

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, OCTOBER 8, 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, Frank Toth, Vice-Chairman Paul Schumann and Council Liaison Bruce Abens.

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 September 10, 2024. He asked if there were any corrections. Hearing none, the minutes were approved as submitted.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2024-0297 Red Door Renovations, LLC, 38784 Center Ridge Rd
Approval of a Zoning Certificate of Compliance for a motel.

Chairman Smolik asked Director Lieber if she would review the administrative approvals.

Director Lieber stated that they had one zoning certificate issued since the last meeting for a former motel on Center Ridge Road on the north side down near Case Road that had been purchased and was going to be used again for short-term rentals.

2. Planning Updates
 - o Zoning Code Diagnosis
 - o Active Transportation Plan
 - o Traffic Studies

Director Lieber stated that the zoning code diagnosis continued and that last month they had a staff steering committee meeting with their consultant to review the draft diagnosis. She said that some good discussion came about during that meeting and that they had some additional work to refine the diagnosis before it was presented to the Planning Commission and Council. She discussed that they were hoping to still do that before the end of the year, though the end of the year was approaching quickly.

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She stated that as for the active transportation plan, they had their third and final public meeting last month and would have the final steering committee meeting on October 23rd. She explained that the draft plan had been shared with the steering committee members and staff for review and comment and that they hoped to wrap up that planning process soon and have that presented to Planning Commission for action.

She mentioned that just to keep them updated, because folks were always interested in traffic around town, they completed a traffic study that looked at the 83 and Bainbridge intersection, in addition to 83 and Center Ridge and then also the Bainbridge and Center Ridge intersections at Root and Ranger Way. She stated that some good recommendations came out of that study and that they had already started some discussions with ODOT District 3 about how to apply for safety funds to make some of the recommended improvements down the road. She stated that last was the Lorain, Lear and Cook traffic study, that was a broader area that expanded all the way from Chestnut to the future Cypress connection at Lorain Road down to Victory. She said that they were really looking at that whole area that was such a snarl of traffic, especially during the AM and PM commute. She added that they had an initial look at the recommendations with the consultant just this past Monday and they were going to be making some refinements and then that study would have a round of public engagement that they would be looking to do sometime between mid-November and the end of the year, since some of the ideas were kind of big. She mentioned that they wanted to get some feedback from residents and get their thoughts on that traffic study.

OLD BUSINESS:

NEW BUSINESS:

Root Rd Street Vacation, PPN 07-00-021-111-001

Applicant: Wink Royalton, 5640 Broad Blvd, North Ridgeville, OH 44039. Applicant has petitioned the City vacate a portion of Root Rd adjacent to PPN 07-00-021-118-043.

Application was read.

Vice-Chairman Schumann asked Director Lieber for findings of fact.

Director Lieber stated that the applicant filed the required petition and paperwork showing the portion of Root Road that they wished to have vacated. She discussed that with the Center Ridge Road widening project, some of the side streets were realigned at that time, which created abandoned right of way and then new dedicated streets. She stated that this was one of those areas where a former city street was now green space and was adjacent to a local business.

City Engineer Eavenson stated that engineering had reviewed the application for the vacation and as stated, the property in question was used to serve for the existing right of way for Root Road, but with the Center Ridge Road widening project, it was realigned and therefore, the right of way was relocated as part of that project to line up with the Ridgeview Boulevard intersection. She mentioned that engineering believed that that section of right of way served no purpose for the municipality. She said that the review also found that an 8-inch public water main and a three-inch gas main, as well as some aerial utilities were found on the parcels and the City requested from the owner a water main easement to be granted for the water utility and that engineering would notify the other utilities of the vacation as

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well. She stated that engineering had also requested a few minor changes to the vacation plat prior to the recording, but other than that, engineering had no objections to the vacation.

Vice-Chairman Schumann asked if they should add the water main easement in their motion.

City Engineer Eavenson commented that yes, that would be required.

Vice-Chairman Schumann asked if there was a representative for the application.

