

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, DECEMBER 10, 2019**

CALL TO ORDER:

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

ROLL CALL:

Present were members Steve Ali, James Maleski, Vice-Chairman James Smolik, Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Dan Rodriguez and Deputy Clerk of Council Michelle A. Owens.

MINUTES:

Chairwoman Swallow asked if members had an opportunity to review the minutes of the regular meeting on Tuesday, November 12, 2019. She asked if there were any corrections or concerns. No discussion was offered. The minutes were received and placed on file.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Chris Brown; K. Hovnanian Homes
3296 Columbia Road, Richfield, Ohio 44286

OWNER: Same

REQUEST: Final plat approval for Meadow Lakes No. 17 within Meadow Lakes PCD

LOCATION: Continuation of Yellow Beak Lane, White Feather Avenue and Amber Way within Meadow Lakes PCD.
Permanent Parcel Nos. 07-00-033-101-034 & 07-00-033-101-017

Application was read.

Chairwoman Swallow asked that the applicant come forward and provide a description of his proposal. She directed him to sign in, then state his name and address.

Chris Brown, K. Hovnanian Homes, 3296 Columbia Road, Richfield, Ohio, 44286, explained his request for the final plat approval of Phase 17 in Meadow Lakes PCD, an extension of Yellow

Beak Lane, White Feather Avenue and Amber Way. He stated that plans had been approved by the Engineering Department and that construction had already begun. He noted that all infrastructure for Yellow Beak is in place and they are currently working on infrastructure for the other two streets. He anticipated that paving would begin in spring.

Chairwoman Swallow asked for any questions or comments from Commission.

Vice-Chairman Smolik expressed his concern with the housing types. With each phase, he had observed no change in the product or type of house being built. He asked about a master buildout plan for the subdivision; and if there were plans to build a phase with a different product.

Mr. Brown replied that there are no plans to build any different product. He stated that the market is currently very strong and, due to the lot sizes, very few modifications can be made to their homes.

Vice-Chairman Smolik cited N.R.C.O. §1279.01(b). His understanding of the ordinance was that there should be different lot sizes, which would allow for different cost points. He felt that, with all the houses being the same, it would not follow the intent of this provision.

Mr. Brown indicated that K. Hovnanian Homes had no involvement until the middle of Phase 10. He spoke about a previous phase of 88-90 homes in which they offered a Lifestyles product, which he stated was well-received. He explained that they are currently only seeking a continuation of what is already there.

Vice-Chairman Smolik stated that there were larger lots sizes within the first phase. With each subsequent phase, they consistently built the same 50-foot-lot product throughout the neighborhood.

Mr. Brown remarked that several lots had to increase from what was originally approved in order to make them buildable.

Chief Building Official Fursdon asked how many total phases there would be.

Mr. Brown responded that Phase 18 would be the final phase in Meadow Lakes.

Chief Building Official Fursdon commented that they have seen multiple builders, lot sizes and Lifestyle products within Meadow Lakes. He stated there was a lot of size variation on the single-family lots at the northern end of the subdivision; and there was variety in style simply due to the different number of builders in Meadow Lakes. He offered the Lifestyle product, which was marketed towards senior citizens, as an example of product variation within Meadow Lakes.

Vice-Chairman Smolik asked about open space and overall density of the development.

Mr. Brown was unable to offer exact calculations, but assured members that he would submit

this information to Chief Building Official Fursdon. He maintained that the development does comply with density and open-space requirements.

Chief Building Official Fursdon explained to members his request was that Mr. Brown furnish these calculations at the meeting. He estimated that density would be about 3.0 dwelling units per acre, which was under the maximum density of 3.24. He noted that the calculations differed from what was presented during preliminary plan approval: a result of originally-approved lot sizes becoming unbuildable.

Mr. Brown believed density would be around 2.8.

Member Maleski expressed concerns similar to those of Vice-Chairman Smolik. He explained that he would generally agree that there should be different styles – especially if it were a new area. Taking into consideration that this will be a continuation of a previous phase, he understood there would be little variation from what is presently there.

Chairwoman Swallow asked for any other questions or comments from Commission.

Council Liaison Abens spoke about his concerns with the retention and detention basins within the development. He did not feel that they were adequate to protect against flooding.

City Engineer Rodriguez explained that there was an extensive review of the stormwater facilities. He confirmed that all the ponds within the development do meet and exceed the rules and ordinances of the City of North Ridgeville. He stated that their calculations take into account land outside of the development that drains into their ponds.

