

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING SEPTEMBER 9, 2014**

To Order: Vice Chairman Jim Rothgery called the meeting to order at 7:00 P.M. requesting a moment of silence in respect to the passing of Councilwoman Nancy J. Buescher followed by the Pledge of Allegiance.

Roll Call: Present were Planning Commission Members Tim Anderson, Jim Hurst, Robert Olesen, and Vice Chairman Jim Rothgery.
Absent was Chairman Larry Mollenkamp.
Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Scott Wangler and Deputy Clerk Donna Tjotjos.

Minutes:

Vice Chairman Rothgery asked if everyone had a chance to read the minutes dated September 9, 2014. He asked if there were any corrections or changes to those minutes. Hearing none, he stated the minutes are approved as presented and will be placed on file.

Correspondence:

Planning Commission members received a letter from residents Robert and Joanne Clancy noting their concerns relating to specific applications.

Old Business: None

NEW BUSINESS:

Vice Chairman Rothgery asked the Secretary to read the first application under new business.

APPLICANT: Keith Jones, Storage A Go-Go, 5005 Mills Industrial Park
OWNER: Keith Jones Trustee, 1122 6th Street, Lorain, Ohio 44052
REQUEST: Approval to construct two additional storage buildings in an I-2 District.
LOCATION: 5005 Mills Industrial Parkway in an I-2 District.
Permanent Parcel No. 07-00-018-101-214

Application was read along with comments received from Administrative Officers, Chief Building Official, Fire Chief Reese, Police Chief Freeman, Safety-Service Director Armbruster, and City Engineer Wangler.

Keith Jones owner of Storage A Go-Go explained that there was always two phases involved with the building of this facility. There is a center area that already has approximately two feet of stone in it. It is already primed for two more buildings. He has a bunch of his stuff parked there right now, but naturally, it will be stored in one of the new additions. It will be

all concrete drives with the addition of two buildings and grass. There will be no outside storage just as he stated six years ago.

Vice Chairman Rothgery asked if the applicant has received any complaints or remarks from residents.

Keith Jones stated that a fellow in the audience, which he pointed out, just mentioned something to him this evening and that is that someone likes to go there once in a while on a weekend with their motorcycle and other than that, he didn't think he had any other complaints. He stated that for the most part, his gate system tells him who has been there and how long they have been there. For the most part, he may go there and there might be one person a day that visits that facility. He may be the only person there all day so it really isn't busy during the week. It tends to be a little busier during the weekends or at the end of the month when someone is moving out.

Vice Chairman Rothgery stated he was down there today viewing the property and he noticed that there wasn't anything significant down there other than the vehicles that were parked outside. It actually doesn't look as bad as his neighbor.

Keith Jones stated that he doesn't complain about that. The fellow next door was there first. It is an industrial park, but he is very happy with it and everything has gone pretty well over the last six years. He stated he would like to break ground next summer on this phase if possible.

Vice Chairman Rothgery opened the meeting up to the Planning Commission for questions and comments.

Member Hurst stated that when the applicant was in front of Planning Commission the last time, there were some discussion about keeping the tree line around the drainage ditch to the east side. He asked if that was able to be maintained.

Keith Jones stated that the one drainage ditch is off the backside of his building. He explained that near the narrower building, there is a row of arborvitaes and a swale that takes all his water into the ponds. He stated when this was first drawn up it covered all the drainage and the ponds as if all the buildings were built. There is another drainage ditch that he mows down to it. It is almost impossible to get in the middle of it, but that drainage ditch was actually built by the housing development that is located adjacent to him. He does go way down close to it and so, there is actually no blockage of any sort. It would have to climb five to six feet before the water would be blocked. He mows it.

Vice Chairman Rothgery asked how many units will the representative have at this facility.

Keith Jones stated that it depends. Some of the units can be 10 by 10 or 10 by 20. There will be a door all the way around it. Because they are pole buildings, the structure doesn't need center walls to hold it up. So, technically, except for the end, there will be a couple of larger doors, but down both sides of the building, there will be doors in every 10 foot spot. It is a 200 foot long building, so you're talking 20 doors on both sides. He believes there will be six doors on the front and end of both buildings.

Vice Chairman Rothgery opened up the meeting to the Administration for comments or questions. Hearing none, he opened the floor to the audience for comments or questions.

Dennis Boose of 6405 Denise Drive thanked Mr. Jones as when he first came six years ago, there were residents that lived on Garrett along the south side of the property that had concerns and he can tell you that over the years, the time that they contacted him as their Councilperson for issues have dwindled to the point where he can't remember the last time anyone has come to him about something. He stated the representative has maintained that side of the property very well. Once the structures were built. . . .

Keith Jones spoke from the audience with regard to the swale being hard to get to with his mower.

Dennis Boose continued on stating that it has been a long time since he has heard anything and he drives by the property every week; at least during the spring, winter and fall and for the most part he has found it maintained well. He stated that he will be glad to see the outside stored vehicles leave. He personally believes that is an eyesore, but it will be nice to see that gone and see additional storage units. He thanked the representative again.

Vice Chairman Rothgery asked if there was anyone else in the audience that would like to speak. Hearing none, he turned the meeting back to the Planning Commission. He asked if the members had any last comments. Hearing none, he asked for a motion.

It was moved by Anderson and seconded by Hurst to approve the construction of two additional storage buildings for Storage A Go-Go located at 5005 Mills Industrial Parkway.

Yes-4 No-0

Motion was approved by a vote of four to zero.

Adjournment:

Vice Chairman Rothgery stated that there is no other business in front of Planning Commission this evening. He announced the next meeting to be held October 14 and then

adjourned the meeting.

Meeting adjourned at 7:12 P.M.


Chairman


Secretary

October 14, 2014
Date Approved