

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING JANUARY 10, 2017**

**To Order:** Vice Chairman Pierce called the meeting to order at 7:00 p.m. with the pledge of allegiance.

**Roll Call:** Present were members Tim Anderson, Jennifer Swallow, Vice-Chairman Larry Pierce

Absent was Council Liaison Bernadine Butkowski.

Also present was Chief Building Official Guy Fursdon, Law Director Andrew Crites, City Engineer Scott Wangler and Deputy Clerk Donna Tjotjos.

**Election of Officers:**

Vice Chairman Pierce opened up the floor for nominations of Chairman and nominated Jennifer Swallow for Chairman. He reminded the Commission that this is a nomination and not a motion; therefore it does not require a second. He then asked if there were any other nominations. Hearing none, he closed nominations. Since there were no other nominations, he congratulated Jennifer as the Planning Commission Chairman and asked her to take her seat.

Chairperson Swallow opened the floor for nominations of Vice Chairman and nominated Larry Pierce as Vice Chairman. She asked if there were any other nominations for Vice Chairman. Hearing none, she closed the nominations and since there were no other nominations, she congratulated Larry as Vice Chairman and asked him to take his seat.

Chairperson Swallow opened the floor for nominations of Secretary.

Vice Chairman Pierce nominated Donna Tjotjos for position as Secretary.

Chairperson Swallow asked if there were any other nominations. Hearing none, she closed nominations and Donna Tjotjos will remain as the Secretary.

Chairperson Swallow opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals and nominated Tim Anderson as Liaison to the Board of Zoning and Building Appeals. She asked if there were any other nominations. Hearing none, she closed nominations and since there were no other nominations, she congratulated Tim as the BZA Liaison.

Chairperson Swallow stated that there were no other members to nominate tonight as the Alternate Liaison to Board of Zoning and Building Appeals. If there is no objection, she asked to leave that position open for the new member who fills the vacant seat. With that being said the election of officers for the year 2017 is complete.

**Minutes:**

Chairperson Swallow stated that the Commission is now disposing of the minutes dated December 13, 2016. She asked if there were any objections or corrections to those minutes and if not, they will stand approved and will be placed on file.

**Correspondence:**

Chairperson Swallow stated under correspondence, the Commission received the final 2016 Planning Commission Docket.

**Old Business:**

Chairperson Swallow noted there was no old business and moved the meeting on to new business. She asked the clerk to read the first application.

**NEW BUSINESS:**

**APPLICATION:**

**APPLICANT:** Cody Bruce, K. Hovanian of Ohio, LLC, 6150 Park Square Drive, Lorain, OH 44052

**OWNER:** Same

**REQUEST:** Final plat approval of Meadow Lakes, Subdivision 12 in a PCD

**LOCATION:** Sandy Ridge Drive West of Stoney Ridge Road and Tail Feather Drive in a PCD

Permanent Parcel No. 07-00-028-101-164

Application was read along with comments from the Administrative Officers Chief Building Official Guy Fursdon, Fire Chief John Reese, and City Engineer Scott Wangler.

Chairperson Swallow asked if there was a representative and if they could step up to the podium and give their name and address for the record.

Cody Bruce of 6150 Park Square Drive, Lorain, OH introduced himself.

Chairperson Swallow asked the representative to provide a brief summary of his project request.

Cody Bruce explained they are asking for acceptance of the Meadow Lakes Subdivision 12 which includes eight lots. This will be used preliminarily as a model lot phase for upcoming phases of Meadow Lakes. They are introducing a new product and they are trying to get the models started. They have been working with Guy and Scott to get this going and they just wanted to start acceptance procedures now. There is still a small amount of work left on the site

and trying to pave portions of the street. It looks as though there will be good temperatures next week to complete that.

Chairperson Swallow asked if the application is only for the additional eight lots that are shown on the drawing.

Cody showed the eight lots off of Sandy Ridge from the drawing shown. They have already started the four interior lots with the model homes and will leave the last two blank. Their plan is to put a little parking lot in there with a design center on site and that will stand as the model homes and design center as they continue the phases through the development. They currently have two model homes in the community that once completed will be transferred over and sell those lots off.

