

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, NOVEMBER 12, 2024**

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 Steve Ali, Frank Toth, Council Liaison Bruce Abens and Chairman James Smolik.

Vice-Chairman Paul Schumann 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:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on October 8, 2024. He asked if there were any corrections. Hearing none, the minutes were approved as submitted.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2024-0311: Sitto's Restaurant, 34259 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for restaurant.
2. PPZ2024-0313: Italian Coffee, 34960 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a coffee shop.

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

Director Lieber stated that a zoning certificate was issued for Sitto's Restaurant, a Lebanese cuisine restaurant that was going in the Giant Eagle Plaza where the ice cream store Mootown Creamery had left and another one was issued for Italian Coffee, a new coffee shop going into what used to be the Charm Boutique. She added that they were seeing some turnover in those spaces, which was a positive.

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

Director Lieber stated that the Zoning Code Diagnosis was getting into final form and that probably before the end of the week they would get a draft copy emailed to them. She stated that there would be a joint presentation to Council and Planning Commission on Monday, December 2nd, and then they would have the opportunity to follow that up at their December meeting with any discussion or additional

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recommendations on the diagnosis and preparation for then moving ahead with the redrafting of the zoning code at that point. She mentioned that they had some work ahead of them over the next couple weeks in looking over that information.

She discussed the active transportation plan and stated that they had a final draft that they were pulling together that would also probably come to them for review at their December meeting and that they would be recommending the Commission take some action once that process was wrapped up. She stated that they had already begun looking for some funding sources to implement parts of that plan. She explained that they had a pending application for the sidewalks project on Bagley Road out to NOACA, and having that plan completed timely was part of their strategy to obtain funding with that sidewalk project.

She mentioned that they were still working on the Lorain and Lear traffic study and were collecting some additional data from NOACA to look at growth rates over the next 20 years to refine the study and recommendations. She stated that regarding the Bainbridge and Root and the Bainbridge and State Route 83 traffic studies, the consultant was working with them to prepare a safety application for a future roundabout at Root and Bainbridge. She added that they were working to submit that in January.

OLD BUSINESS:

NEW BUSINESS:

PPZ2024-0307 University Hospitals Urgent Care, 34548 Center Ridge Rd, PPN 07-00-016-101-054

Applicant: Madison Walkama, HSB Architects, 1250 Old River Rd, Cleveland, OH 44113. Proposal consists of constructing a 4,000 square foot urgent care building. Property is zoned B-3 Highway Commercial District.

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber stated that the proposal consisted of constructing new medical offices and site improvements and mentioned that medical offices were a permitted use in the B-3 Highway Commercial District. She explained that the future UH Urgent Care would be sharing the lots with the existing vacant commercial building that was formerly Scooters and that when the site was developed for Scooters, Planning Commission members might recall that the pad of that area was prepared as part of that Scooters project, anticipating that there would be some type of future building in that location. She added that at the time Scooters was developed, certain site improvements were made, including the stormwater management, which was anticipated to serve the full build out of the site. She discussed that the new medical facility would have a main entrance on the north side of the building and commented that the applicant did a really nice job of including architectural detail on all the sides and she had requested that the applicant bring color material samples to the meeting. She said that the north side would face the north residential area, and the south would face Center Ridge. She mentioned that the landscape plan included mainly foundation plantings and several trees. She stated that they did have the City Arborist take a look at the landscape plan and he offered some notes and some changes, which had been incorporated into that landscape plan. She indicated that they would be utilizing the existing curb cut that served the site and that also provided cross access between the urgent care, the car wash, the

auto parts store and the former Scooters. She said that the applicants also provided a pedestrian route from the sidewalk that was in the right of way and then connected to the urgent care entrance and then across the drive to that former restaurant space for the future. She stated that parking was ample with 20 spaces required and 36 proposed. She remarked that the lighting plan looked good with new building mounted light fixtures primarily around the building perimeter and the sidewalks and entrances and also had some full mounted fixtures in the parking lot, but those fixtures were code compliant, and the illumination levels looked good. She mentioned that they would be expanding the existing dumpster in the northeast portion of the site to add on to their trash facilities there. She stated that it was a completely zoning compliant project with the exception of signage, and that the applicant would have to later submit a sign package. She discussed that they wanted a separate ground sign which would require a variance and were probably a little over on the square footage for the building, but that would be a matter for the BZBA. She added that regarding the revised version that the Commission received, all of her staff comments had been incorporated into the version that was presented to them.

