact anybody, they would give it all to the people who presented the petition and the City is allowed to do that. She explained that one of the reasons they are allowed to do that is so that there's not a piece of property, however small, that no one ever tends and that there's not a piece of property, however small, that no taxes are ever paid on. She advised that it solves the problem for the City as well. She further explained that that is what Section 4 has done, it has indicated there are owners of record that have not been able to be located and that they are not going to split it 50/50 for those properties. The City would give them all to one owner so that the properties have taxes paid on them and they are tended to.

Chairman Smolik thanked the Assistant Law Director for the explanation. He asked if the home owners were notified by certified mail or regular mail regarding the Planning Commission meeting.

Deputy Clerk of Council Wieber explained that they were notified through regular mail.

Chairman Smolik asked the applicant if they had tried to get ahold of the homeowners as well.

Mr. Howells stated they had.

Chairman Smolik asked by what means the applicant had tried to contact them.

Mrs. Howells stated that the address of 5177 Nagel, for Amy McHugh, she passed away and there was no way to reach anyone.

Mr. Howells explained that her daughters moved out. He further explained that the lot next door, there were three lots south of Ms. McHugh and they are past due in taxes. He stated he had tried to reach them for the past five years and even went to the county to see if they could do something to purchase their lots to make it all tie together and there has been no response. He stated he tried mailing letters three different times.

Mrs. Howells stated they have made phone calls.

Mr. Howells advised that the county said with Covid they don't really have the time to pursue the back tax issue.

Chairman Smolik asked the applicant if he minded showing on the map where the land would be divided.

Mr. Howells explained that according to the Law Director, since they can't get ahold of the other property owners, he showed what parcels were his and that he would have the whole vacated part. He further explained that Al Wisniewski owns three lots on Nagle and the three lots behind him. He advised that Tom Mangan should get half and Gabriel Leidy should get the other half. He stated that Gabriel Leidy was present in the audience. He explained that Mr. Leidy's lots were turned due to the way the houses were put in.

Chairman Smolik asked for questions or comments from the Commission.

None were given.

Chairman Smolik asked for questions or comments from the Administration.

Assistant Law Director Morgan stated that she would like to indicate when the Chairman, assuming he would approve the ordinance, that he approve the ordinance as submitted with the changes.

Chairman Smolik thanked the Assistant Law Director for the clarification.

City Engineer Rodriguez stated that he did reach out to the Lorain County Tax Department regarding this particular vacation as presented. He explained that the City can submit it as presented but each individual owner would have to go and get their deeds changed to incorporate this new land after this vacation is approved.

Chairman Smolik stated that he assumed all of the fees associated with surveying the new divisions would be the burden of the homeowners and not the City.

City Engineer Rodriguez advised that that was correct.

Chairman Smolik asked for questions or comments from the public.

Gabriel Leidy, 33593 Adele Street, North Ridgeville, Ohio 44039, stated his name and address for the record. He stated his lot was the north eastern lot on the corner of Roosevelt Avenue. He explained that his reason for attending the meeting was his interest in what would have been zoned as that road, which he understood would be 20 feet he would gain.

Chairman Smolik explained that was correct based on what he was told. He asked Mr. Leidy if his was the house that was turned.

Mr. Leidy stated that was correct.

Chairman Smolik explained that Mr. Leidy's rear property would gain an additional 20 feet.

Mr. Leidy asked if he were talking about the side.

Chairman Smolik stated he was.

Mr. Leidy explained it was the west side. He then asked if it was upon him to get a survey.

City Engineer Rodriguez stated that he wasn't sure how the deed change took place but if the applicant had a mortgage it would change their mortgage because now they would be adding more land to the property than they currently have and it would change certain things. He stated that how the applicant would go about that he wasn't sure. He stated he assumed they would contact a surveyor and maybe even an attorney to do the deed changes for them and they would refile that with the mortgage company and with the county. He explained that adding that additional 20 feet by 97.12 feet, the applicant would have another almost 100 feet by 20 feet extra side yard added to the property.

Mr. Howells asked if that was something they could just go to the county for and to start at the county.

City Engineer Rodriguez explained that they may be able to start a tax map and they may be able to give better direction.

Mrs. Howells explained that they had all the properties surveyed.

City Engineer Rodriguez stated that he wasn't worried about Mrs. Howells' survey and that everything that she had was perfect as is. He stated the vacation was going to take place if it was approved by the Commission. He explained that for each individual owner to gain this property, they would have to have their deeds changed for that property to be added to their existing deed. He further explained that in the Howells case, that they may want to have a lot combination adding all of their lots together if they wanted to make them all one big lot. He asked the Chairman for the technical term.

Chairman Smolik stated it was an assembly plat.

City Engineer Rodriguez stated they may want an assembly plat where they take their five lots behind them and the three in front and the vacated area to make them one big parcel. He explained that it may be the same for Mr. Gabriel as well. He advised that a surveyor or a real estate attorney would be able to walk them through the process. He stated that as presented it could be submitted with the vacation ordinance and the county would take the street away from being City and then anyone who vacates would have to individually go up there and claim their half.

Chairman Smolik explained that they would be claiming it with the ordinance as their exhibit.

City Engineer Rodriguez stated that was correct.

Chairman Smolik asked Mr. Leidy if he had any further questions or comments.

Mr. Leidy stated that the vacation potentially involves a survey and a real estate attorney, so there would potentially be a survey fee and an attorney fee.

