



NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road

President of Council Bernadine R. Butkowski

Council Member Kevin Corcoran

Council Member Dennis J.
Boose

Council Member Ray E. McLaughlin III

Council Member Richard W.

Jaenke

President Pro-Tem Nancy J. Buescher

Council Member Bob Olesen

Mayor G. David Gillock

Clerk of Council Warren W. Blakely

Tuesday, September 2, 2008 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:

Public Hearing Minutes of July 21, 2008 re: T 73-2008

move to approve _____ 2nd _____ vote _____

Council Minutes of regular meeting held July 21, 2008

move to approve _____ 2nd _____ vote _____

Please note:

Parks & Recreation Commission Minutes of regular meetings June 25, 2008 and
July 23, 2008

Board of Zoning and Building Appeals Minutes of regular meeting July 24, 2008

Civil Service Commission Minutes of regular meetings July 15, 2008 and
August 19, 2008

Planning Commission Minutes of regular meeting August 12, 2008

6. LOBBY:

7. ADMINISTRATORS REPORTS:

A. Mayor

B. Safety-Service Director

C. Engineer

D. Auditor

Auditor's Written Financial Report for July 2008

move to approve _____ 2nd _____ vote _____

E. Other Reports

Please note:

Tax Abatement Review Board report of meeting held July 16, 2008 re: MMCA Development, LLC

move to approve _____ 2nd _____ vote _____

Comprehensive Annual Finance Report for the Year Ended December 31, 2007
Building Department Reports for June and July 2008
Mayor's Court Report for July 2008
OM Public Sector Solutions Monthly Report dated July 31, 2008
Public Water System Operation Report for July 2008
Police Department Support Car Report for July 2008
Police Department 2007 Annual Report
Police Department Quarterly Report from April to June 2008

Planning Commission Report to Council of regular meeting August 12, 2008:

APPLICANT: John Lateulere, AICP, Atwell-Hicks, 30575 Bainbridge Road, Suite 180, Solon, OH 44139

OWNER: Central North and Central South, 3320 Stoney Ridge Road, Avon, OH 44011

REQUEST: Preliminary site plan approval for revised plans submitted July 8, for a single family detached and cluster development to be known as North Ridge Pointe Subdivision

LOCATION: Between Stoney Ridge Road and Avon Belden Road in an R-1 District
Permanent Parcel Nos. 07-00-030-000-076; 07-00-030-000-075;
07-00-030-000-081; 07-00-030-000-129; 07-00-030-000-094;
07-00-032-000-120; 07-00-032-000-014; 07-00-029-000-001; and
07-00-032-000-003

PC ACTION: Approved by a vote of 3-0 with condition that consideration be made regarding City Planner's comments

move to approve _____ 2nd _____ vote _____

APPLICANT: Anthony M. Valore, Valore Properties, Inc., 23550 Center Ridge Road, Westlake, Ohio 44145

OWNER: Valore Properties, Inc. 23550 Center Ridge Road, Westlake, Ohio 44145; NVR, Inc., 31388 Industrial Park, North Olmsted, Ohio 44070; Richard Mucha, 5875 Stoney Ridge Road; Thomas E. Miller, Trustee, 35015 Chestnut Ridge Road; Daniel R. and Jennifer Stopper, 6479 Stoney Ridge Road; Della Dorow, Trustee, 6305 Stoney Ridge Road; Irene Berlovan 6082 Avon Belden Road; and Heather Foldi (fka Houser), 6327 Stoney Ridge Road

REQUEST: Preliminary plan approval for a Planned Community Development to be known as Hampton Place

LOCATION: Approximately 218 acres situated between Avon Belden Road and Stoney Ridge Road in an R-1 District
Permanent Parcel Numbers 07-00-029-000-073, 07-00-029-000-072, 07-00-029-000-003, 07-00-029-000-004, 07-00-029-000-006, 07-00-029-000-068, 07-00-029-000-150, 07-00-029-000-111, 07-00-029-000-015, 07-00-029-000-085, 07-00-029-000-057, 07-00-028-102-092, and S/L 2 through 34 and Blocks A through F in Hampton Place Subdivision No. 1 and part of Permanent Parcel Numbers 07-00-029-000-016, 07-00-029-000-017, 07-00-029-000-018, 07-00-029-000-066 and No. 07-00-029-000-005

PC ACTION: Postponed by a vote of 3-0

APPLICANT: Gary Fischer, Arkinetics, Inc., 201 ½ 5th Street, Lorain, Ohio 44052

OWNER: Scott Collins, c/o 1471 Lear Industrial Parkway, Avon, Ohio 44011

REQUEST: Site plan approval for a new preschool known as Goddard School

LOCATION: Southwest corner of Center Ridge Road and Evergreen Boulevard in a B-5 District

Permanent Parcel No. 07-00-034-000-019

PC ACTION: Approved by a vote of 3-0 contingent upon BZA approving required variance(s)

move to approve _____ 2nd _____ vote _____

APPLICANT: Keith E. Jones, 1122 6th Street, Lorain, Ohio 44052
OWNER: Same
REQUEST: Site plan approval to construct a storage facility
LOCATION: Mills Industrial Parkway in an I-2 District
Permanent Parcel No. 07-00-018-101-214
PC ACTION: Postponed by a vote of 3-0

T 108-2008 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:
APPROXIMATELY 218 ACRES SITUATED BETWEEN AVON
BELDEN ROAD AND STONEY RIDGE ROAD AND SHOWN
BY LEGAL DESCRIPTION BELOW; FROM R-1 RESIDENCE
DISTRICT TO PCD PLANNED COMMUNITY
DEVELOPMENT AS PETITIONED BY ANTHONY M.
VALORE, VALORE PROPERTIES, INC
PC ACTION: Postponed by a vote of 3-0

8. COUNCIL COMMITTEE REPORTS:

SAFETY COMMITTEE REPORT #5727 recommend approval of T 87-2008, designating
responsibility of animal feces

move to accept _____ 2nd _____ vote _____

9. CORRESPONDENCE:

10. OLD BUSINESS:

11. NEW BUSINESS:

Request for a D5 liquor license stock transfer for Crazys Inc., DBA Crazys, 9001 Avon Belden Road

T 109-2008 Introduced by Council Members McLaughlin and Boose 9-2-2008;
AN ORDINANCE AMENDING NRCO CHAPTER 1279 - PCD
PLANNED COMMUNITY DEVELOPMENT DISTRICT.

T 110-2008 Introduced by Council Member Boose 9-2-2008;
AN ORDINANCE REPEALING CHAPTER 868 ADULT CABARETS
AND REPLACING IT WITH THE BELOW LEGISLATION
GOVERNING SEXUALLY ORIENTED BUSINESSES.

T 111-2008 Introduced by Mayor Gillock 9-2-2008;
AN ORDINANCE AMENDING ORDINANCE NO. 4560-2008 BY
INCREASING THE AMOUNT OF SLUDGE REMOVAL AT THE
FRENCH CREEK WASTEWATER TREATMENT PLANT FROM
\$1,250,000.00 TO \$1,316,000.00.

T 112-2008 Introduced by Mayor Gillock 9-2-2008;
AN ORDINANCE WAIVING THE SEWER INTERCEPTOR FEE FOR
HAMPTON PLACE DEVELOPMENT AS SUBMITTED/APPROVED
JUNE 2007 FOR IMPROVEMENTS FOUND TO BENEFIT THE CITY.

T 113-2008 Introduced by Mayor Gillock 9-2-2008;
A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS TO
K.S. ASSOCIATES FOR PROFESSIONAL SERVICES FOR THE
FRENCH CREEK SLUDGE HAULING PROJECT.

T 114-2008 Introduced by Mayor Gillock 9-2-2008;
A RESOLUTION DECLARING IT NECESSARY TO PLAT A PUBLIC
STREET TO BE CONSTRUCTED AND FINANCED BY SPECIAL

ASSESSMENT PROCEEDINGS.

- Introduced by Mayor Gillock 9-2-2008;
T 115-2008 A RESOLUTION OF THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO, APPROVING AND RATIFYING AN APPLICATION FOR TAX INCENTIVE IN COMMUNITY REINVESTMENT AREA NO. 14 CREATED BY CITY OF NORTH RIDGEVILLE RESOLUTION NO. 768-94, BY MMCA DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF OHIO.