Council Liaison Abens asked about green space in the development.

Mr. Brown stated that Phases 17 and 18 have a few acres of open space, as some of the areas could not be developed. He explained that they were basically following the PCD plan as close as they could without making major modifications.

Chairwoman Swallow asked for any other questions or comments from Commission. No discussion was offered. She asked for any other questions or comments from the Administration. No discussion was offered. She opened the floor for public comment. No discussion was offered.

It was moved by Maleski and seconded by Ali to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 5 No – 0

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APPLICANT: Mill Ridge Subdivision, LLC
260 South Logan Street, Elyria, Ohio 44035
OWNER: Same
REQUEST: Final plat approval for Millridge Subdivision No. 4
LOCATION: Continuation of Stratton Mill Street and Rummel Mill Drive, located east of
Stoney Ridge Road; an R-1 Residence District.
Permanent Parcel No. 07-00-031-000-232

Application was read.

Chairwoman Swallow asked that the applicant come forward to describe his application.

Robert Yost, Mill Ridge Subdivision, LLC, 260 South Logan Street, Elyria, Ohio 44035, explained that they are in the fourth and final phase of Millridge Subdivision, which will consist of 22 lots. He indicated that it would be an extension of Rummel Mill Drive, from Phase 3, out to Stoney Ridge Road.

He addressed the Administrative comments. In response to comments from City Engineer Rodriguez, he indicated that a corrected plat was submitted prior to the meeting. He had additionally provided a development summary demonstrating compliance, as requested by Chief Building Official Fursdon.

Chairwoman Swallow asked if the Administration had an opportunity to review the corrected plat.

City Engineer Rodriguez responded that he did.

Chairwoman Swallow asked if there were any questions or comments from Commission. No discussion was offered. She asked if there were any questions or comments from the Administration.

There was discussion surrounding the corrected plat. Modifications noted were to the square footage of sublots 116 and 121 and to the plat title sheet.

City Engineer Rodriguez remarked that the plans had not yet been approved for the subdivision but, once reviewed and approved, they would move forward.

Chairwoman Swallow opened the floor for public comment.

Scott Dusenbury, 36687 Stockport Mill Run, North Ridgeville, Ohio 44039, stated that his residence is on the south side of Stockport Mill Run and that it would abut the new phase. He explained that he and some of his neighbors, at the time they purchased their homes, were informed that the mound behind their houses would remain. He suggested this to be one of the main reasons he chose to purchase on the south side of the street rather than other. He stated that, as of two months ago, the mound is no longer there and they will soon have houses butting up

against their properties. He had observed that the proposed lots appear to have greenspace between them or are substantially deeper than theirs, leaving much more space between the houses. This left him and his neighbors feeling as though they were victim of bait-and-switch sales tactics.

Mr. Yost denied that he would have told buyers the mound would stay, but believed it could have come from Ryan Homes. He explained that the soil was put there with the intent to use it in Phase 3.

Chairwoman Swallow asked if there were any questions or comments from the public. No discussion was offered.

Council Liaison Abens asked City Engineer Rodriguez about drainage and stormwater management.

City Engineer Rodriguez explained that all the ponds were designed to carry a 100-year flood. While Phase 4 had not yet been reviewed and approved, he was not concerned because of the significant increase in the size of their ponds. He did not feel it would be an issue, but assured members that it would not be approved until their review was complete.

Chairwoman Swallow asked if there were any other questions or comments.

Council Liaison Abens commented on his concerns with the lack of green spaces. He stated that so many developers are packing in homes and felt that careful consideration should be given to this in the future.

Chairwoman Swallow asked for any other discussion from the Commission. No discussion was offered.. She asked for discussion from the Administration. No discussion was offered.

It was moved by Smolik and seconded by Maleski to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 5 No – 0

APPLICANT: Jill Allan, Jim Rumbaugh; The Meritage Group
772 Pine Valley Drive, Pittsburgh, Pennsylvania 15239
OWNER: Winfield Farms Development, LLC
772 Pine Valley Drive, Pittsburgh, Pennsylvania 15239
REQUEST: Final plat approval for The Reserve at Winfield Farm Subdivision No. 4
LOCATION: Continuation of Nash Lane and Winfield Lane, and completion of Elva Lane,
in an R-1 Residence District.
Permanent Parcel No. 07-00-036-000-535

Application was read.