City Engineer Rodriguez explained that was a possibility. He stated that they would have to inquire into those services. He advised that they could contact the surveyor, Mr. Barbosa, who did the survey for the Howells and maybe he would be able to give him some better direction. He explained that since he has the information already, he already surveyed it, he already has some work done, so the cost should be less.

Mr. Howells stated that he was told that it was pretty much up to the county when you go there to get it transferred and normally they don't ask it be re-surveyed because they have all the numbers.

City Engineer Rodriguez stated that was correct.

Mr. Leidy stated that all the information was there.

Mr. Howells explained that the first step was to go to the county and see what they say.

Chairman Smolik asked for questions or comments from the public.

None were given.

Chairman Smolik asked for further questions or comments from the Commission.

None were given.

Chairman Smolik asked for further questions or comments from the Administration.

None were given.

It was moved by Smolik and seconded by Graupmann to approve the application.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

Asstiant Law Director Morgan asked the Chairman if he would mention the changes to the ordinance.

Chairman Smolik stated he would like to amend his motion for approval based on the new ordinance from the City of North Ridgeville's Law Department dated October 18th, 2021.

It was moved by Smolik and seconded by Abens to approve the changes to T128-2021.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

City Engineer Rodriguez explained that the ordinance would go back to Council and would have

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, NOVEMBER 9, 2021**

PAGE 14

a couple more readings before it gets adopted and then there would be a 30 day waiting period after that adoption. He stated it would still be 60 days before the applicant saw the ordinance being effective.

Mrs. Howells stated she understood and asked if she would get notification if she had to show up for anything else.

City Engineer Rodriguez explained that she should not have to.

Chairman Smolik asked Mrs. Howell for the corrected plat which was given to the Deputy Clerk of Council to make a copy.

ADJOURNMENT:

The meeting was adjourned at 7:52 PM.



James Smolik
Chairman



Tina Wieber
Deputy Clerk of Council

Tuesday, December 14, 2021
Date Approved

Engineering Fee Paid: \$ 375.00
Receipt No.: 170992
☐ Cash ☒ Check - Check No.: 1863
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ _____
Receipt No.: _____
☐ Cash ☒ Check - Check No.: 1864
(See attached for description of fees.)



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

RECEIVED

Received: MAY 17 2021 Date Released to Planning Commission: _____
Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT:	<u>Greg Sommers</u>	PROPERTY OWNER:	<u>Triple Seven LLC</u>
COMPANY NAME:	<u>Sommers Development Group LLC</u>	ADDRESS:	<u>145 Berkeley</u>
ADDRESS:	<u>PO BOX 1102</u>	CITY / STATE:	<u>Elyria Ohio</u> ZIP: <u>44035</u>
CITY / STATE:	<u>Chardon, OH</u> ZIP: <u>44024</u>	PHONE NO.:	<u>440-225-2211</u>
PHONE NO.:	<u>440-478-6034</u>	SIGNATURE:	<u>Robert P. Sommers</u> <i>Mark H. Humber</i>
SIGNATURE:		(Owner's original signature must be submitted with application.)	
EMAIL ADDRESS:	<u>_____mersRealEstate.com</u>		

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: Sugar Ridge & Bender Rd
PERMANENT PARCEL NO.: 0700047000111 **ZONING OF PROPERTY:** R-1
ZONING OF ADJACENT PROPERTY TO: NORTH I2 EAST I2/R1 SOUTH R1/B3 WEST R1
DESCRIPTION OF REQUEST: Please see attached project narrative. New Residential Single-Family Detached and Cluster Development.

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒

If yes, list dates and nature of each: _____

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

☐ Board of Building & Zoning Appeals Approval Required
☐ Conditions as set forth by the Commission on this date are: _____

Date: _____ Signature: _____
(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

Engineering Fee Paid: \$ _____

Receipt No.: _____

☐ Cash ☐ Check - Check No.: _____

(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ _____

Receipt No.: _____

☐ Cash ☐ Check - Check No.: _____

(See attached for description of fees.)



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

Received: _____ Date Released to Planning Commission: _____

Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT:	Greg Sommers	PROPERTY OWNER:	Triple Seven LLC
COMPANY NAME:	Sommers Development Group LLC	ADDRESS:	445 Griswold Rd
ADDRESS:	PO BOX 1102	CITY / STATE:	N. Ridgeville ZIP: 44035
CITY / STATE:	Chardon, OH ZIP: 44024	PHONE NO.:	800.506.9123
PHONE NO.:	440.478.6034	SIGNATURE:	Robert Graham
SIGNATURE:		(Owner's original signature must be submitted with application.)	
EMAIL ADDRESS:	GS@SommersRealEstate.com		

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: Sugar Ridge & Bender Rd
PERMANENT PARCEL NO.: 0700047000111 **ZONING OF PROPERTY:** R-1
ZONING OF ADJACENT PROPERTY TO: NORTH I2 EAST I2/R1 SOUTH R1/B3 WEST R1
DESCRIPTION OF REQUEST: Please see attached project narrative. New Residential Single-Family Detached and Cluster Development.

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒

If yes, list dates and nature of each: _____

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

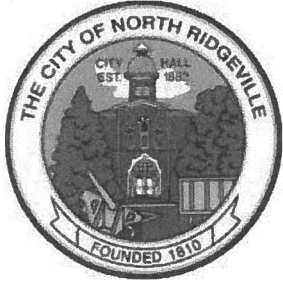
☐ Board of Building & Zoning Appeals Approval Required

☐ Conditions as set forth by the Commission on this date are: _____

Date: _____ Signature: _____

(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.



