

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING – TUESDAY, NOVEMBER 10, 2020**

**CALL TO ORDER:**

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:01 PM.

**ROLL CALL:**

Present were members Vice-Chairwoman Jennifer Swallow (via Zoom), Member Steve Ali (on his way to the meeting when roll was called), Member Jason Jacobs (via Zoom), Council Liaison Bruce Abens, and Chairman James Smolik (via Zoom).

Also present were Mayor Kevin Corcoran, Safety Service Director Jeff Armbruster, Police Chief Mike Freeman, Assistant Law Director Toni Morgan (via Zoom), Chief Building Official Fursdon, City Engineer Dan Rodriguez (via Zoom), Assistant Clerk of Council Tara Peet (via Zoom), and Deputy Clerk of Council Lisa Ciofani.

Chairman Smolik announced that, though this was a virtual meeting, in accordance with the State of Ohio, public notice was issued to all abutting residences and was also posted on the City of North Ridgeville website. He stated that the meeting was live streaming to the City of North Ridgeville YouTube channel, which was being monitored for input from the public by Deputy Clerk of Council Ciofani, and the meeting is also open to the public via Zoom.

**MINUTES:**

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, August 11, 2020. He asked if there were any corrections. Hearing no corrections, the minutes were received and filed.

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

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**APPLICANT:** James Martynowski, Osborne Capital Group  
7670 Tyler Blvd, Mentor, OH 44060  
**OWNER:** Cook Road Properties  
7670 Tyler Blvd, Mentor, OH 44060  
**REQUEST:** Site plan approval to construct a 2,225 square foot single use commercial building  
**LOCATION:** 32435 Cook Rd, North Ridgeville, OH 44039, in a B-3 Commercial District

Application was read.

Administrative comments were read.

Chairman Smolik stated that the applicant was present. He asked that he state his name and address for the record and describe the project to the Commission.

James Martynowski, Osborne Capital Group, 7670 Tyler Blvd, Mentor, Ohio, 44060, stated they submitted the plan for the Starbucks on a parcel they control off of Cook Rd behind the old Marathon. They have received variances through BZBA and they have stacking of approximately 25 cars out to Cook Rd. He advised there is a power line going across the property now with no easement and he met the electric company onsite to figure out how to reroute the electrical to service the property. He advised they will work with the City Engineer on the storm water retention plan.

Chairman Smolik asked for any questions or comments from the Commission.

Vice-Chairwoman Swallow asked Mr. Martynowski if later down the road they find the stacking spaces aren't sufficient if are they willing to take additional steps to manage auto travel on the site rather than have it impede on Cook Rd.

Mr. Martynowski advised there are 10 spaces shown on the plan and there are another 15 that would take it out onto Cook Rd so there are more than 25 spaces. He advised he isn't sure what they can do with traffic beyond that and they have 10 more spaces than Dunkin. He stated Starbucks has several stalls for mobile order pick up and if you don't want to get in the line, you can park, get out of your car, and pick up your order ahead of time.

Vice-Chairwoman Swallow asked Mr. Martynowski if they have an option for curbside delivery where you order, pull in, and have someone bring your order out to you instead of waiting in the drive thru line.

Mr. Martynowski advised they have mobile pickup but he doesn't know if someone can bring it out and he will have to find out.

Chairman Smolik asked for any other questions or comments from the Commission.

Member Jacobs stated according to the traffic study it looks like the peak hour is between

7:15am-8:15am and they are expecting 100 cars during that hour. He asked if this was correct.

Chairman Smolik advised that was correct.

Member Jacobs stated that is 100 cars over the course of an hour and at any given point 25 of those can be on the property.

Mr. Martynowski advised that is correct. He said 25 can be in line plus what could be parked.

Chairman Smolik asked Mr. Martynowski if he can explain the egress/ingress easement.

Mr. Martynowski advised there is a triangle behind the Marathon station and years ago whoever owned the triangle deeded it over and sold it to the gas station and they retained an egress/ingress easement to use the property to cross over it. He advised a corner of that triangle is what they are using right now and it is all overgrown trees and shrubs.

Chairman Smolik asked Mr. Martynowski if he is familiar with the Starbucks in North Olmsted at Porter Rd and Westlake at Detroit Rd and if they have similar configurations to this one in regard to stacking.

Mr. Martynowski advised he believes it is similar to the North Olmsted Starbucks. He said he believes they have more stacking at the North Ridgeville location than the North Olmsted location. He said the Westlake store is smaller and he hasn't looked at it in regard to stacking.

Chairman Smolik asked Mr. Martynowski to confirm the traffic study involved their parcel only and didn't take into account if Parcel B is ever developed.

Mr. Martynowski confirmed that was correct and they understand they would have to come back and revise the traffic study whatever comes about with that parcel but at this point they don't have anything lined up.

Chairman Smolik asked for any questions or comments from the administration.

Member Ali asked if there was any consideration for a second drive thru or staging.

Mr. Martynowski advised in his dealings with Starbucks he has not heard any plans to do double drive thrus.

Chairman Smolik asked for any questions or comments from the administration.

Mayor Corcoran advised he looked up curbside pickup on the Starbucks' website and currently they have curbside pick up at 800 stores with plans to roll it out to 2,000 by the end of the year.

Chairman Smolik asked for any questions or comments via Zoom. No discussion was offered.

Assistant Clerk of Council Peet advised we received some emails at the end of the day and asked

the Chairman if he wanted them read into the record.

Deputy Clerk of Council Ciofani read the email from the resident:

*We are hoping to be able to log onto the zoom call tonight. The residents on Cook Road have concerns with the Starbuck's. Cook Road is already an issue with the College, Panera, and Dunkin Donuts. The proposed site with the drive on Cook Road will create too much traffic and with the entrance and exit, this will be an increased accident zone. The area of the street is not able to withstand the amount of traffic that was conducted in the survey. There should be an entrance and exit on Lorain, and not on Cook Road. Everyone cuts through the College and Panera lot and exit out on Cook Road currently. Traffic is getting backed up daily already onto Cook due to the traffic coming from Lear and Dunkin Donuts where you have to wait multiple signals just to send 4 or 5 cars through. There is also a 45 minute gap that is not accounted for on the survey from 2:00-2:45 on page 3, hard to believe no cars were present. This will only increase the numbers of cars traveling in that area. Furthermore, why are we receiving data from [Countingcars.com](http://Countingcars.com) from Minnesota and Kansas from 2009-2012? There should be current data at least from the last few years and not a document from February 2012. The numbers are not accurate and Cook Road Properties/Osborne Capital Group should be required to provide current data.*

*North Ridgeville is already congested with cars where you can barely travel down Lear or Center Ridge without major delays that have not been taken care of. Projects that should take months to one year are not resolved in multiple years. No one can imagine why we would be creating another one. Cook Road along with the intersection at Lorain cannot absorb another few hundred cars in a few hours in the mornings and evenings.*

*Thank you,  
Wayne and Jill Zuk*

Mr. Martynowski advised he is looking at the traffic study now and he is not a traffic engineer so he does not know where they pulled their information from. He said the missing piece is not a peak hour and they only look at the higher peak hour which was in the morning.

Chairman Smolik confirmed when they do traffic counts it is not all day and there are some gaps.

Chairman Smolik asked for the YouTube follow up comments from Wayne and Jill Zuk.

Deputy Clerk of Council Ciofani read the YouTube comments:

*10 spaces is not nearly enough. Dunkin as more than 10 spaces and the lines are stacked up and the parking is an issue. 100 cars per hour can not be absorbed by Cook Road. I go through the intersection daily and have sent pictures to the city in prior emails of the back up.*

Chairman Smolik advised the stacking in this proposal was 25 cars. He asked if Dunkin has stacking capability for 15 cars.

