NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, OCTOBER 10, 2023

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 Steve Ali, Paul Graupmann, Council Liaison Bruce Abens and Chairman James Smolik.

Member Paul Schumann was excused.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Morgan, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the special meeting on September 28, 2023. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

Director Lieber stated that were none.

Master Plan Update

Director Lieber stated that the most recent steering committee meeting was August 29th. She stated that they convened and crafted some recommendations given at the last round of public input they had received in July. She discussed that they would be taking all of that information, analysis and input and would be having the next meeting in mid-October. She mentioned that the first half of the draft plan would be discussed with the steering committee to follow the second half, which would be around the November time frame. She added that then they would also be having a final round of public engagement before wrapping up the planning process and going through the adoption phase. She commented that there was still a lot of work to do but they were getting into the meaty part, which was exciting.

NEW BUSINESS:

1. **PPZ2023-0223: The Crossing at French Creek Subdivision, 5725 Avon Belden Rd, PPN 07-00-019-000-010, 07-00-020-101-001, -042**
   Proposal consists of preliminary plan approval for a residential subdivision. Property zoned R-1 Residence District.

Application was read.

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

Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141.

Mr. Sutcliffe explained that they were proposing a subdivision to the east side of Avon Belden Road that would consist of 92 lots for Drees homes and that they would be the primary builder on site and would not be sharing that with other builders. He stated that they were taking the Baldauf property and dividing it into two phases, utilizing French Creek in the center as a natural barrier between the two, creating two separate communities. He discussed that inside each of the communities they would create boutique communities using two different sizes of homes. He commented that they currently were across the street at North Ridge Pointe and sharing that with a local builder but this one would be done just by Drees, so it would go a little slower. He added that they were in phases 8, 9 & 10 across the street, which would be taking the next couple of years and the new site if it was approved, would not be presenting any new homes in the community for a couple of years. He stated that nothing would be moved into until 2025. He explained that there was kind of a delay button on it because of the size and the amount of Administrative work that would need to be done to get it done. He stated that it was under the cluster zoning ordinance, which allowed two different sizes of lots to exist. He discussed that what they would be doing on that site would be different than what they were doing across the street and that the blue lots on the drawing would be the cluster sized lots and the green lots would be the larger single-family lots. He stated that the green lots fit their larger homes, like the ones they were doing across the street. He explained that the smaller ones were not being done across the street. He stated that the challenge they had at North Ridge Pointe was that the smaller lots only fit their smallest 40-foot home, which they had been finding that startup families and retired people that wanted ranches and a first floor, they didn't meet their requirements. He mentioned that they grew it about 8 feet, so it would now fit a ranch home and a first floor for move down buyers. He stated that most of their customers in North Ridge Pointe were North Ridgeville residents who were moving back to town because they couldn't find anything previously. He stated that everything that was shown in blue on the drawing represented that design for that move down customer, retiree or single and such.

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

Council Liaison Abens asked about putting in a bridge at French Creek.

Mr. Sutcliffe stated that they would definitely have to cross it but they only wanted to cross it one time because it was a non-disturbed area for them.

Council Liaison Abens stated that there were quite a few trees along French Creek and asked if they would be staying.

Mr. Sutcliffe stated that they would and that there was quite a setback requirement on that creek and they would be honoring that creek plus any other easements and setbacks. He commented that when they drew the plans, they made sure that they checked every local county soil and water, the EPA of Ohio and the Army Corp of Engineers for easements, setbacks and water requirements and they weren't asking for a single variance, that they were honoring them all.

Council Liaison Abens remarked that the plans showed that they would be planting trees on the tree lawns.

Mr. Sutcliffe stated that that was part of their master plan and part of what they were doing across the street as well. He explained that they would follow the City's Arborist's recommendation but they would put street trees in for everybody. He stated that in looking at the drawing, French Creek was a major artery through their and they were giving a lot leeway to its preservation. He commented that there was also a ditch on the east side and the City talked to them about helping them with some storm management on the south end. He explained that they didn't trust their homeowners to respect conservation areas. He added that once they were gone and the homeowner was in charge they would creep and creep and creep, so they were bringing on board a company called West Creek Conservancy that was based out of Parma. He stated that their whole role was to monitor and police those areas for a fee, which would not be paid by anyone but Drees. He stated that they would give West Creek a permanent easement on all of the green space and that they would monitor and make sure that no one encroached onto French Creek or any of the other easements that were there, riparian or otherwise. He added that no other builders were bringing them on board.

