

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, MARCH 11, 2025**

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

Vice-Chairman Paul Schumann and member Steve Ali were 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 January 14, 2025. He asked if there were any corrections. Hearing none, the minutes were approved as submitted.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2025-0338 Little Ranger Rumble, 33135 Center Ridge Rd

Approval of a Certificate of Zoning Compliance for a commercial recreation; indoor toddler playground.

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

Director Lieber stated that one zoning certificate had been approved since the last meeting, which was for Little Ranger Rumble, an indoor toddler playground, which would take a portion of the space formerly occupied by Bullfrogs on Center Ridge Rd. She stated that she also wanted to mention that work was underway on the zoning code update and that she had been working with the consultant on basically establishing the districts and uses, use tables, use standards and conditional use standards. She said that they were getting close to at least having a draft of that section for full staff review and wanted them to know that that was happening in the background. She discussed that they would also be looking at scheduling a public meeting to discuss the Lear Lorain traffic study and recommendations likely towards the end of April, beginning of May timeframe and to stay tuned for more information about that as well.

OLD BUSINESS:

NEW BUSINESS:

PPZ2025-0337: Victory Park, 7777 Victory Lane, PPN 07-00-003-102-106

Owner: PMJ Park Holdings, 7777 Victory Lane, North Ridgeville, OH 44039. Proposal consists of new turf

fields, lighting and other site improvements. Property zoned I-2 Light Industrial District.

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber stated that the property itself was owned by the City of North Ridgeville, but the operator was PMJ Park Holdings LLC, a private entity. She discussed that the property was zoned I-2 Light Industrial District, however, the agreement between the City and the operator established the permitted use of this property as a sports park to include ball fields, parking, lighting, fencing and all the other amenities in support of a sports park. She added that the agreement also provided that prior to the installation of any improvements or changes, that the City would review and approve that installation in compliance with the codified ordinances and that it would include review by boards, commissions or councils and that was the reason that the project was before them that evening. She stated that the proposal consisted of the installation of two turf fields, identified on the plans as Field 3 and Field 4, lighting and other site improvements in support of the turf field project. She explained that Turfs 1 and 2 were existing and were west of the new fields and installed in the last several years without going through the planning review process. She stated that the new fields were shown located in the northernmost area of the site plan shown in blue to the right with the existing turf fields to the west and the lake to the east. She mentioned that there was an existing asphalt access drive between the fields that currently connected over towards Cook that would be reduced in length and be terminated in a T-turnaround. She stated that 12 new light poles were proposed and that 10 surrounded the new fields and were 80 feet high. She said that the two additional ones were 70 feet high and were a little bit to the south, more towards the parking area. She indicated that pole height, fixture type and illumination levels all exceeded the code requirements. She explained that it was a very unique area of the Planning and Zoning code regarding the lighting as Planning Commission had authority to grant approval without the need for variances. She said that that specific part of the code read, "That because of their unique requirements for providing greater nighttime visibility, their need to ensure public safety and their limited hours of operation, stadiums, which included ball diamonds, playing fields, tennis courts, amphitheaters and similar uses were exempted from the exterior lighting standards. A lighting plan for these uses shall be established at the time that the request for exterior lighting is made and shall be subject to Planning Commission approval." She mentioned that that was how they knew it wasn't a variance situation. She added that the lighting did exceed code, but the Commission could explore the lighting plan as part of their review in that case. She stated that there was a staff review with the applicant and several recommendations were made with requests for additional information, many of which were provided last Friday. She mentioned that they asked for a grading plan, which would be required as part of permit and had pointed out that the initial length, the east-west length of the fields, made it difficult to fit in the Fire Department's required 20 foot emergency access drive, while not getting too close to the property line on the east, so those fields had been reduced in width to 400 feet. She added that additional information had been provided on the fencing and netting. She mentioned that they talked about the need to contain soccer balls and not have them fished out of the lake and protecting the turf which had been identified on plans. She said that the applicants provided a portion of the emergency access drive that was now 20 feet with the T-turnaround at the end. She stated that regarding spectator viewing they indicated that it would be mobile and brought in on a temporary basis as needed. She said that they spent quite a bit of time talking about lighting and that the initial photometric plan just showed the illumination for the soccer turf fields themselves but on Friday they did receive some additional information that showed the broader photometric plan and carried out all