City of North Ridgeville

7307 Avon Belden Rd

North Ridgeville, OH 44039

Ph: (440) 353-0822

Fax: (440) 353-0823

RECEIPT NUMBER

00012692

Paid By

GREG SOMMERS

PO BOX 1102

Chardon, OH 44024

05/17/2021

Type	Record	Category	Description	Amount
PZE Process	PPZ2021-0069	Standard Item	Administrative Fee	\$ 5.00
PZE Process	PPZ2021-0069	Standard Item	Planning Commission: Multiple	\$ 316.00

EAGLE MEADOW

Total	\$ 321.00
Cash	
Check	\$ 321.00
Check #	1864
Credit	
Transferred	
Tendered	\$ 321.00
Change	\$ 0.00
To Overpayment	\$ 0.00

TO BE FILLED OUT BY APPLICANT

I, Gregory C. Sommers

(Print Name)



(Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: Greg Sommers on behalf of Sommers Development Group LLC

Owner: Triple Seven LLC

Project Address: Sugar Ridge/Bender Rd PPN: 0700047000111

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.
PHONE: 440-329-5207 WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
<u>1</u>	Tom & Ellen Winson 38786 Sugar Ridge Rd, North Ridgeville, OH 44039	0700047000013
<u>2</u>	James Fuller 38751 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000022
<u>3</u>	MCCOOL BRENDAN M 38733 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000038
<u>4</u>	Ron & Carolyn Green 38693 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000025
<u>5</u>	Mark Loach 38663 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000026
<u>6</u>	Dale Wahl 38649 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000027
<u>7</u>	Michael Mierau 38639 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000028
<u>8</u>	James Firak 38625 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000029
<u>9</u>	Mike & May Babbet 38601 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000032
<u>10</u>	Aron & Gianetta Kozak 38565 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000033

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY	
CBO Verification By: <u></u>	Date / Time Stamp: _____
BZA / PC Verification By: _____	

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
X11	Jacqueline & Tom Barnes 38515 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000048
X12	Grace & Chris Linden 38505 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44039	0700047000047
X13	RW Beckett Corp P O BOX 1289 ELYRIA, OH 44036	0700038000331 0700038000334
X14	Starland Investment Company RAI PROPERTY HOLDINGS 38683 TAYLOR PKWY N. RIDGEVILLE, OH 44039 5111 PEARL AVE LORAIN, OH 44055	0700047000105
X15	RAI Property Holdings 38683 TAYLOR PKWY NORTH RIDGEVILLE, OH 44039	0700047000104 0700047000092
X16	KLC Properties LLC 38727 TAYLOR PKWY N RIDGEVILLE, OH 44039	0700047000100
X17	MICHELLE TOOMEY 38495 SUGAR RIDGE RD. N. R. OH. 44039	0700038000028
18		
19		
20		
21		
22		
23		
24		
25		
26		

PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.

CLUSTER SITE PLAN APPROVAL

NAME OF PCD: _____ – OR –

NAME OF SUBDIVISION: Eagle Meadow DATE: 5/13/21

CLUSTER SITE PLAN APPROVAL § 1224; §1279.06; §1280.03 & §1282.09

The following item(s) are included with your application and conform to the requirements of the North Ridgeville City Subdivision Regulations. Those items not conforming or that are not included with the application are explained why they are not included or conforming on the final page.

	Included	Not Included	Item
1	X		Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2	X		Zoning classification of the property to be subdivided and adjacent property: §1224.01(a)(8)
3	X		The number, location, arrangement and architectural design of all dwelling units shown
4	X		The proposed use of all private and common land shown
5	X		The location and arrangement of all dedicated and private vehicular and pedestrian access ways shown
6			Location of all utilities shown
7			Landscape treatment of cluster area shown
8			A copy of the covenants, restrictions and easements to be recorded
9			A copy of the homeowner's association by-laws
10			Plans or written and signed statements regarding planted areas, parks and playgrounds where applicable: §1224.01(a)(9)
11			Topographic information shown on drawing itself. Elevations shown thereon must be based on sea level datum or as determined by the United States Coast and Geodetic Survey. Contours at an interval of not more than two feet shall be required: §1224.01(a)(10)
12			A key map shown on the drawing: §1224.01(a)(11)
13	X		A prepared plan, preliminary title report and preliminary plans and specifications of improvements: §1228; §1224.05(a)(1)
14	X		10 copies of plans and 10 copies of attachments required with application: §1224.05(a)(2)
15			Dimensions and location of all existing and proposed buildings, driveways off street parking areas, topography, abutting streets, highways and other features within 200 feet of the property lines of the parcel
16			Architectural plans for all proposed buildings, walls and fences
17			Plans or reports showing the proposed collection, treatment and disposal of sewage produced on the area of the cluster subdivision
18			Additional data which may be required by the Planning Commission and Council to judge the subdivision and its effect upon the surrounding area and the City
19			A copy of the City Planner review. All preliminary residential subdivision designs of greater than 15 sublots shall require a review by the City Planner: §1210.05

PLEASE NOTE THAT THIS CHECK LIST DOES NOT SUPERSEDE CITY ORDINANCES. PLEASE MAKE SURE YOU UNDERSTAND WHAT IS REQUIRED TO BE SUBMITTED TO PLANNING COMMISSION. THE APPLICATION MAY NOT BE ACCEPTED BY PLANNING COMMISSION IF ALL REQUIRED INFORMATION, PURSUANT TO CITY ORDINANCES, IS NOT SUBMITTED WITH THE APPLICATION.

