

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JANUARY 8, 2019**

TO ORDER:

Chairperson Swallow called the Planning Commission meeting to order with the Pledge of Allegiance at 7:01 PM.

ROLL CALL:

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

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

ELECTION OF OFFICERS:

Member Swallow opened the floor for nominations for Chairperson.

Member Smolik nominated Member Swallow for the position of Chairperson.

Member Swallow asked if there were any other nominations for Chairperson. No further discussion was offered and nominations were declared closed.

It was moved by Swallow and seconded by Abens to close nominations.

A voice vote was taken to elect Member Swallow to the position of Chairperson.

Yes – 5 No – 0

Chairperson Swallow took her seat as Chairperson and opened the floor for nominations for Vice Chairperson.

Chairperson Swallow nominated Member Jim Smolik for Vice-Chairperson.

Chairperson Swallow asked if there were any other nominations. Hearing none, she closed nominations.

A voice vote was taken to elect Member Jim Smolik to the position of Vice-Chairperson.

Yes – 5 No – 0

Chairperson Swallow opened the floor for nominations for Secretary.

Vice-Chairman Smolik nominated Michelle Owens as Secretary.

Chairperson Swallow asked if there were any other nominations for Secretary. Hearing none, the nominations were declared closed.

A voice vote was taken to elect Michelle Owens to the position of Secretary.

Yes – 5 No – 0

Chairperson Swallow opened the floor for nominations of Liaison to the Board of Zoning and Building Appeals.

Member Maleski nominated Vice-Chairman Smolik for Liaison to the Board of Zoning and Building Appeals.

Chairperson Swallow asked if there were any other nominations for the Liaison of Board of Zoning and Building Appeals. Hearing none, nominations were declared closed.

A voice vote was taken to elect Vice-Chairman Smolik to the position of Liaison to the Board of Zoning and Building Appeals.

Yes – 5 No – 0

Chairperson Swallow opened the floor for nominations of Alternate Liaison of the Board of Zoning and Building Appeals.

Vice-Chairman Smolik nominated Member Maleski as Alternate Liaison to the Board of Zoning and Building Appeals.

Chairperson Swallow asked if there were any other nominations for the Alternate Liaison of Board of Zoning and Building Appeals. Hearing none, nominations were declared closed.

A voice vote was taken to elect Member Maleski to the position of Alternate Liaison to the Board of Zoning and Building Appeals.

Yes – 5 No – 0

MINUTES:

Chairperson Swallow asked if there were any corrections or comments to the minutes of the regular meeting dated December 11, 2018. Hearing none, those minutes will stand approved as presented and placed on file.

CORRESPONDENCE:

Chairperson Swallow noted receipt of the 2019 meeting schedule. She asked if members have had a chance to review it. No discussion was offered. She asked if there were any

corrections or changes to the schedule. Hearing none, she moved the meeting to Old Business.

OLD BUSINESS: None

Chairperson Swallow asked the Clerk to read the first application.

NEW BUSINESS:

APPLICANT: Michael Yanik, MCI-Metro
12300 Ridge Road, North Royalton, OH 44133

OWNER: City of North Ridgeville – right-of-way
7307 Avon Belden Road, North Ridgeville, OH 44039

REQUEST: Installation of fiber optic conduit in the right-of-way of Center Ridge Road.

LOCATION: Center Ridge Road right-of-way extending from the Cuyahoga-Lorain County line to Lear Nagle Road.

Application was read.

Chairwoman Swallow asked the applicant to provide a brief description of their request.

Dave Gross, MCI, spoke on behalf of applicant Mike Yanik, requesting underground fiber optic installation between Lear Nagle Road and the Lorain-Cuyahoga County Line. He stated that James Pohlod, working with Foresite Group, could speak more fluently as to the design.

James Pohlod, Project Manager, Foresite Group, stated that Foresite Group is the engineering firm designing the proposed underground fiber-optics conduit. He stated that construction will take place on both sides of Center Ridge Road. On the north side of Center Ridge Road, construction will begin at the east border of North Ridgeville and end at the intersection of Barton Road. On the south side of Center Ridge Road, construction will extend from 31726 Center Ridge Road and continue westward to just before the intersection at North Lear Nagle Road. The proposed construction is directional bore, using standard construction processes of potholing. Planned construction will be one duct on the north side and one duct on the south side.

Chairwoman Swallow asked where fiber optics will be installed; if they will be installed along the roadway.

James Pohlod responded that they will be installed in the right-of-way.