Kathy Winkle, 5640 Broad Blvd, North Ridgeville, OH 44039.

Ms. Winkle stated that they purchased the old bank building back in April of 2023. She mentioned that they did own a small portion of the grass and that they had actually maintained the whole grass lot since they purchased it in April just to keep the property looking nice. She explained that they had started deconstruction of the bank building and reconstructing it to actually open it up at the end of the month, and that it was going to be a three-tenant unit space. She mentioned that Pulp Smoothie and Juice Bar was coming to one half of the bank building. She stated that they knew the land was not developable for buildings per se, but they were looking at using the grass space as either maybe future parking or a playground area for Pulp to come in and use, and maybe put picnic tables out there, something for the grass space.

Vice-Chairman Schumann stated that there was no value to that property to the City and was only a liability at that point.

Mr. Toth asked City Engineer Eavenson regarding that sanitary sewer that ran down Root and was installed in the early 90's was running directly parallel to the roadway at that time, did she have any knowledge of that that project.

City Engineer Eavenson stated that well, they were asking for a vacation.

Mr. Toth asked how far off of the new road now would they be with the vacation.

City Engineer Eavenson asked if he was referring to the new road or the sanitary sewer.

Mr. Toth stated that he was talking about the new road.

City Engineer Eavenson stated that they could see on the plan the area that they were requesting to be vacated was the green lawn space area west of the new road alignment. She explained that the new right of way for Root Road encompassed the sanitary too. She stated that the original Root Road there, the sanitary was laid on the west side of the street but and was in the new right of way though and there was also a trunk line that ran parallel with French Creek, but it was also outside.

Mr. Toth asked approximately what the depth of that that trunk line was of the sewer.

City Engineer Eavenson asked if he was talking about the sanitary sewer there.

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Mr. Toth said, yes.

City Engineer Eavenson stated that she couldn't say with certainty offhand just in general about 15 feet down.

Mr. Toth stated that regarding the water line that was installed there, Chief Reese in the notes had made a comment about that being a newer water line and asked if that was installed when they did the realignment, and asked approximately how far down depth wise it was.

City Engineer Eavenson stated that it was about 4 1/2 feet.

Mr. Toth commented that they had sanitary at 12 and water at 4. He mentioned that he noticed there were some gas line pylons above those.

City Engineer Eavenson stated they would reach out to the utility companies to notify them that they were vacating the right of way and that in the Ohio Revised Code there was a section that provided for when they vacated an area, it provided for a perpetual easement for those utilities that were still within that vacation area.

Mr. Toth remarked that it was addressed through Ohio Revised Code. He asked regarding the utility poles there, the aerial utilities that were mentioned, and asked if they were going to be affected in any fashion.

City Engineer Eavenson stated they would remain in place and that any future development would have to work around those utilities as well. She stated that they would ensure that during their review for any proposed improvements.

Mr. Toth stated that if they needed to get access to that sanitary sewer line there though, they were going to have to go down approximately 12 feet and that was going to be a relatively large excavation that would probably destroy whatever was that area for the time being.

City Engineer Eavenson said it would take a little while.

Mr. Toth stated that in the in the initial discussion in the staff meeting bulletin, that was a concern that she had at that time about being able to make to get access to that sanitary sewer, and should that happen, it was stated by her or Director Lieber that then the repair of that property would fall onto the property owner. He stated that the City would go in, do the repair, put the dirt back in the hole and then it would be up to the property owner to finish that repair.

City Engineer Eavenson stated that was correct. She discussed that she had a draft of the easement but had not presented it to the applicant yet, but there was language in there that that stated that specific to the water line easement. She mentioned that she would revisit and see if they needed any language regarding the sanitary trunk line as well that they could incorporate.

Mr. Toth stated that in looking at the ordinance that had been drafted, the vacation of said portion of Root Road was being requested to obtain ownership, whereas the right of way would be vacated and deeded to Wink Royalton as a separate parcel or attached to the adjacent parcels where they abut.