Council Liaison Abens asked about sidewalks being installed on Route 83.

Mr. Sutcliffe stated that they had discussions with the Administrative staff regarding that and there was not only concern about creating a public walkway there but making it attractive, so that it didn't just look like they were walking down any other commercial street in the neighborhood. He stated that they agreed to take a serpentine approach to that without creating a wall. He said they would have the serpentine with some overlapping lower points so that water could flow and place a serpentine sidewalk through there, so it would wiggle. He commented that on the south there was some green space there and that they would put an observation to sit and kind of watch the traffic go by with a bench there. He stated that there would be walkways around all of their storm water management, as well as along the northern part of French Creek. He remarked that they would create a path that they would follow so that they didn't create their own paths.

Member Graupmann stated that he lived on a creek and had fought with the Army Corp Engineers about whether they were in the 100-year flood plain or not and commented that it was a huge insurance burden. He asked if any of the homes that were going to be built would be on a 100-year flood plain that would require insurance.

Mr. Sutcliffe stated that Drees Homes didn't build in those areas. He commented that they made sure that they stepped outside of them. He added that they didn't require their customers to have flood insurance. He stated that they didn't want that in their addendums or amendments, so they didn't build on flood plains.

Member Graupmann asked if there had been some sort of a survey done by the Army Corp of Engineers.

Mr. Sutcliffe stated that they hadn't submitted to the Army Corp but were taking shots through their engineering and would be submitting for a jurisdictional determination with the Army Corp.

Member Ali stated that he was a stickler regarding landscaping and beautification for buffer zones, sound and also water control as well. He commented that those plants absorbed a lot of water and the more they put up, the better.

Mr. Sutcliffe stated that they had met with the staff a few times to make sure that they got it right and wouldn't have to rethink the wheel again. He commented that they were very aggressive about the landscaping, the entry way and the buffer between Route 83.

Council Liaison Abens asked if there would be some kind of mounding or sound barrier for the folks that would have homes along Route 83.

Mr. Sutcliffe stated that it would be limited to a slope that was mowable, but they would use some of their soils to create mounding, not a straight mound, but more of a serpentine look. He commented that they were advised to do that and they did.

Chairman Smolik asked about Rosebelle Avenue connecting to it and if it allowed two ways into the subdivision.

Mr. Sutcliffe stated that they bounced around access and how many points of entry and there wasn't a black and white answer to that. He discussed that they had to find the compromise that worked for everybody. He stated that they knew that safety services needed two points in and they toyed with not having the bridge there and having two separate communities but they found that that would really be a safety service nightmare trying to get from one to the other. He explained that what they saw was a compromise with safety services, traffic flow and not trying to impact French Creek.

Chairman Smolik asked if the water would be looped from Rosebelle all the way to Route 83 for circulation.

Mr. Sutcliffe commented that he couldn't answer that question but his engineering team could.

Travis Crane, Davey Resource Group, 1310 Sharon Copley Road, Sharon Center, OH 44274.

Mr. Crane commented that he believed the answer at that time was yes. He explained that if there was water on Rosebelle, they would loop that but they would have discussions with the water department and the City Engineer to confirm that that's appropriate to do. He stated that if that was the requirement, then they would do that.

Chairman Smolik asked if they would directionally bore under French Creek.

Mr. Crane explained that they would be putting a culver or bridge there that hadn't been hydraulically been designed yet. He stated that he wasn't sure whether they would bore or open cut yet.

Chairman Smolik stated that he noticed during the pre-hearing meeting there was discussion regarding retention, and asked if the two retention basins would have the capacity to meet the City Code without using any of the channel capacity and asked if that was correct.

Mr. Crane stated that he believed so but that those detail calculations had not been performed yet but that was their intent.

Chairman Smolik stated that there was conversation that they were going to use the channel geometrics for retention.

Mr. Crane commented that he wasn't aware of that and it wasn't his intent if he misspoke. He stated that their intent was to not use French Creek for storage.

Chairman Smolik stated that regarding 10 to 15 lots from sublot 63 wrapping around, he asked if they had grinder pumps and didn't have access to a gravity sewer.

Mr. Crane stated that was correct.

