



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, June 16, 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 June 2, 2008

move to approve _____ 2nd _____ vote _____

Please note:

Planning Commission Minutes of regular meeting May 20, 2008 and
special meeting May 20, 2008

6. LOBBY:

7. ADMINISTRATORS REPORTS:

A. Mayor

B. Safety-Service Director

C. Engineer

D. Auditor

Auditor's Written Financial Report for May 2008

move to approve _____ 2nd _____ vote _____

E. Other Reports

Please note:

Building Department Report for April and May 2008
Mayor's Court Report for May 2008
Fire Department Report for May 2008
Public Water System Operation Report for May 2008
Police Department Support Car Report for May 2008

Planning Commission Report to Council of regular meeting June 10, 2008

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: Gary R. Fischer, Arkinetics, Inc., 201 ½ 5th Street, Lorain, Ohio 44052
 OWNER: Rob Johnston, 36696 Sugar Ridge Road
 REQUEST: Approval to construct an addition to an existing manufacturing building
 LOCATION: 36696 Sugar Ridge Road in an I-2 District Permanent Parcel No. 07-00-026-101-048
 PC ACTION: Approved by a vote of 5-0 with condition that Board of Zoning and Building Appeals approves a variance required

move to approve _____ 2nd _____ vote _____

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 _____ 2nd _____ vote _____

APPLICANT: Joe Molnar, Bob Schmitt Homes, Inc., 8501 Woodbridge Court
 OWNER: Bagley Lorain Properties, LLC, 8501 Woodbridge Court
 REQUEST: Final approval for Phase 1 of Skilled Nursing Facility
 LOCATION: Northeast corner of Bagley and Lorain Roads in a Special Development District
 Permanent Parcel No. 07-00-011-102-012 and part of 07-00-011-102-003

PC ACTION: Approved by a vote of 5-0
 (Council to hold a Public Hearing July 7, 2008 at 7:10 P.M. in accordance with SDD regulations)

APPLICANT: City of North Ridgeville, 7307 Avon Belden Road
 OWNER: City of North Ridgeville, 7307 Avon Belden Road and Lorain Road Gateway, LLC, 23706 Russell Road, Bay Village, Ohio 44140
 REQUEST: Approval to install a street with a 60 foot right of way
 LOCATION: Lorain Road in a B-4 and I-2 District
 Permanent Parcel No. 07-00-003-102-038 and 07-00-003-102-024
 PC ACTION: Approved by a vote of 5-0

move to approve _____ 2nd _____ vote _____

T 74-2008 AN ORDINANCE ACCEPTING CERTAIN PROPERTY AND DEDICATING IT TO PUBLIC USE.
 PC ACTION: Recommend approval by a vote of 5-0

move to approve _____ 2nd _____ vote _____

T 38-2008 AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF PCD'S IN THE CITY OF NORTH RIDGEVILLE.
 PC ACTION: Recommend approval by a vote of 5-0

move to approve _____ 2nd _____ vote _____

8. COUNCIL COMMITTEE REPORTS:

- 1) BUILDINGS & LANDS COMMITTEE REPORT #5711: recommend approval of T 22-2008 Revised, an ordinance establishing hotel/motel regulations

move to accept _____ 2nd _____ vote _____

- 2) BUILDINGS & LANDS COMMITTEE REPORT #5715: recommend approval of T 86-2008, an ordinance amending NRCO Section 650.01 Public Nuisance Defined, with grammar corrections

move to accept _____ 2nd _____ vote _____

9. CORRESPONDENCE:

10. OLD BUSINESS:

11. NEW BUSINESS:

Request for D5 and D6 liquor permit transfer from Mould Development LLC, 33009 Lorain Rd. Unit B & Patio to Lone Tree Tavern LLC, DBA Lone Tree Tavern, same address

T 88-2008 Introduced by Council Member Boose;
AN ORDINANCE AMENDING APPROPRIATION ORDINANCE NO. 4513-2008 AND 4521-2008 FOR THE CITY OF NORTH RIDGEVILLE, OHIO FOR THE PERIOD COMMENCING JANUARY 1, 2008 AND ENDING DECEMBER 31, 2008.

12. RECESS:

13. FIRST READINGS

- Introduced by Mayor Gillock 5-19-2008; Referred to Buildings & Lands Committee 5-19-2008; Buildings & Lands Committee Report #5703 accepted 6-2-2008;
- T 73-2008 AN ORDINANCE AMENDING CHAPTERS 1468 AND 1423 REGARDING DOWNSPOUTS AND ABC/PVC PIPES.
- Introduced by Mayor Gillock 6-2-2008;
- T 76-2008 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 PURCHASE OF A SECOND CENTRIFUGE INCLUDING ALL ASSOCIATED WORK AND APPURTENANCES FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$800,000.00.
- Introduced by Mayor Gillock 6-2-2008;
- T 77-2008 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 CONTINUATION OF CAMERA WORK ON THE FRENCH CREEK INTERCEPTOR THAT RUNS THROUGH NORTH RIDGEVILLE, AVON AND SHEFFIELD TO THE WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$100,000.00.

- T 78-2008 Introduced by Mayor Gillock 6-2-2008;
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 PURCHASE OF NEW VARIABLE FREQUENCY DRIVES INCLUDING ALL ASSOCIATED WORK AND APPURTENANCES FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$100,000.00.
- T 79-2008 Introduced by Mayor Gillock 6-2-2008;
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 PURCHASE OF A NEW SEPTIC UNIT INCLUDING ALL ASSOCIATED WORK AND APPURTENANCES FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$175,000.00.
- T 80-2008 Introduced by Mayor Gillock 6-2-2008;
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 PURCHASE OF A NEW GRIT UNIT INCLUDING ALL ASSOCIATED WORK AND APPURTENANCES FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$250,000.00.
- T 81-2008 Introduced by Mayor Gillock 6-2-2008;
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 PURCHASE OF FIBER OPTIC LINES AND ALL ASSOCIATED WORK AND APPURTENANCES FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$130,000.00.

- T 82-2008 Introduced by Mayor Gillock 6-2-2008;
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 REPLACEMENT OF SAND AND REPAIR OF COMPONENTS FOR THE SLUDGE DRYING BEDS INCLUDING ALL ASSOCIATED WORK AND APPURTENANCES AT THE FRENCH CREEK WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$130,000.00.
- T 83-2008 Introduced by Mayor Gillock 6-2-2008;
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 REPLACEMENT OF THE FISHER PORTER DIFFUSER WITH NEW PINCH VALVES INCLUDING ALL ASSOCIATED WORK AND APPURTENANCES FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$28,000.00.
- T 87-2008 Introduced by Council Member Olesen 6-2-2009;
AN ORDINANCE DESIGNATING RESPONSIBILITY OF OWNERS FOR COLLECTION AND REMOVAL OF FECES DEPOSITED BY THE DEFECATION OF ANY ANIMAL UPON ANY PUBLIC OR PRIVATE PROPERTY; EXEMPTING GUIDE DOGS UNDER CONTROL OF BLIND PERSONS.
- T 89-2008 Council authorization 5-19-2008;
AN ORDINANCE APPROVING THE FINAL CLUSTER SITE PLAN OF PHASE I OF WATERSIDE PLACE IN WATERBURY SUBDIVISION NO. 4 FOR RECORDING PURPOSES ONLY.

Council authorization 6-2-2008
T 90-2008 AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION NO. 11 IN PHASE 4 OF MEADOW LAKES PCD FOR RECORDING PURPOSES ONLY.

14. SECOND READINGS

T 67-2008 Introduced by Mayor Gillock 5-19-2008; First Reading 6-2-2008;
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; First Reading 6-2-2008;
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; First Reading 6-2-2008;
AN ORDINANCE AMENDING ORDINANCE NO. 2369-89 BY
INCREASING THE SPECIAL PLANNING COMMISSION FEE.

T 70-2008 Introduced by Mayor Gillock 5-19-2008; First Reading 6-2-2008;
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; First Reading 6-2-2008;
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; First Reading 6-2-2008;
AN ORDINANCE AMENDING ORDINANCE NO. 3663-2001
ESTABLISHING A BOARD OF ZONING AND BUILDING APPEALS
SPECIAL MEETING FEE.

T 74-2008 Introduced by Mayor Gillock 5-19-2008; Referred to Planning
Commission 5-19-2008; First Reading 6-2-2008;
AN ORDINANCE ACCEPTING CERTAIN PROPERTY AND
DEDICATING IT TO PUBLIC USE.

15. THIRD 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; First
Reading 5-19-2008; Second Reading 6-2-2008;
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.

T 38-2008 Introduced by Council Member Olesen 4-7-2008; Referred to Buildings &
Lands Committee 4-7-2008; Buildings & Lands Report #5710 accepted
5-5-2008; First Reading 5-19-2008; Second Reading 6-2-2008; Public
Hearing June 16, 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; First Reading 5-19-2008; Second Reading 6-2-
2008; Public Hearing 7-7-2008

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.

16. UPCOMING MEETING ANNOUNCEMENTS:

Public Hearing July 7, 2008 at 7:10 P.M. re: final approval for Phase 1 of a Skilled
Nursing Facility in a Special Development District

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 beginning at 7:20 P.M. on the following in the order which
they appear

- 1) cluster site plan for Waterside Place in Waterbury Subdivision #4,
Waterside Place Phase 1
- 2) Final approval of Subdivision No. 11 in Phase 4 of Meadow Lakes PCD

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

14. ADJOURN:

***** REMINDER *****

Public Hearing June 16, 2008 at 7:20 P.M.
re: T 38-2008, moratorium on the establishment of PCD'S