

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JANUARY 9, 2018**

To Order: Chairperson Swallow called the Planning Commission meeting to order with the pledge to the flag at 7:00 p.m.

Chairperson Swallow welcomed the new member Steve Ali. She asked the Clerk to call the roll.

Roll Call:

Present were members Steve Ali, Jim Maleski, Jim Smolik, Jennifer Swallow and Council Liaison Bruce Abens.

Also present was Assistant Law Director Toni Morgan and Deputy Clerk of Council Donna Tjotjos.

Elections of Officers:

Member Swallow opened the floor for nominations for Chairperson.

Member Smolik nominated Swallow for the position of Chairperson.

Member Swallow asked if there were any other nominations. Hearing none, she closed nominations and since there was only one nomination, Swallow becomes Chairperson.

Chairperson Swallow took her seat as Chairperson and opened the floor for nominations for Vice Chairperson.

Chairperson Swallow nominated Jim Smolik for Vice Chairperson.

Chairperson Swallow asked if there were any other nominations. Hearing none, nominations are closed and Smolik will now serve as Vice Chairperson.

Chairperson Swallow opened the floor for nominations of Secretary.

Chairperson Swallow nominated Donna Tjotjos as Secretary.

Chairperson Swallow asked if there were any other nominations for Secretary. Hearing none, the nominations are closed and Donna Tjotjos is the Secretary.

Chairperson opens the floor for nominations of Liaison to the Board of Zoning and Building Appeals.

Member Maleski nominated Jim Smolik for Liaison to the Board of Zoning and Building

Appeals.

Chairperson Swallow asked if there were any other nominations for the Liaison of Board of Zoning and Building Appeals. Hearing none, those nominations are closed and Jim Smolik will serve as the Liaison to the Board of Zoning and Building Appeals.

Chairperson Swallow opens the floor for the Alternate Liaison of the Board of Zoning and Building Appeals.

Chairperson Swallow nominated Jim Maleski as Alternate Liaison to the Board of Zoning and Building Appeals.

Chairperson Swallow asked if there were any other nominations for the Alternate Liaison of Board of Zoning and Building Appeals. Hearing none, those nominations are closed and Jim Maleski becomes the Alternate Liaison to the Board of Zoning and Building Appeals.

Minutes:

Chairperson Swallow asked if there were any corrections or comments to the minutes of the regular meeting dated October 10, 2017. Hearing no objections, those minutes will stand approved as presented and will be placed on file.

Correspondence:

Chairperson Swallow noted the memorandum received from Secretary Tjotjos regarding the Workshop that will take place immediately following this meeting. That is to discuss the by-laws and pose amendments to those by-laws for the Planning Commission.

Old Business: None

Chairperson Swallow asked the Clerk to read the first application.

NEW BUSINESS:

APPLICANT: Marc H. Cohen, North Coast Architects, Inc., 23215 Commerce Park Road, Suite 316, Beachwood, OH 44122
OWNER: Progressive North Ridgeville Real Estate, LLC, 5553 Broadview Road, Parma, OH 44134
REQUEST: Site plan approval to construct a single story nursing home and rehabilitation center in a B-3 District.
LOCATION: Two parcels north of Washington Blvd. and west of Lear Nagle Road in a B-3 District.
Permanent Parcel Nos. 07-00-008-116-014, 07-00-008-116-012 and 07-00-009-101-084

Application was read along with comments received from Administrative Officers Guy Fursdon, Fire

Chief John Reese, Engineer Daniel Rodriguez, and Police Chief Mike Freeman.