that lighting to 0, they could kind of see the full impacted area of the lighting. She stated that her greatest concern was understanding the impact of lighting but didn't have concerns about the turf fields themselves. She discussed that the lighting could potentially be separated out as a separate issue for being addressed by the Planning Commission and also wanted to point out that staff was aware from previous meetings with Victory Park that they had some other improvements in store potentially later this year or next year that would include additional parking lots and maybe some other additional small structures but those were not before the Commission that night. She added that they had some urgency in getting the turf fields installed for the playing season.

City Engineer Eavenson stated she did want to elaborate a little regarding the engineering permit and review process that she wanted to see some additional details in regard to the site plan and the grading plan and how the subsurface system for the new turf fields was going to connect to the existing storm sewer system. She said that engineering had asked for an as-built survey on the two existing turf fields because she believed the current storm sewer shown in the site plan was actually from the 2008 proposed plan and she wanted to see if that was really built to plan and to get a little more detail on that to ensure that it was still staying to the overall plan.

Assistant Law Director Morgan stated that she had a question for engineering and asked if all of those concerns were things they should have done that day for Planning Commission approval or were those things that they should do after Planning Commission approval.

City Engineer Eavenson stated that those details could be provided during the engineering review. She discussed that the plans needed to be a little more detailed to include their construction details for their subsurface drainage and how that connected to the existing system and what that existing storm water system or storm sewer system looked like in that area.

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

Joe Borky, PMJ Park Holdings, 7777 Victory Park, North Ridgeville, OH 44039.

Joe stated that he the majority owner and managing partner for Victory Park, PMJ Park Holdings, along with Don Mold, Steve Montana, who was a turf installer, and Tony Pallacino, who was their Park Director who were there in support of the project. He discussed what was originally approved as far as the layout of the park for that particular part of the parcel, there were to be five soccer fields across the lake and there were currently four. He stated that they never put in the fifth one because they needed the access drive to Cook Road originally when they put that in because there was no Victory Lane. He stated that they were trying to finish the park and essentially, they wanted to put in that fifth field and convert the 4th field to artificial grass as opposed to natural grass. He stated that there were a lot of things that they would be carrying on with as time went on and they had a huge master plan to continue to finish the facility all the way around, but for that Commission meeting they were focused on those two fields.

Chairman Smolik stated that for the record, there had been quite a few correspondences that came in after the initial Planning Commission member packets. He mentioned that they had received the updated plans for Victory Park that was sent on Friday, March 7th, an updated lighting plan for Victory Park that was March 7th as well, the engineer's recommendation sheet that was March 7th and Monday they received Victory Parks updated planning review which was administrative staff comments and then

they received an updated staff bulletin that day. He stated that he wanted to make sure the rest of the Commission members understood that there were items that came after the initial member packets. He asked if anyone in the audience had any questions or concerns regarding the project.

None were given.

Mr. Borkey asked if he could comment on the lighting and stated that when they did the light spill ratios and in talking about how it impacted properties outside of theirs at dusk and when it got dark, he stated that it was one foot candle with the light and that once they got to the north there, roughly 40 feet onto the trucker's property, they were at 1 foot candle and from there or anywhere else and all the way around, it was 1 foot candle. He stated that it was barely even at illumination levels that they had at dusk or at twilight, so when they talked about lighting spill or anything of that nature, it was a whole different technology than what was originally on that facility to begin with.

Chairman Smolik stated that they had a lot of information that came in late, especially with the photometrics and he was uncomfortable that night on the photometrics. He asked the applicant what their thoughts were of just going with the development plan that day and then coming back for the photometrics or the lighting plan.

Mr. Borkey stated that it depended on how it impacted the entire move forward strategy with the project and that the problem was that they were getting a lot of pressure from 4Sports as they were consolidating a lot of their sports, and they were trying to bring it to Victory Park. He discussed that it was a kind of option year for them and if they weren't able to get the project up and running by the Fall for them, they were going to be going back out to all the other different places and they might not have that opportunity again for several more years. He said that they were kind of under the gun to try to make that happen at that point.