Mr. Martynowski confirmed when he looked at Dunkin, they have stacking for approximately 15 cars from Lorain Rd to their pick up window. He believes the 10 spaces the resident references could be the 10 spaces that are shown on the drawing but there is also stacking for another 15 cars on the side of the building, the front of the building, and going out to Cook Rd for a total of 25 cars on Starbucks.

Chairman Smolik stated there was a question regarding the entrance being on Cook Rd or on Lorain Rd and in the traffic study it stated they preferred it on Cook Rd. He asked if that was correct.

Mr. Martynowski advised he does not know but they do not have access on Lorain Rd.

Chairman Smolik asked for any questions or comments via Zoom. No discussion was offered.

Assistant Clerk of Council Peet advised there was one more email that came in at the end of the day and asked the Chairman if he wanted it to be read now.

Deputy Clerk of Council Ciofani read email from resident:

*Frank Toth  
35300 Nikki Ave  
North Ridgeville, OH 44039*

*Mr. Chairman, Madame Vice Chairman, members of the Commission:*

*I am commenting today on the application before you with respect to the Site plan to construct a 2,225 square foot single use commercial building 32435 Cook Rd, North Ridgeville, OH 44039. This building will house a Starbucks Coffee operation.*

*I am concerned about the peak-hour traffic this proposed business will generate, more specifically the traffic flow on Cook road and the intersection of Cook and Lorain roads. While the project representatives correctly state they have the ability to stack twenty or more vehicles on their premise, I believe a problem occurs with the ingress/egress aspect of the property. The entrance is situated on Cook road south of the Lorain/Cook intersection. Cars exiting the property and heading northwest on Cook road will encounter a slight bend to the east in the road, and a limited stacking area on Cook road south of the Lorain intersection. Predictable motorist behavior will include vehicles attempting to exit the property and blocking traffic, possibly in both directions on Cook road.*

*In addition, during the administrative process of this application, the Chief of Police identified a problem on eastbound Lorain road. The problem is the vehicles which are stacking on eastbound Lorain awaiting entrance into the Dunkin Donuts location. The City of North Ridgeville needs to address this problem. One possible solution is to re-configure traffic flow to allow for an exit/entrance to Dunkin Donuts from Cook road.*

*On March 10, 2020, the Planning Commission approved a site plan for Primrose Schools to build a facility adjacent to the LCCC building, with it's access point located on Cook road in very close proximity to the Starbucks location. This school is designed to hold a maximum*

*enrollment of 220 children, and will be open from 6:30 am until 6:30 pm.*

*All of these factors point the need for thoughtful planning as to how all of the existing businesses operate in this corridor and how traffic can quickly and safely navigate the corridor to the I-480 entrance/exit ramps.*

*I respectfully ask the Commission to take these points into consideration prior to their vote.*

*Thank you for your time,*

*Frank Toth*

Chairman Smolik asked for any questions or comments from the administration in regards to Dunkin Donuts since it does not have anything to do with this project or if they want to reach out to the resident and discuss privately.

Mayor Corcoran advised they have talked a lot about Dunkin Donuts both here and internally. He advised the bottom line is there is a back up that is causing some concerns about safety and the Police Chief went and visited with them and had a discussion about the back ups. He said as of now, we can't cite them to court or give them a fine because there is nothing illegal about the traffic backing up into the road. He understands it is a concern and there are several businesses in town that have that situation occur during the day and all we can do is try to work with them. He stated Dunkin does not own any property that would allow them to come through to Cook Rd and they would have to purchase property from the property owner.

Chairman Smolik asked for any questions or comments via Zoom. No discussion was offered.

Chairman Smolik asked for any questions or comments via YouTube.

