

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING APRIL 9, 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, James Maleski, Vice-Chairman James Smolik, Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

Also present was Chief Building Official Guy Fursdon, City Engineer Dan Rodriguez and Deputy Clerk of Council Michelle A. Owens.

MINUTES:

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

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

Chairperson Swallow asked the Clerk to read the first application.

APPLICANT: Gary Smitek; North Ridge Pointe, LLC
36715 Avalon Ct, Avon, OH 44011

OWNER: Same

REQUEST: Approval of recreation complex within North Ridge Pointe Subdivision Phase No. 4

LOCATION: North of Capri Lane, south of West Shore Parkway; in an R-1 zoning district. Permanent Parcel No. 07-00-030-000-277

Deputy Clerk of Council Owens read the application along with the comments received from Administrative Officers, including Safety-Service Director Armbruster, Chief Building Official Guy Fursdon, City Engineer Dan Rodriguez and Fire Chief John Reese.

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

Gary Smitek, Managing Member of North Ridge Pointe, LLC, 36715 Avalon Ct, Avon, OH 44011, requested to first address the Administrative comments. In response to comments from

Chief Building Official Fursdon, he stated he believed plans provided to the Commission illustrate a five-foot fence surrounding each swimming pool, exceeding the required four-foot minimum. He then stated he will be asking for a variance for the tennis court fence, which he believed to be ten feet in height. He discussed the comments from City Engineer Rodriguez and indicated there had been communication from Dale Haywood, Engineer for North Ridge Pointe, LLC, in response to these comments. Mr. Smitek indicated he will bid the parking lot and it will be either concrete or asphalt. He remarked that the Administrative comments would not be a problem and have been addressed or will be addressed.

Mr. Smitek discussed plans to maintain two tennis courts and four pickleball courts, of which he intends to consult with Dan Hreha, a North Ridge Pointe resident and owner of North Ridge Tennis and Golf Club. He explained that the four pickleball courts will be painted onto the tennis court surface and will have portable nets. He then referenced the site plan to describe the location of the proposed recreation complex in relation to the development. Mr. Smitek identified various structures, specifically noting a retention basin and potential swale, and commented that – if not a swale – it would be underground pipe. He addressed the walking path, and stated that it will be accessible to pedestrians from both West Shore Parkway and Capri Lane. He then discussed the parking lot and proposed that the total number of parking spots be reduced to 27. He stated that these changes, which have been provided to City Engineer Rodriguez, would eliminate the 5 parking spots to the east. Mr. Smitek indicated that these spots were eliminated due to their proximity to houses east of the parking lot, which would be in direct line of vehicle headlights. He stated that the remaining 27 parking spots would accommodate the projected volume. He cited Highland Park of Avon – a larger development with 550 homes – which provides 40 parking spaces without issue. He then spoke about the two swimming pools – one adult and one kiddie pool – which will be situated west of the retention basin, south of the greenspace, north of the pool house. He stated that a fence will surround both swimming pools, with a smaller gate between them. He discussed Ohio law which requires a lifeguard for swimming pools at 2000 square feet and above. He stated that the larger swimming pool will measure between 1950 and 1960 square feet and will therefore not require a lifeguard. Mr. Smitek suggested a lifeguard be hired due to reduced insurance costs, but stated that the smaller pool size allows for more flexibility. He described the pool house, which will feature changing rooms but will otherwise be used for storage. He stated that it will not be used as a meeting room. South of the parking lot, he proposed approximately 70-90 cluster mailboxes.

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

Vice-Chairman Smolik asked whether there will be handicapped parking.

Mr. Smitek answered that there will be two handicapped parking spaces.

Vice-Chairman Smolik asked why the tennis courts seem to be favoring to the north.

Mr. Smitek responded that the tennis courts are in the middle, with greenspace and a swale

connecting the two basins to the north. He mentioned that the connection of the two basins, if not a swale, could potentially be underground pipe. He then stated he believed there to be at least 50 feet between the tennis courts and the backyard to the north. He indicated that he wanted more of an isolated location for the tennis courts, away from the noise of the swimming pool.

Vice-Chairman Smolik referred to the planting plan. He stated that some of the mounding appeared to be encroaching on an adjacent parcel. He asked if this was an oversight.

Mr. Smitek responded that it was.

Vice-Chairman Smolik asked if there would be enough room for drainage swales on the backside of the mound.

Mr. Smitek stated yes. He added that the mounts are approximately 5 feet.

Vice-Chairman Smolik asked if this was done to control headlights from going into adjacent parcels.

Mr. Smitek stated with regard to parking no headlights will aim directly into neighboring properties; but that vehicles entering or leaving the parking lot could still pose a problem. He stated that the landscaping will provide some privacy to the houses and reduce noise.

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

Council Liaison Abens asked how many people the swimming pool could accommodate at one time.

Mr. Smitek replied that it was designed for 370 houses but, based on experience, could handle 600 homes without a problem. He cited Highland Park, which has a 1950-square-foot pool and a 20-foot-by-10-foot kiddie pool. He said that the pool was crowded for the first couple years but, when they looked into expanding, it was voted down. He stated that there are currently 550 homes in Highland Park.

Council Liaison Abens commented that the restroom facilities seem inadequate.

Mr. Smitek responded that he has never seen a problem. He stated that the North Ridge Pointe pool house and Hampton pool house were designed by the same person; that they have the same capacity. He then stated there had been a question concerning the gate, which will be self-locking with keycard entrance.

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

Council Liaison Abens asked if there would be enough parking spots with the removal of the 5.

Chief Building Official Fursdon stated there is no regulation on parking spots.

Mr. Smitek answered that the design was based on the Highland Park clubhouse, which accommodates 550 homes with no trouble.

Chairwoman Swallow asked for any other questions or comments from the Commission. No discussion was offered. She then opened the floor for public comment. No discussion was offered. She asked if there were any further comments from Administration. No discussion was offered.

It was moved by Smolik and seconded by Maleski to approve the application as presented.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

Chairwoman Swallow announced the next regular meeting scheduled for May 14, 2019.

The meeting was adjourned at 7:21 P.M.



**Jennifer Swallow
Chairwoman**



**Michelle A. Owens
Deputy Clerk of Council**

Tuesday, May 14, 2019
Date Approved