

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF SPECIAL MEETING
THURSDAY, SEPTEMBER 28, 2023**

CALL TO ORDER:

Member Schumann called the Planning Commission meeting to order and asked the secretary to take roll at 7:00 p.m.

ROLL CALL:

Present were members Paul Graupmann, Paul Schumann and Council Liaison Bruce Abens.

Absent were Steve Ali and Chairman James Smolik.

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.

PLEDGE OF ALLEGIANCE

ELECT TEMPORARY CHAIRMAN

Member Schumann explained that Chairman Smolik was absent and the Commission currently did not have a Vice-Chairman, they would need to elect a Temporary Chairman.

Moved by Graupman and seconded by Abens to elect Paul Schumann as Temporary Chairman.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

MINUTES:

Chairman Schumann asked if the members had a chance to review the minutes of the regular meeting held on September 12, 2023. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

T 97-2023 AN ORDINANCE VACATING ELM STREET, AN UNUSED, UNDEVELOPED STREET, BETWEEN WALLACE BLVD. AND CORNELL AVENUE AND ABUTTING FOUR PROPERTIES, ONE OF WHICH ENCROACHES INTO ELM STREET, UPON ACTION INITIATED BY CITY COUNCIL.

Assistant Law Director Morgan explained that it was a fairly typical street vacation but was a little bit of a hybrid. She explained that usually one initiated by Council either wouldn't require a survey or would have Council pay for it, but in order to speed this one up, because of some urgency on the part of the

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homeowner who had the encroachment and was selling their property, they were going to do the survey and not be charged the usual fee. She stated that a section of that street had already been vacated previously, so it was never going to be punched all the way through. She added that it was her understanding that the four abutting property owners were not opposed to it. She stated that it was a paper street that had never been paved and the property would go to each of the owners in equal portion down the middle stopping and starting at their property lines on each end of it.

Chairman Schumann commented that the City would be turning over the property to the homeowners that abutted.

Assistant Law Director Morgan stated that was correct.

Chairman Schumann asked Director Lieber if she had any comments or questions.

Director Lieber stated that she supported the street vacation and commented that it would address that specific encroachment issue and also, so long as there were easements to preserve the City's access, then it would remove the maintenance responsibility of that area from the City as well.

Chairman Schumann asked City Engineer Eavenson if she had any comments or questions.

City Engineer Eavenson asked Assistant Law Director Morgan if it would just be rectangular in shape. She commented that she just wanted to ensure because there were some utilities on the corner of Cornell Avenue.

Assistant Law Director Morgan stated that it would go to the end of the property line and it was an odd sort of placement the way Cornell had a jog in it, but that it went just to the end of the abutting property lines.

Director Lieber remarked north or south.

City Engineer Eavenson stated that one lot was shorter than the other one and asked if it would be to the shorter one.

Assistant Law Director Morgan stated, yes, that it would not go out into that right-of-way.

Chairman Schumann asked if Chief Building Official Fursdon had any questions or comments.

None were given.

Chairman Schumann asked if anyone in the audience wished to speak on the matter.

Kelly Eckelmeyer, 5572 Cornell Ave, North Ridgeville, OH 44039.

Mr. Eckelmeyer stated that he resided at one of the properties that abutted what was actually a ditch. He stated that it was basically just an open ditch.

Chairman Schumann asked if it did any drainage.

Mr. Eckelmeyer stated that it did. He commented that when there were active storms, water definitely

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flowed through there.

Chairman Schumann remarked that they definitely didn't want to change the grade on it or anything.

Mr. Eckelmeyer stated he did not. He commented that he was actually excited about it because he already treated it like it was his responsibility and property.

Chairman Schumann asked if he had been cutting the grass there.

Mr. Eckelmeyer commented that he did. He stated that he cut the ditch, which was full of grass when it was nice out. He added that they were excited about it and all of the neighbors were as well.

Chairman Schumann asked if there were any questions from the Commission

Council Liaison Abens remarked that he already knew the answer but wanted to ask it anyway, if there was any possibility down the road of a home being built on top of that property.

Assistant Law Director Morgan asked if he meant as it existed currently.

Council Liaison Abens stated that where it was now, somebody coming in and buying that property and building a home.

Assistant Law Director Morgan stated that the Chief Building Official informed her that it wouldn't be wide enough, so no.

Chairman Schumann stated that it would be divided up between four property owners.

Assistant Law Director Morgan stated that it would be.

Council Liaison Abens stated that he knew the answer but had to ask it anyway.

Moved by Graupmann and seconded by Abens to recommend approval of the street vacation.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

ADJOURNMENT:

The meeting was adjourned at 5:38 PM.


James Smolik
Chairman


Tina Wieber
Deputy Clerk of Council

Tuesday, October 10, 2023
Date Approved