

NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, NOVEMBER 8, 2022

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 Paul Graupmann, Vice-Chairwoman Jennifer Swallow, Council Liaison Bruce Abens and Chairman James Smolik. Also present were Planning and Economic Development Director Kimberly Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

Steve Ali was absent.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on October 11, 2022. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

Hampton Place Phase 7, North Ridgeville, OH 44039, PPN 07-00-029-000-057

Applicant: Valore Properties, Inc, 23550 Center Ridge Rd, Westlake, OH 44145.

Proposal consists of 18 cluster lots and 24 single family lots (42 lots total) for Phase 7 of Hampton Place Subdivision. Property is zoned R-1.

Application and Administrative comments were read.

Chairman Smolik asked the applicant to state his name and address for the record and explain the proposed project.

Jason Fishbaugh, Valore Properties, 23550 Center Ridge Rd, Westlake, OH 44145.

Mr. Fishbaugh stated that he was the project manager for Hampton Place Phase 7. He added that he oversees what has been happening there. He explained that he was there

in place of Tony Valore, the owner of the company.

Chairman Smolik asked if it was just another phase of the project.

Mr. Fishbaugh stated that was correct and it was the 7th phase out of 8 total.

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

Council Liaison Abens stated that he had a question regarding the eastern edge of Janey Lane where it dead ends and asked if they were going to continue it with another project down the road.

Mr. Fishbaugh stated that was where phase 8 would come into play.

Chairman Smolik mentioned that he had a question regarding sublots 340 & 341 and that they were shown on the FEMA flood map at the 100 year zone and asked if he knew what elevation that was from the FIR maps and where the proposed elevation of the finished floor was for the proposed lots.

Mr. Fishbaugh remarked that regarding the finished floor, he would not know at that time. He stated that Ryan Homes would have that information.

Chris Howard, Bramhall Engineering & Surveying, 801 Moore Rd, Avon, OH 44011.

Mr. Howard explained that the flood plain was a Zone "A" and that they had submitted to FEMA for a letter of map revision. He stated that they did a study to determine what the base flood elevation was through there. He added that Zone "A" was undetermined through that whole corridor. He added that they submitted a study to FEMA to justify where the flood plain is and stated that that was provided to engineering. He stated that right now they were showing Zone "A" but the BFE (Base Flood Elevation) would be outside within the ditch line. He mentioned that they were waiting on FEMA's approval for that. He stated that on the grading plain they did have finished grades on all the units. He remarked that they were above the BFE.

Chairman Smolik asked if there were any questions or comments from the administration.

Director Lieber stated that she did have some concerns about the two sublots that the Chairman pointed out. She mentioned that it may be possible to construct a dwelling within a flood plain subject to certain requirements, but from a planning standpoint, preserving sensitive environmental areas, protecting future residents from flooding

and also protecting the City from complaints from future residents about flooding and use of City services, she would recommend that until the flood plain delineation occurred and they were to be removed, maybe they could be constructed but she would not recommend approval of those lots as part of that plat.

Chief Building Official Fursdon asked if by filling in that area to remove those two lots from the flood zone, how many properties outside of the subdivision would be put in a flood zone that would then be required to pay flood insurance.

Mr. Howard stated that when they did the flood study to meet FEMA's requirements, they started all the way from French Creek all the way to Stoney Ridge Road. He added that whatever the study was, because it was a Zone "A" undetermined, FEMA would review that and there were other properties that would be because it was an unstudied area.

Chief Building Official Fursdon asked about putting fill in that area.

Mr. Howard remarked that the fill wouldn't impact it. He stated that the base flood elevation was within the ditch line.

Chief Building Official Fursdon asked if they had done a No-Rise Certificate.

Mr. Hampton explained that they had a No-Rise Certificate for those two lots.

Chief Building Official Fursdon asked if they had provided that to the Engineering Department.

Mr. Howard stated that he thought it was provided before but if not, they would make sure they had it.

Assistant City Engineer Eavenson stated that she didn't know that they had a copy.

Mr. Howard stated that he thought he gave it to Dan. He added that the study showed that it was within the ditch line and wasn't even on the property. He remarked that it was the top of the ditch so it was confined within it.