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

Marc Cohen, President of North Coast Architects representing Progressive North Ridgeville Real Estate LLC and provided a brief description of the plan explained that they are here requesting site plan approval for a nursing home and rehabilitation center in a B-3 Highway Commercial District. The Avenue at North Ridgeville Nursing Home and Rehabilitation Center is located at the corner of Lear Nagle Road and Washington Boulevard. The main property the nursing home will be constructed on is 10.92 acres and that portion is located in the B-3 District. There is a 30 foot strip along Washington that comprises 9.4 acres and that strip is actually in the RS-2 District. They will not be building on that portion of the property. The adjacent zoning to the property to the north and west is the B-3 Highway Commercial District. To the east is I-2 Light Industrial and down across the street on Washington is the RS-2 Special Residence District. The building that is being proposed is a 85,370 square foot one story state-of-the-art facility with 103 private resident suites around three court yards. The center portion of the building is the administrative and service area and looped on either side is the 103 private resident suites. The facility has full support including administrative offices, physical therapy, lounges, dining room and kitchen and other uses among them. As for the development standards, they meet or exceed all of the zoning code building and parking set back requirements as well as any density requirements that the city has. The building itself is 16.52 percent land coverage and they are allowed 25 percent by the code. Along Lear Nagle, the front setback to the building is required 50 feet. They are 97 feet, four inches in the setback to the building and there is 37 feet, four inches to the porte-cochere. There is a front yard exception to allow for canopies to be closer. They meet that exception. The building meets the front yard setback along Lear Nagle. There is also a front yard setback along Washington. That front yard setback is required to be 30 feet. There is 30 feet, three inches but that is just to one of the points to the building. With the angle of that building, the setback is even greater than the minimum that is required. The side yard setback required is 25 feet. They are at 226 feet. They are pushed that far away from that area based on the flood plain area located there. They needed to make sure they kept the building out of that area. The rear property setback is 40 feet and they are over 392 feet. All the setbacks comply. The parking setback required is ten feet. They are 15 feet along Lear Nagle. There will be no parking along Washington. They have proposed two entrances off Lear Nagle and he showed the entrances on the drawing. They are situated 500 feet apart in order that they maintain circulation of traffic around the building. The porte-cochere in the front allows for drop offs to be under a canopy when dropping their loved ones off. There are 60 parking spaces in the front to accommodate, visitors, outpatients for physical therapy and administrative staff. Along the side and the rear there are 56 parking spaces to accommodate the rest of the staff for the facility. Services and deliveries will come through the area he showed on the drawing. There will be no curb cuts along Washington Blvd. and so no traffic will be coming down Washington Blvd. The service areas include the trash enclosure in the back that will be masonry with a fence so that it is closed off and screened. He showed the areas for fire truck access and access along Washington includes the fire hydrants. He explained the storm water detention, which will be slowly released to the Robinson Ditch. They know what is required to still be submitted to the Engineer in terms of storm water calculations. He moved on to the landscaped plan. It will include trees and shrubs, driveway and parking lot screening across the front. There will be a variety of trees and shrubs in that 15 foot setback. There will be mounding along Washington in the area he showed on the plans to provide screening. There will also be foundation plantings as well as plantings within the courtyard area as well. Along Washington, there is a variety of existing landscaping and they will do what they can to maintain as much of them as possible. They will infill the rest with mounding and additional landscaping in order to create a

screening. He stated again that they will be using Washington for fire access and emergency areas. There are certain areas where landscaping and mounding will stop, which are relative to where the fire hydrants are so that they will provide access for emergency for the fire department to get through there. Site lighting has not been designed as of yet and they do know the importance of that and it will be part of the final design that gets submitted to the city. They always do full cut off fixtures to prevent the light from spreading back onto the adjoining properties. He showed the exterior elevation drawings. The exterior design has been kept in residential character. They will be using stone and brick veneer in the center to highlight the administrative center as well stone where there are some bump out and bay windows. Vinyl siding and aluminum trim and asphalt shingles. He brought samples of all the materials. They will have gable roofs, hip roofs and window and corner trims. They will have overhangs and the design will follow what you see in a single family residence as opposed to stark elevations. They want this building to blend in with the residential area so that there is little transition. He spoke regarding the building heights. He provided responses to the Engineering Department comments as follows: Upon Planning Commission approval and City Council's approval, complete construction documents will be finished and those will include all the required information. There will be a full set of civil drawings. There have already been conversations between Greenland Engineering, the Civil Engineers and Mr. Brewer regarding some of the water issues and requirements. There is a landscaped plan presented, however, there will be a more in-depth plan provided with the final construction plans. The building will be completely fire suppressed for the nursing home use and therefore, there will be an exterior connection. They always work with the fire department in order to put that in the location they want. The comment regarding aligning the driveways with the one road on Lear Nagle. They looked at that and it was taken in to consideration. He showed on the plan how that couldn't work based on the flood plain area and a utility pole that would have to be relocated. The amount of traffic generated from the nursing home is very limited unlike something else that could be developed on that property that could generate a much higher traffic count. They based that on the limited number of trips in the traffic report eliminated the need to have that entrance line up or connect with that roadway. The negatives of connecting to that road outweighed the positives and that is why it was designed in the fashion that is in front of the Commission. They are doing work in the area and the Civil Engineer will be providing a report to the Engineering department for review and approval. Adding the 50 foot riparian setback is not a problem since they are over 110 feet to the parking and 226 feet to the building. This Avenue project is the eighth one in a series that his firm has designed for this owner in locations of Warrensville Heights, Medina, Aurora, Macedonia, which are all currently open. Wooster should open up within the next thirty days. Broadview Heights is currently under construction and will open in the first quarter of this year and Lyndhurst, which broke ground about six weeks ago. There are four open and operational and two that are under construction. This owner has a variety of other nursing homes that they manage, own and operate.

