

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING DECEMBER 13, 2016**

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

Roll Call: Present were members Tim Anderson, Jennifer Swallow, Council Liaison Bernadine Butkowski, Vice-Chairman Larry Pierce and Chairman Jim Rothgery.

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

Minutes: Chairman Rothgery asked if the members of the Commission had a chance to review the regular meeting minutes of November 08, 2016. He asked if anyone had any comments regarding those minutes. He stated if there were no objections to the minutes, they will stand approved as presented and placed on file. He asked if the members of the Commission had any questions or objections to approving the special meeting minutes of November 14, 2016. Hearing none, those minutes stand approved as presented and will be placed on file.

Correspondence: None

Old Business: None.

NEW BUSINESS:

APPLICATION:

APPLICANT: Chris Copeland, P.E., The Mannik & Smith Group, Inc., 23225 Mercantile Road, Beachwood, OH 44122

OWNER: Brixmor Property Group, Inc., 22054 Farmington Road, Farmington, MI 48336

REQUEST: Site plan approval for the relocation of First Federal of Lakewood bank building and a property split.

LOCATION: 33701 Center Ridge Road in a B-3 District.

Permanent Parcel Nos. 07-00-008-116-019 and 07-00-008-116-020

Application was read along with comments from the Administrative Officers Chief Building Official Guy Fursdon, Mayor David Gillock, Police Chief Mike Freeman, Fire Chief John Reese, City Engineer Scott Wangler and Safety-Service Director Jeffry Armbruster.

Chairman Rothgery asked if there was a representative and if so, could they approach the podium and state their name and address for the record.

Chris Copeland of 23225 Mercantile Road, Beachwood, Ohio explained the project they are looking at today is the relocation of the First Federal Bank as stated. The relocation is associated with the ODOT right-of-way take. The building that is being proposed at the corner of Lear

Nagle and Center Ridge is a 2,000 square foot building with two drive-thru lanes. The project has already received approval for two variances, the parking count and set back along Lear Nagle. From the display board in front of the Commission, it showed that the parking will be along the perimeter of the site with the drive-thru behind the building from the intersection. The ADA compliant parking stalls will be located closest to the main entry to the facility with an accessible path to the building. The facility is zoned as B-3 and is a permitted use for this zone. All of the remaining zoning ordinance items, such as setbacks, building height, etc., will be in compliance. Today's meeting is to review the site plan as well as the lot adjustments. The lot adjustments are depicted on the exhibit. He showed the current lot line for the properties that are owned by Brixmor. The adjustment to that property line will be to relocate the line approximately 60 feet to the south and he showed that on the drawing. That obviously will remove some of the property on number one and will make it part of number two which is the bank and the retail space. Those are the two items they are asking for review and the Commission's approval on tonight. Additionally, he had a conversation with Guy Fursdon regarding the temporary easement along Center Ridge and Lear Nagle. The revised easement is shown in orange on the drawing and still encompasses some of the parking stalls that are proposed along Center Ridge and the wedge along Lear Nagle. The conversation was to ensure that there will be no withholding of permits or certificate of occupancy. They have been assured by Mr. Fursdon that that will not be withheld and they would be allowed to open, but technically would not be allowed to construct that parking within that temporary easement. They are trying to work with ODOT to see if there is any other resolution but they wanted to make sure that the city was accepting of that if ODOT doesn't revise their current easement.

Chief Building Official Fursdon stated that they will accept that. They will be issued a certificate of occupancy upon final inspection of the approved plans and the parking that they can't construct is of no fault of theirs. It is due to the Center Ridge Road widening. They will work with the property owner and future tenant in that regard.

Chairman Rothgery opened the floor to the Commission for any questions or comments. He stated his concern was about signage and asked what their plan is for placement of the sign for this.

Chris Copeland stated that currently the proposed First Federal of Lakewood building will have wall signage as depicted on the two elevation drawings that were in the packet. There is a wall sign on the building and in the front along Center Ridge. As far as building signage, that is the extent that they were looking at. Additionally, they were talking about a multi-tenant sign. The details haven't been fully determined yet. Those will be submitted to the city for review during the final packet.

Chairman Rothgery stated that the city is trying to receive signage all in monument style and he asked the applicant to keep that in mind.

Chris Copeland stated he would note that accordingly.

Chairman Rothgery opened the floor to the Administration.

Mayor Gillock stated that they certainly support this application and he was going to make the comment from a signage standpoint in that we are looking for ground and/or monument signs and not pole signs. On those parking spaces that they cannot build now because of the temporary easement; when that is done, those will be put in. Those lots will be there it is just a temporary situation where they won't be put in until after the construction goes through and so, it really isn't a big issue.

Chairman Rothgery opened the floor to the audience for questions or comments.

Sue Tipple of 36655 Chestnut Ridge, an employee of Pat Catans, stated that they were wondering how much parking space they might be losing in that area. That is their concern.

Chairman Rothgery stated from the drawing, it doesn't look like they would be losing any parking.

Chief Building Official Fursdon stated the main parking isn't changing.

Chris Copeland stated there are 286 currently and 279 are being proposed. So there would be a loss of seven spaces from the current conditions.

Chairman Rothgery addressed Mayor Gillock and asked if he had anything else to add.

Mayor Gillock stated he wasn't sure where they would be losing those seven spaces. He asked if the applicant could give him a timeline of when construction would be completed.

Chris Copeland stated that First Federal would like to start construction sometime early to mid-next year and hopefully be open late summer or fall.

Chairman Rothgery moved the discussion back to the Commission and asked if there were any other questions or comments from the Commission.

Member Swallow asked how the traffic for the drive-thru will be managed on the site.

Chris Copeland explained from the drawings, that traffic would enter off of Center Ridge Road and follow the drive isle into the drive-thru lanes and then around the building or exit onto Lear Nagle.

Member Swallow stated the entering traffic will have to cross oncoming traffic from the other direction.

Chris Copeland stated yes they will. The drive width is sufficient that there will be two passable lanes.

Chairman Rothgery stated that it doesn't appear to be any different than the original building that was there, which was the Donatos pizza place. That did have a drive-thru. He then asked for a motion.

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

Yes, 5 No, 0

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

ADJOURNMENT:

Deputy Clerk Tjotjos addressed the Chairman and asked if she could make a comment. She addressed the Commission and stated as many of you know, tonight is Chairman Rothgery's last meeting. Jim has been involved in this city for many years, but for the last 13 years, he has been a great asset to this city as a Planning Commission member and has been wonderful to work with. Volunteering for any community is sometimes unrewarding, but Jim made it fun. I am truly grateful I had the pleasure of working with him and just wanted to express my thanks.

Chairman Rothgery stated knowing that this a thankless job, he would like to thank everyone from the Mayor, to the Engineer, to the Assistant Law Director, to the Chief Building Official, to Mrs. Butkowski as Council Liaison, to Tim, Jennifer and Larry, thank you very much for being here. You have been wonderful. I've enjoyed my stay and it is time for me to move on and thank you very much Donna for all your help and guidance.

Chief Building Official Fursdon thanked Jim for his input.

Chairman Rothgery addressed Steve Fogarty of the Chronicle and wished him the best of luck.

Meeting adjourned at 7:20 p.m.


Chairman


Deputy Clerk, Donna Tjotjos


Date Approved