

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING DECEMBER 11, 2018**

**TO ORDER:**

Vice-Chairman Smolik called the Planning Commission meeting to order at 7:00 p.m. with the Pledge of Allegiance.

**ROLL CALL:**

Present were members Steve Ali, Jim Maleski, Council Liaison Bruce Abens and Vice-Chairman Jim Smolik.

Excused was Chairwoman Swallow.

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

**MINUTES:**

Vice-Chairman Smolik asked if there were any corrections to the minutes of the regular meeting dated November 13, 2018. Vice-Chairman Smolik corrected the vote on page 33 to 4-1. He then announced that the minutes are approved as amended and will be placed on file.

**CORRESPONDENCE:**

Vice-Chairman Smolik noted that Planning Commission members received correspondence relevant to the agenda from Chris Schmidt (TGC Engineering) and CT Consultants after cloture.

Vice-Chairman Smolik asked the Deputy Clerk of Council to read the first application.

**NEW BUSINESS:**

**APPLICANT:** Jill Allan, 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 for The Reserve at Winfield Farm Subdivision No. 3  
**LOCATION:** Continuation of Nash Lane and Winfield Lane in Winfield Farms subdivision in an R1 district.  
Permanent Parcel No. 07-00-036-000-482

Application was read along with comments received from Administrative Officers including

Chief Building Official Guy Fursdon, Police Chief Mike Freeman, Assistant Fire Chief Mike Uhnak and City Engineer Dan Rodriguez.

Vice-Chairman Smolik asked the applicant to state their name and address, followed by a brief explanation of the application.

Chris Schmidt, TGC Engineering, 1310 Sharon Copley Rd, Sharon Center, OH 44274 responded to comments from Chief Building Official Guy Fursdon regarding a discrepancy on the title page. He confirmed subplot 143 should be subplot 122. He continued that, with the addition of subplot 122, Block "C" from Phase 1 plat had been renamed Block "J".

Vice-Chairman Smolik referred to the emailed correspondence from Chris Schmidt that was provided to Planning Commission members which further clarifies the corrections to sublots 143 and 122.

Chris Schmidt continued to address the comments from CBO Fursdon, stating that Block "D" should read Block "I" within Phase 3 plat. He directed members to sheet 2 within the plat drawings for Phase 3, stating that the addition of the new lots for Phase 3 resulted in the renaming of Block "D" to Block "I".

Vice-Chairman Smolik asked for Chris Schmidt to highlight what had changed with subplot 122 from its placement in Phase 1 to its placement and creation in Phase 3. He stated that he believes it was originally part of the retention basin.

Chris Schmidt stated the new subplot was added because installation of a temporary cul-de-sac was needed for Phase 1. This temporary cul-de-sac had since been removed following the continuation of Winfield Lane to Chestnut Ridge Road. This allowed for the creation of the new lot where the temporary cul-de-sac had been located.

Vice-Chairman Smolik asked if there were any questions from the members.

Council Liaison Aben stated that, when he reviewed the plans, he was unable to see sidewalks.

Kevin Kwiatkowski, Ryan Homes/NVR/The Meritage Group, 6770 W. Snowville Rd, Ste. 100, Brecksville, OH 44141, responded that sidewalks would not appear within the plat, stating that the sidewalks are one foot inside, within the right-of-way. He continued that sidewalks are put in by the homebuilder. The open space blocks are put in by the developer.

Council Liaison Abens stated that he saw indications of sidewalks.

Kevin Kwiatkowski stated that sidewalks have already been installed in Phase 1, where homes have been built. He then addressed street lighting, stating that it has been paid for but is awaiting installation of poles by First Energy.

Vice-Chairman Smolik asked if improvements have been accepted by Engineering or are they going to post a bond for the balance of the work.

City Engineer Rodriguez confirmed that all improvements have been accepted, and that there is a 3-year maintenance bond for the streets and any underground improvements.

Vice-Chairman Smolik asked if there were any additional questions from Planning Commission members. No discussion was offered. He then asked for any questions or comments from the Administration.

Chief Building Official Fursdon asked if members would like to know the approximate density and open space that they're looking at or if they'd like estimates of this phase.

Vice-Chairman Smolik asked if CBO Fursdon had those numbers.

Chief Building Official Fursdon stated he wasn't able to calculate them because of the revised plan.

Vice-Chairman Smolik asked how many more phases are anticipated.

Kevin Kwiatkowski stated there would be one more phase.

Vice-Chairman Smolik stated with the final phase, density calculations will be needed.

Kevin Kwiatkowski stated that the whole site was 96 acres, but that there are 166 units on 88 acres.

Vice-Chairman Smolik asked if there were any questions or comments from the audience. Hearing none, he entertained a motion.

It was moved by Maleski and seconded by Abens to approve the final plat.

Vice-Chairman Smolik asked the Clerk to call the roll.

Yes – 4      No – 0

Vice-Chairman Smolik announced that the motion carried.

**APPLICANT:** Chris Brown, K. Hovnanian Homes, 3296 Columbia Road, Richfield, OH 44286

**OWNER:** Same

**REQUEST:** Final plat approval for Meadow Lakes Phase No. 16 within Meadow Lakes PCD

**LOCATION:** A portion of Hunter Lake Drive, a portion of High Perch Drive, and a portion of Golden Eagle Drive within Meadow Lakes PCD.  
Permanent Parcel Nos. 07-00-033-114-022, 07-00-033-112-067, 07-00-033-116-004

Application was read along with comments received from Administrative Officers including

Chief Building Official Guy Fursdon, Police Chief Mike Freeman, Assistant Fire Chief Mike Uhnak and City Engineer Dan Rodriguez.

Vice-Chairman Smolik asked if there was a representative, and that they state their name and address for the record, giving a brief explanation of their application.

Chris Brown, K. Hovnanian Homes, 3296 Columbia Road, Richfield, OH 44286 stated that he is requesting final plat approval for Meadow Lakes Subdivision Phase 16 which, once complete, Golden Eagle Drive, Sandy Ridge Drive, Hunter Lake and High Perch will all be interconnected. He then stated that there will likely be two more phases of Meadow Lakes down toward Center Ridge Road. Following the completion of Phase 16, density will be 2.82 units per acre, which had originally been stated as 3.2 units per acre. He commented that this was allowable. Open space required was 20% but is currently at 22.02%.

Vice-Chairman Smolik asked whether these calculations include Phase 16.

Chris Brown stated they do.

Vice-Chairman Smolik asked if there were any questions from Commission members.

Council Liaison Abens asked for an explanation as to why there was only 5 feet of open space when a minimum of 15 feet is required. He referred to subplot 1463 as one such example.

Chris Brown responded that this is consistent with their open space requirements since the PCD was approved in the mid-80s. He then referred to CBO Fursdon.

Chief Building Official Fursdon replied that this is consistent with what Planning Commission members have seen in other subdivisions but, since there is an Ordinance, members need to be made aware of it.

Vice-Chairman Smolik stated that all lots had some sort of utility. He discovered that those lots had some type of utility going next to them that created the open space; that it is not recreational open space.

Chris Brown confirmed, indicating that the open space is likely due to storm sewer easements.

Chief Building Official Fursdon suggested that members consider that results of imposing a greater setback. He stated that some lots may be eliminated, which would diminish tax revenue for the city.

Vice-Chairman Smolik remarked that his concern is that he sees the same size lot every time, but that there should be variation. He continued that PCD was supposed to be various sized lots. He doesn't see that. He's mentioned this same concern with prior phases. He believes that the intent is to have various home types; not one single style with one price point. He then asked if there will be any changes in future phases which would be more in line with Code.

Chris Brown responded that he's not involved with sales but that current demand is for smaller lots. He believed that this will continue with newer phases.

Member Maleski stated that he has lived in the area for about 13 years and that attempts have been made for different house types and price points. He expressed his concern with lots getting closer together.

Vice-Chairman Smolik continued to address his concerns, citing NRCO 1279.01(b).

Chris Brown stated that K. Hovnanian had become involved at Phase 10, asking if there were bigger or small lots in Meadow Lakes.

Chief Building Official Fursdon responded that single-family lots were only found north of Barres Road. The ordinance never required a percentage of the cluster lots as other ordinances did. Every lot in the PCD could be built as a cluster lot. He stated that he had proposed an amendment to the ordinance after hearing concerns of City Council. Rather than amend the ordinance, City Council removed PCD altogether.

Vice-Chairman Smolik asked if there were any additional comments from Commission members or the Administration. No discussion was offered. He then asked for comments from the audience. Hearing none, he entertained a motion.

It was moved by Maleski and seconded by Ali to approve the final plat.

Vice-Chairman Smolik asked the Clerk to call the roll.

A voice vote was taken and the motion carried.

Yes - 4      No - 0

**ADJOURNMENT:**

Vice-Chairman Smolik adjourned the meeting.

Meeting adjourned at 7:28 p.m.

  
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Vice Chairman, James Smolik

  
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Deputy Clerk of Council, Michelle Owens

1-8-19  
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Date Approved