

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
SPECIAL MEETING – TUESDAY, NOVEMBER 1, 2022**

CALL TO ORDER:

Chairman Kimble called the meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were Members James Cain, Neil Thibodeaux, Alternate Planning Commission Liaison James Smolik, Vice-Chairwoman Linda Masterson and Chairman Shawn Kimble.

Planning Commission Liaison Steve Ali was excused.

Also present were Chief Building Official Guy Fursdon, Law Director Brian Moriarty, Planning and Economic Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

CORRESPONDENCE:

Chairman Kimble noted that there were a couple pieces of correspondence that the Board received. He stated that the first correspondence was from the applicant and their representative, which was their email response to the Assistant Law Director's email that was sent out to the Board and he wanted that entered into the record. He stated that the Board also had two emails that were sent for everyone's review. He stated that before them they also had a Planning Commission Plan that was from the 2003 meeting and lastly there was information from the Planning Commission Docket from 2003 that the Law Director supplied. He then asked Law Director Moriarty to explain the docket.

Law Director Moriarty explained that at the initial meeting a couple weeks ago, it was requested that some of the initial documentation from the Planning Commission meeting when the conditional use was put into effect, if they could provide that. He added that he was able to find the docket from 2003 and provided it.

PUBLIC HEARINGS:

Ridge Minerals, LLC, Christopher Teater, Center Ridge Rd, PPN 07-00-033-101-028

Applicant: Brian Bonham, Wickens Herzer Panza, 35765 Chester Road, Avon, OH 44011.

The applicant is appealing the City's denial of the application submitted for construction of multi-family dwellings for the Eagle Lakes Condominium/Retreat at Stafford project.

Chairman Kimble explained that the meeting was a continuation of the Special Meeting held a few weeks prior.

Moved by Kimble seconded by Smolik to go into recess to discuss the appeal of the City's denial of the application submitted for construction of the multi-family dwellings for the Eagle Lakes Condominium/Retreat at Stafford project.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Adjourned into recess at 7:03 p.m.

Reconvened into the Special BZBA meeting at 7:41 p.m. {*Clerk's note: The Board may recess to discuss applications or appeals in private, and adherence to Sunshine Laws and executive session rules do not apply*}

Chairman Kimble stated that he wanted to give the applicant an opportunity to speak again briefly at the meeting. He added that they had supplied a very informative email earlier that day that was delivered to the Board and he wanted to give them the opportunity if they wanted to comment on anything and stated that a few Board members had some questions for them.

Brian Bonham, 35765 Chester Road, Avon, OH 44011, was sworn in.

Christopher Teater, 37000 Center Ridge Road, North Ridgeville, OH 44039, was sworn in.

Chairman Kimble asked if there were any questions from the Board.

Alternate Liaison Smolik stated that the parcel in question ended in 101028 and asked if that was the original parcel or if it was split.

Mr. Teater stated that he believed it was still an original parcel number because it was identical in shape to the maps that he had seen since.

Alternate Liaison Smolik stated that regarding the driving range, in the applicant's previous discussion he had indicated that a portion of that land was sold and asked if he knew when that portion of land was sold to the driving range.

Mr. Teater stated that the entire driving range was sold seven or eight years ago. He added that on their original 49 acres there was a 200 foot strip across the north side of the driving range that was included in that acreage. He stated that it was sold with that entire parcel.

Alternate Liaison Smolik stated that in looking at the county records it stated that the last sale was 2014 and asked if that sounded correct.

Mr. Teater remarked that that would have been about eight years and that was correct.

Alternate Liaison Smolik discussed that previously the applicant had indicated some improvements that were put in that were associated with that phase and asked if he could go into a little more detail about what those improvements were.

Mr. Teater remarked that since the last meeting, in looking back at their records and going back to 2003, he had a letter that was part of the 2003 presentation and they may have seen it but it sounded like in the minutes from the meeting it was recited again, that they needed 2,500 feet of extension of Meadow Lakes Boulevard from the north to get to this property. It included 1,000 feet of the PCD, which would have been residential and the last 1,500 feet would have been through this property. He mentioned that they made the statement that they felt then that it was ten to fifteen years away from being any kind of a market for commercial retail and the fact was in addition to this almost fifty acres, they owned another one hundred so there was really no shortage of retail land. He mentioned that three weeks previously was the first time he had heard the idea from anyone that their conditional use may have expired. He added that that had never been discussed before. He stated that it was their opinion that the beginning of all the improvements was that 2,500 feet. He explained that the 2,500 feet was completed in 2007. He discussed that it required a twenty million dollar loan of which five

point three million was allocated to the extension of the roadway and improvement into that fifty acres. He stated that some seven hundred thousand was the site, which originally it was condos and then became apartments. He remarked that their position was that the improvements were getting to that parcel. He added that of at least five million dollars of which was roadway and improvements and that was done within a time period.

Alternate Liaison Smolik asked if he was saying improvements off of Meadow Lakes Boulevard.

Mr. Teater stated, no, Meadow Lakes Boulevard itself and the condo project. He added that the condo project, just the undergrounds and the pavement was some seven hundred thousand of that. He explained that that was what opened up the fifty acres to development. He stated building 2,500 feet of roadway without being able to repay that loan by developing the land on either side of it you were building through a desert. He discussed that the extension into that project, in their opinion, improved the entire project.

Chairman Kimble asked if there were any other questions from the Board members.

None were given.

Chairman Kimble asked if anyone from the public wanted to speak on the matter.

Eric Effoe, 6993 Independence Blvd, North Ridgeville, OH 44039, was sworn in.

Mr. Effoe stated that he had moved to the City of North Ridgeville about six months ago and built a beautiful home in Meadow Lakes Blvd. He added that about three weeks ago he had received mail that apartment buildings would be going behind their property. He explained that originally they moved from Westlake to North Ridgeville and part of the reason why they moved out of Westlake was because it was getting too congested and the crime rate was going up. He remarked that North Ridgeville was a safer city with beautiful lands. He stated that when they got that property and built their home they were very excited but three weeks ago they realized that they were going to be having apartments built behind their home. He added that they were deeply concerned about their

property value and also crime that would come in that area because of apartments. He mentioned that if you look at any area that had apartment buildings, usually people don't take care of properties that they did not own. He stated that if you owned your own property you would take very good care of it. He discussed that bringing in apartment buildings and tenants, it would destroy the area for everybody.

Chairman Kimble asked if anyone else from the public wanted to speak on the matter.

No discussion was had.

Chairman Kimble asked if there were any questions or comments from the Law Department or Administration.

Law Director Moriarty stated that he wanted to make sure that everything that was presented was put into the record, including the emails that the Board received.

Moved by Smolik and seconded by Masterson to uphold the Mayor's decision.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

The meeting was adjourned at 8:51 PM.

Shawn Kimble
Chairman

Thursday, November 17, 2022
Date Approved

Tina Wieber
*Recording Secretary/Deputy Clerk of
Council*