



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 Ray E. McLaughlin III
President Pro-Tem Nancy J. Buescher
Council Member Dennis J. Boose
Council Member Richard W. Jaenke
Council Member Bob Olesen

Mayor G. David Gillock
Clerk of Council Warren W. Blakely

Monday, December 15, 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 public hearing held December 1, 2008

move to approve _____ 2nd _____ vote _____

Council Minutes of regular meeting held December 1, 2008

move to approve _____ 2nd _____ vote _____

Please note:

Planning Commission Minutes of regular meeting December 9, 2008

6. LOBBY:

7. ADMINISTRATORS REPORTS:

A. Mayor

B. Safety-Service Director

C. Engineer

D. Auditor

Auditor's Written Financial Report for November 2008

move to approve _____ 2nd _____ vote _____

E. Other Reports

Please note:

Police Department Quarterly Report from July 2008 to September 2008

Mayor's Court Report for November 2008

Building Department Report for November 2008

Water System operation Report for November 2008

Fire Department Report for November 2008

8. COUNCIL COMMITTEE REPORTS:

BUILDINGS & LANDS COMMITTEE REPORT #5742 recommending that the moratorium on the establishment of PCD's be continued in effect for an additional 90 days

move to accept _____ 2nd _____ vote _____

9. CORRESPONDENCE:

10. OLD BUSINESS:

Request from the Board of Drainage and Flood Control for Council to amend the Board's Constitution Article V: Meetings, Section 1 to read as follows:

Meetings will be held on the fourth Tuesday of the first month of each quarter at 7:00 P.M. in the Council Chambers or as designated in the minutes of the previous meeting

move to amend _____ 2nd _____ vote _____

By petition from Valore Properties, Cod..Ord. Chp.1246 7-21-2008;
Referred to Buildings & Lands Committee and Planning Commission
7-21-2008; Planning Commission Report accepted 10-20-2008; First
Reading 11-3-2008; Public Hearing 12-15-2008; Second Reading
11-17-2008; Third Reading 12-2-2008;

T 108-2008 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 218 ACRES SITUATED
BETWEEN AVON BELDEN ROAD AND STONEY RIDGE ROAD
AND SHOWN BY LEGAL DESCRIPTION BELOW; FROM R-1
RESIDENCE DISTRICT TO PCD PLANNED COMMUNITY
DEVELOPMENT AS PETITIONED BY ANTHONY M. VALORE,
VALORE PROPERTIES, INC.

Planning Commission Report Accepted 10-20-2008; First Reading 11-3-2008; Public Hearing 12-1-2008; Second Reading 11-17-2008; Third Reading 12-1-2008;

T 148-2008 A RESOLUTION GRANTING PRELIMINARY APPROVAL FOR THE PROPOSED PLANNED COMMUNITY DEVELOPMENT SITUATED ON APPROXIMATELY 218 ACRES BETWEEN AVON BELDEN ROAD AND STONEY RIDGE ROAD AND KNOWN AS HAMPTON PLACE PCD.

11. NEW BUSINESS:

Request from the Parks & Recreation Commission for Council approval to expend \$15,000 from the Parks & Recreation Improvement Fund for the construction of a new concession stand, pavilion and handicapped parking fencing at the Soccer Complex

move to approve _____ 2nd _____ vote _____

Introduced by Mayor Gillock 12-15-2008

T 169-2008 A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS TO KS ASSOCIATES, INC. FOR PROFESSIONAL SERVICES IN REGARD TO THE FRENCH CREEK WASTEWATER TREATMENT PLANT IN THE AMOUNT OF \$3,262.75.

Planning Commission’s recommendations to Council from regular meeting Dec. 9, 2008:

APPLICANT: Stan Katanic, Pulte Homes of Ohio, LLC, 30575 Bainbridge Road, #200, Solon, OH 44139

OWNER: Pulte Homes of Ohio, LLC, 30575 Bainbridge Road, #200, Solon, OH 44139

REQUEST: A cluster site plan approval for Pioneer Ridge, Phases 7 through 10

LOCATION: East of Bender Road, north of the corporation line, adjacent to Pioneer Ridge, phase 1 within Waterbury PCD
Permanent Parcel Nos. 07-00-036-000-002, 07-00-037-000-414 and 07-00-037-000-426

PC ACTION: Approved by a vote of five to zero

move to approve _____ 2nd _____ vote _____

1st Ordinance No. 4617-2008

1st Resolution No. 1149-2008

1st Temporary No. 170-2008

APPLICANT: Sugar Chestnut, LLC, 1050 Terminal Tower, 50 Public Square, Cleveland, OH 44113
 OWNER: Same
 REQUEST: A final plat approval for Waterside Place, Phase 2, a cluster development
 LOCATION: Extension of Noah Lane in Waterside Place within Waterbury PCD
 Permanent Parcel No. 07-00-037-000-445
 PC ACTION: Approved by a vote of five to zero

move to approve _____ 2nd _____ vote _____

APPLICANT: Donald R. Mould, It Is What It Is, LLC, 9449 Island Road
 OWNER: It Is What It is, LLC, 9449 Island Road and Comprehensive Health Care of Ohio, Inc., 630 East River Road, Elyria, OH 44035
 REQUEST: A preliminary approval for a commercial subdivision to be known as Lakeview Crossing
 LOCATION: Northside of Lorain Road and east of the Ohio Turnpike Entrance in a B-4 District
 Permanent Parcel No. 07-00-003-101-020 and 07-00-003-101-021
 PC ACTION: Approved by a vote of five to zero

move to approve _____ 2nd _____ vote _____

12. RECESS:

13. FIRST READINGS:

Introduced by Mayor Gillock 12-1-2008
 T 162-2008 AN ORDINANCE TO APPROVE THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AND RESOLUTIONS AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; TO APPROVE, ADOPT, ENACT AND PUBLISH NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; AND TO REPEAL ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH.

14. SECOND READINGS:

T 119-2008 Introduced by Mayor Gillock 9-15-2008; Referred to Buildings & Lands Committee 9-15-2008; Buildings & Lands Committee Report #5732 accepted 11-17-2008; First Reading 12-1-2008; Public Hearing 1-5-2009
AN ORDINANCE AMENDING NRCO SECTION 1474.09
DETENTION PONDS BY ADDING A MINIMUM SETBACK OF TEN
(10) FEET FROM PROPERTY LINES TO THE TOP OF BANK OF
STORM WATER STORAGE BASINS.

T 121-2008 Introduced by Mayor Gillock 9-15-2008; Referred to Buildings & Lands Committee 9-15-2008; Buildings & Lands Committee Report #5733 accepted 11-17-2008; First Reading 12-1-2008; Public Hearing 1-5-2009
AN ORDINANCE AMENDING CHAPTER 1226 AND CREATING
SECTION 1226.16 BY ADDING STANDARD CONSTRUCTION
DETAILS TO ENGINEERING DEPARTMENT REQUIREMENTS FOR
CONSTRUCTION WITHIN THE CITY OF NORTH RIDGEVILLE.

T 122-2008 Introduced by Mayor Gillock 9-15-2008; Referred to Buildings & Lands Committee 9-15-2008; Buildings & Lands Committee Report #5734 accepted 11-17-2008; First Reading 12-1-2008; Public Hearing 1-5-2009
AN ORDINANCE AMENDING NRCO SECTION 1046.19 WATER
LINE MATERIAL AND CONSTRUCTION SPECIFICATIONS BY
ADOPTING THE ATTACHED UPDATED AND REVISED WATER
LINE MATERIAL AND CONSTRUCTION SPECIFICATIONS FOR
THE CITY OF NORTH RIDGEVILLE, OHIO.

T 136-2008 Introduced by Council Member Jaenke 10-6-2008; Referred to Buildings & Lands Committee 10-6-2008; Buildings & Lands Committee Report #5735 accepted 11-17-2008; Section 1 amended to read 4309-2006 12-1-2008; First Reading 12-1-2008
AN ORDINANCE AMENDING ORDINANCE NO. 4309-2006
RELATING TO THE OPERATION OF A SNOWMOBILE, OFF-
HIGHWAY MOTORCYCLE, ALL PURPOSE VEHICLE OR SIMILAR
TYPE VEHICLE AS DEFINED IN CHAPTER 476.

Introduced by Mayor Gillock 10-6-2008; Referred to Utilities Committee 10-6-2008; Utilities Committee Report #5739 accepted 11-3-2008; First Reading 11-17-2008; Amended by Substitution 12-1-2008; First Reading 12-1-2008;

- T 138-2008 AN ORDINANCE AMENDING NRCO SECTION 1046.10, SERVICE CONNECTIONS, AND ADDING WATER MAIN LOCATION TO THAT SECTION.

15. THIRD READINGS:

Introduced by Mayor Gillock 10-6-2008; Referred to Streets, Sidewalks & Bridges Committee 10-6-2008; Streets, Sidewalks & Bridges Committee Report # 5731 accepted 11-3-2008; First Reading 11-17-2008; Second Reading 12-1-2008;

- T 140-2008 AN ORDINANCE ACCEPTING VICTORY LANE AND DEDICATING IT FOR PUBLIC PURPOSES.

16. UPCOMING MEETING ANNOUNCEMENTS:

Next Regular Council Meeting Monday, January 5, 2009 at 7:30 P.M. in Council Chambers

Public Hearings to be held Tuesday, January 5, 2009 beginning at 7:15 P.M. to consider the following in the order in which they appear:

- 1) T 119-2008. adding a minimum setback of 1 feet from property lines to storm water storage basins;
- 2) T 121-2008, adding standard construction details to Engineering Department requirements for construction; and
- 3) T 122-2008, amending NRCO Section 1046.19 by adopting and revising water line material and construction specifications

17. ADJOURN:

*** REMINDER ***
Public Hearing to be held Monday,
December 15, 2008 at 7:00 P.M. regarding
T 108-2008, re-zone approximately 218
acres situated between Avon Belden Road
and Stoney Ridge Road from R-1 Residence
District to PCD Planned Community
Development as Petitioned by Anthony M.