Chairwoman Swallow asked if the street will have to be excavated.

James Pohlod responded that there will be no excavation; that installation will be in the green space.

Chairwoman Swallow asked if there were any questions or comments from Commission members.

Member Maleski asked about the timeframe for the project; when it's expected to be complete.

James Pohlod stated that he expects the construction to take 4-6 weeks to complete.

Member Maleski asked if they anticipate any issues with the construction on Center Ridge Road.

James Pohlod stated that they have been working with ODOT; that some of the plans include ODOT prints, where they've corresponded with ODOT on the placement of the new fiber-optic cables.

Chairwoman Swallow asked if installation will happen concurrently on both sides of Center Ridge Road or one side at a time.

James Pohlod responded that he wasn't certain he could answer. He stated that he anticipates installation will take place in a manner which will get the project done as quickly as possible; that construction could take place on both sides simultaneously, if allowed.

A comment was made by Dave Gross to James Pohlod, but was inaudible.

James Pohlod continued to state that the plan is to construct one side, then switch to the other.

Chairwoman Swallow asked about the installation process; if the system is to tunnel then pull cable through.

James Pohlod responded that is correct.

Chairwoman Swallow clarified that there won't be excavation, like digging ditches.

James Pohlod stated that was correct.

Vice-Chairman Smolik asked why they didn't decide to go aerial on the north side; if there were no more aerial rights. He stated that the right-of-ways are getting pretty occupied underground for all the utilities.

James Pohlod said that there could be a number of reasons, citing lack of availability on poles for attachment. With the cables that are being placed, MCI-Metro has diversification rules in place on the design; that cables must be kept separate from attachments on the poles by placing them in the ground. He stated these were some of the design considerations.

Vice-Chairman Smolik noted the pictorial sketches provided to Planning Commission. He stated that they show installation outside the right-of-way. He asked if the plan is to install inside the right-of-way; if it is almost at the end of the right-of-way.

James Pohlod responded it is planned at the back end of the right-of-way, based on the running lines on the prints.

Chairwoman Swallow asked if there were any questions or comments from Commission. No discussion was offered. She asked if there were any questions or comments from Administration.

City Engineer Rodriguez stated that the plans do depict installation outside of the right-of-way; that they will need to be revised and resubmitted, as the right-of-way is only 30 feet on either side of the center line. There is a total of 60 feet and the drawings depict 33 and 35, which are completely outside of the right-of-way. He stated that they would need to obtain private property owner rights, or they wouldn't be able to install as illustrated. He reiterated that they will need to revise and resubmit immediately.

James Pohlod acknowledged.

Chief Building Official Fursdon asked if the applicant would be willing to hold the city harmless if city crews should accidentally damage the cable that's being installed in the city's right-of-way. He stated that, though it would be marked, accidents do happen; that the city is allowing installation of the cable, but should not be penalized for repairs.

Dave Gross responded that he will have to talk to their operations group; that he was not sure of their standards for other areas. He then stated that they understand accidents do happen, which is part of the reason for their diversification requirements; that it breaks up and provides redundancy in their system. He then stated that he can verify CBO Fursdon's request.

Chairwoman Swallow opened the floor for questions or comments from the audience.

Dale Simpson, 32291 Center Ridge Road, North Ridgeville, OH 44039, stated that he lives on the south side. He mentioned he had briefly reviewed the drawings. He asked if – from the Lorain-Cuyahoga county line to Lear Nagle Road – installation will be on the north side of the road.

James Pohlod responded that the project on the north side of Center Ridge Road will go from the county line to Barton Road.

Dale Simpson stated that he's lived here since 1978. He stated he's been Project Manager and Facilities Engineer for several major companies; that he does have some experience with similar projects. He stated he believes that the centerline of Center Ridge Road has shifted over the years. He said that there is a concrete and brass monument in his neighbor's front yard. It is about 30 feet off the edge of Center Ridge Road, which says Ohio Department of Transportation Right-of-Way. He then addressed large culverts under the road that drain Bradley Woods. He stated that they are made out of slabs of sandstone and are under Center Ridge Road; one is on his property. He stated that the city has taken pictures. He asked if they were aware of these culverts and how they plan to handle the situation; that they would collapse if they were to bore through them. He then spoke about the significant rainfall in the spring that drains through the

culverts. He stated another concern is the amount of utilities on the north side, citing high pressure gas mains as one example. He said that he is concerned, even if the work is not on his side of the street.

