

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING SEPTEMBER 11, 2018**

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

Roll Call:

Present were members Steve Ali, Jim Maleski, Council Liaison Bruce Abens, Vice Chairperson Jim Smolik, and Chairperson Jennifer Swallow.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Dan Rodriguez and Deputy Clerk of Council Donna Tjotjos.

Minutes:

Chairperson Swallow asked if there were any corrections to the minutes of the regular meeting dated August 14, 2018. Hearing none, she stated those minutes will stand approved as presented and will be placed on file.

Correspondence: None

Chairperson Swallow asked the Deputy Clerk to read the application.

NEW BUSINESS:

APPLICANT: Rob Hall, Premier Floor, 33806 Center Ridge Road

OWNER: Same

LOCATION: 33806 Center Ridge Road in a B-3 District.

REQUEST: Approval to construct a 50 foot by 100 foot storage building with walkway to existing building.

Permanent Parcel No. 07-00-008-117-089

Application was read along with Administrative Officer's comments received from Chief Building Official Guy Fursdon, Police Chief Mike Freeman, Fire Chief John Reese, and City Engineer Dan Rodriguez.

Chairperson Swallow asked if there was a representative present. If so, could they step to the mic and give their name and address for the record and a brief description of their request.

Robert Hall, owner of the flooring store located at 38806 Center Ridge Road provided a brief description stating that he is adding a 5,000 square foot addition to their current building for additional room to store his flooring goods.

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

Member Maleski asked if the recommendations are being addressed regarding the buffer strip

and the additional parking.

Robert Hall stated the additional parking hasn't been addressed as there are no additional employees to come along with this additional space. It is room they are lacking with what they have right now. He brought a picture of the west side of the property which he believes is what everyone is talking about in terms of the buffer strip. The picture he provided is currently the west property line. The east side which hasn't been asked about is the driveway of Walgreens and there are no trees between them and Walgreens

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

Member Smolik asked about the gravel parking lot and asked if he was planning on installing asphalt as per code.

Robert Hall stated he is asking for time to install that if possible. He stated the property has been untouched since he purchased it three years ago. He is ready to do this addition. He does want the property paved, but he will need extra time as it is a big expense. He asked for two years after finishing the construction project.

Member Smolik asked since this is going to be a typical sheet metal building, he asked if there was going to be some screening from Center Ridge Road. There is really no character to the building. It is just a sheet metal warehouse.

Robert Hall stated he is trying to tie the two buildings together. The current building is a yellow building with white trim and a brown roof. He is trying to decide on whether or not to change the original building, but both buildings will match and correspond with each other and so, he is either going to have a new yellow building with white trim and matching roof as the current building, or he will change both buildings to be the same color scheme. He is hoping that it doesn't look like just a warehouse that was put on this piece of property.

Member Smolik asked if the existing building was asphalt shingles.

Robert Hall stated it is asphalt shingles.

Member Smolik stated that the proposed building will be a standard sheet metal roof.

Robert Hall stated that he does need a new roof on the existing building and could possibly use the new steel roofing on there also. There might be steel roof on both buildings.

Member Smolik asked if there was any thought to putting pine trees in front of it.

Robert Hall stated no, but he won't allow something not to look nice. Unfortunately, he won't be able to take a picture until after it is finished. If it doesn't look nice driving down Center

Ridge Road he would be all for putting up pine trees to soften the building.

Member Smolik stated somehow the driveway of the drug store got onto his property and asked if there is an easement for that.

Robert Hall stated that is correct. It was purchased from Wallgreens from the last owner and there is a permanent easement granted to him now where they can use that driveway.

Member Smolik stated that easement could be used as a setback then too.

Robert Hall stated that is correct.

Member Abens stated he was looking at the distance between the current building and the proposed building and his understanding is that it doesn't quite meet the fire separation and asked if that was correct.

Chief Building Official stated that would be determined by a design professional. Under the building code if the two buildings combined do not exceed the allowable for the lesser of the construction type, it is considered one building. If that is not the case then each building would have to be evaluated for the construction type and the distance in between. They may have to put some rating on the exterior wall of the new building to comply, but that would be determined by their design professional when they go into plan review if this project is approved.

Member Abens addressed the Engineer and asked with all that roof space, what will that do to the water runoff.

Engineer Rodriguez stated that it will do exactly what it did before. It looks like it previously hit the parking lot and ran to a ditch on what would be the west side of the property. It will do exactly that. It looks like they have a catch basin in the middle of their parking lot already. He is assuming that the parking lot and the roof structure will be diverted to that area over there. The building is only 5,000 square feet and the size of it really doesn't generate a lot for run off purposes and based on what he is seeing there with the contours, all the water runs to the north previously and it will do the same thing after the fact.

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

Chief Building Official noted the picture of the foliage on the west side. He asked if all of that foliage is on his property.

Robert Hall stated he believes so, yes.

Chief Building Official asked if it was going to remain.

Robert Hall stated yes.

Chairperson Swallow addressed the audience and asked if there were any questions or comments the audience may have at this time. She asked that they state their name and address for the record.

Lois Wildauer of 33873 Sunflower Lane stated she is located behind the foliage that was just mentioned. She stated underneath that foliage is downed trees, downed limbs and in the winter time and spring time that is all that they see. Their units back up to that mess. Right now it is fine because it is all trees and weeds and it is all green, but they haven't taken care of it. She has had the City out there and her Councilman. Nothing gets done. It doesn't get chopped down or cleaned up at all and it is a mess for them. Their patios are back there to look at this and nobody has taken care of it. She asked if that was how they were going to continue to take care of their property and if they were going to take care of the new landscaping of the new building in that manner. The new building will be on the access road fortunately, as it will be a little bit further from them. They thought it was going to be right behind them. Evidently, it is not. That property is not taken care of and if they own it, it should be taken care of and clear of all the trash. All the leaves and trash back there ends up in their swale.

Robert Hall stated this is the first complaint he has heard about the foliage. He has talked to the President of the HOA and his concern has always been the time of day that they are able to have the trash picked up and dumpster swapped out. He stated that they used to have them do it at 7:00 in the morning and they have changed that so it is not picked up until 9:00. There was a complaint of the snow plowing time as well and they have made it so that it is done late enough not to wake the neighbors. This is the first he has heard about the foliage. If that is something the people want done, he would need to know what exactly that is because there is green space behind his home that he is not allowed to touch. So, he isn't used to cutting down limbs from a wooded area. He stated it wasn't a problem if he needs to get that done.

Jim Horn of 33861 Sunflower lane asked if the new building was the dotted line shown on the drawings.

Robert Hall stated that is the existing building.

Jim Horn asked where exactly the new building will be.

Robert Hall showed on the drawing where the new building would be located.

Jim Horn stated that the picture shown of the trees looks like the ones that run along the west side.

Robert Hall stated they are. He showed his property line on the drawing. Anything on his side of the fence is his. Anything on the other side is theirs.

Jim Horn asked about the hours of operation and how late it will be open.

Robert Hall stated they won't be working in the warehouse. The store is open until 6:00 P.M. on Monday and Wednesday, 7:00 P.M. on Tuesday and Thursday and 5:00 P.M. on Friday and 5:00 P.M. on Saturday.

Jim Horn spoke from the audience and stated that he had visions of this being open until 9:00 P.M. at night and people going in and out.

Chairperson Swallow asked that the audience speak at the microphone as everything is recorded.

Member Smolik stated that the drawing that shows the layout is being shown now on the smartboard if anyone would like to see it.

Jim Horn stated that isn't so bad.

Chief Building Official Fursdon noted that the building was located on the Walgreen side.

Jim Horn asked where the loading and unloading would be.

Robert Hall showed where that would take place. He stated that the new addition was placed far enough away as possible from the residential area.

Chairperson Swallow asked if there was anyone else from the audience that would like to speak.

Dennis Boose of 6405 Denise Drive thanked the business for expanding in the city. He appreciated the fact that they are putting the addition on the east side of the property because that will be less of an impact to Wildflower Association. He also noted his appreciation to the fact that they are going to make the new building look similar to the current building esthetically and he believes that will work. He stated that there really isn't any parking finalization. He asked what the parking requirements are, with the understanding that he has no additional employees that will be working there. He asked what the requirements were for additional parking based upon the additional square footage of the building.

Chief Building Official Fursdon stated zero, based on employees. If he added more employees, there would be more parking required, but the applicant is saying he is not adding on additional employees and so for storage the parking requirement would be zero.

Denise Boose stated that a buffer was talked about and that there is an existing buffer on the west side. There is no buffer on the east side and there probably doesn't need to be one on the back of the property. He asked what the requirements were for a buffer on the west side and the east side as he hasn't heard anything that has been given to the applicant as to what is needed versus what is liked.

Chief Building Official Fursdon stated that there isn't a buffer strip required on the east side

because that is a commercial business. On the west side there is a buffer strip in which he meets off the property line, but he would need a row of trees forty feet apart and a row of shrubs five by five after a growing season. If he intends to leave all this foliage which you can't see anything through that. In the winter you will be able to see but the ordinances don't address that. He believes it would be most beneficial for him to leave this, but that is Planning Commission's call and if that foliage gets removed, they would need to embellish it to soften the impact on the residential area to the west. It would probably be in the applicant's best interest to try and clean the wooded area and get rid of the dead stuff and any debris that might be in there.

Dennis Boose asked that the Planning Commission adhere to the normal buffer requirements and this is the first time the applicant has heard of any issue related to the wooded area. The condo association isn't asking the applicant to clear out the wooded area, but just to take away the debris that sometimes gets trapped in there. He stated he has personally cleaned that ditch twice so he knows that debris and stuff does get in there. He wanted the people from the Wildflower Association to know that the Engineer will make sure that a storm water management plan is on file and will be followed. As heard this evening, it looks like no additional rain water or storm water will be leaving off that property than it does today at even greater speed. He stated he used to get calls regularly about the trash being picked up at strange hours and thanked the applicant for making sure that doesn't happen anymore. He is glad he is expanding in this community as well as taking care of the condominium association next door.

Chairperson Swallow asked if there were any additional comments.

A woman from the audience spoke and asked when this would start.

Chairperson Swallow asked the applicant if they have a timeline to begin.

Robert Yost, Yost Construction stated as soon as the Chief Building Official provides him a permit.

Chairperson Swallow closed public comment and asked if there was anything further from the Commission.

Member Smolik asked if there was going to be any additional lighting in that back parking lot. He assumed there would be some soft security down lighting.

Robert Hall stated that they will not be putting anything that will be shining onto the properties to the west. There may be some down lighting just to make sure no one is breaking into the building, but nothing shining onto those properties. He stated that they will most likely see the light if they are looking out their window, but it will not be shining or lighting up their property.

Member Abens stated he is uncomfortable with postponing the paving of that parking lot. He knows what happens with good intentions.

Chairperson Swallow asked if there was any discussion on that.

Member Smolik stated he would have to agree with that as well. Obviously there are codes for a reason and if this is let go; it becomes a pattern for others as well.

Member Maleski stated he didn't feel the Commission would be letting it go. They would allow for two years for it to be done. He asked if it wouldn't be the city's job to make sure that it was done within the time of construction as the applicant knows that it is required. He felt as though the Commission is still making sure it is getting done and not necessarily letting it go.

Member Smolik stated he wouldn't have a problem as long as the Commission put duration on it.

Chairperson Swallow asked what the current surface was back there right now. She asked if it was gravel.

Robert Hall stated yes.

Chairperson Swallow asked what the impact would be to the storm water in paving that area compared to not paving that area.

Engineer Rodriguez stated the runoff could possibly be a little quicker but right now and from what he is looking at is that it is currently a 304 parking lot which is a pretty hard surface as it is. Graded properly it would run off pretty decently right now. Asphalt would be a little bit better but again, the disturbance of what is going on back there is minimal and is not exceeding the OEPA requirements for detention or any further storm water stuff.

Chairperson Swallow asked if there were any issues of flooding in that area currently.

Engineer Rodriguez stated not that he is aware of.

Chairperson Swallow asked if there were any comments or concerns.

Member Smolik asked what the Commission's opinion was on softening that side along Center Ridge Road.

Chairperson Swallow asked if he was speaking in terms of landscaping.

Member Smolik stated he was only thinking about a few pine trees just so there isn't a metal building sticking out there.

Chairperson Swallow stated she was definitely in favor of some sort of landscaping along those solid surfaces to break that up and make it a little more esthetically pleasing than just a plain facade.

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Robert Hall went to the smart board and asked the Commission if where he was pointing at was the area they were speaking about.

Member Smolik stated yes, that area is pretty much wide open.

Robert Hall stated a row of pine trees along that area.

Member Smolik stated that they weren't talking a thicket; maybe like four.

Robert Hall asked if the Commission agreed to the area he showed on the drawing.

Chairperson Swallow stated that was correct.

Chairperson Swallow asked if the Commission had any additional comments or questions. Hearing none, she entertained a motion.

It was moved by Smolik and seconded by Maleski to approve based on the following conditions:

1. Asphalt parking lot to be paved in the next two years
2. Four pine trees to be placed along the east side to soften the facade along Center Ridge Road.

Chairperson Swallow asked if there was any discussion on the motion. She asked the Clerk to call the roll.

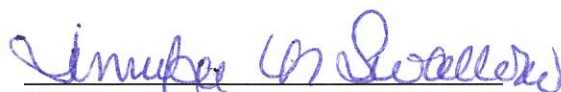
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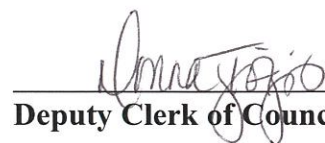
Deputy Clerk announced that the motion with the conditions stated was approved by a vote of five to zero.

ADJOURNMENT:

Chairperson Swallow stated there was no other business. She adjourned the meeting. She announced the next regular meeting is scheduled for October 9, 2018.

Meeting adjourned at 7:30 p.m.


Chairperson


Deputy Clerk of Council, Donna Tjotjos


Date Approved