

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
SPECIAL MEETING SEPTEMBER 21, 2017**

To Order: Chairperson Swallow called the Planning Commission meeting to order at 7:19 p.m.

Roll Call:

Present were members Tim Anderson, Jim Maleski, Jim Smolik, Council Liaison Bernadine Butkowski and Chairperson Jennifer Swallow.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Assistant City Engineer Cathy Becker, Mayor David Gillock, and Deputy Clerk of Council Donna Tjotjos.

NEW BUSINESS:

APPLICANT: North Ridgeville Fire Department, 7090 Avon Belden Road, North Ridgeville, OH
OWNER: City of North Ridgeville, 7307 Avon Belden Road
REQUEST: Approval to construct a Fire Station for the North Ridgeville Fire Department.
LOCATION: 7000 Ranger Way, North Ridgeville, OH 44039 in an R-1 District
Permanent Parcel No. 07-00-016-104-030

Application was read along with comments received from Chief Building Official Fursdon, Safety-Service Director Armbruster, Police Chief Freeman , and Assistant City Engineer Becker.

Chairperson Swallow asked if there was a representative and if so, would he step to the mic and state his name and address.

Chief John Reese is 7090 Avon Belden Road which is the fire station they are currently at now.

Chairperson Swallow asked if he would describe the project.

Chief Reese explained that they are building a 23,000 square foot fire station on the new Ranger Way. It will be located on the same side as the Service Department which is actually the west side of the road. It is two-story for office space and living quarters. It has adjacent apparatus base on the side of it. There is a detention basin on the north side which will be for their run off. Both drives come out onto Range Way and there is a fire signal in front of the station to signal traffic as it is going through that area.

Chairperson Swallow asked if there were any questions from the Commission.

Member Anderson asked if he has addressed the concerns of the Police Chief.

Chief Reese stated he initially had the same concerns as he has about that driveway. In discussing with the Administration, we had agreed upon signage in the immediate future, but his

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hope is down the line when we add to Ranger Way, we could possibly make that turn coming out into a right in and right out for the school. In other words, they couldn't make a left turn into there. That would help. Right now, if they couldn't make a left turn in there now, they would have no way to turn in there from Range Way.

Member Anderson asked if there was enough of a berm there.

Chief Reese stated they could get over, but the problem is, is that they are going to want to go to the right and they are on the right. There is a fire light that he hopes could control it a little bit, but some signage could help. Once Ranger Way moves forward, hopefully they can get a left turn up the road and change the traffic.

Member Maleski had the same concerns with the busyness of school times and traffic getting in and out.

Chief Reese stated he thinks that it will be ok, but at such time when it goes forward he believes it can be adjusted.

Mayor Gillock stated that the schools were there first and that is who paid for the road. That is where they needed their entrance. We came afterwards and we lined it up so that there would be one intersection and not two. Subsequent to that, the Fire Department came and stated that we have school traffic coming in and out, it could potentially cause a blockage and so we added a third lane at the city's expense. So there are three lanes there. He believes with the fire signal and signage, it will help and he thinks we will be fine.

Chairperson Swallow asked when will Ranger Way proposed to be complete all the way through to Bainbridge.

Mayor Gillock stated it was on the drawing board to take it to Bainbridge right now. However, there are a few potential projects that might not give us the ability to do so. When the schools built, we told them that they had to come out to Jaycox. They wanted to go through that Church drive and it would have created the same conditions. The City built the road, but with their funding. He stated that they came to the City and gave a million and a half bucks to have the City build the roads for them. That is all the farther the City could go as that is what we had funding for. He stated that we will work on paving it the rest of the way.

Chairperson Swallow asked if there were any comments.

Member Smolik asked if Chief Reese could explain exactly how both fire houses would operate with this station being on Ranger Way. He asked if they operate by every other call or is it by area.