Chairman Smolik explained that the discussion was about the Federal Government came in and they made some modeling and they sort of predict where the 100 year flood elevation was. He stated that what they refer to as a 100 year flood elevation was a certain rain event that had a one percent chance of happening. He stated that the applicant was stating that they did an engineering analysis, which that finished floor elevation of structure would be outside that 100 year. He added that in order to do that,

they had to make a revision to the Federal Government and then that would take them out of the Federal Flood Insurance Program if approved.

Mr. Hampton stated that usually on a plat you wouldn't show the flood plain limits because it was a Zone "A" which is undetermined. He mentioned that he believed the developer would be willing to say that those two lots would not be built on until FEMA agrees with study. He stated that those two sublots would not be built until approval from FEMA.

Chief Building Official Fursdon stated that they didn't have their typical information that had been requested from other subdivision phases as to what the density was at that point of the total subdivision, what the open space was at that point with the whole subdivision, the average front setback to single family lots, the average lot width for single family lots and the Building Department had requested that twice from Valore but they only got partial information on page one. He explained that it was the Commission's call, he was just reminding them that it hadn't been submitted as they had requested in the past.

Chairman Smolik stated that he thought the Planning and Economic Development Director went through and calculated where they were at as far as the overall plan.

Director Lieber explained that on sheet 6 of 35 she just based it on the information that was on the lot summary on sheet 6. She explained that it went by phase and then it added up the number of units and then it talked about the total acreage. She added that her report just had a little summary of what was on that page. She stated that if there was more that was required, like the average setbacks that might not be given there, that she just wasn't as familiar with all of the things the Commission might have looked at in the past. She added that it did have density and open space.

Chief Building Official Fursdon asked if it was for the entire subdivision.

Director Lieber stated that it was the entire subdivision. She mentioned that it was broken up by phase and then added.

Chairman Smolik asked if the developer had any comments regarding setback.

Mr. Howard stated that the setbacks were all the same as in previous phases and were all shown on the plat. He added that nothing was different, that it was matching the previous phases and was shown on the plat and the plans.

Chief Building Official Fursdon asked what the average was for the single family lots. He mentioned that when getting to the end of a subdivision that had to be compliant

with the City ordinance. He added that Planning Commission asks for a breakdown phase by phase.

Mr. Howard stated that they provided that on sheet 6. He explained that it showed a breakdown of every phase and that it showed cluster and residential.

Chief Building Official Fursdon stated that cluster didn't factor into it, just the single family.

Mr. Howard stated that it was shown on there as well. He remarked that it gave a breakdown of every phase and every unit.

Chief Building Official Fursdon asked what the average front setback and the average width of the single family lot was.

Vice-Chairwoman Swallow stated that what she was looking at showed the front yard setback an average of 35 feet for phase 7.

Chief Building Official Fursdon asked if it showed the average of the whole subdivision to date.

Vice-Chairwoman Swallow stated that it didn't. She remarked that it just had the information for the current phase.

Chief Building Official Fursdon explained that it was something that Planning Commission had requested in the past and that he was just following through with their past requests.

Chairman Smolik stated that he always remembered density being an issue and didn't remember setbacks. He explained that a setback was established by a certain minimum for a buildable lot.

Chief Building Official Fursdon remarked that he asked if the setbacks were for the whole subdivision and the Chair's comments were that he didn't want to get to the last phase and find out that it wasn't compliant.

Chairman Smolik asked if the average was above the minimum.

Chief Building Official Fursdon explained that if the average for the whole subdivision was 39, that was above the minimum.

Chairman Smolik asked if some could be below the minimum. He stated that he was

confused.

Chief Building Official Fursdon mentioned that there was a range of 30 to 40 feet and the average was 35. Commissioner Swallow stated that it was 39 so that would meet the minimum average requirement that they had to have at the final phase as well.

Vice-Chairwoman Swallow stated that it actually said 35. She mentioned that she didn't know that they had ever looked at that outside of each phase. She added that she knew that they had asked the question about density and open space overall so that when they got to the end of a development so that that phase wasn't a field.

Chief Building Official Fursdon stated that they also had average lot width and average setback for single family lots only, not cluster lots as part of the ordinance. He stated that he thought they had asked for that in the past.

Vice-Chairwoman Swallow stated that it was typically shown on the plans and that one didn't have it.

Chairman Swallow asked if there were any comments from the Administration.

Assistant City Engineer Eavenson asked if they would delineate the existing 100 year flood plain on the plat or not.

Mr. Howard stated that typically they wouldn't show a flood plain on a plat. He mentioned that currently it was a Zone "A" and he would have to go back and amend it once FEMA agreed where the flood plain was. He stated that they would have to refile that plat so typically they wouldn't show the flood plain on a plat. He said they shouldn't show it.

Assistant City Engineer Eavenson stated that she was concerned if FEMA didn't approve the request.

Mr. Howard stated that he felt pretty confident but obviously it was FEMA's say. He stated that where the Zone "A" was, he didn't believe that was true.

Chairman Smolik asked if there were any questions or comments from the public.

Joseph Smith, 6020 Avon Belden Rd, North Ridgeville, OH 44039.

Mr. Smith asked where the two lots were that they were concerned about building on.

Chairman Smolik explained that on the slide where it showed Dorow Drive and that it

was sublots 340 and 341.

Mr. Smith asked where Route 83 was.

Council Liaison Abens explained that it wasn't on the map.

Chairman Smolik stated that it was off of Stoney Ridge and hadn't come all the way to the east yet. He explained that it was basically in between Stoney Ridge Road and Route 83. He discussed that all of the developments were off of Stoney Ridge Road and that it hadn't made it to Route 83 yet.

Mr. Smith asked if there would be another development going in between the current one and Route 83.

Mr. Fishbaugh stated that the was the intention to add another phase. He explained that it would go from phase 7 that they were currently talking about almost to Route 83.

Mr. Smith explained that he lived on Route 83 and asked if phase 7 was in the woods.

Mr. Howard stated that was correct and the open field they had just cut down would be phase 8.

Mr. Smith asked if phase 8 would be to the north of phase 7.

Chairman Smolik explained that the meeting was for phase 7 and it could be a couple years as the developer didn't know how many phases it would be.

Mr. Smith asked if it was in his back yard.

Mr. Fishbaugh stated that it wasn't.

Chairman Smolik asked if there were any other questions or comments from the public.

Dennis Boose, 6405 Denise Dr, North Ridgeville, OH 44039.

Mr. Boose stated that the community had a lot of flooding already and they already had to deal with a lot of concerns with all the things that high water and flooding brought. He mentioned that he had heard some comments about the flood plain and the potential flood zone where residents would have to procure flood insurance and there was already enough flooding in the town that they had to deal with already. He added that it would be his recommendation that if they didn't have that nailed down that they come back another day when they did.

Chairman Smolik asked if there were any other questions or comments from the Commission.

Member Graupmann asked about the two lots in the flood zone, if that wasn't resolved they would not build homes on those lots and asked if that was correct.

Mr. Howard stated that was correct.

Member Graupman stated that he understood they were going through FEMA and that he was doing the same thing where he lived but as long as it wasn't resolved to their satisfaction, they would not build homes in the flood plain.

Mr. Howard stated that was correct.

Vice-Chairwoman Swallow asked the Administration if they felt comfortable with an approval with a condition that those lots not be built until there was an approval from FEMA.

Assistant Law Director Morgan stated yes and that it sounded as though the developer was comfortable with that condition as well.

Mr. Fishbaugh said yes, absolutely.

Chief Building Official Fursdon stated that he thought he had asked earlier how many properties would be put into the flood zone and asked if they could tell them that by changing the flood zone.

Mr. Howard stated that they were changing the flood zone based on an unstudied area so whatever drains there they were just telling FEMA based on what the topography and H&H says that is where it would be. He stated that they had a map that showed where the flood plain would be.

Chief Building Official Fursdon asked how many properties would be put into the flood zone.

Mr. Howard stated that he didn't know and then showed the map that was submitted to FEMA to the Building Official.