Chairman Smolik stated that a lot of times when homes were developed, they wanted the sanitary below the basement floor and asked why they couldn't hang the sanitary so it would come out the side and then if they had facilities in the basement, just use a small internal grinder pump, but yet the home would still be fed by gravity, which was ideal for the City to maintain.

Mr. Crane explained that their first primary objective was to have all gravity, even for the basement and second was to do hung sewers in the basement and third was to look at some type of pumping mechanism, whether that was a low-pressure grinder pump system or a central pump station but they couldn't get the hung plumbing to work on those lots. He stated that they were running into conflicts with storm sewers and water lines in terms of what the depth of the sanitary sewer was going to be.

Mr. Sutcliffe stated that in that cross section they were all running together.

Chairman Smolik stated that currently they had sanitary going out to Aspen and asked what it looked like going out to Route 83, because he assumed Route 83 had more depth.

Mr. Crane stated that it did but they surveyed the channel of French Creek and surveyed the sewer on Route 83 and they couldn't get the sewer under French Creek because it came out of the ground.

Chairman Smolik stated that he had a lot of reservations with that many grinder pumps where each individual property owner would be responsible for their own and then tying into a single forced main. He asked if the City would maintain the forced main and how it would be set up with easements as far as who would be responsible for what.

Mr. Crane explained that in his discussions with the City Engineer, the homeowners would own the grinder pumps and the HOA would own the forced main.

Chairman Smolik asked if it would be the HOA and not the City.

Mr. Crane stated that was correct.

Chairman Smolik stated that the biggest hurdle he was having was that it seemed like they were trying to force as many lots in those areas as possible. He commented that they did have code restrictions regarding that, such as open space and density. He stated that they met density and barely met open space. He remarked that in their open space calculation they were using French Creek and the retention basins but in his mind, he didn't really think that was in the spirit of the code. He discussed that open space was to be used for the provision of readily accessible recreation areas and open space. He said that since they were barely meeting open space, then they had 6 or 7 lots that didn't meet the setback requirements. He stated that it seemed as though they had too many cluster lots on that plan.

Mr. Crane explained that they were under density for allowable density and were not maximizing the site, for the record. He stated that regarding the open space, they had discussions with City staff and at one point, they had more open space but the question was, was there value in that open space. He stated that they had open space between some of the rear lots and all of their lots were significantly bigger than what they needed to be, so they could play the game with numbers to reduce the size of the lots to make them the minimum size and add more open space but it was determined that it was better for the customer and the City if they eliminated the slivers of open space and incorporated those into the lots.

Chairman Smolik asked about the areas where most of them were side setbacks.

Mr. Crane stated that they had a discussion with Guy about that and they had corrected it.

Chairman Smolik asked if now they had met every single setback for every single lot.

Mr. Crane stated that there were some things that they missed regarding some of the cluster lots, that they didn't have the right side-yard setback adjacent to open space, so they made the adjustments and were complying with the code now.

Chairman Smolik stated that he would open up discussion to the general public and explained that it would be one person at a time and asked them to state their name and address for the record. He said that it was their opportunity to speak to the Administration and Commission and also if they had any question or comments for the developer.

Frank Kotas, 5791 Avon Belden Road, North Ridgeville, OH 44039.

Mr. Kotas stated that he owned two properties in North Ridgeville that ran along French Creek. He discussed the three retention basins on the west side of Route 83. He talked about starting to have flooding issues on his property in 2012. He mentioned that there was a proposed 30-foot drain line that was supposed to go down his driveway to French Creek but was never installed. He explained that when Hampton Place put the three retention basins in and tied it into his 10-inch farm tile, that all that water was blowing through a 10-inch farm tile. He mentioned that the line on the drawing came across Route 83, came across his field, across where the first set of houses were south of that property and then from their it jogged out to French Creek. He stated that when he had his flooding problems and they came out and discovered that that 30-foot line didn't exist, they temporarily disconnected his house from his farm tile, so he couldn't use it to drain his house anymore because he was having so much backflow coming from across the street. He stated he was later told that the City didn't have the money to install the 30-foot line and then was told the City was planning on buying a 20-foot buffer easement down the south side of his property to the creek to put the 30-inch drain line in to drain the water from across the street, so it wouldn't come through his property. He added that he was then told that the property was being sold and they would make the new owner take care of that problem. He stated that now it was 10 or 11 years later and they were putting a new development in and there still wasn't anywhere to drain the water from across the street.

