



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, OCTOBER 17, 2005 AGENDA - REGULAR MEETING

1. CALL TO ORDER: 7:30 P.M.
2. INVOCATION:
3. PLEDGE OF ALLEGIANCE:
4. ROLL CALL:
5. MINUTES - Corrections (if any) and Approval:

Public Hearing minutes of October 3, 2005 re: T30-2005 REVISED

motion to approve _____ 2nd _____ vote _____

Public Hearing minutes of October 3, 2005 re: T 105-2005

motion to approve _____ 2nd _____ vote _____

1st Ordinance No. 4186-2005
1st Resolution No. 1056-2005
1st Temporary No. 133-2005

Council Minutes of regular meeting held September 19, 2005

motion to approve _____ 2nd _____ vote _____

Please Note:

Board of Zoning and Building Appeals Minutes of 2 special meetings held Oct. 6, 2005
Planning Commission Minutes of regular meeting October 11, 2005

6. MAYOR AND DIRECTORS REPORTS:

· **Mayor**

· **Safety-Service Director**

· **Engineer**

· **Auditor**

Auditor's Written Financial Report for September 2005

motion to approve _____ 2nd _____ vote _____

· **Other Reports**

Fire Department Report for September 2005

Water System Operating Report for September 2005

Mayor's Court Operating Trust Fund/Bail Trust Fund Report for September 2005

Planning Commission report to Council of regular meeting October 11, 2005:

Applications:

APPLICANT: Mark Lesner, Mark Lesner & Associates, 45180 Middle Ridge Road,
Amherst, OH 44001
OWNER: Frank T. Boron, BioPlastics Company, 34655 Mills Road
REQUEST: Approval to construct a 10,000 square foot addition for BioPlastics'
fabrication operation
LOCATION: 34655 Mills Road in an I-2 District
Permanent Parcel No. 07-00-018-101-016
PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Mould Development, LLC, 9449 Island Road
OWNER: Same
REQUEST: Approval to construct a truck dispatch center on 4.3 acres of land
LOCATION: 7878 Bliss Parkway in a Special Development District (SDD)
Permanent Parcel No. 07-00-003-102-076
PC ACTION: Approved by a vote of five to zero\

motion to approve _____ 2nd _____ vote _____

APPLICANT: Charles Klinkinberg, Illes Architects, Inc., 3599 Reserve Commons Drive,
Suite A, Medina, OH 44256
OWNER: Robert Graham, Midway/TW LLC, 150 Freedom Court, Elyria, OH
44035
REQUEST: Approval to construct a 36,000 square foot
warehouse/manufacturing facility for Ridgenco, LLC
LOCATION: 38775 Taylor Parkway in an I-3 District
Permanent Parcel No. 07-00-047-000-098
PC ACTION: Approved with the condition that BZA approves the required
variances by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

Council Referrals:

T 116-2005 AN ORDINANCE AMENDING SECTION 1240.01 OF THE
CODIFIED ORDINANCES OF THE CITY OF NORTH
RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE
ORDINANCE, TO RE-ZONE THE FOLLOWING LAND:
VACANT PROPERTY KNOWN AS PERMANENT PARCEL
NUMBER 07-00-016-112-027 AND PART OF PERMANENT
PARCEL NO. 07-00-016-112-045 (AS SHOWN BY LEGAL
DESCRIPTION BELOW); FROM R-1 RESIDENCE DISTRICT
TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED
BY VALORE PROPERTIES, INC. AND RINI REALTY CO.

PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Hartford Oval, Ltd, 35290 Detroit Road, Avon, OH 44011

OWNER: M & J Company (Harold Bogner), 33008 Woodhaven Circle

REQUEST: Preliminary Approval for a Senior Citizen Planned Development
within an R-1 District

LOCATION: Vacant Land south of Greenlawn Drive within an R-1 District
Permanent Parcel Nos. 07-00-027-101-104 and 07-00-027-101-101

During the regular Planning Commission meeting held on September 13, 2005, a motion
to approve failed due to the lack of a second. Council refers this request to be returned to
Planning Commission for authenticity of action as stated in Section 1, Article 5 of the
Planning Commission By-Laws.

PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

7. COUNCIL COMMITTEE REPORTS:

- 1) BUILDINGS & LANDS COMMITTEE REPORT #5581 recommend Council
adopt T 104-2005 dedicating relocated Lear Nagle Road

motion to accept _____ 2nd _____ vote _____

- 2) BUILDINGS & LANDS COMMITTEE REPORT #55812 recommend Council
adopt legislation banning storage units in B districts

motion to approve _____ 2nd _____ vote _____

8. CORRESPONDENCE:

9. NEW BUSINESS:

10. AUDIENCE PARTICIPATION (Lobby):

11. RECESS:

12. ORDINANCES AND RESOLUTIONS:

- Ordinances & Resolution Submittals

T 129-2005 *Introduced by Council Member Butkowski 10-17-2005;*
A RESOLUTION ACCEPTING THE AMOUNTS AND RATES
AS DETERMINED BY THE BUDGET COMMISSION AND
AUTHORIZING THE NECESSARY TAX LEVIES AND
CERTIFYING THEM TO THE COUNTY AUDITOR.