Chief Building Official Fursdon asked if the fill they would be putting in would effect the elevation.

Mr. Howard stated that it would not impact it.

Chairman Smolik explained that based on what the applicant was presenting it was an actual reduction in the flood plain.

Chief Building Official Fursdon explained that it was a modification of it with a little bit larger here and a little bit smaller there. He stated that the elevations were the elevations and if what they were doing was not causing the flooding to rise with the no-rise certificate (inaudible).

Chairman Smolik mentioned that they must keep in mind that they were computer generated models and it wasn't like there was a historical event where someone drew paint on the ground stating that that was where the flooding happened.

Chief Building Official Fursdon stated that FEMA could come back and dispute what they submitted or they may approve it as is, that it was up to FEMA.

Chairman Smolik stated that based on his experience as long as there was sound engineering and Bramhall was a reputable company, there shouldn't be an issue.

Council Liaison Abens asked what the possibility was that FEMA could actually come back and enlarge the flood area.

Mr. Howard stated that they usually fell in line with the studies. He remarked that he had never seen them increase it more than what they have said. He add that he realized that Meadow Lakes drained into it and that they had a lot of storm water management west of Stoney Ridge Road that picked up a lot of the water that ran through there. He stated that he couldn't say for sure that it wouldn't change as it was a government agency but he felt confident in their study.

Council Liaison Abens asked regarding the Likorish Ditch, who would be responsible for keeping that clear and flowing. He asked if it was going to be the City's responsibility or the HOA's responsibility.

Assistant City Engineer Eavenson explained that if the ditch was within the property limits of the development on that HOA property, then the development would be responsible for maintaining that.

Council Liaison Abens stated that in looking at it, it was right on the edge and that was why he was questioning it. He explained that in his ward he had situations like that and sometimes there was a disagreement as to who was responsible.

Assitant Law Director Morgan stated that keeping ditches clean was one of the things that the City did and was always problematic. She added that she thought they needed

to determine who would be responsible for that because it was right on the edge, so that it became part of the approval.

Chairman Smolik stated that he thought in the past it was handled administratively. He explained that the City of North Ridgeville was probably one of the most aggressive communities in north east Ohio for cleaning ditches.

Mr. Howard stated that the issue was that the ditch was maybe halfway on their property and the other half was to the south and asked how you would maintain a ditch on someone else's property.

Assistant Law Director Morgan asked who the other property owner was.

Mr. Howard remarked the property owner to the south.

Chairman Smolik stated Mr. & Mrs. Stopper.

Mr. Howard added that the ditch wasn't just defined on their property but that it meandered more on their property.

Chairman Smolik asked if there were any questions or comments from the Commission.

Assistant Law Director Morgan asked the Assistant City Engineer if the City had any history with the ditch.

Assistant City Engineer Eavenson explained that it was a named ditch that was on their ditch map. She stated that prior to Valore, the City was responsible for maintaining the water portion.

Assistant Law Director Morgan stated that she was good with that.

Moved by Swallow and seconded by Graupmann to approve with the condition that a map revision from FEMA in order to build on lots 341 & 340, receiving the No-Rise Certificate and that Administratively the setbacks are reviewed to meet code.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

Chipotle, 34800 Center Ridge Rd, North Ridgeville, OH 44039, PPN 07-00-016-101-047
Applicant: Cardinal Realty, LLC, 1305 Boardman Canfield Rd, Suite 8, Youngstown, OH

44512. Proposal consists of constructing a new restaurant with a pick up window on a .88 acre lot to be split off from North Ridge Plaza on Center Ridge Road. Property is zoned B-2.

Application and Administrative comments were read.

Chairman Smolik asked the applicant to state his name and address for the record and explain the proposed project.

James Sabatine Jr., Cardinal Realty LLC 1305 Boardman Canfield Rd, Suite 8, Youngstown, OH 44512.

Brent Artman, Artman Engineering, 13710 Cleveland Ave, NW, Uniontown, OH 44685.