City Engineer Eavenson stated that she was aware of Mr. Kotas' situation and knew that the previous City Engineer was looking into that issue. She explained that they were working with Drees homes for an easement to make that improvement to State Route 83 and the right-of-way in front of his property as well as Hamptons.

Mr. Kotas asked if they would grab all the water from across the street.

City Engineer Eavenson stated that was correct.

Mr. Kotas stated that the bean field had six-foot sink holes in the ground that were down about 10 feet deep where you could see the busted drain tiles from the pressure of the water blowing through there. He discussed his sump pumps when raining and asking the City to clean the lines. He then talked about the growth of the City and schools.

Laura Saathoff, Ridgeview Blvd, North Ridgeville, OH 44039.

Ms. Saathoff stated that she lived in the City for almost 20 years and that the bean field was her backyard. She explained that it was a flood that came through her groundhog's den and every year it would go into the open sewers. She stated that it was a waterfall that didn't stop. She commented that it was boggy back there and it didn't have to do with the rain or the sewers not picking it up but had to do with what went on in that field. She added that at any time you would just see the water sitting and it just stayed.

Donald Pincombe, 5927 Rhonda Dr, North Ridgeville, OH 44039.

Mr. Pincombe pointed on the map where his property was located. He explained that he had six acres, which was about 800 feet along French Creek. He stated that his concern was water and asked that as they looked at a bridge or anything else that they would be doing downstream, which was north of French Creek, to make sure that they didn't affect the flow of that creek. He added that he heard it roaring whenever they had rain storms. He stated that he knew near the edge of the creek was a flood plain and was aware of that when he bought the property and built there, he made sure that he was far enough away from the edge of the creek. He shared his flood plain concerns as it moved to the north as well. He asked about R-1 districts and clusters.

Chairman Smolik explained that there was a special chapter in the code, Chapter 28, that gave regulations regarding how cluster and single-family homes could intermix.

Director Lieber discussed chapters 1250 & 1282 and that the clusters were detached, not attached units. She explained that the owner would own the lot and it would not be a condominium. She explained that it was a traditional lot, they were just allowing a smaller size lot with the provision of a minimum amount of open space. She discussed density and open space and it being a more flexible design. She talked about required frontage in R-1 and the methods of developing and requirements.

Rainer Franke, 5797 Avon Belden Rd, North Ridgeville, OH 44039.

Mr. Franke discussed his concern regarding French Creek and the retention ponds drainage. He talked about the last big flood and French Creek flooding. He mentioned the new homes and the water draining into French Creek. He asked about the City being able to handle the amount of new construction happening for its sewage filtration system. He discussed being landlocked and not being able to tie into the sewer. He stated he had a clean water aeration system that drained into French Creek but when the creek crested it wouldn't allow anymore than the creek could take on. He asked about looking into the ponds and flooding.

Council Liaison Abens stated that the plant was currently between 55 to 60% at capacity, so it could take it on without a problem.

Chairman Smolik explained that during a major rain event the storm sewer was only designed for a five or ten-year rain even. He stated that on August 23rd parts of Northeast Ohio hit a 100-year storm. He discussed the sewers being full and the sump pumps pumping against all that back pressure and talked about having a secondary sump pump that discharged to grade.

City Engineer Eavenson stated that all of the City's sump pumps had a daylight backup, so they would run off onto the grass.

Chairman Smolik talked about how the homes were plumbed and having a reverse Y in them so that the sump pump would then discharge to grade to keep it out of the basement. He asked City Engineer Eavenson if the bridge would be going in above the 100-year flood elevation.

City Engineer Eavenson stated that they would ensure to use the ODOT guidelines for bridges in the flood plain.

Jonathan Knopf, 5844 Rosebelle Ave, North Ridgeville, OH 44039.

Mr. Knopf asked about lots 72 and 78 that butted up against his lot, which was the last lot on Rosebelle. He asked what would be done for drainage on the back of the lots and was worried if they raised the existing grade from the street and everything sloping towards the easement. He asked if there would be improvements on drainage back there as well and if there would be drains in the backyards.

Jodi & Ellis Stevens, 5674 Ridgeview Blvd, North Ridgeville, OH 44039.

Ms. Stevens stated that they abutted up to lot 83. She stated that she had been a resident of North Ridgeville except for one year since 1968 and had been there a really long time. She commented that they were also real estate agents in the City. She discussed her concerns regarding the 20-foot easement behind there. She explained that there was a ditch behind their house that their sump pump exited to and wanted to know if the ditch would be piped or remain open. She discussed being the house where Aspen Street could cut through and that she heard them say they were tying into the Aspen drains.

Chairman Smolik explained that the sanitary sewer of the proposed development would be tying into Aspen Street, so it was sanitary and not storm.

Ms. Stevens discussed that being a problem because every time it rained, they got sewer in their basement and that it came up through the basement bathroom. She commented that every home north of them had the same problem. She stated that it was black sewer water that came in and not storm water. She said that they had a back flow, a check flow, in their front yard. She added that if they tied into Aspen, that they and everyone north of them would have a huge problem. She asked where would they be tying in or digging. She mentioned that she was a real estate agent and wouldn't be able to sell her home ever.

Chairman Smolik discussed inflow and infiltration and that the new neighborhood would have premium gasketed pipe so there would be minimal inflow and infiltration. He stated that what was currently happening to them was pre-existing.

City Engineer Eavenson stated that in one of the previous meetings with the developer they asked them to revisit the sanitary sewer layout and potentially put everything back to State Route 83. She mentioned that otherwise, they were going to require them to look more in depth into the existing sanitary sewer in the Ridgeview Boulevard area to ensure that they weren't inundating the system.

Chairman Smolik asked if they would have the developer perform a sanitary sewer evaluation in that area.

City Engineer Eavenson commented that if they couldn't bring it all to State Route 83, they asked them to do a more in-depth study, that was correct. She stated that the trunk line on State Route 83 was their preferred downstream connection.

Mr. Stevens talked about cleaning out his part of the ditch and people that didn't. He asked what would happen to that overflow. He expressed his concern for the homeowners on Ridgeview handling all the water coming into the ditch and sump pumps not pumping out because of the back pressure. He stated that all of the homes there, their back-up pumps didn't pump into the lawn but pumped into the ditch.

Chairman Smolik stated that all of the driveways were going into the retention basins. He said the only thing for sublot 83 that would be going towards the ditch would be the rear yard.

Elizabeth Franke, 5797 Avon Belden Road, North Ridgeville, OH 44039.

Ms. Franke stated that she had lived in the City all of her life. She commented that it would be more prudent for North Ridgeville to take care of these problems before adding more homes and add to the situation. She stated that for the existing people that currently lived there, for the City to take care of the situation that they currently had. She commented that she was asking North Ridgeville to be more responsible for the existing situations. She stated that it was an ongoing situation that had been going on for years. She discussed the traffic on State Route 83 and that it had increased tenfold. She asked if after putting in all of the new homes, were they intending to put in another light between Center Ridge Road and the turnabout. She explained how long it took her to get out of her driveway.

City Engineer Eavenson stated that they had done some studies in some of the older communities and had found that a lot of it was unfortunately illegal connections or old lateral sewers that had separated at joints and the City getting some infiltration into the storm sewer. She explained that a lot of it was just maintenance of each individual property owner. She stated that they had done some relining of the sanitary sewers and just tried out a new process that worked out really well over on Main, Broad and Pleasant a couple of years ago. She stated that they wanted to continue doing that but they were dependent on financial resources and time to get to those things. She added that they were on their radar.

Chairman Smolik stated that there was a traffic study done and he believed that it didn't necessitate the need for any warrants for any additional traffic modifications. He stated that regarding the sanitary sewer, as the City Engineer had indicated, a lot of it was on the private side, private property. He explained that it was hard to use public funds on the private side. He discussed that the recommendation in Ohio was that people needed to mitigate and protect their home, regardless of what happened on the City's side. He explained that there were means to do that like the backwater valve, which was a great one for sanitary sewer surcharge. He added that the problem was that was a mechanical device that

needed maintenance and they had found over the years that once they were installed, people failed to provide maintenance. He commented that they needed to be cleaned twice a year and that there was a locking mechanism on the top that a lot of times wasn't set and those things floated up.

Ms. Stevens stated that they had one and that they paid to have it maintained every year for eight years and that it failed three times. She stated that they didn't flush their toilets or do anything and it was maintained and she had the records for it. She stated that wasn't true.

Melanie Knopf, 5844 Rosebelle Ave, North Ridgeville, OH 44039.

Ms. Knopf stated that she lived in the last house and that the new property would butt up to her on the left, right next to 78. She discussed that they were all very happy to live in the City and had all had flooding and that it was expensive to maintain. She asked how much distance would be between the new easement and their house. She discussed the trees that were a natural boundary between their house and the field and asked if they would keep those trees there.

Christian Demko, 35306 Aspen St, North Ridgeville, OH 44039.

Mr. Demko stated that regarding the traffic and the study that was done, that when the City cut Mildred all the way down, that turned into a cut through now in that neighborhood. He stated that Ridgeview was only 25 feet wide and that it was the bare minimum for a neighborhood street like that. He discussed the high amount of traffic that went up and down Ridgeview every day. He added that during the school year at Drake and Jaycox, if someone were trying to leave at 8 o'clock in the morning, they wouldn't get out of that intersection for at least a half hour. He talked about cutting through Rosebelle and cars parked on both sides of the 20-foot street and traffic. He remarked that with 90 more homes and all the cars and people trying to cut through Rosebelle, Drake and his neighborhood, he didn't know where those people were going to go. His discussed the problems at Jaycox and Mills during rush hour traffic, Mildred's increased traffic since the cut through, speeding and the size of the streets.

City Engineer Eavenson stated that they did have a conversation with the developer earlier regarding the trip generation analysis. She commented that she did have questions regarding it and asked him to review that. She stated that during the engineering review they would take another look at the trip generation for 83 and Street A intersection.

Jeff Greenberg, 5932 Sandelwood Avenue, North Ridgeville, OH 44039.

Mr. Greenberg stated that they lived in the cul-de-sac right behind lots 70, 71 & 72. He stated that the issues were water and traffic. He discussed the drainage off of the land behind them and having a buffer at the back of the home and the field. He explained that the drainage was terrible for storm. He talked about the traffic on State Route 83 and then adding more homes and more people and more cars just because the City would get more real estate taxes. He mentioned the people currently living in the City having all the problems with the water sewer and storms and letting a developer put more homes in. He discussed French Creek and asked how the developer would take care of that with all of the retention basins and flooding and the storm. He discussed all of the people living in the out lying areas of the project being impacted by the problems once that got built. He mentioned that they needed to come up with something that would make it easy for everyone to get out of their homes to get on the streets to go to work.

Ms. Greenberg stated that they had lived in North Ridgeville for four years coming from North Olmsted. She explained their reasons for moving to North Ridgeville. She commented that she wanted to know why the City wanted to build that. She talked about the schools and the need to build more. She talked about a school being in that area and that it was a quiet street. She stated that she worked at Bistro 83 and what should take her three minutes to get work, took her ten minutes to get to work because of the traffic and commented on the number of semis travelling down State Route 83. She discussed being told after buying her property from her realtor that North Ridgeville was know as a swamp land area.

Mr. Stevens talked about building his home in North Ridgeville in 2001 and that it was a great City. He stated that they had to build some place and that it was the fastest growing city in Lorain County. He commented that if they built those homes in 2025, he guaranteed there would be a red light on 83 by 2028. He remarked that everything would be worked out and would be fine. He asked that they trust their gut and those that lead them. He spoke to the Commission and said, God bless them and God bless the United States of America.

Christina Gorney, 5925 Sandelwood Ave, North Ridgeville, OH 44039.

Ms. Gorney explained she was back in the cul-de-sac. She discussed her concern about having a ton of water in her backyard behind their fence already in those woods. She stated that they had drainage back there and that it was there when they bought the house but they still got a ton of water. She commented that she would have a river that ran straight through her backyard every time it rained and had a golden retriever that could swim in it. She stated that it drained after some time once the rain stopped, but was a constant issue every time it rained. She stated that the water pooled in the area behind her fence and did so behind that as well. She discussed that Rosebelle couldn't handle the traffic that it currently had and that the streets were repaved a couple years ago but were already falling apart again. She discussed the new homes being built and the added amount of children to already over crowded schools. She talked about the kids having to walk by themselves to school down busy streets and that traffic was ridiculous. She remarked that she wasn't against the project but was against putting in as many houses as they could with that plan.

Chairman Smolik asked if anyone had any new comments that they hadn't already touched based on.

Frank Toth, 35300 Nikki Ave, North Ridgeville, OH 44039.

Mr. Toth talked about looking through the Planning Commission application packet and asked if the representatives from Drees would address the comments made by the Assistant Law Director regarding the project. He read her preliminary approval requirement and stated that she listed that Chapter 1282, Developments, must indicate how it will "encourage greater attractiveness, flexibility and utilization of space" than possible through conventional single-family development; by, A. Creation of interesting residential areas; B. Readily accessible recreation areas and open space; C. Conservation of natural amenities; D. Separation of pedestrian and vehicular circulation. Chapter 1282.01 and .03. He invited the representatives from Drees to discuss how they would satisfy those four conditions to get that utilization of that acreage.

Chairman Smolik closed public comment and asked the developer to address the questions and comments made.

Mr. Sutcliffe stated that he understood the Commission's role and what they were forced to follow. He talked about what the code allowed and being given the right to follow the code. He discussed the schools and meeting with school officials to coordinate their efforts with their homeowners in North Ridge Pointe to get out there and vote. He talked about the levy and said that for every house built in North Ridgeville, their individual contribution would shrink because it was a fixed dollar amount. He stated that the big three for cities were schools, traffic and water. He stated that they couldn't solve the public's current water problems but could tell them they would not contribute to them. He discussed the rigorous standards held by the engineering department and his requirement to hold the water longer than it left the property and had to keep accepting the residents' water. He explained that if water was flowing through his property, he couldn't stop it. He stated that they would follow the engineering department's guidelines and add water quality. He mentioned that regarding the easements, the City was aware and had discussed that they had a challenge that they needed to deal with. He explained that they made their lots smaller because of it and gave them 30 feet there and that they could put whatever pipe was needed in there. He stated that they would contribute to the solution. He commented that their cluster homes were $600,000 2,500 square foot homes. He added that they could put more homes in but they weren't. He discussed that it would increase the value of the surrounding homes. He stated that regarding French Creek, they were not going to touch it and would be giving West Creek Conservancy an easement and paying them to maintain all open areas. He discussed sanitary to the east being older sanitary and that they could only go east so that they didn't touch French Creek at all. He explained that the upper area on the plan, the 17 to 20 lots, with the pumps would be sending to the gravity sewer to take it west, because that was where the new big one was, which was put in for future expansion. He discussed having rear yard drains which would redirect it and take it to the ponds.

Chairman Smolik asked about the ditch along the properties like sublots 82, 83 & 84.

Mr. Sutcliffe stated that the staff reminded him that they needed to honor that ditch and that they weren't going to lead any water to it and wouldn't put anything in that ditch. He explained that they couldn't touch it. He stated that regarding fences, they followed North Ridgeville code.

Chairman Smolik asked if he would be putting in fences or leaving it up to the property owner.

Mr. Sutcliffe stated that they would not be putting up fences. He stated that they would leave every tree that the flow of water didn't require them to move. He stated that they had much more natural preservation in the center of that community than any other and that they were asked to concentrate that instead of spreading out little areas of open space. He stated that regarding the four conditions, they put curvature in the streets and maximized cul-de-sacs and corners and the expense of doing that. He stated that they put paths or trails around the ponds and French Creek area and that there would be sidewalks on both sides of the streets.

Council Liaison Abens asked about a possibility of putting a sidewalk to connect Ridgeview so that the kids could walk to school.

Mr. Sutcliffe stated that they were open to that and supported connectivity and could look at that. He added that people may not want people walking between their homes, but could look at that.

Mr. Stevens commented that if they didn't put the sidewalk in, they would fall outside of the two-mile radius and the buses would have to pick them up.

Mr. Sutcliffe commented that regarding speeding, they needed to call the police. He stated that regarding traffic, if he was required to do more, they would do an in-depth traffic study on the level that engineering required. He explained that it was a Home Owners Association and the most important thing to the residents that were currently there was the maintenance of the storm water management. He discussed that the Administration would have to sign off on it and the HOA would have to pay for it.

Mr. Abens stated that he was a Drees customer and they left the trees and the woods and on his neighbor's property it had actually been drained due to their drainage program and that they were in better shape than they were before the development was put in. He stated that they were a quality builder and they helped with pond issues his development had and fixed it.

Moved by Graupmann and seconded by Abens to approve the application with the following conditions:

1. All setbacks according to code must be met.
2. If the sanitary sewer can't go to Route 83, the developer must do a sanitary sewer evaluation study in the Ridgeview Blvd area.
3. The developer will provide an updated trip generation analysis.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 8:42 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, December 12, 2023
Date Approved