

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, JANUARY 12, 2021**

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Jennifer Swallow (via Zoom), Steve Ali, Jason Jacobs (via Zoom), James Smolik (via Zoom), and Council Liaison Bruce Abens.

Also present were Mayor Kevin Corcoran (via Zoom), Assistant Law Director Toni Morgan (via Zoom), Chief Building Official Fursdon, City Engineer Dan Rodriguez (via Zoom), Assistant Clerk of Council Shari Ma, 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's 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.

ELECTION OF OFFICERS:

Chairperson:

Member Smolik opened the floor for nominations for Chairperson.

Member Smolik nominated himself for the position of Chairperson.

Member Smolik asked if there were any other nominations. No further nominations were offered.

Vice-Chairperson:

Member Smolik opened the floor for nominations for Vice Chairperson.

Member Smolik nominated Member Swallow to the position of Vice-Chairperson.

Member Smolik asked if there were any other nominations. No further nominations were offered.

Secretary:

Member Smolik opened the floor for nominations for Secretary.

Member Smolik nominated Lisa Ciofani to the position of Secretary. No further nominations were offered.

Liaison to the Board of Zoning and Building Appeals:

Member Smolik opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals.

Member Smolik advised he has been the Liaison for a few years and asked if anyone else had any interest. No further discussion was offered.

Member Swallow nominated Member Smolik to the position of Liaison to the Board of Zoning and Building Appeals if he is agreeable to that.

Member Smolik advised if there is no further interest he will accept.

Alternate Liaison to the Board of Zoning and Building Appeals:

Member Smolik opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals.

Member Jacobs nominated himself to the position of Liaison to the Board of Zoning and Building Appeals.

Member Smolik asked if there were any other nominations. No further nominations were offered.

Member Smolik closed nominations and asked Assistant Law Director Morgan if a general vote would be acceptable, as there is no opposition.

Assistant Law Director Morgan advised since there is only one person nominated in each position she doesn't see the harm in it.

A general voice vote was taken and the motion carried electing Jim Smolik to the position of Chairman, Jennifer Swallow to the position of Vice-Chairperson, Lisa Ciofani to the position of Secretary, Jim Smolik to the position of Liaison to the Board of Zoning and Building Appeals, and Jason Jacobs to the position of Alternate Liaison to the Board of Zoning and Building Appeals.

Yes – 5 No – 0

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, November 10, 2020. He asked if there were any corrections. Hearing no corrections, the minutes were received and filed.

CORRESPONDENCE:

Deputy Clerk of Council Ciofani read 3 emails into the record.

Hello. We live at 33871 Lorain Rd. on the property adjacent to the property for which the builder is seeking site plan approval.

We have the following questions regarding the project:

- *Where exactly will the building be located?*
- *Where will the parking lot be located?*
- *What is the plan for the pond?*
- *Will the entire purchased property be involved in this project and if not, what is their intention for that?*
- *What is the plan for a visual/sound buffer to adjacent properties, ie. landscaping, fencing, mounds, etc.?*
- *Will they be tied into a sewer system?*
- *Where will deliveries be made and during what hours?*
- *What is the project timeline?*

We look forward to learning the answers to our questions and about the project in general at the meeting on January 12.

*Sincerely,
Stephanie Boyd and Paul Ebright*

Dear Lisa,

Thank you for notifying the Woodbridge Cluster Assn. about this public hearing. It will be nice to have something like Drug Mart close by. We have the following questions:

1. *What will the traffic pattern be, such as entrances and exits? With only single lanes on Bagley and Lorain roads, one car pulling out and perhaps blocking the opposing lane will back up traffic.*
2. *Can they install a sidewalk to at least Woodbridge Ct.? Woodbridge Ct. also has a pathway to the main Ridgefield development, so those of us who live close by can walk to Drug Mart.*

Thank you for submitting these questions if they are not already covered in the meeting. We do not do Zoom, but can we watch the meeting live on YouTube without being connected in? Or, do we wait until the meeting is over and posted on YouTube?

*Steve and Jane Herbcha
8556 Woodbridge Ct.*

Lisa Ciofani,

I am the tech director and building/grounds co-ordinator for Fields UMC on Lorain Rd. I had mentioned to my Pastor Tom Joyce a while back about Drug Mart going in on the corner of Lorain and Bagley Rd, and wondered about the possibility of an access drive From Bagley to Fields.

The attached picture shows where I am talking about. I don't know what the property lines are for the Drug Mart parcel.

Our thought was a curb cut on their parking lot side IF the parcel includes the area on my graphic, and then the Church

Would work on funding a swinging lockable gate at the curb cut with probably a gravel driveway accessing the church parking lot either north or south of our storage barn.

(Unless, of course, Drug Mart would consider putting those options in).

If there would be other options to be considered based on City requirements, etc. please let me know.