Mr. Sabatine explained that they were proposing a new Chipotle in the Marc's plaza that would get rid of a sea of asphalt that was out there and currently not being maintained very well. He stated that it would be a new prototype full service, sit down restaurant but wouldn't be a traditional drive-thru. He discussed that they had done a traffic impact study that they had submitted. He stated that it was a pick-up only window that would have to be pre-ordered. He added that there wouldn't be an order board there but they would be able to go inside for pick-up as well. He stated that the window was added due to a lot of mothers not wanting to unload their kids out of the car while getting dinner. He stated it wouldn't have any traffic back-up as they did at a Chik-fil-A or Starbucks. He remarked that there were probably 30 of them within 50 miles. He stated that they just completed one in Norwalk and did the one in Sheffield Village, Cuyahoga Falls and Liberty Township. He discussed that it would be well landscaped.

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

Council Liaison Abens asked if it would be a full service restaurant.

Mr. Sabatine mentioned that they could sit down and eat. He stated that they were doing some that were digital only where you couldn't eat inside. He explained that communities tended to like the one before them better because they had the option of eating inside or the patio or taking it through the pick-up window.

Council Liaison Abens asked if it would be similar to the one on Lorain Road.

Mr. Sabatine stated that it would be similar. He added that the new design was quite nicer than the other designs they have had. He stated that it was a little bit more modern on the inside.

Chairman Smolik asked if it was a lot split or a land lease and how would it be handled with the parcel.

Mr. Sabatine explained that it was a purchase. He mentioned that it would be replotted and there would be a cross access easement between Cardinal Realty and the seller which was the plaza owner. He added that Marc's approved it as well and they liked it. He stated that grocery stores were seeing these as drivers to help their businesses and bring people into the parcel. He mentioned that there would be no additional curb cuts that they would be proposing on the road. He stated that it was all within the parking lot.

Chairman Smolik asked if the open space would be part of it.

Mr. Sabatine stated that Chipotle didn't like how it looked. He mentioned that they said they either had to pave it or put new grass there and then let the plaza owner do in the future what they want. He explained that they wouldn't own that but as part of their deal with the purchase, they would improve it. He then pointed on the slide what would be new curb and seed mix, landscape with topsoil to make it a green space rather than unmaintained old looking asphalt because Chipotle didn't like how it looked. He added that it was to make it look new and more vibrant and dynamic looking rather than old and stale.

Mr. Artman stated that they could see the future property outline on the slide.

Chairman Smolik asked if they had done a count to make sure that the remaining parking lot for the Marc's plaza was suitable for that.

Mr. Artman stated that they provided the parking calculation after the last meeting with the City which was 439 parking spaces.

Chairman Smolik asked how many were required.

Mr. Artman stated that he believed the code said one space for 200 square feet of store area. He explained that he assumed 20% of the storage. He said the total was 99,422 and he assumed 20% was storage and he calculated based on 80%. He stated they needed 400 spaces and there were at 439.

Vice-Chairwoman Swallow asked regarding the drive lanes on the drawing, would they be curbed off and separate from the rest of the parking lot.

Mr. Artman stated that the only place you could enter was the entrance that he pointed to on the map and explained that everything else would be curbed. He added that there would be a curb between the northerly parking that was shown there and the existing plaza.

Mr. Sabatine added that the dumpster would be fully screened with masonry enclosure and also gates.

Chairman Smolik stated that he didn't recall seeing a sign and asked if a sign submittal would be done at a later date.

Mr. Artman explained that they usually came back with the sign company with the sign package as a separate permit. He stated the the sign company would come in and pull the sign permit.

Mr. Sabatine stated that typically they would comply with the City's sign code. He mentioned that Chipotle tended to stick with a single stick Chipotle with basically a circle on it. He added that also if to comply with code it needed to be ground mounted it would be whatever was required. He stated that the sign company would go through the City's code if Planning Commission approved the application. He discussed that they would submit the building sign package separately.

Vice-Chairwoman Swallow asked if Chipotle would consider a monument sign instead of a pole sign even if it wasn't required.

Mr. Sabatine stated that they preferred the pole sign. He mentioned that they had done studies on it and it was more visible to people driving and created less people missing the store and then having to turn around. He stated that it wasn't a very big sign. He added that it was LED and all the trim pieces and finish returns were all finished. He stated that it basically just said Chipotle on it.