Chairperson Swallow opened the floor to the Planning Commission members for their comments and questions.

Member Maleski stated that was one of the best presentations, very detailed, that he has seen since he has been on the Commission. He stated that the applicant answered all of his questions very thoroughly.

Chairperson Swallow asked if there were any other questions or comments.

Member Smolik stated that it appears some of the radius of the parking lot isn't sufficient enough to allow for an emergency fire truck to be able to maneuver around. He asked if they were going to do turning movements for emergency vehicles.

Marc Cohen stated that they do have some pretty substantial turning radiuses in the back area he showed on the drawing. They may be a little bit tighter but they do have the room to enlarge those radiuses if need be.

Member Smolik pointed out the area on the drawing along the front area. He stated that would be the area he imagined where most of the squad calls and emergency vehicles would come in.

Marc Cohen stated that is what they have typically done in the past, but they will surely look at that to make sure that they have a large enough area.

Member Smolik stated since this is a commercial area abutting a residential area, was there any consideration taken to installing a fence along that Washington Boulevard side besides mounding. The way it is now, there could be cars pulling into the parking lot and lights could be shining into the homes on Washington. He stated that the code doesn't require it, but there is the ability to install a fence along Washington. He asked if there was any thought into that.

Marc Cohen stated that they aren't opposed to putting fences up. However, they do start to take away from the residential feel and make it more institutional by having large fenced areas. They try to do that in landscaping because they feel it is more appealing and nicer. There is some pretty good vegetation that is already there but again, if the city thought they would prefer the fencing in lieu of the landscaping and mounding they would look into that. Again, it is the city's choice. If they would prefer a solid vinyl fence then the landscaping that is their choice.

Member Maleski stated that having been out there looking at the site on Sunday; he feels that what they are proposing and what is there now, will cut down on that. He didn't believe any of the houses face that way into the lighting. He believes the vegetation that they are proposing would be enough and also, to keep that residential feel there too.

Member Smolik stated that his concern would be the area between the basin and the building itself. He stated that if there would be additional mounding there to block the headlights. The headlights are a big nuisance for people especially if they are shining into their homes along Washington.

Marc Cohen stated that they will be coming in at an angle and there are several hundred feet of separation and maybe even more. Not that they are opposed to some of the mounding there in that area. Marc stated that there are large evergreens in the area he showed on the drawing.

Member Smolik thought it was an open field.

Marc Cohen stated that there are existing trees there and they are being shown lighter than the new ones. There is an existing row of pine trees there that are staying. It is not all open. There is less of the landscaping in the area shown in the corner of Washington and Lear Nagle.

Member Ali stated he personally feels the existing vegetation and added landscaping would be much better esthetically pleasing than a vinyl fence. There would be more to maintain if a fence is installed.

Member Abens stated his concern is that part of the parking lot is in the flood plain. He asked what their plan is or alternate plan when that floods and they can't get any traffic through there.

Marc Cohen stated that there is definitely some part of that road that goes through there and he didn't

know how often it does flood. He stated he knows that there is potential. There are large areas in the existing development that fall into the same area. He stated that they would always have access to the front of the property, but it will be something they need to look at so that there is a backup plan if indeed that would happen.

Member Abens stated he assumed that was employee parking back there.

Marc Cohen stated that is correct. It is substantially set back about 110 feet from the creek at this point and about 180 feet from the area he showed on the drawing.

Member Abens stated as long as the applicant plans for it.

Marc Cohen stated it is definitely a serious consideration.

Chairperson Swallow asked if there were any other comments from the Commission.

Member Smolik asked as far as the parking, the applicant exceeded the number of spaces required and asked if that is true.

Marc Cohen stated yes. Most of the communities have a limited number of parking spaces for this type of use but we know based on the other facilities what they actually need. The critical time is shift change when there is the overlap of people coming and going. Other than that it would be during events on specific times of the year. That is how they determine what they will need.

Chairperson Swallow asked if there were any comments from the Administration.

Assistant Law Director Morgan echoed the same comment Mr. Maleski made in that the presentation was excellent.

Chairperson Swallow opened the floor to the audience for comments. She asked that they approach the podium and state their name and address for the record.