Chairwoman Swallow asked that the applicant step forward and provide a description of their application.

Travis Crane, TGC Engineering, representative for The Meritage Group, 1310 Sharon Copley Road, Sharon Center, Ohio 44139, stated this would be the fourth and final phase of the subdivision and would comprise 55 sublots. In response to comments from Chief Building Official Fursdon, he had previously provided documentation demonstrating total code compliance.

Chairwoman Swallow asked for any questions or comments from Commission.

Chief Building Official Fursdon confirmed that the calculations submitted do demonstrate code compliance.

Chairwoman Swallow asked if there were any other questions or comments from Commission. No discussion was offered. She asked for discussion from the Administration. No discussion was offered. She asked if there were any questions or comments from the public. No discussion was offered.

It was moved by Maleski and seconded by Smolik to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 5 No – 0

APPLICANT: Anthony M. Valore; Valore Properties, Inc.
23550 Center Ridge Road, Westlake, Ohio 44145
OWNER: Valore Properties, Inc.; 23550 Center Ridge Road, Westlake, Ohio 44145
REQUEST: Final plat approval for Hampton Place Subdivision No. 5
LOCATION: East of Stoney Ridge Road and south of Atlantic Avenue, in an R-1 Residence District.
Permanent Parcel No. 07-00-029-000-325

Application was read.

Chairwoman Swallow asked that the applicant come forward and provide a description of his request.

Tony Velore, 23550 Center Ridge Ridge Road, Westlake, Ohio, 44145, explained his request was for Phase 5 of the seven-phase Hampton Place Subdivision. He stated that the streets are in and they are seeking final plat approval for this phase. There were 384 lots planned for the subdivision, but will end with 374 lots, a community center, swimming pool and more than

enough green space. He indicated that part of their approach is that each phase has a new product.

Chairwoman Swallow asked for comments or questions from the Commission. No discussion was offered. She asked if there were any comments or questions from the Administration.

City Engineer Rodriguez asked the applicant if the statement had been added to the plat title sheet, as specified within his comments.

Sam Suhail, Suhail & Suhail, Inc., 6325 Cochran Road, Solon, Ohio 44139, responded that it had. He then spoke about the comments from Chief Building Official Fursdon and confirmed that subplot 219 is 95 feet in width. He stated that they had previously requested a zoning compliance letter in July and, at that time, it was made certain that subplot 219 was 95 feet wide. It had also been discussed that a 35-foot setback was required from the single-family lot line. The solution proposed was to put in a strip of open space.

Chairwoman Swallow asked for any other comments or questions.

Chief Building Official Fursdon asked if he was aware that Ryan Homes was applying for a variance for two sublots in the southwest corner of the subdivision.

Mr. Suhail responded yes.

Chief Building Official Fursdon explained that the two sublots abut residential lots and cannot meet the 35-foot rear yard setback: They are both around 27 feet. He stated that he could not guarantee it, but felt they stood a reasonable chance of getting the variance.

Mr. Suhail spoke about the easement required to service subplot 259. He indicated that it had been added to the plat and that the city is working directly with the contractor.

Chairwoman Swallow asked if there were any other comments or questions.

Council Liaison Abens spoke about the proposed street name Fortunes Trail. He suggested that the name be changed due to the similarly-named streets within the city, such as Fortune Court.

Mr. Valore stated that Fortunato was his father's first name. He expressed a willingness to cooperate, but was surprised that it had not been suggested by the Police and Fire Departments.

Chief Building Official Fursdon suggested that similarly-named streets could potentially cause confusion when dispatching emergency services. As to why it had not been suggested previously, he explained that they may not have seen the street names on the preliminary plan.

Mr. Valore stated that streets were named as they went. In the interest of public safety, he felt it to be a reasonable request. He agreed to change the name to Fortunato Trail.

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Chief Building Official Fursdon instructed the applicant to mark the street name change on the plat.

Page 2 of the Plat for Hampton Place Subdivison No. 5 was revised, changing Fortunes Trail to state Fortunato Trail.

Chairwoman Swallow asked for any other questions or comments from the Commission or Administration. No discussion was offered. She opened the floor for public comment. No discussion was offered.

It was moved by Maleski and seconded by Ali to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:40 PM.



Jennifer Swallow
Chairwoman



James Smolik



Michelle A. Owens
Deputy Clerk of Council

Tuesday, February 11, 2020
Date Approved