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Chief Reese stated that there is a response for each one of them depending on where a call is based from who responds to that call. If someone is not in one of the stations, it is all set up under a computerized dispatch. Basically, it is geographical. Most calls that are from south of the rail road tracks will respond by Station two and most calls north of the rail road tracks will be Station one. That is a really rough guideline.

Member Smolik asked if Ranger Way is not extended and say there is a call on Bainbridge, will Station one have to go around the block or will they cut through the school's property.

Chief Reese stated that they haven't determined that at this point. Either way, it won't change the response time from what it is today in that area because Station two responds to that area initially also. He isn't real concerned at this time and there could be agreements with the School to be able to get through there for emergency traffic, but that hasn't been discussed yet.

Member Smolik asked if the fire signal is through a button or through fire signals.

Chief Reese stated that the fire signal can be activated a couple different ways. It can be activated from their trucks. So when they are turning into the station, they can activate from the trucks so that they can't stop traffic to back into the station. It also can be activated from inside the station from when they are getting ready to leave.

Member Smolik asked if there was street lighting on Ranger Way.

Chief Reese stated as far as he knows there is. There is a lot of lighting around the fire station as well. There is parking lighting so that area should be ok.

Member Smolik asked if there was intent to put in wet wells for pump testing.

Chief Reese stated they didn't do that at either place. They have an oil separator at both stations.

Member Smolik asked if the dumpster enclosure and generator enclosure will be the same type of construction as the rest of the building.

Chief Reese stated yes. It is the same kind of masonry construction and they are both in the back of the property. There is also a fuel fill that is enclosed the same way. The building matches the architecture of the library to the extent that they took the bricks they were going to use and set them next to the library to match in order that the public buildings could match and look the same. Looking at the library will give you a basic idea of what it will look like.

Chairperson Swallow asked if there were any further comments from the Commission.

Member Butkowski stated that she sees it is a steel roof.

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Chief Reese stated the only portions that are steel are the decorative portions of the building, which is the front tower, the cupola and the entrance way all have a steel roof to compliment the regular roofing that is there. It will be a shingle roof.

Member Butkowski asked if they had a color in mind for that.

Chief Reese stated they haven't picked any colors as far as that goes yet. Again, he referred back to the library.

Member Butkowski stated that she is glad that this is finally coming as it has been discussed for a very long time and it is needed very badly. She asked how soon construction would start.

Chief Reese stated the bids will be open in the middle of October and so, sometime after that.

Chairperson Swallow asked if there were any further questions or comments from the Commission. She asked if there were any comments from the Administration. Hearing none, she asked if there were any comments or questions from the audience. Hearing none, she entertained a motion.

It was moved by Butkowski and seconded by Anderson to approve the construction of a Fire Station for the North Ridgeville Fire Department.

Chairperson Swallow asked the Clerk to call the roll.

Yes, 5 No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of five to zero.

ADJOURNMENT:

Chairperson Swallow stated there was no further business and adjourned the second Special meeting. She announced the next regular meeting will be October 10, 2017.

The meeting was adjourned at 7:32 p.m.


Chairperson


Date Approved


Deputy Clerk of Council, Donna Tjotjos

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To Order: Chairperson Swallow called the Planning Commission meeting to order with the pledge to the flag at 7:00 p.m.

Roll Call:

Present were members Tim Anderson, Jim Maleski, Jim Smolik, Council Liaison Bernadine Butkowski and Chairperson Jennifer Swallow.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Assistant City Engineer Cathy Becker, Mayor David Gillock and Deputy Clerk of Council Donna Tjotjos.

NEW BUSINESS:

APPLICANT: Cody Bruce, K. Hovnanian of Ohio, LLC, 6150 Park Square Drive, Lorain, OH 44053
OWNER: Same
REQUEST: Final plat approval of Meadow Lakes Subdivision 14 of Meadow Lakes PCD.
LOCATION: Yellow Tail Lane and Fawn Lane, north of Sandy Ridge Drive and South of Tail Feather Drive; Freedom Avenue between Roosting Lane and Tail Feather Drive. Permanent Parcel Nos. 07-00-028-101-192, 07-00-033-112-054, and 07-00-032-000-669

Application was read along with comments received from Administrative Officers Chief Building Official Fursdon, Assistant City Engineer Becker, Police Chief Freeman, and Fire Chief Reese.