Chairman Smolik stated that unfortunately the Commission was there to make sure that they felt comfortable with that type of installation in the community and from his point of view, the information came in late, and he was uncomfortable at that point in time.

Mr. Borkey stated that just to clear, he was uncomfortable that it was less than one foot candle on someone else's property.

Chairman Smolik stated that that was not a traditional photometrics that he would normally see in engineering drawings.

Mr. Borkey stated that it was the lighting spill based off of the engineering calculations, based off of the type of fixtures that were being installed and the type of direction that they were aimed, the type of product, the type of lamps that they were and the rest of that. He stated that it was based on the engineering calculations from the lighting manufacturer as to what that spill would be. He commented that the spill that they were talking about had to be on other people's properties.

Chairman Smolik stated that the exhibit did absolutely nothing for him because he didn't see property lines or anything. He stated that it was just his point of view but as far as the actual field itself, typically on synthetic turf fields they would have 15 feet of run out from their perimeter. He mentioned that their largest field, in some situations, only had 10 feet of run out and 12 feet of run out and he had some safety

concerns. He stated that some of the fences were too close to the field of play, and it didn't meet the traditional size of turf fields. He said that he thought there was too much being jammed in that one spot and it was quite evident when with that asphalt path to try to get the emergency vehicles in, everything shrunk, and he thought it was just too tight for they were planning on doing there. He stated that for example, the eastern run out, and he was scaling it because there was no dimension, was only 12 feet, and they had the run out along the center there to that net that was only like 10 feet. He stated that that was not much run out and 15 feet was the industry standard.

Steve Smetana, Field of Play, 3875 Hall Rd. Chardon, Ohio 44024.

Mr. Smetana stated that the north and south sides were about 17 1/2 feet originally and they did have plenty of room on the soccer lines east and west, but then they had softball lines that were slightly beyond that on the west side and on the two north and south corners. He discussed that on the east side that they shrunk that down and tried to get away from the lake a little bit more. He stated that currently they didn't have an exact measurement on the new drawing and that was something he would have to look at.

Chairman Smolik asked what their plan was for their storm water retention and water quality.

Don Mould, 34899 Lorain Road, North Ridgeville, OH 44039.

Mr. Mould stated that at that point in time, the existing fields had that quality of control for the storm water and that they talked about that with Christina, and they wanted to make sure they addressed it. He said that the new fields would tie into the old existing system and probably 2/3 of the fields currently were surface shedding to the pond as it always had and that was how it was designed initially when they built it 2008 or 2009. He discussed that they were going to continue to follow that same footprint but what they needed to do for Christina and engineering was validate where everything was going, which would be coming on a master plan later as they did build out plans. He stated that currently they were trying to move forward so that they could get the other plans started to get those guys to get submitted, so that they could get some approvals and try and stay on a timeline. He stated that Joe had told him that it was probably about \$3,000,000 out of pocket and he thought the impact on the area was going to be well worth it. He stated that they needed some kind of commitment from the Commission that it was okay as long as all the other criteria met their criteria, and they could move forward. He stated that they were kind of stopped because they didn't want to spend any more money if it wasn't going to move forward. He stated that they could address the lighting and that was not going to be an issue. He asked if they moved forward with everything except the lighting, how long would it take to have everything in hand to get that so they could keep it all moving and asked if it was a month or the next Planning Commission meeting or could they do something in between.

Chairman Smolik stated that those were questions that he didn't know the answers to. He stated that the Commission was a recommending body, and if an approval did come out, it would have to go to City Council and then City Council was the actual official body that would approve it.

Mr. Mould stated that so they had some time but what they were trying to do was contain the window, because they were going to have to engage Bramhall to get the drawings going and he didn't know what the timeline there was but for them to meet their target, which was a Fall start, they were going to push to get it. He stated that they could address the issues, but if they could sort through the issues and get the

things that were before them, so that they could continue to move forward. He stated that they were addressing the existing grass fields being turned into artificial because it gave it a capacity to increase the revenue source, and that Mr. Borkey was talking about some leases that were going to go on for some years. He stated that it would be a constant flow of people and by using artificial turf they were going to be able to work more and the season was going to become longer by doing the softball thing with the turf, there were multiple things that would be going on there and it would enhance their position.