Deputy Clerk of Council Ciofani advised there are additional comments from Jill Zuk that read:

*How do you propose to allow over 100 cars per hour in that short distance on Cook? Why is the city continuing to add to the traffic problem the city just admitted that they have at the intersection?*

Mr. Martynowski advised they have done the traffic study and they are not on Lorain Rd. He believes one problem is the couple of cars that get stuck on Lorain Rd waiting to get into Dunkin and Starbucks might actually help alleviate that because some of these customers might go to Starbucks instead.

City Engineer Rodriguez stated the Mayor did not say anything about having a traffic problem at this intersection and he was speaking about Dunkin Donuts and the issues Dunkin Donuts has. In regards to Starbucks' specific location, their traffic study and their traffic engineer certified to the City that there is not an issue with their location and their proximity. He advised all the information in the traffic study is legitimate information.

Chairman Smolik asked for any additional questions or comments via YouTube.

Deputy Clerk of Council Ciofani advised there is one new comment from Jill Zuk that reads:

*What about the back up from turning onto Cook and blocking traffic onto Cook from Starbucks.*

Mr. Martynowski advised he can't comment on how people are going to drive and he does not believe people will pull out onto the road and block the road if they can't get out there. He relies on the traffic study that doesn't show there is an issue.

Chairman Smolik advised within the traffic study they analyzed if that would be blocked and they determined it would not be. He stated they also determined the stop sign at the exit of Starbucks would be sufficient.

Chairman Smolik closed public comment.

Vice-Chairwoman Swallow asked Mr. Martynowski if he has an average service time to give this amount of traffic perspective.

Mr. Martynowski advised he does not have an answer.

Vice-Chairwoman Swallow asked if there is an opportunity to put some signage up where the egress/ingress drive will be off of Cook Rd so the drive does not get blocked when there is traffic backed up from that light for anyone turning left out of the parking lot to go south on Cook Rd.

Safety Service Director Armbruster advised they can put signage up.

Police Chief Freeman advised his concern is to exit onto Lorain Rd where speeds are much higher with four lanes of travel on Lorain Rd close to the intersection of Lear Nagle and Lorain that will be a high crash area with serious types of crashes because of the speeds on Lorain Rd and the four lanes of traffic. He advised Cook is a much safer exit/entrance than Lorain Rd would be. He advised when he spoke with Dunkin Donuts management, they stated the time from the order booth to the window is approximately 45 seconds of time so they are moving people through quickly and he is sure Starbucks will do the same or have similar time intervals.

Chairman Smolik asked for any other questions or comments from the Commission. No discussion was offered.

Chairman Smolik asked if there were any additional comments via YouTube.

Deputy Clerk of Council Ciofani advised Jill Zuk has one more comment that reads:

*Turning from Lorain onto Cook and it appears she was correcting her previous comment.*

Mr. Martynowski advised if you are eastbound on Lorain Rd it's a right onto Cook Rd and if you are westbound on Lorain Rd there is a turn signal that will control. He advised he doesn't see where there would be any issue off of Lorain Rd to Cook Rd.

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It was moved by Vice-Chairwoman Swallow and seconded by Ali to approve the request as submitted.

A voice vote was taken and the motion carried.

Yes – 5            No – 0

**APPLICANT:** K. Hovnanian Meadows Lakes, LLC  
3296 Columbia Rd, Richfield, OH 44286

**OWNER:** Same

**REQUEST:** Final plat approval of Phase 18 of the Meadow Lakes Subdivision

**LOCATION:** White Feather Ave North, North Ridgeville, OH 44039, in a PCD District  
Permanent Parcel No. 07-00-033-122-003

Application was read.

Administrative comments were read.

Chairman Smolik stated that the applicant was present. He asked that he state his name and address for the record and describe the project to the Commission.

Jeff Shafer, K. Hovnanian Meadows Lakes, LLC, 3296 Columbia Rd, Richfield, Ohio, 44286

Mr. Shafer advised this is the next to the last phase of Meadow Lakes.