SUBDIVISION PRELIMINARY APPROVAL

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS:

§1224.01(10)(b) Subdividers or developers of shopping centers and other commercial and industrial uses must comply with the same requirements as residential developers, with the exception of paragraph (a)(9). Plans or written and signed statements regarding planted or open areas may be required where applicable.

SUBDIVISION/DEVELOPMENT NAME: Eagle Meadow

DATE: 5.13.21

PRELIMINARY APPROVAL: §1224; §1228; §1282 and §1210

The following item(s) are included with your application and conform to the requirements of the North Ridgeville City Subdivision Regulations. Those items not conforming or that are not included with the application are explained why they are not included or conforming on the final page.

	Included	Not Included	Item
1	X		Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2	X		Title of the subdivision (no duplication permitted) to be recorded and the names of the owner, subdivider and surveyor as noted on plan: §1224.01(a)(5)
3			Location description to include city, township, county, legally established districts, streets, watercourses, topography and other features within the area to be subdivided and similar facts regarding conditions of land immediately adjacent thereto to be shown on plan: §1224.01(a)(1)
4			Location and proposed width of streets, lots, crosswalks and easements and a plan for all land owned to be shown on plan: §1224.01(a)(2)
5			Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto to be shown on plans
6			The general location and size of the nearest water main and sanitary or storm sewer or outlet: §1224.01(a)(4)
7	X		Names of the owners or large tract, or the subdivision title abutting the boundary of the proposed subdivision to be shown on plan: §1224.0 (a)(6)
8			A north point scale and date shown on plan: §1224.01(a)(7)
9			Zoning classification of the property to be subdivided and adjacent property shown on plan: §1224.01(a)(8)
10	X		Location description includes the following dwellings: Single Family ____ Cluster Single Family ____ Single Family detached/Cluster Family
11			Plans or written and signed statements regarding planted areas, parks and playgrounds where applicable: §1224.01(a) (9)
12			Topographic information shown on drawing itself. Elevations shown thereon must be based on sea level datum or as determined by the United States Coast and Geodetic Survey. Contours at an interval of not more than 2 feet shall be required to include property lines, easements, street right-of-ways and structures, trees and landscape features existing hereon, together with a certificate by a registered engineer: §1224.01(a)(10)
13			A key map shown on drawing: §1224.01(a)(11)
14			The subdivider shall have prepared plan, preliminary title report and preliminary plans and specifications of improvements: §1228; §1224.05(a)(1)
15	X		10 copies of the plan and 10 copies of attachments required with application: §1224.05(a)(2)

	Included	Not Included	Item
16	X		Proposed vehicular and pedestrian traffic patterns, including the proposed location of the public and private streets and the location of off-street parking and service areas: §1282.04(b)
17	X		Proposed assignment of use including detached single family lots and single family cluster areas and subdivisions of all land, including private land and common land with a certificate by a registered engineer or surveyor of the gross area of each use of the development area in acres and square feet: §1282.04(c)
18			A copy of the proposed forms of covenants running with the land, deed restrictions (including those with respect to the use of the common land), restrictions or easements proposed to be recorded; covenants proposed for maintenance; and homeowner's association by-laws; and such other relevant information as the Commission may require: §1282.04(d)
19			A copy of the City Planner review. All preliminary residential subdivision designs of greater than 15 sublots shall require a review by the City Planner: §1210.05
20	X		Traffic Impact study required: §1210.06 <u>Traffic Generation Rate</u> Restaurant (Peak hour trips = 150) Convenience market (Peak hour trips = 150) Convenience market and gas station (Peak hour trips = 150) Supermarket (Peak hour trips = 150) Shopping center (Peak hour trips = 150) Residential and all other use (Peak hour trips = 100)

***SUBDIVISIONS WITH LESS THAN 5 LOTS** - Whenever a division of parcel of land shown as a unit on the last preceding tax roll (duplicate) is proposed along an existing public street, not involving the opening, widening or extension of any street or road and involving no more than 5 lots, the division shall be submitted to the Planning Commission for action without a plat. If the Commission, acting through a designated official, is satisfied that such proposed division is not contrary to applicable platting, subdividing or zoning regulations, it shall, within 7 working days after submission, approve such proposed division. On presentation of a conveyance of such parcel, the same shall be stamped, "Approved, City of North Ridgeville Planning Commission," and signed by the authorized official: §1224.04

A drawing, based on a survey showing the location of the property and giving such other information as may be necessary shall be required.

PLEASE NOTE THAT THIS CHECK LIST DOES NOT SUPERSEDE CITY ORDINANCES. PLEASE MAKE SURE YOU UNDERSTAND WHAT IS REQUIRED TO BE SUBMITTED TO PLANNING COMMISSION. THE APPLICATION MAY NOT BE ACCEPTED BY PLANNING COMMISSION IF ALL REQUIRED INFORMATION, PURSUANT TO CITY ORDINANCES, IS NOT SUBMITTED WITH THE APPLICATION.

Memorandum

to: North Ridgeville Planning Commission
copy: Cheryl Trayter, Davey Resource Group
from: Kristin Hopkins, FAICP
subject: *Review of Preliminary Plan Eagle Meadow Residential Cluster Subdivision*
date: November 18, 2021

Pursuant to Section 1210.05 of the North Ridgeville Planning and Zoning Code, I am summarizing, herein, my review of the **Preliminary Plan for Eagle Meadow Subdivision**.

This review is undertaken:

1. Within the scope set forth in Section 1210.05 CITY PLANNER REVIEW that confines the review to: *"...how the development will impact current and future development in the area and the City as a whole, and as compared to the City Master Plan...and how the development might possibly be modified to reduce impact and conform to the overall development of the City."*
2. Based on the drawing labeled Site Plan for Eagle Meadow (dated 11/12/21) prepared by Davey Resource Group.

The site is a 32.72-acre parcel zoned R-1 Residence District, which is located in the northwest quadrant of the Bender Road and Sugar Ridge Road intersection. It is bounded on the north side and partially on the east side by I-2 Light Industrial District, by a small area of B-3 Highway Commercial on the south, and by R-1 Residence District on the west and for the remainder of the south and east sides.

The proposed subdivision is designed **In compliance with Chapter 1282 Single-Family Detached and Cluster Development** which specifies that the provisions *"...shall apply whenever an owner or developer elects to submit plans in accordance with the provisions of this chapter and whenever the Planning Commission finds and determines that the application of the planning standards and regulations..."* (Section 1282.03) are satisfied. The proposed subdivision exceeds the minimum 25 acres project size requirement; includes fewer lots than permitted by the maximum overall density of 2.3 units per acre (67 lots, 2.05 units per acre); and provides more than the minimum 20% of the property devoted to common open space.

The proposed subdivision also satisfies the cluster requirement that 35% may be cluster lots (less than 12,800 sq. ft.) and 65% must be standard lots with a minimum of 12,800 sq. ft.



Additionally, the project has two access points and includes a stub street to the west, which enables future development to have access to Bender Road.

Summary of Findings: It is my opinion that this project, as submitted:

1. Has an acceptable unit arrangement and mix between cluster and standard lots;
2. Avoids individual lots with curb cuts onto Bender Road and Sugar Ridge Road;
3. Utilizes a proposed stormwater management basin as a suitable buffer between the proposed single-family lots and the industrial development to the north;
4. Is comparable and compatible with the nearby Planned Community District developments to the southeast (i.e. lot sizes, circulation and open space arrangement); and
5. Will have no adverse impact on the City or adjacent areas particularly as it relates to the industrial zoning to the north and east and the commercial zoning to the south.

If you have any questions or require any additional information, please feel free to contact me.

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS

Name of Applicant:	Greg Sommers
Name of Owner:	Triple Seven LLC
Date Submitted for Consideration:	11-19-21
Date to Return to Planning Commission:	11-19-21
Regarding: Eagle Meadow Subdivision – Preliminary Plat	

RECOMMENDATIONS:

1. 1282.11 (a) (2) Eagle Meadow Subdivision has a density of 2.05 (67 lots divided by 32.7 acres = 2.05). 41 single family lots and 26 cluster family lots.
2. 1282.11 (b) (1) Eagle Meadow Subdivision has 35% cluster family lots (32.7 acres x 2.3 total allowable density = 75.21 total allowable lots x 0.35 = 26.3 total allowable cluster family lots).
3. 1282.11 (a) (3) Eagle Meadow Subdivision has 28 % open space (9.2 open space acres divided by 32.7 total acres = 0.28).
4. 1282.11 (b) (2) Eagle Meadow Subdivision requires 35 foot setback from cluster family lot to single family lot and 15 foot setback from cluster family lot to open space. Sublot 19 and sublot 44 not setback 35 foot to single family lot. Sublot 19 thru sublot 44 not setback 15 foot to open space. However Planning Commission may allow a lesser setback.
5. 1226.09 (g) Dead end streets may be approved with a T-type back around. Street A may require a T-type back around.
6. No street names were provided for Eagle Meadow Subdivision.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CBC

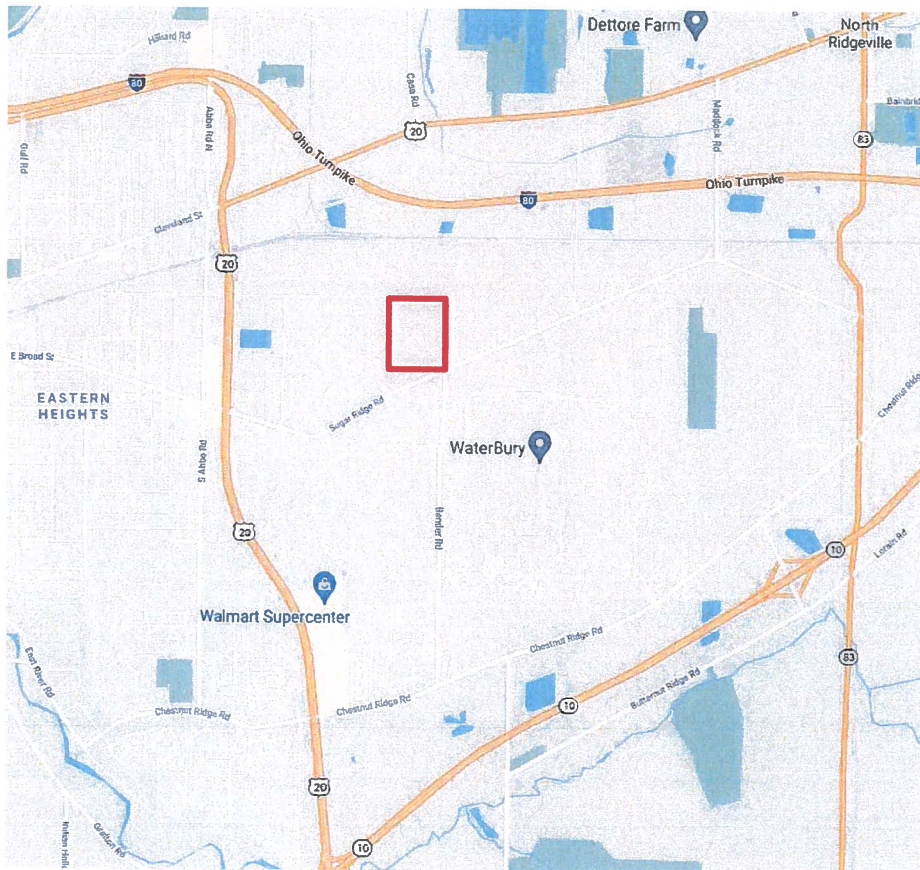
Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)
Comments received after the deadline will be distributed to the Members the night of the meeting.



Eagle Meadow Residential Development
Trip Generation Study – Summary Report
Prepared for Triple Seven LLC

11.19.21



Approximate Site Area
No Scale



SECTION 1, Introduction

The purpose of this report is to determine the projected traffic to be generated by the residential development proposed on original Ridgeville Township Lot 47 by Triple Seven LLC. The development is located in the City of North Ridgeville on the northwest quadrant of the Sugar Ridge Road and Bender Road intersection. The proposed project consists of 67 single-family dwelling units on approximately 33 acres.

The following steps were completed in preparing this report:

- 1) Site Plan prepared by Davey Resource Group dated November 19, 2021 was reviewed.
- 2) Traffic projections were developed using information on traffic generation and distribution contained in the Institute of Transportation Engineers' (ITE) publication, *Trip Generation*; 8th Edition.

SECTION 2, Proposed Development

The development is proposed on the north side of Sugar Ridge Road and west side of Bender Road. From the Site Plan, the proposed subdivision will have one access point to the south on Sugar Ridge Road and one access point to the east on Bender Road. There is a stub to the west that may provide access to future dwellings. Due to the layout of the streets in the development, in addition to the classification of Sugar Ridge Road as an urban major collector, an assumption has been made that 67% of the trip ends will use this south access point, with the remaining 33% of trips using the east access point along Bender Road. See attached site plan.

SECTION 3, Traffic Analysis

For purposes of this analysis, ITE's *Trip Generation* (2008, 8th Edition) was used to determine traffic volumes likely to be generated by the proposed development during the peak traffic times. The distribution of traffic entering and exiting the site during the peak hours was assumed to be consistent with the enter/exit distribution percentages established in *Trip Generation*.

The detached single family homes are represented as Land Use (210): SINGLE-FAMILY DETACHED HOUSING.

Land Use (210) SINGLE-FAMILY: 67 Units

AM Peak Hour

$$\begin{aligned} T &= 0.70x + 12.37 \\ &= 0.70(76) + 12.37 \\ &= 59.27 \\ &\approx 59 \text{ total trip ends} \end{aligned}$$

Sugar Ridge Total (67%): 40 trip ends
Bender Rd Total (33%): 19 trip ends

Sugar Ridge Road Access Point:
26% Entering: 10 trip ends
74% Exiting: 30 trip ends

Bender Road Access Point:
26% Entering: 5 trip ends
74% Exiting: 14 trip ends

PM Peak Hour

$$\begin{aligned} \ln(T) &= 0.88 \ln(x) + 0.62 \\ &= 0.88 \ln(76) + 0.62 \\ &= 75.20 \\ &\approx 75 \text{ total trip ends} \end{aligned}$$

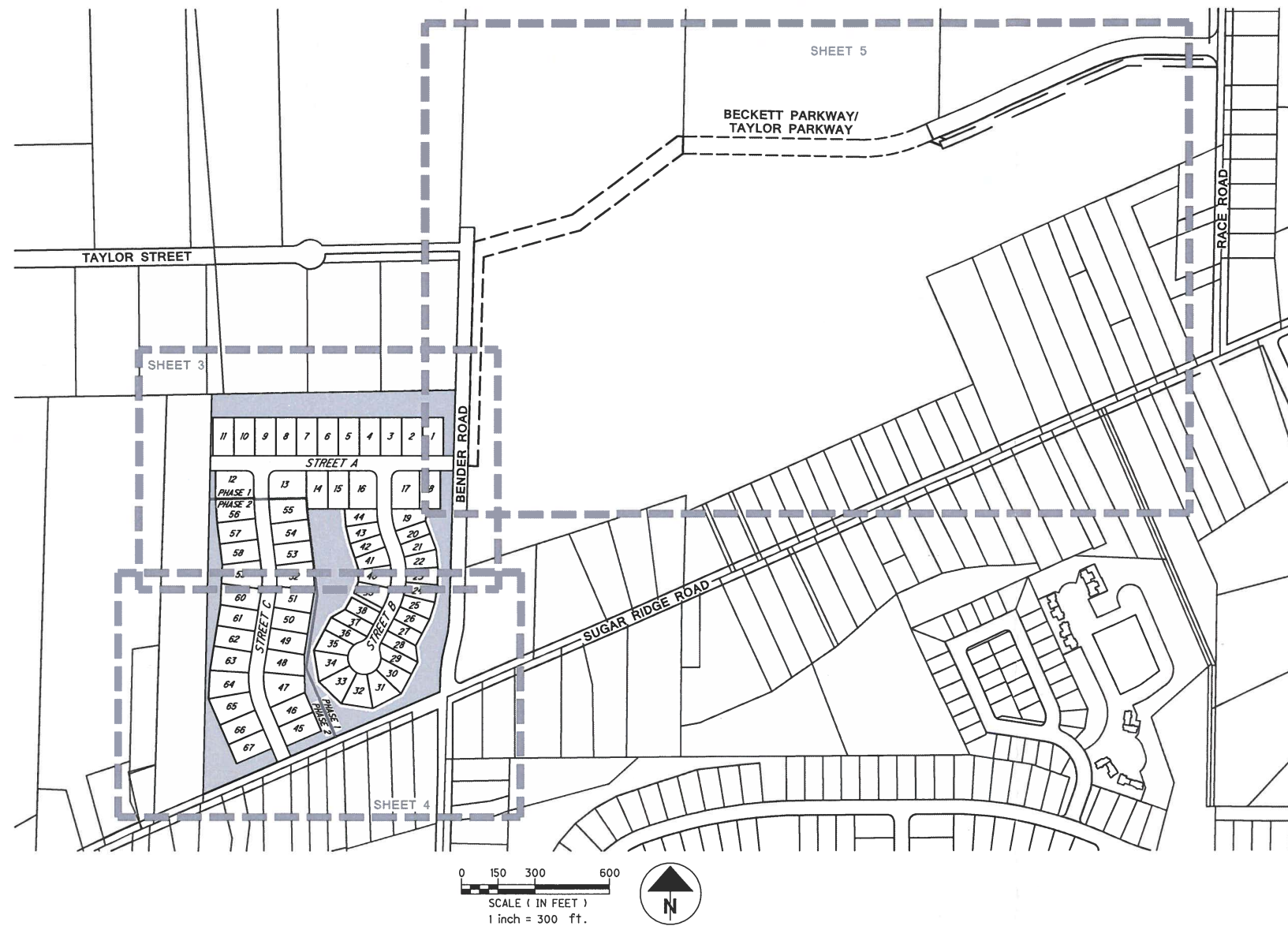
Sugar Ridge Total (67%): 50 trip ends
Bender Rd Total (33%): 25 trip ends

Sugar Ridge Road Access Point:
64% Entering: 32 trip ends
36% Exiting: 18 trip ends

Bender Road Access Point:
64% Entering: 16 trip ends
36% Exiting: 9 trip ends

SECTION 4, Summary

In summary, the calculations show that the PM peak hour would have the highest volume of vehicular trip ends with 32 vehicles entering and 18 vehicles exiting from Sugar Ridge Road, and 16 vehicles entering and 9 vehicles exiting from Bender Road.



PRELIMINARY PLAN FOR EAGLE MEADOW

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: BENDER ROAD & SUGAR RIDGE ROAD, NORTH RIDGEVILLE, OHIO 44039
PARCEL: 0700047000111

SITE AREA: 32.7 AC GROSS AREA (1,425,719 SF)
4.4 AC PROPOSED RIGHT-OF-WAY (190,044 SF)
13.2 AC PROPOSED SINGLE-FAMILY LOTS (576,816 SF)
5.2 AC PROPOSED CLUSTER LOTS (225,526 SF)
0.7 AC 15' CLUSTER-OPEN SPACE SETBACK AREA (32,153 SF)
9.2 AC PROPOSED OPEN SPACE (401,180 SF)

