



# NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall  
Council Chambers  
7307 Avon Belden Road

President of Council Dr. Ronald F. Arndt  
President Pro-Tem Bernadine R. Butkowski      Council Member Allen C. Swindig  
Council Member Andy Young      Council Member Richard W. Jaenke  
Council Member Nancy J. Buescher      Council Member Bob Olesen

Mayor G. David Gillock  
Clerk of Council Charles A. Norris

## MONDAY, NOVEMBER 15, 2004 AGENDA - REGULAR MEETING

CALL TO ORDER: 7:30 P.M.

INVOCATION:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MINUTES - Corrections (if any) and Approval:

Public Hearing Minutes of November 1, 2004 re: final approval of Bliss Parkway

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

Council Minutes of regular meeting held November 1, 2004 as corrected

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

Please Note:

Board of Zoning and Building Appeals Minutes of regular meeting October 28, 2004

Planning Commission Minutes of regular meeting November 9, 2004

· MAYOR AND DIRECTORS REPORTS:

· Mayor

· Safety-Service Director

· Engineer

· Auditor

Auditor's Written Financial Report for October 2004

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

· **Other Reports**

Please note:

Mayor's Court Operating Trust Fund/Bail Trust Fund Report for October 2004

Fire Department Report for October 2004

Water System Operation Report for October 2004

Planning Commission Report of regular meeting November 9, 2004

APPLICANT: Davison Smith Certo Architects, 26031-B Center Ridge Road, Westlake,  
OH 44145

OWNER: Richard Ziegan, 2930 Columbia Road, Westlake, OH 44145

REQUEST: Approval to reconstruct and expand existing building, which was  
destroyed by fire. Application was postponed on 9/14/04.

LOCATION: 32489 Center Ridge Road in a B-3 District  
Permanent Parcel No. 07-00-006-106-035 and 07-00-006-106-036

PC ACTION: Approved

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

APPLICANT: Ron Thomas, Director Facilities Engineer, Invacare, Corporation,  
One  
Invacare Way, Elyria, OH 44035  
OWNER: Starland Investment Co., 41641 North Ridge Road, Elyria, OH  
44035  
REQUEST: Install 12 strand fiber optic cable and 50 PR voice cable between  
buildings for data and voice connectivity  
LOCATION: 39400 Taylor Parkway and 38683 Taylor Parkway in an I-3 District  
Permanent Parcel No. 07-00-047-000-092  
PC ACTION: Approved

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

APPLICANT: Chris Szabo, 34114 Gem Circle  
OWNER: Same  
REQUEST: Permission to retain wall structure within an easement  
LOCATION: 34114 Gem Circle in an R-1 District  
Permanent Parcel No. 07-00-018-101-125  
PC ACTION: Disapproved

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

APPLICANT: Michael Milovanovic, Pulte Homes, 30575 Bainbridge Road, Solon, OH  
44139  
OWNER: Sugar Chestnut LLC, 1050 Terminal Tower, 50 Public Square,  
Cleveland, OH 44114  
REQUEST: Final Approval of Pioneer Ridge by Del Webb, Phase 1 (formerly  
known as Waterfalls by Waterbury) within Waterbury PCD  
LOCATION: Frontage along Bender Road in an R1 District  
Permanent Parcel No. 07-00-048-000-025,  
Zoning of 07-00-037-000-021  
PC ACTION: Approved

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

APPLICANT: Gina Serrani, 8470 Usher Road, Olmsted Falls, OH 44138  
OWNER: Same  
REQUEST: Extend existing sanitary sewer approximately 100 feet  
LOCATION: Barres Road in an R-1 District  
Permanent Parcel No. 07-00-032-000-023  
PC ACTION: Approved

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

APPLICANT: Stephen A. Joseph, 39095 Stallion Court, Avon, OH 44011  
OWNER: Same  
REQUEST: Construct warehouse as a conditional use in a B-1 District  
LOCATION: Sugar Ridge Road under  
Permanent Parcel No. 07-00-026-102-018 and 07-00-026-102-019  
PC ACTION: Disapproved

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

APPLICANT: Whitlatch & Co., P.O. Box 363, Twinsburg, OH 44087  
OWNER: Sugar Chestnut LLC, 50 Public Square, Suite 1050, Cleveland, OH 44114  
REQUEST: Final Approval of Ashton Place (39 lots); Ashton Place Condominium (49 lots), and 4 new Waterbury sublots, (Blocks N3, N4, N5 and N6) within Waterbury PCD  
LOCATION: Terrell Drive in Waterbury PCD  
Permanent Parcel No. Block "N" 07-00-038-000-163  
PC ACTION: Approved

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

\* COUNCIL COMMITTEE REPORTS:

- 1) ADMINISTRATIVE COMMITTEE REPORT #5521 We have considered the matter of T 114-2004, wages and fringe benefits for the Fire Chief and Assistant Chief and recommend that this request be approved and the attached legislation be

adopted.

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

- 2) ADMINISTRATIVE COMMITTEE REPORT #5523 We have considered the matter of T 115-2004, wages and fringe benefits for the Police Chief and Non-bargaining unit Captain and recommend that this request be approved and the attached legislation be adopted.