Chairperson Swallow asked if there was a representative and if they could step to the mic and state their name and address for the record.

Chris Brown, K. Hovnanian of Ohio, 6150 Park Square Drive, Lorain, Ohio 44053 introduced himself and stated he was filling in for Cody Bruce as he was sick today.

Chairperson Swallow asked the representative to give a brief summary of his application.

Chris Brown stated as mentioned this is the final plat for Meadow Lakes phase 14 in which they will be making the physical connections of Yellowtail and Fawn Lane from Sandy Ridge over to Tail Feather. In addition, Freedom Avenue will be extended from Roosting Lane back down to Tail Feather as well. They decided to go ahead and submit this final plat for review and approval because as it turned out with the last phase, it was a very lengthy process in having to go through Council and the public hearings that by the time they would get final approval from Council and be able to record with County, the improvements will be done. They will begin the construction in the middle of October on all three streets.

Chairperson Swallow asked if there were any comments from the Commission.

Member Maleski stated there was a comment made regarding the lot 1325 being five feet from the open space. He asked if that will change so that it is in compliance.

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Chris Brown indicated that he will get with Dale and address that comment.

Member Maleski stated he lives over in that area and the lots seem like they are getting smaller and smaller.

Chris Brown stated that the lots are getting bigger and bigger. They will be building their 50 foot product in this phase.

Member Maleski asked if the comment regarding the hydrants will be addressed.

Chris Brown stated yes.

Member Smolik addressed the Commission and stated that they really need to take a look at open space in this subdivision in the next phase. He stated that he would like their next phase to show calculations in terms of where they sit right now on the open space requirements. He didn't feel it was appropriate that we keep on waiting for the final calculations. He stated the Commission really needs to see grossly as far as open space and density is concerned. He asked that the Commission keep that in mind.

Member Butkowski completely agreed and the remaining open space of the PCD should be in each one of these phases because open space is there for a reason. She stated that these developments are filled with children and they need the open space instead of roaming down the sidewalk. She also believes that they need to have bigger lot sizes so they have room to spread out so that when you turn the vacuum cleaner on, you can't hear it three houses down. She continued on but was inaudible.

Chris Brown stated he could address the comment about the open space. They have been working with Guy as far as open space calculations and density and they are keeping track of that. As of right now, they are well under the proposed density that they would be allowed to have.

Mayor Gillock stated the open space is not calculated with each phase, it is over the entire Planned Community Development. They have to meet the density of 3.2 and 20 percent of open space for the entire property.

Member Smolik stated his concern is he didn't want to see it toward the end of the final phases where we have big open spaces, where we could have had that evenly distributed throughout the whole entire Planned Community. That is why he is thinking for future projects, it would be nice if the Commission knows where the development stands in terms of open space.

Chief Building Official Fursdon stated that the developer doesn't want to come in with the last phase to find out he could build one house. Their planning this out with the knowledge of the requirement to prove to Planning Commission with the final phase that A, they meet the density and B they meet the open space along with any setback requirements that the ordinance mandates. They are fully aware of that in how they are calculating that. How they are calculating the open space was shown at the preliminary plan. They are just following the preliminary plan that Council approved many years ago.

Chairperson Swallow asked if there were any further comments from the Administration.

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Member Butkowski stated she was on Council when they did the final approval of the plan and she is not so sure that many of them had an idea that they would do the open space wherever they felt like it and something like this with no open space. They believed that the open space would be spread around in each developed area instead of having something come in like this without any being shown.

Chief Building Official Fursdon stated that in this particular case, the phases aren't coming in that huge. He can't remember the number of lots that are included in 14, but it is not a huge number. Economic times have mandated that they do smaller phases and it just so happens that the way this is laid out, there is no open space shown, but adjacent to it and not far from it, there is open space available. That was all shown on the original preliminary plan.

Chris Brown stated that K. Hovnanian did not do the original preliminary plan. They are just following what was approved.

Chairperson Swallow asked if there were any further comments from the Commission or Administration. She asked if there were any comments or questions from the audience. She asked that they step to the mic and state their name and address.

Gary Bacha of 37336 Freedom asked when the developer would start this and how long it would take to finish. He asked if the street would be accessible to traffic after it was done with no houses on it.

Chris Brown stated that they plan on starting mid-October with construction. They are going to do all three streets at the same time and given that they have a mild winter, they hope to have pavement down toward the end of November. You would be allowed to drive on the streets even if there are no houses on them.

Gary Bacha stated that he wants it done because he thinks that street is a mess. In July, the grass is so high and the guy on the corner always has to call the city to get someone out there to clean it up. He didn't want it to be a dragstrip for everyone to cut through. He asked if it could still be blocked off until they start construction.

Chris Brown stated he could talk to the Service Director and obviously when the pavement is complete, traffic would have to stay off of it for a week to ten days.

Gary Bacha explained that there is a resident there now that has cones in his driveway because everyone turns down there. He wants it to be accessible but he doesn't want to see it turn into a drag strip. He spoke regarding the speed limit in that area.

Chairperson Swallow asked if there were any further comments from the public.

Michelle O'Donnell of 6403 Yellow Tail explained that there is a catch basin behind her property and her property line is ten feet from that. She asked if the next property was going to be ten feet away and will it be common area.

Chris Brown stated that all but two of the homes on Tail Feather have a strip that is basically set up for

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storm water draining purposes. The lots located behind her will also have a catch basin and there will be a strip.

Michelle ODonnell asked if that would be between her house and the next house or between the two streets. She showed the area on the drawing.

Chris Brown stated he wouldn't know that at this time. He isn't sure what will happen.

Michelle ODonnell asked if the start time would be 7:00a.m.

Chief Building Official Fursdon stated Monday through Friday. It gets later on Saturday and Sunday. He believes it is 9:00a.m. on Saturday and 10:00a.m. on Sunday.

Don Boelter of 37349 Freedom Lane explained he has only been in Ohio for six weeks and after talking with people in his current neighborhood he found that the question is why there aren't any parks in their subdivision and some indicated that the plans were already set in stone. He asked if there could be any changes to it to include parks for kids to play around in. He stated there are a lot of kids in that neighborhood and he is surprised.

Chairperson Swallow stated that her understanding is that the common areas in the development are owned by the Home Owner's Association who is responsible for maintaining those and any improvements to those areas as far as playground equipment. That would go before the Home Owner's Association and they would have to approve those. She addressed the Chief Building Official and asked if those would comply with the open green space.

Chief Building Official Fursdon stated there wouldn't be a problem with that as the one subdivision off Bagley Road, the home owners got together and provided playground equipment in their open space for the children.

Chairperson Swallow asked if there was anyone else from the public who wanted to speak. Hearing no further comment, she entertained a motion.

It was moved by Anderson and seconded by Maleski to approve the final plat for Meadow Lakes Subdivision 14.

Chairperson Swallow asked the Clerk to call the roll.

Yes, 5 No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of five to zero.

ADJOURNMENT:

Chairperson Swallow stated there being no further business on this agenda, she adjourns the first Special meeting this evening.

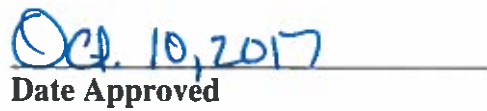
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The meeting was adjourned at 7:18 p.m.


Chairperson


Deputy Clerk of Council, Donna Tjotjos


Date Approved