Chairperson Swallow asked if there were any comments or questions from the Commission. Hearing none she asked if there were any questions or comments from the Administration. Hearing none, she opened the floor to the audience for questions and comments. Hearing none, she asked for a motion.

It was moved by Anderson and seconded by Pierce to approve the Final plat of Meadow Lakes, Subdivision 12.

Yes, 3                      No, 0

Madam Chair, the motion was approved by a vote of three yes and zero no.

**APPLICANT:** Frederick G. Wiegand, GP Wiegand Construction, Inc., 362 Lenox Avenue, Mansfield, OH 44906  
**OWNER:** VRG Holdings, LLC, 34999 Mills Road  
**REQUEST:** Site plan approval for construction of a 60 x 30 two story office addition in an I-2 District  
**LOCATION:** 34999 Mills Road in an I-2 District  
Permanent Parcel No. 07-00-018-101-015

Application was read along with comments from the Administrative Officers Chief Building Official Guy Fursdon, Fire Chief John Reese, and City Engineer Scott Wangler.

Chairperson Swallow asked if there was a representative and if they could step up to the podium and give their name and address for the record.

Frederick Wiegand of 362 Lenox Avenue, Mansfield, Ohio introduced himself.

Chairperson Swallow asked the representative to provide a brief summary of his project request.

Fred Wiegand explained that the project is a two story building. The existing company is growing and is in need of additional space. He addressed one of the comments made from the administrative officers in regard to the door on the main floor. He showed on the drawing where

that door will be placed. He noted that Ryan, who is the owner of the company, will be providing renderings of what the addition will look like as well as the landscaped areas. He did get the information this evening on contacting James Brewer and he will get in touch with him about the backflow preventions. They will also get with the plumbers. He asked if the codified ordinances are on line. He questioned the requirement of the traffic impact study. He stated that they are developing the site as it has already been developed. They are just putting an addition onto an existing building and stated that he doesn't believe they will need a traffic study. The customer base is not a lot of people. It isn't 100 people. Storm water management will be taken care of in the drawings provided to the Engineering Department.

Chairperson Swallow asked the Clerk to show the renderings on the smart board. She stated that the portion of the building that is going to be the addition is hard to tell the location. She asked if this was an addition to an existing structure.

Ryan Gerber stated that the new renderings passed out tonight, one shows from the street perspective and the other shows the side of the building. The addition will be in the front.

Chief Building Official Fursdon showed the Chairman where the addition will be located.

Law Director Crites addressed the Chair and asked if there was going to be a demolition involved.

Ryan Gerber stated that the entire building will remain.

Chief Building Official Fursdon stated that there will be a new roof line.

Ryan Gerber showed the Law Director where the addition will start with an explanation of the materials being used to tie into the building.

Chief Building Official Fursdon stated that there will be a new fascia in front giving that new roof line look.

Chairperson Swallow suggested that the representative talk with the Engineering Department about whether or not that site will need a traffic impact study as required if the peak trips will be equal to 100.

City Engineer Wangler stated that he believes it is clear in this case that they will not generate more than 100 peak trips and so, if it was close, he would require a traffic engineer to certify the count. In this case, he suggested the representative put something in writing on their letterhead stating that the trip generation will be less than 100.

Law Director Crites stated that for the record the ordinances, he believed recently tweaked, does afford the City Engineer the discretion to take a look to see if one would be necessary and a

document like that would allow him to, in his discretion, waive it.

Chairperson Swallow asked if there were any other questions or comments from the Commission. Hearing none, she addressed the Administration and asked if they had any questions or comments. Hearing none, she asked if there was anyone in the audience who would like to make a comment. Hearing none, she asked for a motion.

It was moved by Anderson and seconded by Pierce to approve the site plan for the construction of a 60 x 30 two story office addition.

Yes, 3            No, 0

Madam Chair, the motion was approved by a vote of three yes and zero no.

**ADJOURNMENT:**

Chairperson Swallow stated the next regular meeting is scheduled for February 14, 2017. Seeing no other business on the agenda, this meeting is adjourned.

Meeting adjourned at 7:22 p.m.

  
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Chairperson

  
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Deputy Clerk, Donna Tjotjos

  
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Date Approved