James Pohlod responded that there are procedures they follow in order to locate all existing utilities.

Dale Simpson stated that a lot are not documented. He mentioned that a gas line had been cut through when his neighbor's home was built ten years ago. He mentioned different techniques used to locate underground utilities, asking if they had used them.

James Pohlod responded that they followed standard procedure for locating.

Dale Simpson asked about the purpose of their project.

Dave Gross responded that it is a fiber densification project for MCI-Metro to increase their fiber capabilities.

Dale Simpson asked if it is for video or audio.

Dave Gross answered that it's for telecommunications.

Dale Simpson asked how it would benefit the community, stating that they already have telecommunications lines all throughout the city.

Dave Gross stated that it will ultimately increase the capabilities of their network. He said that other households, local businesses and government would be able to purchase high-speed internet services; that it may not be a direct benefit to him.

Dale Simpson asked if the company has done any business in North Ridgeville.

Dave Gross answered that they have in the past but was unable to provide specific examples.

Dale Simpson referenced the drawings, saying that there appears to be some sort of plastic vault on his land, which is on the south side; approximately 500 feet east of Barton Road.

Dave Gross stated that the will be installing on both sides of the road.

Dale Simpson said that their drawings show concrete vaults on his land. He then asked if they plan to pay him to use his land.

Dave Gross said that he understands his concern that there will be new drawings. They plan to have them revised to show the actual work to be done.

Dale Simpson asked if there will be a main line running east and west, as well as laterals north and south.

Dave Gross stated that there will be main lines on both sides.

Dale Simpson said he thought they were only working on the north side.

Dave Gross responded that he never said that.

Dale Simpson asked why they were running parallel conduits on both sides of Center Ridge Road.

Dave Gross stated that it's for their customers; for diversity requirements.

Dale Simpson said that's not what he heard when they first presented it; that it sounded as if they were going down the north side, then crossing over to the south side.

There was discussion between Dave Gross and Dale Simpson. Both individuals were inaudible.

Chairwoman Swallow interrupted, asking them to speak into the microphone, as the meeting is being recorded. She stated that people joining in the conversation from the audience would not be accurately recorded. She then asked Mr. Simpson to address his comments to the Commission.

Dale Simpson apologized, stating that he just needs clarification. He said that it sounds as if there will be parallel lines on both sides of Center Ridge Road.

Chairwoman Swallow said that is correct; that is the application.

Dale Simpson continued that the lines will be on his land; not the city's land. He stated that there appears to be one plastic vault on his land.

Chairwoman Swallow explained the comments from the City Engineer were that the drawings indicate that all the work isn't shown in the public right-of-way. She stated that the applicants have explained that the work will be placed in the public right-of-way; that the City Engineer indicated that we would need an updated set of drawings showing that.

Dale Simpson asked when they plan on starting the project.

Chairwoman Swallow asked the applicant if they have an estimated start date.

Dave Gross stated that it depends on when permits are reviewed and approved. He said that it would be soon after they submit the new drawings and they're approved. He believes likely within the next few weeks.

Chairwoman Swallow acknowledged.

Dale Simpson stated that he thinks he's done but that he has some heartache about the fact that things will be placed on his land without his permission.

City Engineer Rodriguez stated that it will be in the public right-of-way; not on his property.

Dale Simpson asked about the right-of-way marker currently on the north side of Center Ridge Road.

City Engineer Rodriguez responded that he will research it, but that this is the first he's heard of it.

Dale Simpson responded that he brought it up years ago; that maybe what the city thinks is the right-of-way isn't actually the right-of-way.

City Engineer Rodriguez stated that it will be looked into but that what is on the GIS map is what's perceived to be the right-of-way. He said that the plans were mostly generated from the right-of-way that's explained on the Lorain County Auditor's map as being the City of North Ridgeville right-of-way. He then stated that he can look into the ODOT marker on the north side of the road. He asked for the address where the marker is located.

Dale Simpson responded that his address is 32291 Center Ridge Road.

City Engineer asked about his neighbor to the north.

Dale Simpson stated that he doesn't know but that it's directly across the street.

Chairwoman Swallow asked if there were any other comments or questions from the audience; that they step up to the podium and state their name and address for the record.

Rudy Ringwall, 316966 Center Ridge Road, North Ridgeville, OH 44039, said this project will come right across his property; that he owns several parcels on Center Ridge Road. He stated that between his parcel and where his son lives next door, there is sandstone underground that is over 100 years old. He said that they would have to be careful since it could collapse as they try to bore into it. He stated that he also has a question about reclamation of property – how they plan to reseed grass and repave, to name a few. He continued that there are several businesses along Center Ridge Road, asking how they plan to keep those businesses open during installation.

Dave Gross responded that they work with a vendor by the name of MasTec who will be doing the installations for them, indicating that there are MasTec representatives in the audience. He stated that, as part of the scope of this project, MasTec will restore to existing or better conditions. He urged residents to contact both the city and him to make sure that happens.

Vice-Chairman Smolik addressed Chairwoman Swallow, suggesting that the applicant explain directional boring so that the audience understands.

Chairwoman Swallow agreed. She asked the applicant to explain so that the audience understands what will occur with this installation.

Dave Gross responded that directional boring is essentially a drill rig that is positioned along the road – in the right-of-way, for this particular project – that has a steerable pipe that is driven into the ground. He stated that they won't be excavating any property; that there will be very minimal excavations for the potholes in order to expose utilities and create the bore pits. He continued that the horizontal drill rig will drill down; it'll provide an underground path, or opening, for the conduit. He was unable to give exact measurements but stated that they will drill to a certain predetermined distance. They then connect to a conduit and back drag that conduit through the opening. He stated that there is very minimal impact to residents' properties. He reiterated that the potholing areas, which are needed to expose utilities and create bore pits, will need to be excavated but that they will have their contractors restore these areas to existing or better conditions. He said that their vendors are very cognizant that there are to be no disruptions to businesses and residences; that special care is taken to position drill rigs so that there are no interruptions, blockages or excavations in driveways. He stated that access to households and businesses will be maintained.

Audience member spoke from their seat, asking about depth.

Dave Gross answered that it varies. He stated that he did not know offhand, but that it is a minimum of 42 inches.

Rudy Ringwall asked about chemicals to be used to soften the soil as they drill.

Dave Gross responded that there are no chemicals with horizontal boring; that he believes they just use water.

Rudy Ringwall asked if this will weaken the soil, specifically mentioning soil under driveways.

Dave Gross answered no.

Rudy Ringwall asked if the conduit that is installed will be able to hold up that area.

Dave Gross responded yes.

Rudy Ringwall thanked the applicant.

Chairwoman Swallow asked for any other questions or comments from the public.

Bob Meeker, 32415 Center Ridge Road, North Ridgeville, OH, stated his understanding was that construction will start be on the north side all the way to Barton Road; on the south side after that.

Dave Gross responded but was inaudible.

Bob Meeker continued his recollection was that the applicant then said they will be working on both sides from the line to Barton.

Dave Gross responded that this is a pretty big project; that he's not as fluent.

Bob Meeker referred to a copy of the installation plans and asked the applicant if the green lines represent the location of the proposed installation.

Dave Gross responded that was correct.

Bob Meeker stated that there's one on each side of the road.

Dave Gross stated he is correct; that what is showing in the plans is what is being proposed for installation.

Bob Meeker spoke again about the location of the installation, maintaining the applicant said the project will be going down the north side to Barton, then cross over and go down the south side. He stated that depth is very important; that he as a nice driveway that he doesn't want to sink as a result. He again referenced the installation plans, stating that there are areas where they are only on one side of the road, then on both sides at others. He then stated that he has a lot of property in North Ridgeville; that he's looking to do something with a corner property he owns.

Dave Gross responded that installation will take place in the right-of-way; that the conduit will be out of the way of any future plans Mr. Meeker may have.

Bob Meeker referred to the installation plans, asking what is located at the green X that is not in the right-of-way.

Dave Gross stated that it could be an existing feature.

Bob Meeker asked if it could be a telephone pole.

Dave Gross responded that it could be but he's not sure.

Bob Meeker asked why hold this meeting if the applicant can't tell him what is shown on the prints that audience members came here to see.

City Engineer Rodriguez addressed Mr. Meeker, stating that he believes the X indicates existing utility poles that are currently there; they are not new poles.

Bob Meeker stated there are markings on residents' properties. He stated he still doesn't understand why they're able to install on one side of the road at some locations, but then have to install on both the north and south sides of the road at others.

Chairwoman Swallow asked if there are any other questions or comments from the public.

Dale Simpson requested to again address the Commission.

Chairwoman Swallow asked Mr. Simpson to step up to the podium for purposes of recording.

Dale Simpson stated that the comments previously discussed about soil stability were good points. He referred to the water line installation for a car wash located by Convenient. He stated that the whole road collapsed. He said that when running the water line to his house, there were issues getting under the road so they had to move it down because they were unable to get under the road. They moved it west about 50 feet from his driveway. They bored under the road – the north side of the road started buckling in and they had to limit it to one lane because of a one-inch waterline. He stated that the ground is very unstable; that the soil on his property is solid sand. There is a sandstone quarry in the woods behind his house. The soil in that area is also very unstable.

Chairwoman Swallow responded that she understands his concerns, but that the applicant would be responsible for repairing any damage they caused. She stated that she wants him to feel assured that – should there be any damage to his property or driveway – the applicant would be responsible for making those repairs.

Dale Simpson asked over what period of time; if the applicant would be held responsible if his driveway were to crack in five years. He stated there are sewer lines, 8 inches in diameter, on the south side that the city didn't know were there; that a lot of filter beds drain into these sewer lines. They run parallel with the road and are between 6 and 8 feet off the edge of the road, on the south side.

Chairwoman Swallow asked the applicant to describe the size of the boring and line that will be pulled through the boring.

Dave Gross asked if she was referring to the pipe that will be drilled into the ground.

Chairwoman Swallow confirmed.

Dave Gross responded that he believes it's a 3-inch pipe.

Audience member spoke to Mr. Gross from her seat but was inaudible.

Dave Gross then stated that it's a 2-inch pipe. The remainder of his statement was inaudible.

Chairwoman Swallow clarified that the pipe will be between 2 and 3 inches.

Dave Gross stated that he believes the pipe is slightly larger than the conduit. He apologized, saying that he's not very familiar with the construction.

Chairwoman Swallow said this at least provides a general idea; that they're not talking about a 3-foot diameter pipe.

Dave Gross answered that is correct; that it's slightly larger than the size of the conduit.

Bob Meeker spoke about another concern. He stated that his three next-door neighbors have

yellow flags in their yard because their gaslines are old and need to be replaced. He wanted the applicant to be aware if they are digging in that area.

Michelle Hung, 37037 Chaddwyck Lane, North Ridgeville, OH, 44039, asked if they will be connecting to an existing structure at each end of the conduit or if it just ends with no connection.

Dave Gross responded that they will be connecting to existing equipment on both sides.

Chairwoman Swallow asked if it will be live after it's installed.

Dave Gross answered yes.

Chairwoman Swallow asked if there were any other questions or comments from the public.

Rudy Ringwall stated the water lines that are in front of his house are original from 1957; that there have been numerous leaks. He stated they will probably leak when they start digging.

Michelle Hung asked if a line was there already. The remainder of her question was inaudible.

Dave Gross responded this is to connect the two points and for future sales.

Michelle Hung asked if the line is stopping at Westlake and resuming at Lear Nagle Road.

Dave Gross answered that they are bringing the line from a hub location – an existing tower in the Westlake area – down to another existing tower.

James Pohlod continued that the tower is just before the turnpike.

Michelle Hung stated that there will be something to connect to once past Lear Nagle Road.

Dave Gross responded correct.

Bob Meeker asked if what they will be connecting to is already underground.

Dave Gross stated there is an existing tower there. Further response was inaudible.

Bob Meeker addressed the applicant from the audience. His question was inaudible.

Dave Gross answered that the preference is to always go aerial; that it's quicker, easier and more cost effective.

Chairwoman Swallow asked if there were any other questions or comments from the public. Hearing none, she closed public comments. She asked if there were any other questions or comments from the Commission.

Vice-Chairman Smolik asked if they will be using vacuum excavation when potholing; if it is an option to use vacuum excavation.

Audience member addressed the Vice-Chairman Smolik from her seat. Her response was inaudible.

Vice-Chairman Smolik stated that there is less impact to residences when using vacuum excavation. He stated that Columbia Gas almost always uses vacuum excavation now.

Audience member again responded from her seat, stating that she can check on it. Further comments were inaudible.

Chairwoman Swallow asked if there were any other questions or comments from the Commission. Having no further discussion, she entertained a motion.

It was moved by Smolik and seconded by Swallow to approve conditional upon a new set of plans being submitted to the City Engineer showing that all work that is to be conducted is located in the City right-of-way.

Yes – 5 No – 0

MOTION PASSED.

ADJOURNMENT:

The meeting was adjourned at 7:43 P.M.



Chairperson, Jennifer Swallow



Deputy Clerk of Council, Michelle Owens

February 12, 2019
Date Approved