Chairman Smolik asked if the Commission had any questions or comments.

Council Liaison Abens stated that he knew there was fly ash in that area and asked if that all was going to remain intact or if they were going to have to disturb it.

Mr. Mould stated that that was the intent. He discussed that they had some borings that were done that he didn't think were correct, but it was not something that was going to go by the wayside and would be addressed properly. He stated that Assistant City Engineer Lori told them to make sure they didn't let it go by the wayside, and they were aware of that. He said that there were details that would be provided for the buildout that reflected how they put piping and if they got into ash. He stated that the field was all over the board because when Lori was reading the boring and it said that there was no dirt over the ash and stated that that wasn't going to work because they couldn't grow grass on the ash. He stated that in some places it might have been 3 feet, and some places it might have been one foot, and it was supposed to be capped uniformly, but it wasn't done that way when whoever did it. He stated that they had to address it as they were moving forward, and they also had a conversation about the way to do the trenches properly from an environmental firm that put it together and they got that cut but those were going forward.

Chairman Smolik stated that from his point of view, that was a development plan, and he had some huge concerns regarding the fact that too much was being jammed in here. He stated that unfortunately all that he could do was vote on what was in front of him and he was extremely uncomfortable with it as well as the lighting.

Mr. Mould stated that if he understood correctly, his issues were the lighting and the configuration of the fields.

Chairman Smolik stated that was correct and that they had chain link fences there that were really close to the field of play.

Mr. Mould stated that he didn't know what the right dimension was supposed to be.

Mr. Borkey stated that it was 15 feet.

Mr. Mould asked if there was a way to adjust those to 15 feet, would that get him to be comfortable with that one issue.

Chairman Smolik stated that they talked about the east side being less than 15 feet.

Mr. Borkey commented on the lakeside but that was not fence, it was netting on the lakeside. He stated that the whole lakeside was net.

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Mr. Mould stated that it was net and not chain link. He stated that the chain link was only north and south.

Mr. Borkey stated that it was only 200 feet in the middle and around 100 feet down either side and across the east and west was all netting.

Mr. Mould stated that there was not a fence where the kids were going to get into it, but it would keep them from getting into the lake.

Chairman Smolik asked if on the exhibit only the chain link was yellow.

Mr. Mould stated that was correct.

Chairman Smolik stated that they still had chain link within 10 feet.

Mr. Mould stated that Mr. Borkey indicated that he had it at 15 or better than 15, but if that was an issue of the criteria that they had to address, then they would just make that happen on the drawing.

Mr. Borkey stated that in the north-south they could continue to expand that and could go as far east as they wanted to. He stated that from north-south, they could expand that even further and it didn't really matter at that point but the only thing they were restricted on was the east and west portion of that.

Mr. Mould stated that they had already consolidated the field down to 400 feet from 420, and they shrunk it down to get the access road for the Fire Department and backed it away from the pond a little bit because there was some concern about that.

Chairman Smolik asked where the emergency gates were to enter the fields. He stated that they should have a double gate to accommodate a squad coming onto the field.

Mr. Borkey stated that 100 feet down was still net, 200 feet was fence and the last 100 feet was net and there would be a double gate. He stated that they didn't do all of the detail with the fencing and were just showing the fencing, but they had it so that all fields had a double gate to get in there.

Council Liaison Abens asked if it would be possible to add padding in those areas to protect the players on the chain link.

Chairman Smolik stated that he thought what they acknowledged was that they would minimize the field to obtain the 15-foot run out. He said that he wanted to keep that 15-foot run out on chain link and normal netting, because someone could get caught up in that.

Mr. Mould stated that it would be reflected when it went through engineering for the permit process and it would not be able to slip through the cracks.