Dale Haywood, Atwell Engineering, 7100 E Pleasant Valley Rd, Independence advised they are proposing to plat 47 lots with this phase and they are also performing the final analysis for what will become the remaining platted portion of the development subdivision 19. He said for the purpose of the remaining open space and density calculations they are complying with the PCD for Meadow Lakes.

Chairman Smolik advised the plat is referring to Meadows Lakes 18 and there is an 18A and asked what is being presented this evening.

Mr. Haywood stated they prepared the improvement plans for all of the remaining lots and the portion that is being platted will only be the remaining portion of Amber Way, Fledgling Ct, and Independence Blvd.

Chairman Smolik asked Mr. Haywood if 18A will be the completion of the neighborhood or is there another phase.

Mr. Haywood advised that would be the remaining portion and 18A would eventually become subdivision 19.

Chairman Smolik asked for any other questions or comments from the Commission. No discussion was offered.

Chairman Smolik asked Mr. Shafer within the actual ordinance for the purpose and intent within the subdivision they are supposed to be providing varying housing types and it seems like the last 4 or 5 phases are the same small cluster home and nothing has really changed. He stated he doesn't believe it follows the intent the original ordinance suggested.

Mr. Shafer advised they did switch products in the end of phase 15 and in phase 16 they launched their aspire product which is a revamp and remodel of some of their previously existing home types. He stated there are some varying home types and they carried on through phase 17 and will continue to carry on through phases 18 and 19.

Chairman Smolik asked if the new product has a different price point.

Mr. Shafer stated it does have a different price point and there are many back-to-back lots and that is where their aspire product is which is meant to give you a smaller house with the same elevation profile that fits on those lots better with more of a back-to-back atmosphere. He stated they do have a better price point.

Chairman Smolik advised it seems like the larger estate or single family product hasn't been around for the last 10 phases.

Mr. Shafer stated that has to do with lot sizes.

Chairman Smolik advised it is all the same cluster lots and the parcel itself is on the smaller side. He is looking at the actual purpose and intent and it seems like they have moved away from it the last couple of years over the last few phases. He advised it appears they are going to finish with the same size lot all the way through and it doesn't seem like there was any creativity as far as open space.

Mr. Shafer advised they will be meeting all of their open space requirements.

Chairman Smolik asked for any other questions or comments from the Commission. No discussion was offered.

Chairman Smolik asked for any questions or comments from the Administration.

Chief Building Official Fursdon advised in Chapter 1279 there is no requirement for any percentage of cluster or single family lots. He said the preliminary plan for Meadow Lakes was presented to the Planning Commission many years ago and it was approved.

Chairman Smolik advised Chapter 1279.01 Purpose and Intent states to provide varying housing types which address the functional and social needs of the residents and he isn't seeing that.

Chairman Smolik asked for any other questions or comments from the Administration. No discussion was offered.

Chairman Smolik asked for any questions or comments via Zoom. No discussion was offered.

Chairman Smolik asked for any questions or comments via YouTube.

Deputy Clerk of Council Ciofani advised no discussion was offered.

Chairman Smolik asked as far as max density and open space for the total build-out of Meadow Lakes, do they have that information now.

Mr. Haywood advised that is not finished yet.

Chairman Smolik asked Mr. Haywood if he foresees a problem and does he think they are on track to meet that.

Mr. Haywood advised no problems.

Mr. Shafer advised they have kept a running tally throughout the years with each phase and they add on to it so it's been a running total throughout the life of Meadows Lakes since K. Hovnanian has taken over it.

It was moved by Vice-Chairwoman Swallow and seconded by Ali to approve the request as submitted.

A voice vote was taken and the motion carried.

Yes – 5      No – 0

**ADJOURNMENT:**

The meeting was adjourned at 7:57 PM.

  
\_\_\_\_\_  
**James Smolik**  
Chairman

  
\_\_\_\_\_  
**Lisa M. Ciofani**  
Deputy Clerk of Council

\_\_\_\_\_  
Tuesday, January 12, 2021  
**Date Approved**