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City Engineer Eavenson stated that that was in fact what they were looking to do with the vacation. She mentioned that the vacation would abut, and that property would be deeded.

Mr. Toth stated that he had some concerns about whether there was some type of issue in that with the either that sanitary or that water line and if the City did need to get into that area to make some type of repair, what that would look like at a future date. He mentioned that he also had a bit of a concern that looking at the parcel on the Southeast corner of Center Ridge and Root Road there, that he believed in 2015, the City of North Ridgeville purchased that parcel in order to do that reconfiguration of that intersection.

City Engineer Eavenson asked if he was talking about east of the new Root Road alignment.

Mr. Toth stated that was correct.

City Engineer Eavenson stated that the City owned the southeast parcel. She stated that she didn't know how far that went but it was the eastern parcel.

Mr. Toth stated that he believed it was about a two-acre plat.

City Engineer Eavenson remarked as part of the Center Ridge Road realignment project.

Mr. Toth stated that they purchased that property to the east, moved that road over and now they were looking to vacate the property to the west.

City Engineer Eavenson state that was correct.

Vice-Chairman Schumann asked if there were any other questions or concerns.

None were given.

Vice-Chairman Schumann asked if there was anyone in the audience that had any questions or comments.

None were given.

Moved by Schumann and seconded by Abens to recommend the Root Road vacation with the requirement of the water main easement and possible sewer easement, as per the engineer.

A roll call vote was taken and the motion carried.

Yes – 3 No – 1(Toth)

St. Peter Catholic Church, 35777 Center Ridge Rd, PPN 07-00-021-117-078, -076

Applicant: Patrick Hyland, Perspectus, 1300 Euclid Ave, #910, Cleveland, OH 44114. Proposal consists of Parish Hall addition and site improvements. Property is zoned R-1 Residence District.

Application was read.

Vice-Chairman Schumann asked Director Lieber to give her findings of fact.

Director Lieber stated that Saint Peter Catholic Church was proposing to demolish the existing rectory and several other buildings on the property and to construct a new parish hall addition that would be attached to the existing church and become part of their campus. She explained that churches and semipublic uses were permitted in the R-1 district. She mentioned that in terms of design, the addition would blend nicely with the existing church and would be constructed of similar type materials, a red brick masonry cast stone with roofing styles and slopes to match the existing church. She stated that the applicant had indicated that the parish hall would be used for church activities and events solely and it would not be rentable to the general public, so no special events from outside parties, just church activities. She explained that buildings in the R-1 district must be set back 50 feet from the right of way, so in this case, the existing church, the rectory, the school and the gym all encroached into that required front setback. She commented that they had just talked about the Center Ridge Road widening, and this was another scenario created by that project. She added that the project brought the road much closer to the facades of the building, so in this case, the applicant was proposing that the addition would be set back 24 feet 6 inches and in that case was closer than the church, the stairs projected into the front setback a little bit more of the church, but the front face of the addition did encroach and so a variance would be required and the applicant had made application to the BZBA and would be heard on that setback variance later this month. She stated that the parking lot was going to be redesigned for improved traffic flow and safety and accessible parking spaces would be located closest to the entrance to the parish hall and that would also provide an accessible route into the church. She mentioned that a walk had been added also from the multi-use path along Center Ridge Road from the front of the parish hall to improve pedestrian accessibility. She stated that the westernmost curb cut was going to be reconfigured for improved geometry, so better alignment, better 90-degree alignment with Center Ridge Road. She discussed that then they would also have two lanes exiting, a left turn and a right turn, to prevent as much queuing up and to keep traffic moving out. She said that the other two curb cuts would be designated as one way exit only and they were pretty much treated that way now, but they would be striped, or arrows would be painted to ensure that it was an exit only. She discussed that the applicant provided a truck turn exhibit showing the maneuvering of a fire truck through the site and that the revised submittal that had 225 parking spaces shown on the campus. She added that the total parking demand based upon the applicant's calculation was 299, so that was a shortfall, but the applicant was requesting Planning Commission to consider that the buildings on the site shared parking and that not all the buildings would be in use or occupied simultaneously, and also that they would unlikely all be used at max capacity at the same time. She said that Planning Commission had ability per the code section to determine the sufficiency of proposed parking for the various buildings and uses on the site. She stated that it was not a variance issue if they allowed for shared parking in this case. She said that the applicant submitted a proposed lighting plan, including new building mounted light fixtures primarily focused in the entrance areas. She discussed that they went through a revision or two, but lighting levels were now code compliant, and they were providing a dumpster enclosure as required that would be 6-foot white vinyl. She stated that in terms of stormwater management, the rear of the property did include part of the property within the 100-year floodplain, so some stormwater management basins had been shown in that location. She stated that a grass filter strip had been added along the edge of pavement to filter salts, oils, greases and gases that may drain off the parking lot. She said that a landscape plan had not been provided to date and normally Planning Commission would review the landscape plan as part of their development plan review, but the applicant had indicated that that would be handled under a separate contract and submitted at a later date. She stated that she would

recommend the Planning Commission make the Administrative review and approval of a landscape plan a condition of its approval and so her three recommendations for Planning Commission's consideration would be first to allow for the shared parking arrangement between campus buildings, second to condition any approval of the development plan on the front set back variance granted by the BZBA and last to require a lot consolidation as the rectory currently sat on its own separate parcel and with this building spanning across property lines, that consolidation would be required.

City Engineer Eavenson stated that Engineering had reviewed the application for the Parish Hall addition and had already had some discussion with the applicant regarding the improvements that would include a new fire line that will be tapped off of the City's new 12-inch water main that was installed with the Center Ridge Road widening project and provide a much-needed fire hydrant for the campus. She mentioned that the design team intended to use the existing sanitary lateral, which currently extended underneath French Creek. She said that they asked them to investigate that a little further to ensure the integrity of that existing lateral, which they have agreed to, and they were also providing storm water management for the new construction as well as some of the new paved areas of the parking lot. She discussed that they had added some additional green space for the existing parking lot areas to ensure the removal of one-off pollutants prior to the French Creek and they were including improvements in the French Creek floodplain. She commented that she didn't believe any of those were impactful fills that they would want to refrain from, but further engineering review would look at all of those details. She said that she believed that the improvements were very impactful given the constraints that they had and that she had no objection to the planned addition.

Assistant Law Director Morgan stated that Director Lieber had laid out about four conditions for approval, and she noted that the variance that they needed from the BZBA, the reason that they needed it was not of their own making, but because of the road widening, and traditionally the BZBA granted those. She stated that she would like the Commission to state specifically whether they approved of the 225 parking spaces as being sufficient for this, so that that was on the record. She added that it was also supposed to be conditioned on the landscape plan and the lot consolidation, so there was a lot to go into that motion.

Vice-Chairman Schumann asked if she wanted a separate vote or if she wanted to speak to that.

Assistant Law Director Morgan stated that she thought they should put them all together unless they thought there was a piece that somebody might vote no, or if there was some opposition to certain ones, then it was always smart to do those separately so that everybody could have their opinion expressed.

Vice-Chairman Schumann asked if there was a representative for the application.

Pat Hyland, Perspectus Architecture, 1300 E 9th St, #910, Cleveland, OH 44114.