PROPOSED LOTS: 67
41 SINGLE-FAMILY LOTS
26 CLUSTER LOTS

PROPOSED LINEAR FEET OF ROAD: 3,167 LF TOTAL

PHASING: PHASE 1: 18 SINGLE-FAMILY LOTS, 26 CLUSTER LOTS, 2,058 LF
PHASE 2: 23 SINGLE-FAMILY LOTS, 1,109 LF

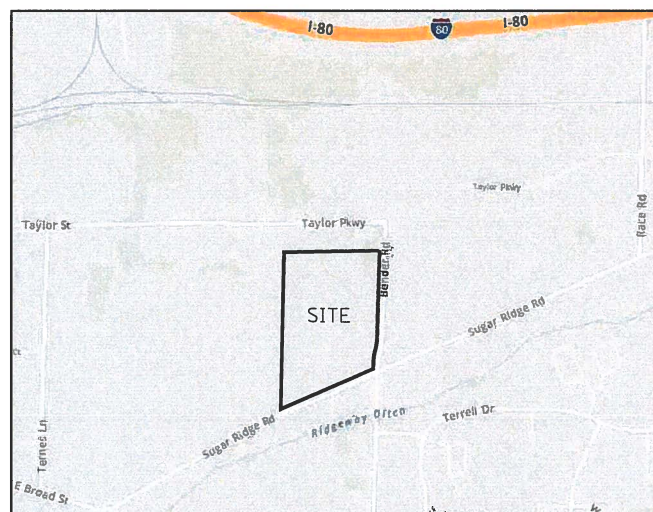
ZONING:	SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT	<u>PER CODE</u>	<u>SHOWN</u>
MIN. PROJECT AREA:		25 AC	32.7 AC
MAX. DENSITY:		2.30 UNITS/AC	2.05 UNITS/AC
		75 UNITS	67 UNITS
MIN. OPEN SPACE:		20% (6.5 AC)	28% (9.2 AC)
MAX. CLUSTER UNITS:		35% (26 UNITS)	35% (26 UNITS)
MIN. BETWEEN CLUSTER/OPEN SPACE:		15'	15'
MIN. BETWEEN CLUSTER/SINGLE-FAM:		35'	35'
MIN. SINGLE-FAMILY LOT AREA:		12,800 SF	12,800 SF
MIN. SINGLE-FAMILY LOT WIDTH:		80'-100', 85' AVG.	85', 112.5'
MIN. SINGLE-FAMILY FRONT YARD:		30'-40', 35' AVG.	35'
MIN. CLUSTER FRONT YARD:		22' OFF EOP	22' OFF ROW
MIN. SINGLE-FAMILY SIDE YARD:		7.5'	7.5'
MIN. SINGLE-FAMILY REAR YARD:		30'	30'
MAX. BUILDING HEIGHT:		35'	35'
MIN. ENCLOSED PARKING PER UNIT:		2	2

SHEET INDEX:
SHEET 1 TITLE SHEET
SHEET 2 SITE PLAN SHEET
SHEET 3 SITE PLAN SHEET
SHEET 4 SANITARY EXTENSION

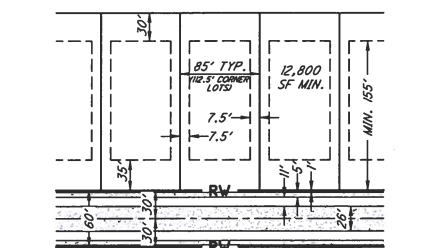
DAVEY RESOURCE GROUP
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OH 44274
CHRIS SCHMIDT, PE: 330-590-8004
GUY HANEY, PS: 330-590-8004



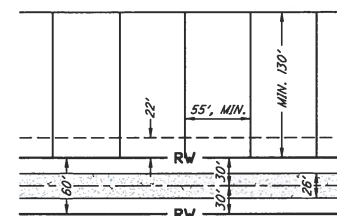
CHRISTOPHER M. SCHMIDT, P.E. NO. E-80749 DATE



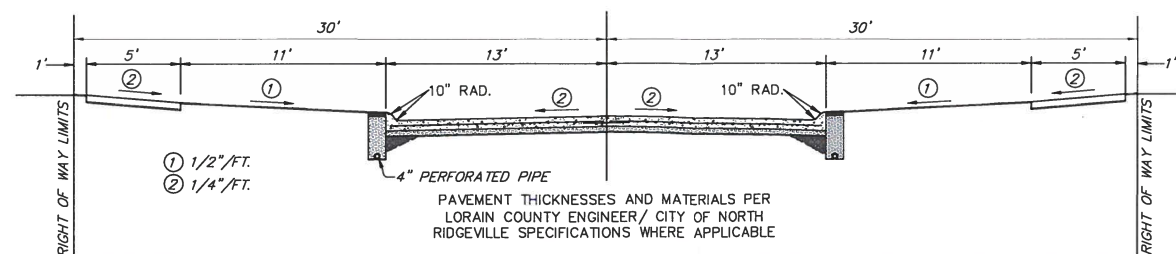
LOCATION MAP
NO SCALE



TYPICAL SINGLE-FAMILY UNIT
NO SCALE



TYPICAL CLUSTER UNIT
NO SCALE



TYPICAL PAVEMENT SECTION (60' ROW)
NO SCALE

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	11/19/2021



TITLE SHEET

EAGLE MEADOW
PRELIMINARY PLAN

PROJECT
NUMBER

2143

DATE

2021-11-19

1
4

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Greg Sommers, Sommers Development Group, LLC, P.O. Box 1102, Chardon, Ohio 44024
--------------------	--

Name of Owner:	Triple Seven LLC, c/o 145 Berkeley Rd, Elyria, Ohio 44035
----------------	---

Date of Planning Commission Meeting:	Tuesday, December 14, 2021
--------------------------------------	----------------------------

Date to Return to Deputy Clerk of Council:	Thursday, December 02, 2021
--	-----------------------------

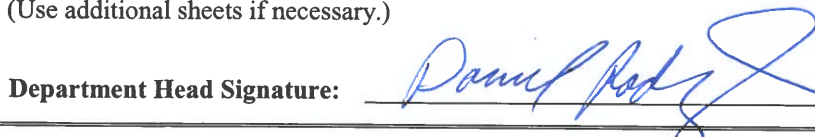
Regarding: New residential single-family detached and cluster development
Permanent Parcel Nos. 07-00-047-000-111

Recommendations:

1. Complete detailed improvement plans, stormwater management and water quality calculations need to be submitted to the Engineering Department for review and approval.
2. Provisions need to be made in the plans to ensure that the existing storm water runoff from the adjacent properties is not impeded.
3. All applicable City Ordinances shall be followed through the development process.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: City Engineer

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.