City Engineer Evanson stated that the project had all utilities available on site and that there was an existing 8 inch sanitary main running through the north side of the site and there was an existing 12 inch water main along Center Ridge that they could tap into and there was an existing fire hydrant along Center Ridge in proximity to the building, therefore no additional fire hydrants were needed. She discussed that the existing stormwater basin that went in originally with the advanced auto parts store, had underwent additional modifications when the Scooter's coffee shop came in and was currently sized to include the proposed improvements of the urgent care facility. She stated that the drive aisles also had ample room for emergency services as shown in the plans submitted. She said that there was one final thing that she wanted to mention, which was that there would be a separate water and sewer tap fee affiliated with the business and she had examples of each of those that she would share with the applicant after the meeting.

Chairman Smolik asked if there was a representative present for the application.

Ben Gingrich with HSB Architects, 1250 Old River Rd, Cleveland, OH 44113.

Mickey Mann, Edge Development Shops on Center Ridge, 5050 Detroit Rd, Sheffield Village, Ohio 44035.

Mr. Gingrich stated that they were really excited for development and that the building proposed would use really high-quality materials. He indicated that they tried to look at setbacks and areas around them to try to match similar materiality. He explained that they were using masonry on the project, stucco on the uppers, large windows and wall sconces, which were all going to be a nice building element.

Chairman Smolik asked if he would review the sample boards.

Mr. Gingrich stated that the building itself would be about 4,000 square feet and consist of brick around the whole lower portion of it, all the way up to about 10 feet of brick. He discussed that they had some alternating brick underneath the windows and that the main field color of brick was the tan he was displaying. He stated that they had a smaller chip of the accent that was sort of a darker brown that they were going to use under the windows, which would be a nice contrast and would give a little bit of depth to the building. He explained that the frames were all planned to be black aluminum, and they had protection for pedestrians, which also gave pedestrian scale, with some nice canopies all over the entrances. He discussed that in the upper parts, they were proposing to use a sort of stucco that was a

hard panel with all the panels above that was a really nice product and had a modern look but they were using kind of traditional materials, which was the goal of the project.

Chairman Smolik asked if there was anyone in the general audience who had any questions or comments regarding the application.

None were given.

Chairman Smolik remarked that as far the retention basin that was originally built for the auto parts store, he assumed that when Scooters was developed, water quality was taken into account.

City Engineer Eavenson stated that that was correct and that when Scooters went in, they updated to the current requirements of the storm water and water quality measures. She mentioned that they had taken into account a full build out of that particular area, so there shouldn't be any need to do any modifications to the basin.

Council Liaison Abens stated that regarding the facility on Lorain Road, when it was first proposed and when it first came under operation, they did have emergency urgent care facility or services there and then it closed during pandemic and never reopened. He mentioned that they were not planning on reopening and that was somewhat of a concern that now they were building a new building but abandoning that particular urgent care area.

Mr. Gingrich stated that he was unable to comment regarding that.

Council Liaison Abens asked if it was a joint venture.

Mr. Gingrich stated that it was a joint venture between University Hospitals and them.

Council Liaison Abens asked if they were using modular panels in the project.

Mr. Gingrich stated that the whole lower portion of the building, which was more susceptible to salt and damage, was all masonry as shown on the board. He discussed that the upper portions were using a Hardie Panel which was a modular panel that was a really durable product. He added that a lot of times when thinking of modular, one would think like a wall that was constructed but that was not the case and that although it looked jointed, it was not. He mentioned that they had found them to be pretty durable and long-lasting materials, which was the goal since the owner would have to maintain it for many years.

Mr. Mann stated that he could touch briefly on the urgent care aspect. He said that it was a partnership between Wall Street and University Hospital and there were 30 some odd locations going in throughout Northeast Ohio. He mentioned that the urgent care aspect was more of a retail convenience front, as a feeder access into the hospital system. He stated that that was kind of a national trend they were seeing and that the partnership with University Hospitals was being rolled out throughout Northeast Ohio currently.

Chairman Smolik asked if there would be around 20 full-time employees.

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Mr. Mann stated that was what they were hearing.

Planning Commission Liaison Toth stated that he had a question regarding parking. He discussed that their paperwork stated that they had 20 spaces required with 36 proposed and asked that if and when the Scooter's building became reoccupied, would they be able to fit everybody in there with the parking requirements.

Director Lieber stated that yes, especially since that building was designed as a drive-thru only, it didn't create great demand for parking because of the limited number of employees that it could host.

Moved by Smolik and seconded by Toth to recommend approval of the application.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

Chairman Smolik asked if there was any further business to come before the Commission.

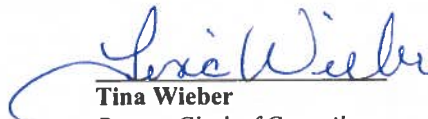
None was given.

ADJOURNMENT:

Chairman Smolik adjourned the meeting at 7:17 PM.



James Smolik
Chairman



Tina Wieber
Deputy Clerk of Council

Tuesday, December 10, 2024
Date Approved