Mr. Borkey stated that they didn't know what was done before they got there in 2011 and didn't know what was or wasn't there at that point. He stated that they did know that nothing was completed, the irrigation was never completed, so the number of things that got connected later on, they had no idea

what some of the stuff that ended up into, which they promised to deliver those as-builts. He discussed that that particular one piece on that parcel came to the forefront, which was why they jumped on that so quickly.

Chairman Smolik asked if there was anything else from the Commission.

Member Toth stated that he had a question regarding the access road. He mentioned that they showed a 20-foot access road between turf Fields 3 and 4, however, from their parking lot, which was the actual entrance and the connector to that access road, he looked at it that day and there was no way they could get a fire engine down that existing path.

Mr. Borkey stated that when they had the Magic of Lights there is 2016, it literally had truck traffic all the way out to Cook Road through that and a fire engine also maintained that path. He stated that it was the same road that they had that they paved with the City back in 2016-17.

Assistant Law Director Morgan stated that she had a question based on some of their concerns. She asked if it was their intention to suggest that the plan be approved separate from the lighting, if that met with their requirements and made sense for them.

Chairman Smolik stated that point in time, he thought they wanted both and didn't want to separate it but wanted everything together.

Assistant Law Director Morgan asked if a special meeting made more sense for them to come back and try again.

Chairman Smolik stated that they had been talking and in looking at it, he thought maybe they could push it back on the administration regarding that.

Mr. Borkey asked what would help assuage his fear regarding the lighting portion of that.

Chairman Smolik stated that typically a lot of the sports lighting was really good now, but he wasn't very familiar with that company. He stated that Tencate was a major turf manufacturer, but he didn't realize they were into lighting. He stated that the sports lighting he was used to was Musco, which was obviously the Cadillac version, and there was a reason they were the Cadillac because just like pharmaceuticals, they put a lot of money and time and research into making sure that their light fixtures had 0 cutoff, and they hardly had any light pollution. He stated that an 80-foot light in the air was a big thing for the community.

Mr. Borkey stated that it was the same size as the existing poles.

Chairman Smolik stated that he thought that maybe City Council might want to say hey, those lights needed to be off at a certain point in time and he thought that there needed to be a time when those needed to be off, because it was going to be lit up pretty good.

Mr. Borkey remarked to keep in mind that the two fields, Turf 1 and 2 above it were the old Hubble lighting actually that was there. He stated that he used to sell it as he was in the electric industry for 40 years and was pretty confident with much of what he had to say when it came to the lighting portion. He

said that the spill from the two existing fields was probably more than they got from the ones that were going in over there because of the technology that was back in 2005, six, seven, right, et cetera. He stated that the poles that were suggested on the drawing and the specifics to the LED fixtures that were going in there, they were a lot more specific with a lot less bleed and they were more focused as far as their targets were concerned. He stated that one of their main things that was also on their cut sheet talked about saving your neighbor, because their whole thing was focused on lighting the field of play, not the areas around it.

Council Liaison Abens stated that he grew up around State Road Park in Parma and remembered as far as curfew on the lighting, if that had been in Parma, they would have been in trouble a couple of times because of rain and things like that. He mentioned that he heard complaints from neighbors that were along Chestnut Road about the lighting over at University Hospital. He stated that his dad worked for General Electric in their lighting division and was one of the guys responsible for lighting the old Cleveland Municipal Stadium and was quite proud of that project. He said that as far as housing and that, there was just not a lot of housing over on Cook Road that he thought would be affected by it.

Mr. Borkey stated that the bulk of the activity there would be soccer, lacrosse and rugby and currently on the other two turf fields, the bulk of what they did do would be done by 10 o'clock. He stated that they kind of had a park rule by 11 for pretty much everything to be off, but usually all the programs were done by 10, unless there was some other extenuating circumstance like some games ran over, but it was usually by 11 o'clock and that was weekends and not during the week.

