

**NORTH RIDGEVILLE CITY COUNCIL  
BUILDING AND LANDS COMMITTEE MEETING MINUTES  
CITY COUNCIL CHAMBERS – 6:45 P.M.  
MONDAY, FEBRUARY 4, 2019**

**To Order:**

Chairman Bruce Abens called the Building and Lands Committee meeting to order at 6:45 p.m. with the Pledge of Allegiance.

**Attendance:**

Members present: Chairman Bruce Abens, Councilman Bob Chapek and Councilwoman Michelle Hung.

Also present: President Kevin Corcoran, Safety-Service Director Jeffrey Armbruster, Councilman Dennis Boose, Councilman Martin DeVries, Assistant Clerk of Council Tara Peet, Law Director Brian Moriarty, Chief Building Inspector Guy Fursdon, Clerk of Council Nancy Linden, Councilman Gregg Westover and Auditor Jeff Wilcheck.

**Minutes:**

Chairman Abens asked if there were any corrections to the minutes dated December 10, 2018. No discussion was offered. The minutes stand approved as submitted.

**Discussion:**

Councilman Chapek stated he would like to meet with the Law Department and make sure the times coincide with the noise code. He also stated he would like to revisit what a support structure is.

Safety-Service Director Armbruster stated he received emails asking the law be left alone. He stated the Mayor felt that the City should try to manage what is on the books now or just tweak what is being proposed.

Councilman Boose thanked everyone for coming. He stated the issue came about from a few neighbors complaining. He stated he looks to the experts to help. Some of the suggested changes came from Mr. Babet. Councilman Boose stated he recommended taking away the reference to a race track in the ordinance. He noted he is open to other suggestions. His intention is to protect everyone.

Mandeep Saini, 5850 Jaycox Road: stated he felt Councilman Boose does good for the City and knows there must have been complaints for suggested amendment to come up. He felt it needed tweaked more. He noted he moved to North Ridgeville because he wanted the land. He felt as it is written does not make sense. This version punishes the law abiding citizens.

Mike Babet, 38601 Sugar Ridge Road: stated he is a member of the AMA. He stated the amendment does not provide a definition for what a structure is. He noted some of the complaints received have ordinances in place already to address those particular

complaints such as the noise ordinance, trespassing ordinance and the decibel ordinance. He noted he did send an email to Council and the Administration from the General Counsel of the American Motorcycle Association which made three suggestions/comments - look at police records to find the problems occurring, setbacks serve no purpose and decibels should be looked at instead. Mr. Babet felt the dates listed in the proposed ordinance needed eliminated. He noted the AMA will help for free the patrolman to enforce and educate in regard to the law. He also asked if any businesses have been contacted that use/sells ATV's.

Jim Stermole, 37872 Sugar Ridge Road: stated just because a few complaints happen does not mean the law needed changed. He noted the City has laws in place now that need enforced. He stated he agreed with Mr. Babet and further asked what a support structure was defined as.

Jim Reichel, 8585 Gatestone Road: stated he is on the opposite end of the discussion. He noted he lives in a tight neighborhood and a smaller lot. His neighbor has a track, frequent consumption of alcohol and it isn't conducive to a neighborhood. The particular neighbor backs up to his sidelines. He did contact the Police Department and when the officer left, the neighbor would drive to the property line and shine the lights of his ATV into his house. Mr. Reichel stated he can't stop the noise or the dust.

Chairman Abens asked Mr. Reichel to address the Committee and not the audience.

Mr. Reichel apologized. He continued that he liked riding as well and he moved to North Ridgeville because it was a quiet community.

Martin Austin, 34897 Shawn Drive: stated he saw both sides. He suggested the thought of zoning the snowmobiles. He added maybe there was a way to attack the problem differently.

Kim Stermole, 37872 Sugar Ridge Road: stated she has Go-Karts in her garage and she wonders if the City is changing this over three complaints. She wondered if the complainants had tried planting trees.

Debbie Babet, 38601 Sugar Ridge Road: stated she doesn't see that there is an issue. She felt the problem is people not being neighborly. She stated there are already laws and ordinances that don't need changed for a few and making this change is taking the rights away from law abiding citizens. Ms. Babet suggested tweaking the ordinance so it is fair for everyone.

Chairman Abens stated for the interest of time, lobby is closed.

Councilwoman Hung asked the Law Director for his input.

Law Director Moriarty stated some of the restrictions may be an issue of enforceability. Council can add additional restrictions but they needed to be reasonable and equal.

Councilman Boose thanked everyone and felt that the legislation needed to go back for review. He stated he was concerned by the Law Director's statement as he and Bruce met with Mr. Moriarty each time to guide them in fairness. He noted it was the Police Department told them they couldn't enforce the law as it was written. He thought the Police Department needed to perhaps have more input.

Councilwoman Hung stated she spoke to the Chief Freeman this morning and he stated he does have difficulty enforcing but never asked for a change. She stated she doesn't support it and it needs revisited.

Councilman Chapek stated he doesn't support it as written and asked for it to be revisited.

Chairman Abens stated the purpose of the meeting was to get feedback from the community. He stated it will be tabled in the time being for further review and research.

**Adjournment:**

The meeting was adjourned at 7:23 p.m.

Date Approved: \_\_\_\_\_

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Tara L. Peet, MMC  
Assistant Clerk of Council