

**NORTH RIDGEVILLE CITY COUNCIL
BUILDING AND LANDS COMMITTEE MEETING MINUTES
CITY COUNCIL CHAMBERS – 6:30 P.M.
MONDAY, MARCH 19, 2018**

To Order:

Chairman Bruce Abens called the Building and Lands Committee meeting to order at 6:30 p.m. in City Council Chambers, 7307 Avon Belden Road, North Ridgeville, Ohio.

Attendance:

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

Also present: Mayor David Gillock, Safety-Service Director Jeffry Armbruster, Councilman Dennis Boose, Assistant Clerk of Council Tara Peet, President Kevin Corcoran, Clerk of Council Nancy Linden, and Auditor Jeff Wilcheck.

Discussion T 29-2018:

Chairman Abens stated the meeting is being held to discuss the rezone petition. He read aloud the intended uses in a B-1.

Chairman Abens opened the floor to the Committee for discussion.

Councilman Chapek stated he was looking at the intended uses and had assurances from the property owner. He noted the property owner discussed putting in deed restrictions. Councilman Chapek felt a bed and breakfast was a good idea. He noted the applicant had the opportunity to sell the land to a developer, but he didn't.

Councilwoman Hung stated she has only heard one concern by email about a party center being built.

Chairman Abens asked if the applicant would like to speak.

Anthony Giardini, 520 Broadway Ave., Lorain, Ohio: stated he represents the Lucas Family and their company. Mr. Giardini stated the property has been in the Lucas family for over forty years. The property under rezone consideration is twenty acres. Mr. Giardini stated Mr. Lucas purchased the land back from the property owner his dad sold it to after that gentleman had passed. Mr. Lucas didn't want to see a development put in. The property has been a huge investment for the applicant. Mr. Giardini noted the applicant would never do anything to devalue his property as his personal residence is right next door. The barn is already in existence on the property. Mr. Giardini noted in an R-1 district, Mr. Lucas could bring agricultural equipment to that barn, but that wasn't what he wanted to look at while sitting at his pool. Mr. Giardini noted that the applicants are not moving and their daughter lives on the other side of their house. Mr. Lucas' daughter, Jackie, is an event planner and would like to take the barn and make it an event center. Nothing has to be done to the property other than additional paving and

additional non-dust parking. Mr. Giardini stated Mr. Lucas' has offered to place deed restrictions on the property requiring it to be used for only what he stipulates. The deed restrictions would be to protect the City and to protect Mr. Lucas' property value. Mr. Giardini stated he was willing to answer any questions anyone might have.

Chairman Abens asked how binding deed restrictions were on future buyers.

Mayor Gillock stated those deed restrictions last as long as there are people around to enforce them.

Mr. Giardini stated there will always be someone to enforce those deed restrictions because the Lucas' won't be moving. He also noted that deed restrictions can be made irrevocable.

Chairman Abens asked if anyone in the audience cared to speak.

Kelly Smolik, 38610 Avalon Drive: stated she felt Mr. Lucas' idea was lovely idea but stated the intent in a B-1 is to service the surrounding community. She added she won't be using the facility as his neighbor. She expressed her concerns about drunk drivers from a wedding and added she felt the proper zoning would be B-4.

Krzysztof Swirydowicz, 38611 Avalon Drive: stated he purchased his home three years ago and lives across the barn from the applicant. He stated the applicant had a party and the car lights were flashing into his house. He had debris in his yard from the party. He further stated he didn't believe the rezone was a good idea.

Lindsey Gorning, 37940 Avalon Drive: asked what will block noise and lights from her neighborhood.

Mr. Giardini responded to Mr. Swirydowicz and stated the party he spoke of was a retirement party at the barn for someone that lived in Avalon. He noted there are currently trees in place. Mr. Giardini stated if the venue was successful; it would be used possibly three to four times a month with minimal activity in the winter. A privacy fence could be erected to block the headlights. He noted many of these events will be in the daytime. The Lucas' live next door and the events would not run past 11:00 p.m.

Councilwoman Hung asked how many people would be permitted at one time for a bed and breakfast.

Mr. Giardini stated four to eight.

Jackie Benko, 4940 Hiddenvue Court: asked how many people are allowed in the barn at one time.

Mr. Giardini stated he would have to ask the Fire Department about capacity but estimated one hundred with twenty-five to fifty cars.

Ms. Benko asked if the City had considered opening a road east and west.

Chairman Abens stated that was not the issue before the Committee up for discussion.

Moved by Hung and seconded by Chapek to recommend City Council adopt T 29-2018 as submitted.

Chairman Abens stated he felt the concept would be an asset to the community and further added he didn't think traffic or noise would be an issue. He stated he had an issue with rezoning the parcel to B-1 even with deed restrictions.

A roll call vote was taken and the motion carried.

Yes – 2 No – 1 (Abens)

Adjournment:

The meeting was adjourned at 7:04 p.m.

Date Approved: _____

Tara L. Peet, MMC
Clerk of Council