Director Lieber stated that the Planning Commission had a specific authority to approve photometric plans that didn't comply, and that staff could not do that, so sadly he could not delegate that authority to them. She mentioned that she and the Engineer were talking and believed that the photometric that showed it carried out to zero, they thought that those were just the proposed new lighting, so the 10 80-footers and the 2 70-footers. She said that it didn't take into account any additional existing lighting to remain on those other turf fields. She stated that there weren't property lines marked on there, but they could kind of see that from the underlying aerial and that there was one house on Cook Road that had some spill and that while farther away from the park it did get down to down to .2 or .1, there were some fringe areas of those commercial properties that were substantially higher than point something. She indicated that she was pointing out that it didn't immediately cut off and that one of her concerns would be and what she heard a lot coming from a town with a lot of car dealerships for residents, might not receive the light in their backyard, but they see the source of the light and that is the thing that they might find irritating. She mentioned that a concern of hers would be that she was not sure how drivers would experience going down Lorain or Cook and would they see the light source or would there be any glare to the driver on the public road system. She added that maybe the answer was no, but she didn't know that from their documentation and that would be a concern. She discussed that she had been told that previously when lighting was installed for the softball fields, that people complained over at the drive-in theater that it created too much brightness in the back backdrop, so she was just sensitive of not wanting to create a negative impact to any existing businesses and then have to try and address it afterwards, just trying to make sure that it was installed correctly. She stated that to kind of give them a visual of how high 80 feet was, in thinking about some of signs on Lorain Road like the Burger King sign or McDonald's sign, at the point those signs were installed, they had a freeway oriented sign allowance of up to 75 feet, so it would be that high or higher and when thinking about the brightness in the sky, they could kind of visualize that, which was the reason for her caution of wanting to make sure that they knew what they were going to get or how it would impact the surrounding property owners.

Mr. Borkey stated that the other two fields already had eight poles up with the old technology and they were literally right next to them, so he wasn't sure if there was a concern for the streets and any other properties that would have complained when those original ones were built because again, the new ones would not be anywhere near as bright or non-focused as those. He mentioned that it was going to be no worse than what it already was.

Chairman Smolik stated that in getting back to their schedule, he understood that they needed to get the turf order in so that could be manufactured but asked what the hurry was on the lighting.

Mr. Borkey stated that it could be 12 to 16 weeks for the lighting and that was if there were no delays, but they were roughly in a 12-week window currently and that was with an order today kind of thing. He stated that they kind of had 16 to 18 weeks as far as the commitment level from the customer base from Marko Raduka and 4Sports.

Chairman Smolik stated that the lighting was a big issue and as Director Lieber stated they had multiple City right-of-ways out there that were being impacted by it, so they wanted to make sure that it did not interfere with the motoring public and their driving. He said that he was going to ask the question one more time if they wanted to just do the development plan that night and then come back for the lighting.

Mr. Borkey asked if they did split the lighting off to get that further detail, would that slow down the actual start of construction and process.

Chairman Smolik stated that it wouldn't be up to the Commission. He stated that it would be up to them and that they had no idea what their schedule was.

Mr. Borkey asked if they didn't have the approvals yet on lighting, were they allowed to move dirt if the Commission approved everything else that they had at that point.

Chairman Smolik stated that that would be up to the Administration.

City Engineer Eavenson stated that she wanted to see a little more detail in the improvement plans but that if everything looked good, they could move them forward.

Mr. Borkey stated that it was okay, and they could do that.

Chairman Smolik stated that just for clarification, the applicant was withdrawing the lighting plan, and the Commission was just going to be taking a vote on the development plan.

Moved by Smolik and seconded by Toth to approve the development plan with the conditions that the athletic fields would have a 15-foot runout minimum, there would be a double gate to each field for emergency access and compliance with the engineering requirements.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

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Council Liaison Abens stated that he had one other comment that if they were looking to limit their liabilities, they needed to tie down the trailer by one of their ball fields. He stated that it was a construction trailer that wasn't tied down. He stated that it would be around turf one and was a construction trailer.

Mr. Borkey stated that that was the media trailer.

Council Liaison Abens stated that he needed to tie it down.

Mr. Borkey commented okay.

ADJOURNMENT:

Chairman Smolik adjourned the meeting at 7:47 PM.



James Smolik
Chairman



Tina Wieber
Deputy Clerk of Council

Tuesday, April 8, 2025
Date Approved