



# **NORTH RIDGEVILLE CITY COUNCIL**

North Ridgeville City Hall  
Council Chambers  
7307 Avon Belden Road  
North Ridgeville, Ohio 44039

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## **President of Council Kevin Corcoran**

President Pro-Tem Bernadine R. Butkowski  
Council member Roseanne Johnson  
Council member Gregg A. Westover

Council member Dennis J. Boose  
Council member Bruce F. Abens  
Council member Bob Chapek

Mayor G. David Gillock  
Clerk of Council Tara L. Peet

## **Monday, August 21, 2017 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 August 7, 2017 regarding T 62-2017  
(Council action required)

Public hearing minutes of August 7, 2017 regarding T 63-2017  
(Council action required)

City Council meeting minutes of August 7, 2017  
(Council action required)

Please note:

Employee Safety Committee meeting minutes of July 27, 2017  
Planning Commission meeting minutes of August 8, 2017

6. **LOBBY:**
7. **ADMINISTRATOR'S REPORTS:**

- A. Mayor**
- B. Safety-Service Director**
- C. Engineer**
- D. Auditor**
- E. Other Reports**

May, June & July 2017 Building Department reports  
July 2017 Fire Department report  
July 2017 Water Distribution reports  
June 2017 Support Car report

**8. COUNCIL COMMITTEE REPORT(S):**

**9. CORRESPONDENCE:**

A letter dated August 9, 2017 from Mayor Gillock to Pat Sepesi commending her on her efforts regarding the filing of the OPERS information timely.

**10. OLD BUSINESS:**

**11. NEW BUSINESS:**

**Planning Commission action(s) taken at the August 8, 2017 meeting:**

**APPLICANT:** Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road  
**OWNER:** Same  
**REQUEST:** Final plat approval of Ridgefield Subdivision No. 14. in an R-1 District.  
**LOCATION:** Extension of Hummingbird Lane and Longbrook Drive in Ridgefield Subdivision 14; Parcel nos. 07-00-001-000-363 and east of 07-00-001-000-364

**PC ACTION:** **Approved, 4-0.**  
**(Council action required)**

**APPLICANT:** Anthony M. Valore, HCAV Investments LLC, 23550 Center Ridge Road #101, Westlake, OH 44145  
**OWNER:** Same  
**REQUEST:** Final plat approval of Crosscreek Subdivision  
**LOCATION:** Greenlawn Drive; west of Aurenson and west of Behm Drive in an R-1 District; Parcel nos. 07-00-027-101-105, 07-00-028-103-132, 07-00-028-103-099, 07-00-028-103-196

**PC ACTION:** **Approved, 4-0 (conditional upon final plat containing appropriate language to include the dedication of easements to the City).**

**(Council action required)**

1<sup>st</sup> Ordinance No.: 5477-2017

1<sup>st</sup> Resolution No.: 1409-2017

1<sup>st</sup> Temporary No: T 75-2017

**APPLICANT:** Jim Alan, Jim Rumbaugh, The Meritage Group, 772 Pine Valley Drive, Pittsburgh, PA 15239  
**OWNER:** Winfield Farms Development, LLC, 772 Pine Valley Drive, Pittsburgh, PA 15239  
**REQUEST:** Final plat approval of The Reserves at Winfield Farms Subdivision  
**LOCATION:** North side of Chestnut Ridge Road, west of Victoria Lane, east of Bender Road and south of Terrell Drive in an R-1 District; Parcel no. 07-00-036-000-001  
**PC ACTION:** **Approved, 4-0 (conditional upon final plat containing appropriate language to include the dedication of easements to the City).**

**(Council action required)**

**APPLICANT:** Tony Perez, Lemmon and Lemmon, Inc., 1201 S. Main Street, North Canton, OH 44720  
**OWNER:** Bagley Lorain Properties, LLC, 9095 Gatestone Road  
**REQUEST:** Final site plan approval for Danbury of North Ridgeville Assisted Living and Independent Living.  
**LOCATION:** Northeast corner of Lorain Road and Bagley Road in a Special Development District; Parcel nos. 07-00-011-102-149 and -150  
**PC ACTION:** **Approved, 4-0.**

**(Council action required)**

12. **RECESS:**

13. **FIRST READINGS:**

**Ordinance and Resolution submittal(s)**

T 74-2017 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE ORDINANCE, TO REZONE TWENTY-SIX ACRES OF A THIRTY-TWO ACRE PARCEL FROM R-1 RESIDENCE DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT LOCATED AT SUGAR RIDGE ROAD AND BENDER ROAD; PARCEL NUMBER 07-00-047-000-111 AND OWNED BY TRIPLE SEVEN, LLC.

**(Introduced by Petition of Triple Seven, LLC)**

14. **SECOND READINGS:**

T 54-2017 AN ORDINANCE ESTABLISHING AN ANNUAL SALARY AND BENEFITS FOR THE NORTH RIDGEVILLE CITY ENGINEER.

**(Introduced by Mayor Gillock; First reading 06/05/2017; Referred to COW on 06/05/2017; COW on 07/17/2017; Report accepted on 08/07/2017)**

- T 66-2017      AN ORDINANCE AMENDING EXHIBIT “A” OF THE DEPARTMENT HEAD SALARY ORDINANCE NO. 2725-93 AND SUBSEQUENT AMENDMENTS THERETO.  
(Introduced by Mayor Gillock; First reading 06/05/2017; Referred to COW on 06/05/2017; COW on 07/17/2017; Report accepted on 08/07/2017)

**15.      THIRD READINGS:**

- T 69-2017      AN ORDINANCE TO APPROVE THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AND RESOLUTIONS AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; TO APPROVE, ADOPT, ENACT AND PUBLISH NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; AND TO REPEAL ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH.  
(Introduced by President Corcoran; First reading 07/17/2017; Second reading 08/07/2017)
- T 71-2017  
**Amended**      AN ORDINANCE AMENDING THE RATE CHARGED FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE, YARD WASTE, AND RECYCLABLE MATERIALS, AUTHORIZING THE PERIODIC ADJUSTMENT OF THE RATE CHARGED FOR THE SERVICE, THE DECLARATION OF A RATE HOLIDAY, AND THE PROCESS BY WHICH SUCH IS DETERMINED.  
(Introduced by Mayor Gillock; First reading 07/17/2017; Second reading 08/07/2017; Amended by substitution on the floor 08/07/2017)

**16.      MEETING ANNOUNCEMENTS:**

- a.      Committee of the Whole meeting – Monday, August 21, 2017 at 7:00 p.m.
- b.      Committee of the Whole meeting – Tuesday, September 5, 2017 at 7:00 p.m.
- c.      City Council meeting – Tuesday, September 5, 2017 at 7:30 p.m.

**17.      ADJOURN:**