



NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road

President of Council Dr. Ronald F. Arndt

Council Member Bernadine R. Butkowski

Council Member Dennis J. Boose

President Pro-Tem Gayle L. Manning

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 16, 2006 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:

Council Minutes of regular meeting held October 2, 2006

motion to approve _____ 2nd _____ vote _____

Please note:

Board of Zoning & Building Appeals Minutes of regular meeting September 28, 2006
Civil Service Commission Minutes of regular meeting September 29, 2006
Planning Commission Minutes of regular meeting October 10, 2006

6. MAYOR AND DIRECTORS REPORTS:

- **Mayor**
- **Safety-Service Director**
- **Engineer**
- **Auditor**

Auditor's Written Report for September 2006

motion to approve _____ 2nd _____ vote _____

- **Other Reports**

Fire Department Report for September 2006

Planning Commission report to Council of regular meeting October 10, 2006:

APPLICANT: Fred Tavakoli, Super Lube, Inc., 7041 W. 130th Street, Parma Heights, OH 44130

OWNER: Fred Tavakoli, 29255 Nottingham Court, Westlake, OH 44145

REQUEST: Approval to construct a one story commercial building for a Super Lube Auto Repair Center

LOCATION: Adjacent directly north of 35233 Center Ridge Road in a B-3 District Permanent Parcel No. 07-00-021-119-120

PC ACTION: Approved by a vote of five to zero subject to the applicant's architect's review of the front elevation of the roof with the idea of obtaining a western reserve style facade

motion to approve _____ 2nd _____ vote _____

APPLICANT: Joe Schafer, Schafer Development, 1471 Lear Industrial Park, Avon, OH 44011

OWNER: Lawrence Blaser, 32154 Chestnut Ridge

REQUEST: Preliminary Plan Approval for a Cluster Subdivision

LOCATION: 32076 Chestnut Ridge Road in an R-1 District
Permanent Parcel No. 07-00-004-104-021

PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: David Moore, Crown Castle GT Company, LLC, 6133 Rockside Road, Suite 205, Independence, OH 44131

OWNER: Bentbrooke Properties, 25560 Hilliard Blvd., Westlake, OH 44145

REQUEST: Approval to replace existing outdoor cabinets with a new prefabricated shelter for technological changes and climate control on a Cingular Wireless Cell Tower

LOCATION: 31726 Center Ridge Road in an R-1 District
Permanent Parcel No. 07-00-006-102-164

PC ACTION: Approved by a vote of five to zero subject to the applicant agreeing to provide the required statements being items 3, 4, 6, and 7 of the CBO's comments and that variances be approved for items 1, 2, and 5 of the CBO's comments

motion to approve _____ 2nd _____ vote _____

APPLICANT: FJD Properties, LLC, 37000 Center Ridge Road

OWNER: City of North Ridgeville, 7307 Avon Belden Road

REQUEST: Revision of the Final Approval of Meadow Lakes Subdivision No. 8 to remove the traffic circle located on Meadow Lakes Blvd.

LOCATION: North of Center Ridge Road, South of Barres Road, West of Stoney Ridge Road in a B-2/B-3 District
Permanent Parcel No. 07-00-033-900-001

PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Joseph E. Almady, Forest City Land Group, 50 Public Square, Suite 1050,
Cleveland, OH 44113
OWNER: Sugar Chestnut, LLC, c/o FCLG, 50 Public Square, Suite 1050,
Cleveland, OH 44113
REQUEST: Cluster Site Plan Approval for Waterbury Subdivision No. 3A,
Block K formerly known as The Pines
LOCATION: Fronting Terrell Drive in Waterbury PCD
Permanent Parcel No. 07-00-035-102-096
PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT Joseph E. Almady, Forest City Land Group, 50 Public Square, Suite
1050, Cleveland, OH 44113
OWNER: Sugar Chestnut, LLC, c/o FCLG, 50 Public Square, Suite 1050,
Cleveland, OH 44113
REQUEST: Final Approval for Waterbury Subdivision No. 3A, Block K
formerly known as The Pines
LOCATION: Fronting Terrell Drive in Waterbury PCD
Permanent Parcel No. 07-00-035-102-096
PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

T 126-2006 AN ORDINANCE ACCEPTING 778 SQUARE FEET OF
PERMANENT PARCEL NO. 07-00-014-105-020 ON THE
SOUTH SIDE OF LORAIN ROAD AND DEDICATING IT FOR
PUBLIC PURPOSES.
PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

T 130-2006 AN ORDINANCE AMENDING SECTION 1226.08
EASEMENTS.
PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

7. COUNCIL COMMITTEE REPORTS:

- 1) UTILITIES COMMITTEE REPORT #5631 recommend authorizing the Mayor to negotiate a contract for a study to comply with new monitoring requirements by the EPA

motion to accept _____ 2nd _____ vote _____

8. CORRESPONDENCE:

9. NEW BUSINESS:

Received a petition for a change in zoning classification for property at 32991 Butternut Ridge Road from R-1 Residence District to B-4 Commercial Parkway District and owned by Mould Development, LLC

10. AUDIENCE PARTICIPATION (Lobby):

11. RECESS:

12. ORDINANCES AND RESOLUTIONS:

- Ordinances & Resolutions Submittals

Introduced by Auditor Costin 10/16/2006;
T 141-2006 NORTH RIDGEVILLE CITY 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.

Introduced by Mayor Gillock 10/16/2006;
T 142-2006 AN ORDINANCE AUTHORIZING FUNDS FOR A CONTRACT
TO BE NEGOTIATED AND ENTERED INTO BY THE MAYOR
OF NORTH RIDGEVILLE AND CH2M HILL PROFESSIONAL
ENGINEERING CONSULTING SERVICES IN THE
APPROXIMATE AMOUNT OF \$36,600.00.

Introduced by Mayor Gillock 10/16/2006;
T 143-2006 AN ORDINANCE AMENDING ORDINANCE NO. 4240-2006
(WHICH AMENDED ORDINANCE NO. 4150-2005) FOR THE
RETROFITTING OF THE COMPLETE MIX TANK NO. 1 FOR
THE FRENCH CREEK WASTEWATER TREATMENT PLANT,
BY INCREASING THE AMOUNT FROM \$300,000.00 TO
APPROXIMATELY \$314,000.00.

Introduced by Mayor Gillock 10/16/2006;
T 144-2006 AN ORDINANCE AUTHORIZING THE MAYOR TO
ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT
ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY
LAW FOR A TURNKEY OPERATION TO THE FRENCH
CREEK WASTEWATER TREATMENT PLANT'S 69 KV
SUBSTATION BY FABRICATING, CONSTRUCTING,
PAINTING AND FURNISHING MATERIALS AND
APPURTENANCES, AND TO NEGOTIATE AND ENTER INTO
A CONTRACT WITH A CONSULTING ENGINEERING FIRM
TO PROVIDE PLANS, SPECIFICATIONS, BIDDING
DOCUMENTS, AND CONSTRUCTION PHASE SERVICES
FIRM FOR A DESIGN/BUILD PROJECT, IN THE
APPROXIMATE AMOUNT OF \$175,000.00.

Introduced by Mayor Gillock 10/16/2006;

T 145-2006 AN ORDINANCE AUTHORIZING THE PURCHASE OF
UNITED STATES STREET FLAGS AND APPURTENANCES
IN THE APPROXIMATE AMOUNT OF \$2,000.00.

Introduced by Mayor Gillock 10/16/2006;
T 146-2006 AN ORDINANCE AUTHORIZING THE MAYOR TO
NEGOTIATE AND ENTER INTO A CONTRACT FOR THE
PURCHASE OF 4.62 ACRES LOCATED AT WESTFIELD
DRIVE, NORTH RIDGEVILLE, OHIO, IN THE
APPROXIMATE AMOUNT OF \$100,000.00.

Introduced by Mayor Gillock 10/16/2006;
T 147-2006 AN ORDINANCE AUTHORIZING THE MAYOR TO

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Introduced by Mayor Gillock 10/16/2006;
T 148-2006 AN ORDINANCE AUTHORIZING THE MAYOR TO
NEGOTIATE AND ENTER INTO A CONTRACT FOR THE
PURCHASE OF 2.1552 ACRES OF REAL PROPERTY
LOCATED AT 36885 CENTER RIDGE ROAD, NORTH
RIDGEVILLE, OHIO, IN THE APPROXIMATE AMOUNT OF
\$290,000.00.

Introduced by Mayor Gillock 10/16/2006;
T 149-2006 AN ORDINANCE AUTHORIZING THE CITY OF NORTH
RIDGEVILLE, OHIO, TO BECOME MEMBER OF THE
NORTHEAST OHIO SOURCING OFFICE, AN OHIO
NONPROFIT CORPORATION ORGANIZED AS A REGIONAL
COUNCIL OF GOVERNMENTS UNDER CHAPTER 164, OHIO
REVISED CODE, BY ADOPTING THE CODE OF
REGULATIONS, AND AUTHORIZING THE MAYOR TO
ENTER INTO THE MEMBERSHIP AGREEMENT, THE
MASTER SERVICES AND CONSULTING AGREEMENT, AND
THE MASTER PRODUCTS AGREEMENT WITH THE
NORTHEAST OHIO SOURCING OFFICE.

• **First Readings**

Introduced and referred to Buildings & Lands Committee and Planning Commission 6/5/2006; Planning Commission recommendation noted 7/17/2006; Buildings & Lands Report #5626 accepted 10/2/2006; Public Hearing 11-20-2006;

T 94-2006 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: 34977 CENTER RIDGE ROAD, PERMANENT PARCEL NUMBER 07-00-016-104-003 (AS SHOWN BY LEGAL DESCRIPTION BELOW); FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED BY RICHARD L. AND ALLENE M. HEBEBRAND.

Introduced and referred to Buildings and Lands Committee and Planning Commission 7/17/2006; Buildings & Lands Report #5627 accepted 10/2/2006; Public Hearing 11/20/2006

T 120-2006 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: 34941 AND 34953 CENTER RIDGE ROAD, PERMANENT PARCEL NUMBER 07-00-016-104-142 (AS SHOWN BY LEGAL DESCRIPTION BELOW); FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED BY KARL L. PITTS AND GERALDINE PITTS; LEO L. PITTS AND MARY ANN PITTS; DONALD J. PITTS AND PATRICIA PITTS; RICHARD F. PITTS AND CHRISTA PITTS; MARJORIE R. GRADISEK AND CLAIRE L. SPEIR.

Introduced by Mayor Gillock 9/5/2006; Referred to Buildings and Lands Committee and Planning Commission 9/5/2006; Buildings and Lands Report #5628; Public Hearing 11/6/2006;

T 130-2006 AN ORDINANCE AMENDING SECTION 1226.08

EASEMENTS.

- Introduced by Mayor Gillock 10/2/2006;*
T 138-2006 AN ORDINANCE APPROVING THE FINAL PLAT OF
WINDSOR POINT SUBDIVISION NO. 5 FOR RECORDING
PURPOSES ONLY.

Second Readings

- Introduced by Mayor Gillock 10/2/2006; First Reading 10/2/2006;*
T 140-2006 AN ORDINANCE CREATING THE JOB POSITION OF
RECYCLING COORDINATOR AND SETTING THE
COMPENSATION THEREFORE.

Third Readings

- Introduced by Mayor Gillock 9/5/2006; Referred to Planning
Commission 9/5/2006; First Reading 9/18/2006; Second Reading
and amended 10/6/2006;*
T 126-2006 AN ORDINANCE ACCEPTING 778 SQUARE FEET OF
PERMANENT PARCEL NO. 07-00-014-105-020 ON THE
SOUTH SIDE OF LORAIN ROAD AND DEDICATING IT FOR
PUBLIC PURPOSES.

- Introduced by Mayor Gillock 9/5/2006; First Reading 9/18/2006;
Second Reading 10/6/2006;*
T 127-2006 AN ORDINANCE AMENDING NRCO SECTION 286.03
REIMBURSEMENT OF TRAVEL-RELATED EXPENSES BY
OMITTING SUBSECTION 286.03(e).

- Introduced by Mayor Gillock 9/5/2006; Title amended 9/5/2006;
Second Reading 10/6/2006;*
T 128-2006 AN ORDINANCE REPEALING 4255-2006 AND CREATING
CHAPTER 1056, CONSTRUCTION SITE SOIL EROSION,
SEDIMENT, STORM WATER RUNOFF AND STORM WATER

QUALITY CONTROLS AND REGULATIONS.

*Introduced by Mayor Gillock 9/5/2006; Title amended 9/5/2006;
Second Reading 10/6/2006;*

T 129-2006 AN ORDINANCE AMENDING CHAPTER 1474 STORM
DRAINAGE REGULATIONS AND AMENDING ORDINANCE
NO. 4256-2006.

13. OLD BUSINESS:

14. UPCOMING MEETING ANNOUNCEMENTS:

Public Hearing to be held Monday, November 6, 2006 at 7:20 P.M. on T 130-2006

Next Regular Council Meeting Monday, November 6, 2006 at 7:30 P.M. in Council
Chambers

Public Hearings to be held November 20, 2006. The individual hearings beginning at
7:15 are as follows:

- 1) T 94-2006 Hebebrand rezoning
- 2) T 120-2006 Pitts rezoning

15. ADJOURN: