



# NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall  
Council Chambers  
7307 Avon Belden Road

President of Council Bernadine R. Butkowski

Council Member Kevin Corcoran

Council Member Dennis J. Boose

Council Member Ray E. McLaughlin III

Council Member Richard W. Jaenke

President Pro-Tem Nancy J. Buescher

Council Member Bob Olesen

Mayor G. David Gillock

Clerk of Council Vincent T. Farrell

**Monday, May 19, 2008**

## **AGENDA - REGULAR MEETING**

1. **CALL TO ORDER: 7:30 P.M.**
  
2. **INVOCATION:**
  
3. **PLEDGE OF ALLEGIANCE:**
  
4. **ROLL CALL:**
  
5. **MINUTES - Corrections (if any) and Approval:**

Council Minutes of regular meeting held May 5, 2008

Correction on page 16, tenth line from the bottom, strike the word bonds and replace with BANs

move to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

Please note:

- Parks & Recreation Commission Minutes of regular meeting March 26, 2008
- Civil Service Commission Minutes of April 15, 2008
- Board of Zoning & Building Appeals Minutes of regular meeting April 24, 2008 and special meeting April 24, 2008
- Board of Drainage & Flood Control Minutes of regular meeting January 23, 2008
- Planning Commission Minutes of regular meeting May 13, 2008 and special meeting May 13, 2008

**6. LOBBY:**

**7. ADMINISTRATORS REPORTS:**

- A. Mayor**
- B. Safety-Service Director**
- C. Engineer**
- D. Auditor**

Auditor's Written Financial Report for April 2008

move to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

**E. Other Reports**

Please note:

- Building Department Report for March 2008
- Mayor’s Court Report for April 2008
- OM Public Sector Solutions Monthly Report dated April 30, 2008
- Public Water System Operation Report for April 2008
- Fire Department Report for April 2008

Planning Commission Report to Council to regular meeting 5-5-2008

APPLICANT: Joseph Almady, Sugar Chestnut LLC, 1050 Terminal Tower, 50 Public Square, Cleveland, OH 44113

OWNER: Same

REQUEST: Final cluster site plan approval, Block “W” now known as Waterside Place in Waterbury Subdivision No. 4; Waterside Place, Phase 1

LOCATION: Fronting Terrell Drive in a PCD District  
Permanent Parcel No. 07-00-037-000-070

PC ACTION: Approved by a vote of 5-0

move to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

APPLICANT: John Crook, Ridgecar Company LLC, 27500 Detroit Road, Suite 300, Westlake, OH 44145

OWNER: The Schumacher Company, 412 Lake Avenue N.E., P.O. Box 676, Massillon, OH 44648

REQUEST: Approval to renovate existing “Ridgeville Center” by altering storefront facade, site improvements and adding a 1,637 square foot building onto the back of the center.

LOCATION: 35111 Center Ridge Road in a B-3 District  
Permanent Parcel No. 07-00-021-119-064

PC ACTION: Approved by a vote of 5-0

move to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

APPLICANT: John Lateulere, AICP, Atwell-Hicks, 30575 Bainbridge Road, Suite 180, Solon, OH 44139  
 OWNER: Central North and Central South, 3320 Stoney Ridge Road, Avon, OH 44011  
 REQUEST: Preliminary site plan approval for a single family detached and cluster development to be known as North Ridge Pointe Subdivision  
 LOCATION: Between Stoney Ridge Road and Avon Belden Road in an R-1 District Permanent Parcel Nos. 07-00-030-000-076; 07-00-030-000-075; 07-00-030-000-081; 07-00-030-000-129; 07-00-030-000-094; 07-00-032-000-120; 07-00-032-000-014; 07-00-029-000-001; and 07-00-032-000-003  
 PC ACTION: Postponed until the next regular meeting 5-0

APPLICANT: Jim Enger, John Schadl, Enger Construction, 7445 Mentor Avenue, Mentor, OH 44060  
 OWNER: Enger Properties Mansfield, LLC, 9668 Creawood Street, Waite Hill, OH 44094  
 REQUEST: Approval to construct a retail tire and automotive service building  
 LOCATION: North side of Center Ridge Road; 150 yards west of Route 83 in a B-2 District Permanent Parcel No. 07-00-028-102-047  
 PC ACTION: Approved by a vote of 3-2

move to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

APPLICANT: David Livingston, Lear North Elementary School, 5580 Lear Nagle Road  
 OWNER: North Ridgeville City Schools, 5490 Mills Creek Lane  
 REQUEST: Approval to construct two modular classrooms attached to Lear North Elementary School  
 LOCATION: 5580 Lear Nagle Road in an R-1 District Permanent Parcel No. 07-00-007-101-074  
 PC ACTION: Approved by a vote of 5-0

move to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

APPLICANT: David Livingston, Wilcox Elementary School, 34580 Bainbridge Road  
 OWNER: North Ridgeville City Schools, 5490 Mills Creek Lane  
 REQUEST: Approval to construct two modular classrooms attached to Wilcox  
 Elementary School  
 LOCATION: 34580 Bainbridge Road in an R-1 District  
 Permanent Parcel No.07-00-016-104-181  
 PC ACTION: Approved by a vote of 5-0

move to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

T 37-2008 AN ORDINANCE ACCEPTING 588 SQUARE FEET OF PERMANENT  
 PARCEL NO. 07-00-028-101-053 ON THE NORTHWEST CORNER OF  
 THE CENTER RIDGE ROAD AND STONEY RIDGE ROAD  
 INTERSECTION AND DEDICATING IT FOR PUBLIC PURPOSES.  
 PC ACTION: Recommend approval by a vote of 5-0

move to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

T 41-2008 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED  
 ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO  
 KNOWN AS THE ZONING CODE ORDINANCE, TO RE-ZONE THE  
 FOLLOWING LAND: APPROXIMATELY 2.5 ACRES LOCATED ON  
 THE NORTHWEST CORNER OF BUTTERNUT RIDGE ROAD AND  
 ROOT ROAD, PERMANENT PARCEL NUMBERS 07-00-014-103-  
 031; 07-00-014-103-032; 07-00-014-103-338 AND 07-00-014-103-030  
 (AS SHOWN BY LEGAL DESCRIPTION BELOW); FROM R-1  
 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL  
 DISTRICT AND OWNED BY DAVID J. FOX AND MANG HUNG  
 WONG.  
 PC ACTION: Recommend Approval by a vote of 5-0

move to approve \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ vote \_\_\_\_\_

**8. COUNCIL COMMITTEE REPORTS:**

**9. CORRESPONDENCE:**

**10. OLD BUSINESS:**

**11. NEW BUSINESS:**

T 67-2008 Introduced by Mayor Gillock 5-19-2008;  
AN ORDINANCE AMENDING ORDINANCE NO. 2325-89  
ESTABLISHING AN APPLICATION FEE TO BE PAID BY PERSONS  
APPEARING BEFORE THE PLANNING COMMISSION OF THE  
CITY OF NORTH RIDGEVILLE, OHIO.

T 68-2008 Introduced by Mayor Gillock 5-19-2008;  
AN ORDINANCE AMENDING ORDINANCE NO. 3445-99,  
PROVIDING FOR AN ADDITIONAL "PUBLICATION  
NOTIFICATION" FEE FOR MATTERS FILED BEFORE PLANNING  
COMMISSION.

T 69-2008 Introduced by Mayor Gillock 5-19-2008;  
AN ORDINANCE AMENDING ORDINANCE NO. 2369-89 BY  
INCREASING THE SPECIAL PLANNING COMMISSION FEE.

T 70-2008 Introduced by Mayor Gillock 5-19-2008;  
AN ORDINANCE AMENDING ORDINANCE NO. 2828-94  
RELATING TO FEES FOR APPEALS FROM DECISIONS OF THE  
BUILDING INSPECTOR.

T 71-2008 Introduced by Mayor Gillock 5-19-2008;  
AN ORDINANCE AMENDING ORDINANCE NO. 3106-95,  
PROVIDING FOR AN ADDITIONAL FEES FOR MATTERS FILED  
BEFORE THE BOARD OF ZONING AND BUILDING APPEALS.

T 72-2008      Introduced by Mayor Gillock 5-19-2008;  
AN ORDINANCE AMENDING ORDINANCE NO. 3663-2001  
ESTABLISHING A BOARD OF ZONING AND BUILDING APPEALS  
SPECIAL MEETING FEE.

T 73-2008      Introduced by Mayor Gillock 5-19-2008;  
AN ORDINANCE AMENDING CHAPTERS 1468 AND 1423  
REGARDING DOWNSPOUTS AND ABC/PVC PIPES.

T 74-2008      Introduced by Mayor Gillock 5-19-2008;  
AN ORDINANCE ACCEPTING CERTAIN PROPERTY AND  
DEDICATING IT TO PUBLIC USE.

T 75-2008      Introduced by Mayor Gillock 5-19-2008;  
A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF  
NORTH RIDGEVILLE, OHIO, TO APPLY TO THE OHIO  
DEPARTMENT OF DEVELOPMENT FOR FUNDING UNDER THE  
OHIO SMALL CITIES COMMUNITY DEVELOPMENT BLOCK  
GRANT COMMUNITY DEVELOPMENT PROGRAM FOR FISCAL  
YEAR 2008.

**12. RECESS:**

**13. FIRST READINGS**

T 30-2008      Introduced by Mayor Gillock 3-17-2008; Referred to Buildings & Lands  
3-17-2008; Buildings & Lands Report #5708 accepted 5-5-2008;  
AN ORDINANCE AMENDING NRCO SECTION 1056.07(E) OF  
CHAPTER 1056 CONSTRUCTION SITE SOIL EROSION, SEDIMENT,  
STORM WATER RUNOFF AND STORM WATER QUALITY  
CONTROLS AND REGULATIONS BY SETTING LOT AREA  
PARAMETERS WHICH TRIGGER THE REQUIREMENT THAT  
STORM WATER DETENTION BE PROVIDED FOR NEW  
CONSTRUCTION, BUILDING ADDITIONS OR RE-DEVELOPMENT.

Introduced by Council Member Olesen 4-7-2008; Referred to Buildings & Lands Committee 4-7-2008; Buildings & Lands Report #5710 accepted 5-5-2008;

T 38-2008 AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF PCD'S IN THE CITY OF NORTH RIDGEVILLE.

By petition from David J. Fox and Mang Hung Wong, Cod.Ord.Chp.1246; Referred to Buildings & Lands 4-7-2008; Buildings & Lands Report #5709 accepted 5-5-2008;

T 41-2008 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE ORDINANCE, TO RE-ZONE THE FOLLOWING LAND: APPROXIMATELY 2.5 ACRES LOCATED ON THE NORTHWEST CORNER OF BUTTERNUT RIDGE ROAD AND ROOT ROAD, PERMANENT PARCEL NUMBERS 07-00-014-103-031; 07-00-014-103-032; 07-00-014-103-338 AND 07-00-014-103-030 (AS SHOWN BY LEGAL DESCRIPTION BELOW); FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED BY DAVID J. FOX AND MANG HUNG WONG.

#### 14. SECOND READINGS

Introduced by Mayor Gillock 4-21-2008; First Reading 5-5-2008

T 46-2008 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH JOHNSON CONTROLS, INC. IN THE APPROXIMATE AMOUNT OF \$448,000.00 FOR THE DESIGN, DEVELOPMENT, AND IMPLEMENTATION OF THE WATER METER PROJECT.

**15. THIRD READINGS**

- Introduced by Mayor Gillock 4-7-2008; First Reading 4-21-2008; Second Reading 5-5-2008
- T 33-2008 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE ELIMINATION OF THE SCHNEIDER PUMP STATION, NOT TO EXCEED \$200,000.00.
- Introduced by Mayor Gillock 4-7-2008; Referred to Planning Commission 4-7-2008; First Reading 4-21-2008; Second Reading 5-5-2008;
- T 37-2008 AN ORDINANCE ACCEPTING 588 SQUARE FEET OF PERMANENT PARCEL NO. 07-00-028-101-053 ON THE NORTHWEST CORNER OF THE CENTER RIDGE ROAD AND STONEY RIDGE ROAD INTERSECTION AND DEDICATING IT FOR PUBLIC PURPOSES.

**16. UPCOMING MEETING ANNOUNCEMENTS:**

Next Regular Council Meeting Monday, May 19, 2008 at 7:30 P.M. in Council Chambers

Public Hearing July 7, 2008 at 7:15 P.M. re T 41-2008 rezone from R-1 to B-3 northwest corner of Root and Butternut Ridge Roads

Public Hearing July 7, 2008 at 7:20 P.M. re cluster site plan for Waterside Place in Waterbury Subdivision #4, Waterside Place Phase 1

**14. ADJOURN:**