I don't know that I will make the Tuesday meeting via Zoom or YouTube, so thought it best to email you for more info.

Thank you.

*Michael Kelley
Fields United Methodist Church
34077 Lorain Rd
(440) 781-6893*

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Tyler Rice, Fabo Architecture, Inc.
1736 Columbus Rd, Cleveland, OH 44113

OWNER: Isomer Group, Inc.
211 Commerce Dr, Medina, OH 44256

REQUEST: Site plan approval of Discount Drug Mart

LOCATION: Bagley Rd, North Ridgeville, OH 44039, in a B-3 District
Permanent Parcel No. 07-00-011-103-084

Application was read.

Administrative comments were read.

Chairman Smolik asked if the applicant was present and if he can state his name and address for

the record and explain his application.

Tyler Rice, Fabo Architecture, Inc., 1736 Columbus Rd, Cleveland, Ohio, 44113, stated it is a new, ground-up Discount Drug Mart store and it is 28,470 sq ft and it has a single drive-thru pharmacy lane attached to the Northwest corner of the building. He advised they have received several comments over the last few weeks as far as where the building is located on the site and they have spent a significant amount of time locating the building on where they feel is the most appropriate place for it on this site, as well as maintaining as much of the natural vegetation as they can and maximizing buffer strips for landscaping.

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

Member Jacobs asked if there would be a fire hydrant installed on the property, as he didn't see one on the plans.

Mr. Rice advised yes.

Council Liaison Abens asked if it is possible to get a fence along the area near the landscaping along the property lines adjacent to the neighbors. He stated with the trees they are planting there would be headlights shining into residences.

Mr. Rice advised they can look into it. The bushes they are proposing are Evergreen bushes that grow to 6 feet in height and with the pavement being 6 inches lower than the bushes, they will have approximately 6 feet 6 inches of Evergreens. He advised it is heavily wooded along the Northwest corner of the property and it would reduce the light from headlights.

Vice-Chairwoman Swallow advised she is in agreement with Mayor Corcoran's comments regarding the pole sign looking out of place. She asked if Drug Mart would consider a ground sign at that location.

Mr. Rice advised they have an alternate ground sign that is a little bit shorter in height. He stated they will revise and resubmit the final plans.

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

Member Ali asked regarding loading and unloading and noise factor, what times does Drug Mart restock.

Mr. Rice advised Drug Mart does deliveries Monday through Friday between 8:00AM – 4:00PM and sometimes on Saturdays between 8:00AM and 12:00PM. There are no early morning deliveries before 8:00AM and there are no night time deliveries.

Member Ali asked if the parking lot lights will have diffusers on them.

Mr. Rice advised they will submit a photometric plan with the final drawings showing all of the lights they propose have shields or are tilted or angled so the light is focused into the property and not out from the property and they are all positioned within the parking lot so they are closer to the building and still provide adequate lighting.

Chairman Smolik stated it appears the building is shifted and hugging the north property line. He asked why it couldn't pull away to the south a little bit because it seems like the curb is within 5 feet of the property line.

Mr. Rice advised it is 10 feet 6 inches from the curb to the actual property line. He stated Drug Mart wanted to be closer to the corner of Lorain and Bagley for visibility purposes and they had some constraints as far as the pond and vegetation.

Chairman Smolik advised they have to put in drainage swales and buffer landscaping and he hopes there is enough room to accomplish that.

Mr. Rice stated they worked with the Civil Engineer and they believe it will be fine.

Chairman Smolik asked if a sidewalk is going in on the entire frontage.

Mr. Rice advised yes and they will revise the plans to indicate a sidewalk across the front of the property.

Chairman Smolik asked if there was fire truck turning radius calculations performed.

Mr. Rice advised he will check with the Civil Engineer. He believes it was but it was not formally submitted but stated they can put it together and get it submitted.

Chairman Smolik asked if they were purchasing wetland bank elsewhere.

Mr. Rice confirmed yes.

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

Council Liaison Abens asked if the existing pond the stormwater is draining into is big enough to take on the added water that will be running off of the property.

Mr. Rice confirmed yes, to his knowledge. He stated that would be a question for the Civil Engineer to comment further on but to his knowledge it is sufficient.

Council Liaison Abens asked if the color scheme that was submitted is the color scheme Drug Mart will be using.

Mr. Rice confirmed yes, the colors that were proposed. He stated they have a slight change that they need to make that was mentioned in the pre-meeting regarding where some of the colors are however, all the colors that were submitted will be on the building.

Council Liaison Abens asked if the colors will compliment the property across the street.

Mr. Rice confirmed yes.

Chairman Smolik asked if the traffic study will be submitted with future applications to be reviewed by administration.

Mr. Rice confirmed yes, the traffic study is in process and it was taking a little longer to get it completed. He stated the traffic engineer has spoken to the City engineer and they agreed that it was ok to submit the study at a later date with all the final plans.

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

Member Jacobs asked if the landscaping buffer area where the trees and plants are to be planted will be raised or will they be at the existing grade, as the trees will eventually be 6 feet tall but not start off that way.

Mr. Rice advised it would be at the existing grade. He stated there is a little bit of a slope but it will not be a mound per se.

Chairman Smolik stated there is a code, Section 1288.05 Business and Commerical Districts Abutting Residential Districts, that talks about buffer strips and includes language about spacing and that would be expected along the northern property line.

Mr. Rice advised they will revise their landscape plans so that it indicates that requirement.

Chairman Smolik asked for any questions or comments from YouTube live.

Deputy Clerk of Council Ciofani advised Carrie Schroth asked *What is the plan for the pond?*

Mr. Rice advised the pond is to remain as it is with minimal impact or modification to it.

Chairman Smolik stated for clarification City Engineer Rodriguez did have all the retention calcs and the actual storage or retention is going to be kept a wet pond and anything above the normal water elevation would be storage.

City Engineer Rodriguez advised the pond right now has a regular pipe as an outlet so as soon as the pond hits a certain elevation it will free flow out to the ditch. He stated it will be changed and modified to an outlet structure with the store going in with controls in order to be able to store the water needed to be stored per the City's ordinances and release it at a slower rate after the storm has passed.

Chairman Smolik asked for any further questions or comments from the general public.

Stephanie Boyd (via Zoom), 33871 Lorain Rd, asked if there is a way to access the plans and drawings of the layout of the property.

Deputy Clerk of Council Ciofani advised the application, along with the plans and drawings, can be accessed on the City's website via the hyperlink located on the Agenda for this evening.

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

Council Liaison Abens asked if the City has any plans to add a third lane on Bagley Rd for turning into Drug Mart.

City Engineer Rodriguez stated only if their traffic impact study says they need it. He advised if so, they would most likely ask Drug Mart to put that in. That would be part of the review comments and Planning Commission would have time when they receive the traffic impact study to look at that.

Chairman Smolik stated he wanted to close up some of the comments received from residents. He referenced the email from a resident that asked about connecting Fields United Methodist Church with Drug Mart and stated they are both individual private properties and the City will not get involved with connecting those. He asked if anyone from the administration would like to comment.

City Engineer Rodriguez agreed with Chairman Smolik and stated the City would not get involved with that, as they are both private properties.

Chairman Smolik referenced the email from a resident asking about sidewalks outside the limits of Drug Mart's property. He stated the City can only technically enforce the sidewalks being built on the parcel that is being constructed.

Chairman Smolik confirmed this structure will be tied into the City's sanitary sewer and the storm has retention built into the existing lake and the stormwater will slowly be released into the existing City system.

Chief Building Official Fursdon asked if Drug Mart has any plans for any future tenants to share that site.

Mr. Rice advised not at this time.

Chief Building Official Fursdon asked if Drug Mart would entertain putting in the sidewalk down to Woodbridge Ct and the City right-of-way.

Mr. Rice advised he would have to discuss with Drug Mart internally.

Chief Building Official Fursdon stated it is nothing the City can mandate but it is just a request.

Mr. Rice advised they will take it into consideration.

Deputy Clerk of Council Ciofani advised there was a delayed follow up question from YouTube.

Carrie Schroth asked *So there will be no improvements around the perimeter of the pond? We are at 33941 Lorain Rd and our property is approximately 30 [feet] from the pond.*

Mr. Rice advised they are not proposing any changes to the perimeter of the pond other than modifications they have to make along one point where the access drive that runs along the back of the building gets close to the pond and they are doing some slight regrading there but everything else to the north of the pond, west, and south are largely all staying as is.

Chairman Smolik asked if there was a fence going around the pond.

Mr. Rice advised they are not proposing a fence around the pond.

Council Liaison Abens asked who will be responsible for maintaining the pond.

Chairman Smolik advised it is private property and Drug Mart is responsible for everything including retention on their own parcel.

Council Liaison Abens advised some of those issues can be handled at a later date as well through property maintenance codes. He stated his HOA is going through a pond issue now.

Vice-Chairwoman Swallow asked what is the construction schedule.

Mr. Rice advised they are targeting to start construction this year and hopefully have the store open by fall of 2021.

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

Chairman Smolik asked for any further questions or comments from YouTube live.

Deputy Clerk of Council advised there were no further questions or comments.

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

Chairman Smolik asked for clarification if the monument sign will be pulled out and if it needs to go to Board of Zoning and Building Appeals if it will be handled administratively.

Chief Building Official Fursdon advised that would be his assumption and that is typically how it has been handled in the past.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

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ADJOURNMENT:

The meeting was adjourned at 7:38 PM.



James Smolik
Chairman



Lisa M. Ciofani
Deputy Clerk of Council

Tuesday, February 9, 2021
Date Approved