Mr. Artman stated that he doubted they would approve a monument sign at that location due to the fact that they were so far below the road. He added that the monument sign would not be visible from Center Ridge Road.

Mr. Sabatine stated that they sat back and were tucked in quite a bit. He mentioned that Marc's didn't want it to be anywhere near in front of their store.

Chairman Smolik asked if there were any questions or comments from the

Administration.

Director Lieber explained that a restaurant was a permitted use in the B-2 District and this was an unusual circumstance because the district did not permit drive-thru facilities. She mentioned that in discussion with the applicant, they discussed how it was unique because there was no order point and the traffic flow was quite different. She discussed that they were looking at it as a conditional accessory use rather than a similar use. She explained that the conditional use chapter had been printed out for the Commission and encouraged them to look at the standards of approval for conditional uses as they would even if it was a full conditional use and not just a conditional accessory use and have a discussion around some of those factors. She stated that the applicant had done a good job providing the information that was requested and came back and did make some changes to the site. She added that they had made some improvements to the building materials that she had requested and she appreciated that. She stated that they had discussed a pedestrian path into the site because of the somewhat close proximity to the high school/middle school campus. She added with the high school potentially having open lunch periods they thought it would be a hot destination for students to come on bike or by foot and wanted to have a path in but the grade in the slope from the sidewalk into the property made that a bit of a challenge. She stated that she appreciated them looking at that but wasn't sure it was feasible to do that and still meet ADA for the slope. She stated that she did think they should put in a bike rack somewhere around the door because there would probably be kids going there at lunch.

Mr. Sabatine stated that they would absolutely add a bike rack.

Council Liaison Abens mentioned that knowing high schoolers, they wouldn't let a slope stop them but he still wanted to see some form of pavement there for them.

Mr. Sabatine explained that the problem with that would be that it would require steps and slope and there would be some liability on their part. He mentioned that he didn't think Chipotle wanted to tie that in especially in the winter time with steps coming down off the street. He added that anybody that could go to Marc's would have access on the pavement. He stated that if they were riding their bikes it would probably be safer for them to come in from the main point of entry from a slope standpoint as well.

Chairman Smolik asked what the grade elevation was.

Mr. Artman stated it was about eight or nine feet. He stated that it was about six feet now but once the building was plateaued out with the level of the parking lot back

there it would drop that building level down even further. He add that once you put the building in and shed away from the building as far as drainage goes, it would end up being about eight feet below the sidewalk elevation up there. He pointed to the slide and explained that it was all taken and sloped down into the development.

Mr. Sabatine stated that they eliminated the access when they widened the road. He mentioned that ODOT took away the access point.

Mr. Artman stated that for him to put in a handicapped accessible ramp down to there, every two and a half foot drop, he needed to have a landing and he didn't believe he had enough room to be able to do that switchback from the sidewalk. He didn't think it would fit and it would be a considerable expense. He added that putting stairs down there would be a possibility but then it would become a liability issue for Chipotle.

Chairman Smolik asked if there were any questions or comments from the public.

Dennis Boose, 6405 Denise Dr, North Ridgeville, OH 44039.

Mr. Boose stated that he thought it would be a nice addition to the community and it appeared that they had checked all the boxes. He mentioned that he didn't have a big concern with the drive-thru portion of it as there were going to be two coffee shops that were drive-thru only that were within feet of that location. He discussed that going down east further there was the Pizza Hut drive-thru and across the street there were other restaurants that had that same feature. He stated that it looked as if they were doing it right and welcomed them to the community.

Mr. Artman stated that one of the things they hadn't talked about was that you couldn't order in the lane and that it had to be all digital. He mentioned that he provided a study from Chipotle that they had done on a couple different restaurants and the maximum they have ever had on stacking in that lane was five to seven cars in very urban areas that would see a lot of traffic. He stated that at the same time, if you pulled up to that window and the order was not available, they provided pull-ahead spaces for you to pull ahead and they would bring your food out to you so that it didn't back up.

Mr. Sabatine mentioned that he wanted to also add that it was Chipotle Corporate that would own and manage the actual restaurant operation. He stated that it would not be a franchisee. He stated that franchisees typically wouldn't maintain the property like a McDonald's would or Chipotle would, they were corporately owned. He added that it was a very good site size-wise for them and there was plenty of parking there. He stated that some of the other sites that they were building they couldn't a site that's .88 acres.

He stated that Brent would tell them that he had done them as small as .66 and they didn't work as well and they didn't have as many parks, they didn't have the pull ahead spaces. He stated that they viewed this site as an ideal size and layout.

Chairman Smolik asked regarding storm water management, if there would be underground retention.

Mr. Artman stated that they were reducing the impervious area on the property and would be creating a large amount of green space with the removal of the pavement. He added that on that particular .88 acres they were reducing the impervious area by 20%. He stated that therefore, they weren't increasing the storm water flow on the property and they shouldn't be required to do a storm water drain.

Chairman Smolik asked if the previous parking lot had storm water management.

Mr. Artman explained that there was a pond in the back of the building that was shown on sheet one on the overall plan behind the plaza. He stated that they would actually be taking less water to that when they were done. He remarked that he understood that they weren't deed restricting the green space like they had talked about in the previous meeting so therefore, they made sure that their particular site was reducing the impervious areas so that they didn't have to deal with the storm water management on the site.

Council Liaison Abens stated that he had a question but that it would be directed toward Mr. Boose. He asked if there were any kind of flooding concerns in that area.

Mr. Boose stated that the storm water management on the property where the car wash was and Scooter's Coffee Shop was had been addressed several years ago. He stated that he had not heard of any flooding issues from that area. He added that he was aware that at some point the pond behind the shopping area was not working as it should. He stated that no, he had not heard of any flooding.

Assistant City Engineer Eavenson remarked that it needed some maintenance and some investment.

Chairman Smolik asked as far as maintenance on the retention pond, if had it just not been maintained.

Mr. Boose stated that it had overgrown over the years and so they had to go in and redo it but that was several years ago.

Chairman Smolik asked if it was functioning now.

Mr. Boose stated that to his knowledge it was.

Assistant City Engineer Eavenson stated that they had not had a recent inspection on the pond but it might be worth looking into.

Moved by Swallow and seconded by Graupmann to approve the Chipotle project with the conditional use for the drive-thru window and noting that there was no order point on the proposal and that it was a pick-up window only.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

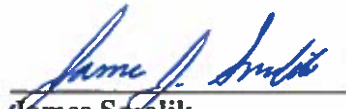
Director Lieber stated that she had a few announcements. She mentioned that she was working on a master plan steering committee for the upcoming planning initiative so it would be for the 2023 North Ridgeville Master Plan. She stated there was an open application process and there was a link on the City's website to fill out a google form. She explained that the goal was to reach a little deeper to get folks that might not normally participate and also they were collecting some demographics. She stated that they were trying to ensure that the committee was representative of who North Ridgeville was as a population group. She stated that the document would ultimately need to be adopted by the Planning Commission and she thought it would be important for Planning Commission to have some representation. She added that she would encourage those interested to fill out an application with the deadline being the 14th. She discussed that Council approved Ordinance 6016-2022, which was the setback amendments to the B-2 and B-3 districts that was recommended by Planning Commission. She stated that other zoning amendments were in the works namely chapters related to parking, loading, commercial driveways and lighting. She added that she was trying to bring some of the chapters up to more modern standards and was looking at some changes to clarify. She stated that the City has had a lot of drive-thru uses lately but there are no standards for queing and there are no parking space dimensions or drive isle width specifications so those are things that crop up pretty routinely with commercial projects where better guidance would be warranted. She asked that Planning Commission review some drafted materials she would be sending them and maybe adding a work session to their next meeting to start the conversation so that they could start off next year with some of those improvements in the code.

NORTH RIDGEVILLE PLANNING COMMISSION
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ADJOURNMENT:

The meeting was adjourned at 7:52 PM.



James Smolik
Chairman



Tina Wieber
Deputy Clerk of Council

Tuesday, December 13, 2022
Date Approved