George Ilavsky of 33987 Washington Boulevard stated that his house is located at the end of the street. He spoke his concerns are with this. He is not opposed to the nursing home as it would be better than a mall. His main concerns are regarding privacy and the possible lack thereof. He doesn't believe that flowers would be very private. His concern is also with the lighting and it shining into their homes. He works at a similar business and there are lights around the whole place. His concern is also with the fire access points as he didn't exactly know where they would be located. Nursing home will use the emergency services a lot more than any other location. His concern is also the security cameras. He asked how far out will the cameras record. He asked if the homes will be in view of those cameras and he doesn't wish for his home to be on camera 24/7. He stated that it didn't look like there was much in the way of landscaping to buffer the view. He also has concern of the property value. They are aware that this is a commercial district and something will go in there, but they have concerns with the property value. He stated he wouldn't be opposed to this if the buffering was thicker or if it was some type of wall that was keeping eyes out.

Chairperson Swallows asked the applicant to address those concerns.

Marc Cohen stated that the fire emergency access points are not anything for vehicular access. There will be no curb cuts or any ability for a fire truck to have access to that. It is just a break in the vegetation and the mounding that allows a fire truck that is parked along Washington and they connect to one of the fire hydrants that they have access to walk onto the site and not having to crawl through bushes or over a four foot mound with six foot trees to try and fight a fire. There will be no vehicular traffic at all. It is strictly for firemen in an emergency to be able to get through there. Security cameras will not be shooting off the property. They are not concerned with what is happening off their property. It is just maintaining and knowing what is going on, on their property. Anything that is used will only handle the areas where there are doors and entrances into the facility. It will only be used within the property. As the resident said, no one knows what happens with property values but he can tell them that with a commercial highway zoning district, there are a lot of things that can go in there are could be really detrimental. This is a great transition in between light industrial and highway commercial and residential as opposed to what could go there. This is not the first time this concern has come up in any of the communities they developed. They like being in the residential neighborhoods as they believe it is important because they are trying to be part of the residential community and create spots for the residents and their families to grow into and not having to leave the city. Lyndhurst is actually surrounded by single family residential all the way around it. Wooster is actually the same thing. Medina has some commercial and some residential around it. It makes them seem as part of the neighborhood. As far as the screening and headlights; again, they are several hundred feet away with angles and nothing will be pulling straight in. With a four foot mound and trees that are usually starting at five or six feet, there is a pretty nice buffer. There are trees that are existing that will be remaining and there will be some infilled as well. The buffer they are creating they feel would help block any potential lights.

Chairperson Swallow asked if there were any other questions from the public.

Jessica Ilavsky of 33987 Washington Boulevard asked if the run off from the storm water retention will go directly to the Robinson Ditch. She stated that area is a high flood zone for them. She also asked when the construction on this would start.

Marc Cohen stated that there are specific calculations for storm water for pre-construction and post construction run off. The storm water retention will primarily be dry except for when it rains. It has controls on it to control the runoff. Right now when it rains the water goes and flows and there is no control to it. Some gets absorbed down in the ground. Everything that they will collect onto this site goes into that controlled run off and should minimize in design the impact that it has on the system because it should be no more than what is there now. In most cases, they believe that it actually makes it better because there are control standards that are put in place. As far as construction, they are looking to start construction in the summer of 2018. It is a twelve to fourteen month construction project and so, they would be opened in the summer of 2019.

Chairperson Swallow asked if there were any other comments from the public. Hearing none, she asked if there were any additional comments from the Commission.

Member Smolik asked if they expected any construction traffic on Washington.

Marc Cohen stated he didn't see why there would be because they are trying to maintain the vegetation that is there. He isn't a contractor, but he didn't see any logical reason why they would go through that way. Deliveries and vehicles will be coming in off of Lear Nagle.
Chairperson Swallow asked if there were any other comments.

Doug Reynolds of 33967 Washington asked if the wooded area he showed on the drawing be taken out.

Marc Cohen stated that isn't part of their property. All of that will remain. There is some existing vegetation and he showed him the area on the drawing that will remain.

Someone spoke from the audience and it was inaudible.

Marc Cohen showed the vegetation area and where the homes are located on the drawing.

Member Ali asked if there would be vegetation along the whole property line.

Marc Cohen showed the area of existing vegetation and where they will infill.

Chairperson Swallow asked if there were any other comments. Hearing none, she entertained a motion.