12. RECESS:

13. FIRST READINGS

- Finance Committee Report #5723 in part as it related to the part-time Bus Driver accepted 7-7-2008;
T 102-2008 AN ORDINANCE ENACTING PROVISIONS PROVIDING FOR PART-TIME NON-UNION JOB POSITIONS, WAGE RATES AND BENEFITS PERTAINING THERETO, AND REPLACING ORDINANCE NOS. 2728-93 AND 3379-98.

- Introduced by Mayor Gillock 07-21-2008;
T 103-2008 AN ORDINANCE AMENDING ORDINANCE NO. 4388-2007 REGARDING THE INSTALLATION OF A TRAFFIC SIGNAL AT THE CENTER RIDGE ROAD AND STONEY RIDGE ROAD INTERSECTION, INCLUDING OTHER NECESSARY APPURTENANCES AND WORK-RELATED INCIDENTALS THERETO, BY INCREASING THE AMOUNT FROM \$230,000.00 TO \$395,000.00.

14. SECOND READINGS

T 96-2008 Finance Committee Report #5716 accepted 7-7-2008; First Reading and Job Description amended 7-21-2008;
AN ORDINANCE CREATING THE FULL-TIME POSITION OF ASSISTANT DEPUTY AUDITOR.

T 97-2008 Finance Committee Report #5717 accepted 7-7-2008; Second Reading 7-21-2008;
AN ORDINANCE AMENDING ORDINANCE NO. 4439-2007 BY INCLUDING THE FULL-TIME POSITION OF ASSISTANT DEPUTY AUDITOR, AND TO CREATE AND ESTABLISH A WAGE RATE FOR THIS POSITION.

T 98-2008 Finance Committee Report #5724 accepted 7-7-2008; Second Reading 7-21-2008;
AN ORDINANCE CREATING A NEW CLASSIFICATION AND ESTABLISHING THE QUALIFICATIONS FOR THE FULL-TIME POSITION OF ACTIVITIES DIRECTOR AT THE OFFICE FOR OLDER ADULTS.

T 99-2008 Finance Committee Report #5725 accepted 7-7-2008; Second Reading 7-21-2008;
AN ORDINANCE AMENDING ORDINANCE NO. 4373-07 (AFSCME CONTRACT) BY ESTABLISHING A PAY SCALE FOR THE FULL-TIME JOB POSITION OF ACTIVITIES DIRECTOR AT THE OFFICE FOR OLDER ADULTS.

T 100-2008 Finance Committee Report #5718 accepted 7-7-2008;; Second Reading 7-21-2008;
AN ORDINANCE CREATING A NEW CLASSIFICATION AND ESTABLISHING THE QUALIFICATIONS FOR THE FULL-TIME POSITION OF SEWER FOREMAN.

Finance Committee Report #5720 accepted 7-7-2008; Second Reading 7-21-2008;
T 101-2008 AN ORDINANCE AMENDING ORDINANCE NO. 4486-2007 (DEPARTMENT HEAD SALARY ORDINANCE) BY INCLUDING THE FULL-TIME POSITION OF SEWER FOREMAN AND ESTABLISHING THE PAY RATE SCALE FOR THIS POSITION.

Finance Committee Report #5713 accepted 7-7-2008; Second Reading 7-21-2008;
T 107-2008 AN ORDINANCE AMENDING NRCO 234.04 CONCERNING THE LAW DIRECTOR'S REPRESENTATION OF THE CITY AND EMPLOYEES.

15. THIRD READINGS

Introduced by Council Member Olesen 6-2-2008; Referred to Buildings & Lands Committee 6-2-2008; Buildings & Lands Report #5715 accepted 6-16-2008; First Reading 7-7-2008; Second Reading 7-7-2008;
T 86-2008 AN ORDINANCE AMENDING NRCO SECTION 650.01 PUBLIC NUISANCE DEFINED.

16. UPCOMING MEETING ANNOUNCEMENTS:

Next Regular Council Meeting Monday, September 15, 2008 at 7:30 P.M. in Council Chambers

17. ADJOURN: