

**NORTH RIDGEVILLE CITY COUNCIL  
MINUTES OF PUBLIC HEARING  
OCTOBER 16, 2017**

**CALL TO ORDER:**

President Corcoran called the public hearing to order at 7:00 p.m.

**ATTENDANCE:**

Present were Council members Dennis Boose, Bruce Abens, Bob Chapek, President Pro-Tem Bernadine Butkowski, Gregg Westover, Roseanne Johnson and President Kevin Corcoran.

Also present was Mayor G. David Gillock, Safety-Service Director Jeff Armbruster, Assistant Law Director Toni Morgan, Auditor Jeffrey Wilcheck and Assistant Clerk of Council Donna Tjotjos.

**READING OF NOTICE:**

Deputy Clerk of Council Tjotjos read the notice allowed. Notice is hereby given that a public hearing will be held on: Monday, October 16 2017, 7:00 p.m., North Ridgeville City Hall, Council Chambers, 7307 Avon Belden Road, North Ridgeville, OH 44039.

This public hearing is being held to consider the following:

T 74-2017      AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE ORDINANCE, TO REZONE TWENTY-SIX ACRES OF A THIRTY-TWO ACRE PARCEL FROM R-1 RESIDENCE DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT LOCATED AT SUGAR RIDGE ROAD AND BENDER ROAD; PARCEL NUMBER 07-00-047-000-111 AND OWNED BY TRIPLE SEVEN, LLC.  
**(Introduced by Petition of Triple Seven, LLC)**

The public hearing is scheduled by order of the North Ridgeville City Council.

Tara L. Peet, MMC  
Clerk of Council

**PUBLIC HEARING:**

President Corcoran opened the public hearing.

Bob Graham, 445 Griswold, Elyria, OH: stated he applied for a rezone request to help alleviate residential growth. He stated he brought the rezone request back with an R-1 buffer to compromise with the surrounding residents. He has also added an evergreen border and came and met with residents.

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Moved by Boose and seconded by Johnson to allow Mr. Graham an additional three minutes of time to speak.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7                            No – 0

President Corcoran: Go ahead Mr. Graham.

Mr. Graham continued on that the real estate taxes will benefit the City and schools and will bring jobs with business.

Mike Babet, 38601 Sugar Ridge Rd.: stated the risk is Mr. Graham's if the property isn't rezoned. Mr. Babet felt Mr. Graham did not try to work with the residents.

Moved by Boose and seconded by Abens to allow Mr. Babet an additional three minutes of time to speak.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7                            No – 0

Mr. Babet stated a land use plan has never been done. He stated he received seven hundred and fifty signatures against this rezone. He noted five hundred signatures came from Mr. Abens ward and over one hundred in Mr. Chapek's ward. He noted the farm owners surrounding the property have also signed his petition.

Karen Pawlicki, 36390 Chestnut Ridge Rd: she gave statistics on how long people, on average, have lived in their homes on Sugar Ridge Road and how many children they have.

Moved by Boose and seconded by Abens to allow Ms. Pawlicki an additional three minutes of time to speak.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7                            No – 0

Ms. Pawlicki continued on and stated she was opposed to the rezone and asked that Council vote no.

Louise Barnett, 37844 Sugar Ridge Rd.: stated she has been on Sugar Ridge Road for seventy years. She asked City Council to vote no on the rezone petition.

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Geoffrey Smith, 124 Middle Ave., Elyria, OH: stated he is representing the rezone residents. He quoted sections of the zoning code to Council. He continued to state the rezone does not follow the Master Plan. He cited a court case regarding area variances. He stated the zoning change would cause a substantial detriment to the residents.

Moved by Boose and seconded by Abens to allow Mr. Smith an additional three minutes of time to speak.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7                                  No – 0

Mr. Smith continued on stating Mr. Graham purchased the property as R-1.

President Corcoran: Would anyone else like to speak?

Brendan McCool, 38733 Sugar Ridge Rd.: stated the Mayor asked for some evidence that the rezone would devalue the properties. Mr. McCool quoted from some articles he found.

Moved by Boose and seconded by Abens to allow Mr. McCool an additional three minutes of time to speak.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7                                  No – 0

Mr. McCool stated he didn't purchase a property in Columbia Station because the vacant land surrounding the property was zoned commercial. This type of zoning in residential areas devalues property.

President Corcoran: Our Council meeting starts at 7:30. If anyone else wishes to speak, you can speak at the lobby session so you will not miss your opportunity.

**ADJOURNMENT:**

President Corcoran adjourned the public hearing at 7:30 p.m.

Approval of Minutes:

These minutes were approved at the regular meeting of the North Ridgeville City Council on November 6, 2017.

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**PRESIDENT OF COUNCIL**



**CLERK OF COUNCIL**