

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING MARCH 12, 2019**

TO ORDER:

Chairwoman Swallow called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 p.m.

ROLL CALL:

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

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Dan Rodriguez, Alternate Council Liaison Michelle Hung and Assistant Clerk of Council Tara L. Peet.

MINUTES:

Chairwoman Swallow asked if there were any corrections to the minutes of the regular meeting dated February 12, 2019. No discussion was offered. The minutes stand approved.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

Chairwoman Swallow noted the calculations for total area, open space and density were received after cloture.

It was moved by Smolik and seconded by Maleski to accept the calculations after cloture.

A voice vote was taken and the motion carried.

Yes – 5 No - 0

Chairperson Swallow asked the Clerk to read the first application.

APPLICANT: Chris Brown; K. Hovnanian Homes, 3296 Columbia Rd, Richfield, OH 44286

OWNER: Same

REQUEST: Final plat approval for Waterbury Subdivision Phase No. 10 within Waterbury PCD.

LOCATION: Southeast corner of Waterbury Boulevard and Shady Drive within Waterbury PCD; Parcel No. 07-00-035-102-178

PC ACTION: Approved by a vote of 5-0 (conditional upon Waterbury Boulevard being extended to the southern boundary limits).

Assistant Clerk of Council Peet read the application along with the comments received from Administrative Officers, including Chief Building Official Guy Fursdon, City Engineer Dan Rodriguez and Assistant Fire Chief Mike Uhnak.

Chairwoman Swallow asked the applicant to provide an explanation of the request.

Chris Brown, K Hovnanian Homes, 3296 Columbia Road Richfield, OH stated he is asking for final plat approval for Waterbury Phase 10 which will be the final phase. He indicated phase 10 will intersect with West Fenwick to Shady Drive. The final phase will have twenty-nine lots. Mr. Brown stated the infrastructure and improvements will be done for Waterbury Boulevard all the way down to Terrell and a physical connection with the older phase.

Mr. Brown cited the overall area was 629.3539 acres. The overall open space is 176.7050. The overall density has 1,552 units at final build out. The average setback is 39.19 feet. He noted that it also included the Pioneer Ridge Subdivision. Mr. Brown noted that plans are under review for the roadway which will happen later this spring.

Chairwoman Swallow asked if the calculations included Pioneer Ridge.

Mr. Brown stated yes.

Chief Building Official Fursdon stated it was part of the Waterbury PCD. He noted that K. Hovnanian started in Phase 6. Another developer developed all the phases before Phase 6.

Council Liaison Abens asked if sidewalks will be included on Waterbury Boulevard.

Mr. Brown stated Waterbury Boulevard will have an eight foot trail on east side in lieu of the sidewalks on both sides.

Mr. Smolik reminded the Commission that the Board of Zoning and Building Appeals approved the eight foot multi-use path.

Chairwoman Swallow asked if there were any comments from the Administration.

Chief Building Official Fursdon asked if the roadway pavement will go as far south as Terrell Drive. He further asked what happens to the rest of the roadway at the end of the property.

Mr. Brown stated that was correct. He further stated whoever purchases that property will finish the pavement.

Chief Building Official Fursdon asked if that area was dedicated.

Mr. Brown stated he was uncertain but further added there was right-of-way there.

Chief Building Official Fursdon stated there have been discussions of extending that roadway south and further asked if there should be a right-of-way there.

Mr. Brown stated he can make the change to the plot and add a one hundred foot right-of-way. He also stated there is an easement there granted to the City as well.

Chief Building Official Fursdon expressed his concerns about who will pay to extend the road in the future.

Mr. Brown stated he would discuss it with Engineer Rodriguez and the Mayor.

Chairwoman Swallow opened the floor to public comment. She asked that anyone that wished to speak sign in and state their name and address for the record.

Allen Friedner, 37188 Shady Drive asked if the City required a thirty-five foot setback why the applicant is permitted to provide a thirty-nine foot setback.

Chief Building Official Fursdon stated the City requires thirty-five feet as the minimum and the applicant is giving more, on average, for front yards at thirty-nine feet.

Mr. Friedner asked if sidewalks will be installed on the south side of Shady Drive.

Engineer Rodriguez stated there will be sidewalks with the homes that front Shady Drive.

Mr. Friedner asked if any new homes constructed will have restrictions about being able to complain about lights and noise from the ball park.

Chairwoman Swallow stated the ballpark will need to follow code in regard to noise ordinances.

Mr. Friedner asked who will be repaving Shady Drive as the construction trucks have ruined the roadway.

Engineer Rodriguez stated the City has video and they will be assessing road conditions.

Mr. Friedner stated some of the construction trucks have damaged lawns and asked if the contractor will be required to repair the lawns.

Chairwoman Swallow stated the individual property owners are responsible for contacting the contractor to get the lawns repaired.

Mr. Friedner asked if K. Hovnanian pulled a permit to burn as he noticed a large fire on Friday at 7:00 a.m. in Phase 9.

Assistant Law Director Morgan stated if there is a complaint regarding burning, Mr. Friedner should contact the Fire Department.

Mr. Brown responded to Mr. Friedner's questions. He stated that sidewalks will be installed on Shady Drive from the new street all the way down to the eight foot multi-purpose trail. He asked Mr. Friedner to meet him after the meeting in regard to lawn damage and further stated it will be repaired in the spring. Mr. Brown stated in regard to burning, if Mr. Friedner sees burning he should contact the City.

Mr. Smolik stated he felt that more conversation needed to be had regarding Waterbury Boulevard being set up to be a major arterial road. He felt it should be discussed how the extension of the property line will happen.

Chairwoman Swallow and Mr. Maleski agreed that the developer needs to make sure the extension happens or an agreement is made with the property to the back.

Engineer Rodriguez stated as long as the right-of-way is recorded or provided it should not be an issue. He further noted that if the Sharpman property is ever sold, it would be the owner's responsibility to develop, pave and tie into the street.

Council Liaison Abens stated Mrs. Sharpman has no intention of selling her property anytime soon.

It was moved by Smolik and seconded by Maleski to approve the final plat of Waterbury Phase 10 conditional upon Waterbury Boulevard being extended to the southern boundary limits.


A voice vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

Chairwoman Swallow announced the next regular meeting scheduled for April 9, 2019.

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



Jennifer Swallow
Chairwoman



Michelle A. Owens
Deputy Clerk of Council

April 9, 2019
Date Approved