T 130-2005 *Introduced by Mayor Gillock 10-17-2005;*
A RESOLUTION TO APPROVE THE EXPENDITURE OF
FUNDS.

T 131-2005 *Introduced by Mayor Gillock 10-17-2005;*
A RESOLUTION ADOPTING THE 2005 COMMUNITY
HOUSING IMPROVEMENT PROGRAM (C.H.I.P.) POLICY
AND PROCEDURES MANUAL FOR THE CITY OF NORTH
RIDGEVILLE, OHIO.

- Introduced by Mayor Gillock 10-17-2005;*
- T 132-2005 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT(S) ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER(S) FOR THE PURCHASE AND INSTALLATION OF FOUR ACTUATORS AND ALL APPURTENANCES FOR THE FRENCH CREEK EQUALIZATION TANKS, NOT TO EXCEED \$50,000.00.

· **First Readings**

- Introduced by Law Director Crites 7/18/2005; Referred to Administrative Committee 7/18/2005; Administrative Report #5580 accepted 10/3/2005;*
- T 101-2005 AN ORDINANCE AMENDING NRCO SECTION 1228.01(B) ADDING A PROVISION FOR THE DEPOSIT OF LEGAL FEES.

· **Second Readings**

- By petition from Forest City Land Group, LLC, James P. Martynowski, Cod.Ord.Chp.1246; Buildings & Lands Report #5577 accepted 9/19/2005; First Reading 10-3-2005;*
- T 114-2005 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE ORDINANCE, TO RE-ZONE THE FOLLOWING LAND: BACK PORTION OF 37491 SUGAR RIDGE ROAD CONSISTING OF APPROXIMATELY 14.77 ACRES CONTIGUOUS TO WATERBURY PCD AND SHOWN BY LEGAL DESCRIPTION BELOW; FROM R-1 RESIDENCE DISTRICT TO PCD PLANNED COMMUNITY DEVELOPMENT AS PETITIONED BY JAMES P. MARTYNOWSKI, FOREST CITY LAND GROUP, INC.

- By petition from Forest City Land Group, LLC, James P. Martynowski, Cod.Ord.Chp.1279; Buildings & Lands Report #5578 accepted 9/19/2005; First Reading 10-3-2005;*
- T 115-2005 A RESOLUTION GRANTING PRELIMINARY APPROVAL FOR THE PROPOSED PLANNED COMMUNITY DEVELOPMENT SITUATED ON APPROXIMATELY 14.77 ON THE BACK PORTION OF 37491 SUGAR RIDGE ROAD CONTIGUOUS TO WATERBURY PCD AND TO BECOME PART OF WATERBURY PCD.
- By petition Valore Properties, Inc and Rini Realty Co., Cod.Ord.Chp.1246; Buildings & Lands Report #5576 accepted 9/19/2005; First Reading 10-3-2005;*
- T 116-2005 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE ORDINANCE, TO RE-ZONE THE FOLLOWING LAND: VACANT PROPERTY KNOWN AS PERMANENT PARCEL NUMBER 07-00-016-112-027 AND PART OF PERMANENT PARCEL NO. 07-00-016-112-045 (AS SHOWN BY LEGAL DESCRIPTION BELOW); FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED BY VALORE PROPERTIES, INC. AND RINI REALTY CO.
- Introduced by Mayor Gillock 9/19/2005; First Reading 10-3-2005;*
- T 117-2005 AN ORDINANCE AMENDING NRCO SECTION 1030.12 - DUTIES OF PRIVATE OWNERS.
- Council authorization 9/19/2005; First Reading 10-3-2005;*
- T 125-2005 AN ORDINANCE APPROVING THE FINAL PLAT OF PHASES 6, 7 AND 8 IN WATERBURY PCD FOR RECORDING PURPOSES ONLY.

Third Readings

13. OLD BUSINESS:

14. UPCOMING MEETING ANNOUNCEMENTS:

Public Hearing Monday, November 7, 2005 at 7:15 p.m. re: T 114-2005, T 115-2005 and
T 125-2005

Next Regular Council Meeting Monday, November 7, 2005 at 7:30 P.M. in Council
Chambers

15. ADJOURN: