

**NORTH RIDGEVILLE MUNICIPAL COUNCIL  
MINUTES OF  
SPECIAL MEETING                      JULY 26, 2010**

**CALL TO ORDER:** 6:00 P.M.

President Kevin Corcoran: I call to order the North Ridgeville City Council Special Meeting of Monday, July 26, 2010. Clerk, please call the roll.

**ROLL CALL:**

Present were Council Members Nancy Buescher, Dennis Boose, Richard Jaenke, Bob Olesen, Bernadine Butkowski, Roseanne Johnson and President Kevin Corcoran.

Also, present were Mayor David Gillock, Safety-Service Director Jeffry Armbruster, Engineer Larry Griffith, and Clerk of Council George Smith.

**READING OF NOTICE:**

Clerk of Council Smith: July 21, 2010, Council President Kevin Corcoran, Members of Council and Mayor regarding Special Council Meeting. Dear President, Members of Council and Mayor, notice is hereby given by order of the North Ridgeville Municipal Council and in accordance with Section 3.9 (c) of the Charter of the city of North Ridgeville, that a Special Council meeting will be held on Monday, July 26, 2010 at 6:00 P.M. This meeting will be held in Council Chambers, North Ridgeville City Hall, 7307 Avon Belden Road, North Ridgeville, Ohio 44039. The purpose of this meeting is to discuss and take action on T 63-2010, 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: Property consisting of the northwest corner of Center Ridge Road and Fowlers Run and fronting on Songbird Lane; Permanent Parcel Numbers 07-00-045-110-096 AND 07-00-045-110-105, 07-00-046-107-019 AND 07-00-046-107-020 (as shown by legal description below); from R-1 Residence District to B-3 Highway Commercial District and owned by Lake Ridge Holdings LTD and Sandy Ridge Development. Sincerely yours, George E. Smith, Clerk of Council.

Council Member Boose: Mr. President, move to adopt.

Council Member Jaenke: Second.

President Corcoran: That was the reading of the notice. We haven't actually gotten to old business yet; if you can hold on one second. Thank you, Mr. Clerk for the reading of the notice. We are now at old business and that means, you will have to read that again for T 63.

**OLD BUSINESS:**

Clerk of Council Smith:

T 63-2010     AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED  
4769-2010     ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO KNOWN AS

THE ZONING CODE ORDINANCE, TO RE-ZONE THE FOLLOWING LAND: PROPERTY CONSISTING OF THE NORTHWEST CORNER OF CENTER RIDGE ROAD AND FOWLERS RUN AND FRONTING ON SONGBIRD LANE; PERMANENT PARCEL NUMBERS 07-00-045-110-096 AND 07-00-045-110-105, 07-00-046-107-019 AND 07-00-046-107-020 (AS SHOWN BY LEGAL DESCRIPTION BELOW); FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED BY LAKE RIDGE HOLDINGS LTD AND SANDY RIDGE DEVELOPMENT.

moved by Boose, seconded by Jaenke to adopt

President Corcoran: Is there any discussion?

Council Member Boose: Mr. President, I first want to thank all of my colleagues on Council for allowing this one week's delay in the final decision on T 63. I think it was a win-win for everyone. I was able to speak with Mrs. Hess and also Mr. Hess, at length, about their issues and found that there were several misconceptions about the project that they were able to understand. They also met with the Mayor and Safety-Service Director and were also able to obtain additional information from the Administration as far as the true nature of the project that addressed many of their concerns and at the end of the day, I think that everyone walked away, with the one week delay, in having a better understanding of what the project was and what it is going to be and we look forward to it. I also want to thank Mr. O'Neill and Mr. Yost for their understanding during this period. I understand it was a week's delay, but, again, I think in the long run, I think it went a long way to make sure that the residents of that area, as well as the development of the project, will be even greater for it. Again, I thank you very much.

President Corcoran: Thank you, Mr. Boose. Anybody else?

Council Member Buescher: Mr. President, most of the discussion during the last lobby dealt with the homeowner's association which the City and City Council have no control over. However, I didn't realize at the last meeting that the property owners had petitioned against the rezoning of this property. If this were a project where the land had already been rezoned for this facility, it would be one thing, but the homeowners feel that this land should not be rezoned because it is changing what they had expected when they moved into their development. Based on that and on some issues they have concerning parking, I will vote no tonight. Thank you.

President Corcoran: Thank you. Anybody else?

Council Member Johnson: Just to clarify parking. This is a public street and it is like that all over. Isn't it after 2:00 A.M. there is no parking? So, you don't have any control over who parks on your street.

President Corcoran: You can't hear that? Okay, Mrs. Johnson was commenting on the public street and the parking on the public street. . . . .

Council Member Johnson: I know that they had an issue with parking.

President Corcoran: And that there is little we can do about parking on a public street. Did you have a comment, Mr. Armbruster?

Safety-Service Director Armbruster: The Mayor and I met with the homeowners, the other day,

and addressed not only the parking issues and landscaping issues and when they left, there was not one person that was at that meeting that did not say, based on the number of parking spaces that were being added, as well as the landscaping and the actual design, they left with a two-page plan and there wasn't anyone that felt that they would have wished, that if they had this information prior to when they said they got it, but they left happy. I defer to the Mayor if he knows of anything else of unhappiness, but I did not feel that way.

Council Member Olesen: My only question is, is that what I have learned about this project was that, wasn't the great deal of parking problems caused by construction workers, as there wasn't any other place for them to park? I assume that this has slowed down to a great extent at this point.

President Corcoran: Anybody else? We have a motion by Boose and it was seconded by Jaenke to adopt T 63. Clerk, please call the roll.

Yes, 6            No, 1 (Buescher)

Clerk of Council Smith: Measure passed with one no.

President Corcoran: And becomes ordinance number?

Clerk of Council Smith: 4769-2010.

Permanent Ordinance Number 4769-2010

President Corcoran: Is there any other business to bring before the city of North Ridgeville, this evening?

**ADJOURNMENT:**

moved by Butkowski, seconded by Johnson to adjourn

President Corcoran: All those in favor say yes. Those opposed say no.

Yes, 7            No, 0

Meeting adjourned at 6:10 P.M.

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Approval of Minutes:

These Minutes were approved at a regular meeting of the North Ridgeville Municipal Council on September 7, 2010:

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