Mr. Hyland stated that he wrote down the wrong street on the application and that it should be East 9th Street and not Euclid Avenue. He stated that Director Lieber did a great job presenting the project. He discussed that the building addition was about an 8,000 square foot addition and the main space was shown in the blue. He said that it would be an event center to seat 200 and was kind of the space missing on their campus. He explained that they had the big gym space and some conference spaces, but this would give them some room for post funeral gatherings and community meals and things like that. He mentioned that there would be as a meeting room and some restrooms, but the big thing in terms of the

building serving the parishioners was that they were providing an elevator adjacent to parking spaces, so folks could get into the addition, get in the elevator up to the sanctuary level, and also they were connecting with the elevator to the bottom of the church. He stated that the basement of the church and the sanctuary level were not connected by stairs, and they had to go outside to come back into the building, so this would solve a lot of circulation problems for the parish. He stated that they were reorienting the parking east-west because currently it was north-south generally on the site and part of that was just to solve their school drop off and pick up corral that happened every school day. He explained that this would ease the drop off and pick up process through the campus which was why the one way out on the eastern curb cuts made more sense and with the widening of the existing curb cut between the gym and the parish hall just to clean up that intersection and straighten it out and were easing the curbs as well. He introduced John Lillash from Osborne Engineering, the civil engineer for the project. He discussed the parking lot orientation shown on the drawing with the egress and the new arrows for the flow and stated that they added the grass vegetation strip on the south side, a catcher and a sheeting, any of the sheeting that came off the existing parking lot into French Creek. He said that the utility plan showed the fire line connection at the north and then the storm and sanitary flowing to the south. He stated that the rectory would be torn down to make room for the addition, and that the white barn building had already been demolished and was taken down a few weeks ago. He explained that the trailer that was at the back of the school was not being used and was going to be removed from the campus, which would help give a little bit more wiggle room for parking and clean it up as they were eyesores on campus. He added that it would be a very sympathetic addition to the existing church, which was built in the 1920's. He stated that event centers typically would have a lot of windows on them, but the north piece, which they called a grotto like element or statuary, would go out towards Center Ridge. He mentioned the asphalt sidewalk that the City had, they proposed to make a connection center line with the niche in the statue that would be on the addition. He stated that regarding the view from the south side, they would enter that main entrance that was right there. He said that the building between the addition and the church, that would be the narthex, and the elevator would be tucked in there and the stairs to give easy access, but also architecturally to just kind of make it feel like little brothers to the big church.

Council Liaison Abens asked how old the rectory was.

Mr. Hyland stated that it was built around the same time as the church.

Council Liaison Abens asked if it was a historical landmark.

Mr. Hyland stated that there wasn't a landmark status affiliated with it.

Mr. Abens asked if there was any kind of sidewalk mark or whatever for the students to get from their classes to the gymnasium.

Mr. Hyland explained that that was part of the consideration because the kids currently came out kind of the entrance to the school and they would usually go across the north side and then they would come to the gym. He stated that this would allow them to kind of sneak across, get to the church, go down through the building and come out, so that they didn't have to go outside the whole time, they could stay inside. He commented that they were maintaining the crosswalk there and they were trying to enhance that a little more. He said that sidewalk would come all the way around the existing east side of the church where the doors were that went down to a lower level, to make it safer for people to go east-west.

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Vice-Chairman Schumann asked if there was any further discussion regarding the project.

None were given.

Vice-Chairman Schumann asked if anyone had any issues with the shared parking.

None were given.

Vice-Chairman Schumann stated that it seemed like it would be used at different times than whatever else was going on.

Mr. Hyland commented that very rarely would there be a CYO event, a full church, a school full event, the parish hall and the maintenance building all used at the same time. He explained that he had shown the different matrices with the biggest being Christmas Eve and Easter Sunday kind of influx for church.

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

None were given.

Motion made by Schumann and seconded by Ali to recommend the project including the following recommendations: they allow the shared parking, that the variances are received from the BZBA for the building set back, a future submission of an administrative approval of a landscape plan and then following that, the required lot consolidation.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

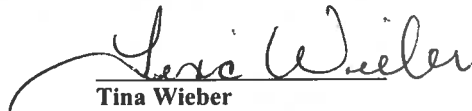
Vice-Chairman Schumann asked if there were any further business to come before the Commission.

None was given.

ADJOURNMENT:

Chairman Smolik adjourned the meeting at 7:36 PM.


James Smolik
Chairman


Tina Wieber
Deputy Clerk of Council

Tuesday, November 12, 2024
Date Approved