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

- 3) ADMINISTRATIVE COMMITTEE REPORT #5524 We have considered the matter of T 116-2004, contract with the International Association of Fire Fighters, Local 2129, AFL-CIO and recommend that this request be approved and the attached legislation be adopted.

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

- 4) ADMINISTRATIVE COMMITTEE REPORT #5525 We have considered the matter of T 117-2004, contract the Fraternal Order of Police, Lodge No. 25, North Ridgeville Division, Non-Sworn, Patrolmen, and promoted units and recommend that this request be approved and the attached legislation be adopted.

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

- 5) ADMINISTRATIVE COMMITTEE REPORT #5526 We have considered the matter of the AFSCME contract and recommend that this request be approved and the attached legislation authorizing said contract be adopted.

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

\* CORRESPONDENCE:

\* NEW BUSINESS:

Parks & Recreation Commission request for Council's approval for \$2,500.00 from the

Parks and Recreation Improvement Fund for the purchase of fencing to be installed at the Shady Drive Complex

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

Parks & Recreation Commission request for Council's approval for \$1,063.70 from the Parks and Recreation Improvement Fund for the purchase of drain pipe to be installed at the Shady Drive Complex

motion to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

\* AUDIENCE PARTICIPATION (Lobby):

\* RECESS:

\* ORDINANCES AND RESOLUTIONS:

· Ordinances & Resolution Submittals

*Introduced by Mayor Gillock 11-15-2004;*  
T 140-2004 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH KS ASSOCIATES, INC., A CONSULTING ENGINEERING FIRM, FOR PROVIDING ENGINEERING SERVICES FOR THE STRAIGHTENING OF LEAR NAGLE ROAD, NOT TO EXCEED \$63,000.00.

*Introduced by Mayor Gillock 11-15-2004;*  
T 141-2004 AN ORDINANCE PROHIBITING THE EXCESSIVE ACCUMULATION OF MUD AND DEBRIS ON THE STREETS DURING CONSTRUCTION, REQUIRING FILTER FABRIC AND AUTHORIZING THE CITY ENGINEER TO ISSUE CITATIONS.



*Introduced by Mayor Gillock 11-15-2004;*  
T 142-2004 AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW AN AGREEMENT WITH THE NORTH RIDGEVILLE CITY SCHOOL DISTRICT RELATING TO THE TAX REVENUE EFFECTED BY TAX ABATEMENT AGREEMENTS WHICH PROMOTE THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS OF THE CITY AND THE SCHOOL DISTRICT.

*Introduced by Mayor Gillock 11-15-2004;*  
T 143-2004 AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW AN AGREEMENT WITH OHIO EDISON FOR ELECTRIC SERVICE TO STREET LIGHTS.

• **First Readings**

*Buildings & Lands Report #4236 11/01/2004;*  
T 135-2004 AN ORDINANCE AMENDING NORTH RIDGEVILLE CODIFIED ORDINANCE SECTION 1250.07, DENSITY.

*Buildings & Lands Report #4236 11/01/2004;*  
T 136-2004 AN ORDINANCE ESTABLISHING SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS AS A CONDITIONAL USE IN R-1 ZONING DISTRICTS.

*Buildings & Lands Report #5517 11/01/2004;*  
T 137-2004 AN ORDINANCE AMENDING NRCO SECTIONS 1279.10 AND 1279.11 RELATING TO PLAN APPROVAL FOR PLANNED COMMUNITY DEVELOPMENTS.

*Buildings & Lands Report #5518 11/01/2004;*  
T 138-2004 AN ORDINANCE AMENDING ORDINANCE NO. 3993-2004 RELATING TO SPECIAL DEVELOPMENT DISTRICTS.

*Buildings & Lands Report #5520 11/01/2004;*

T 139-2004 AN ORDINANCE RETAINING THE SERVICES OF A CITY  
PLANNER, NOT TO EXCEED \$\_\_\_\_\_.

**Second Readings**

*Council authorization 10/18/2004; First Reading 11/1/2004;*

*Second Reading 11/1/2004;*

T 133-2004 AN ORDINANCE APPROVING THE FINAL PLAT OF THE  
PINES, BLOCK K, SUBDIVISION NO. 3, IN WATERBURY  
PCD FOR RECORDING PURPOSES.

**Third Readings**

*Council authorization 10/4/2004; First Reading 10/18/2004;*

*Second Reading 11/1/2004;*

T 122-2004 AN ORDINANCE APPROVING THE FINAL PLAT OF  
SUBDIVISION 7 IN PHASE III IN MEADOW LAKES PCD FOR  
RECORDING PURPOSES ONLY

OLD BUSINESS:

UPCOMING MEETING ANNOUNCEMENTS:

Finance Committee meeting Monday, November 22, 2004 at 6:30 P.M. in the Conference  
Room to plan the budget for 2005. Council Members are urged to attend.

Next Regular Council Meeting Monday, December 6, 2004 at 7:30 P.M. in Council  
Chambers

Public Hearing Monday, December 6, 2004 at 7:20 P.M. regarding

T 133-2004 AN ORDINANCE APPROVING THE FINAL PLAT OF THE PINES,  
BLOCK K, SUBDIVISION NO. 3, IN WATERBURY PCD FOR  
RECORDING PURPOSES.