It was moved by Maleski and seconded by Smolik to approve the site plan to construct a single story nursing home and rehabilitation center in a B-3 District.

Chairperson Swallow asked the Clerk to call the roll.

Yes, 5 No, 0

Secretary Tjotjos announced the motion was approved by a vote of five to zero.

APPLICANT: Brian Soyka, Sheetz, Inc., 5700 Sixth Avenue, Altoona, PA 16602
OWNER: Rini Realty Company, 924 Westpoint Parkway, Westlake, OH 44145
REQUEST: Site plan approval to modify the existing store to include a building addition and the removal and replacement of fuel islands and canopies in a B-3 District.
LOCATION: 32390 Lorain Road in a B-3 District
Permanent Parcel No. 07-00-004-108-104

Application was read along with comments received from Administrative Officers Guy Fursdon, Fire Chief John Reese, Engineer Daniel Rodriguez, and Police Chief Mike Freeman.

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

Ellen Selle of GPD Group; representing the Engineer for Sheetz. She stated that this is a remodel of Sheetz. It will make it look like a brand new site when it is completed. Right now, the site has two fuel canopies. The idea is to remove the fuel canopy that is facing Lear Nagle side. The other fuel island, they are looking to add two fuel pumps. She introduced Brian Soyka. Along with this there will be a building expansion. It will open up the center of the site to allow more parking. With the larger building it will allow more parking that will be located around the building itself. Originally they had 38 parking stalls and they are looking to up that number to 46. That might be adjusted slightly based on ADA concerns. They may have to go down to 45. There will be a patio facing Lear Nagle Road and there will be a full resurface of the lot. The lot will look brand new asphalt on top and all new sidewalks. They are adding brick façade with a stone base. It will match the rest of the Sheetz image. This will look exactly

like a new building would. The dumpster enclosure will mimic the building along with the carwash. They will not be doing any additions to those structures just putting on the new façade. They will have all updated signage on the building. The canopy will be new with new signage on it as well. She stated that they will work with the Engineering department to see exactly what they will need in terms of landscaping as stated in their comments. The landscaping will go in between the car wash and the property line. She showed the area on the drawing.

Chairperson Swallow opened the floor to the Planning Commission members for their comments and questions.

Member Maleski asked if the existing trees that are there now will be taken out.

Ellen stated no. She stated that they will be adding some landscaping in the area she showed on the drawing if there is a need for that.

Chairperson Swallow asked how many pumps were being removed.

Brian Soyka the Engineering Department Manager with Sheetz explained that this program of a remodel is something they are doing across the board for all of the aging stores they have and this being one of them. They are about 15 years old. They have been running this program about two years now and they have about three more years until they catch up with all the stores. They take a look at how much fuel they sell and how many pump islands they really need to maintain that. In doing so, they had seen that they could remove some and open up more room to allow for additional square footage for the building. This would allow for indoor seating which they are trying to do for all of their stores. Currently this has eight pump islands. They are going to remove one canopy and four pump islands and they will add two pump islands to the remaining canopy. So, they will have a total of six pump islands. This will enable them to pump about the same amount of fuel that they are currently running.

Chairperson Swallow asked if there will be stacking spaces during peak times when those pumps might be backed up on site.

Brian Soyka stated that they have not experienced that with any of the ones they have done so far where that would create a problem.

Chairperson Swallow stated that could create traffic flow issues within the property. She asked if there were any other questions from the Commission.

Member Smolik asked if this application was before any previous Planning Commission meetings or Board of Zoning and Building Appeals meetings.

Brian Soyka stated no.

Member Smolik stated the line wasn't checked on the application and he wasn't sure.

Chairperson Swallow asked if there were going to be any underground storage tank removal.

Brian Soyka stated that the tanks will remain the same. The fuel islands and the underground piping that will be updated. So it will all be removed. What you will see, he stated, is that all the pump islands

underneath the canopy that will remain and will be expanded, all those pump islands and the drive pads will be removed. The structure itself will stay and then new pump island and pump dispensers will be reinstalled and all the product lines will be done. The padded surface will also be new. It is a big maintenance type of program that allows them to update the look and have this building offer everything that they offer now in the new stores that are being built. They are adding indoor seating and redoing the kitchen.

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

Julie Toth of 32393 Lorain Road asked how many additional square feet will the addition be and when will they start construction and how long will it take to complete.

Brian Soyka stated that during this process, they will be closing this store. They started this program and tried to work through the public and it was always their policy to never turn the customer away even for one day. That became more of a safety issue more than anything else. So, they decided that they can do it quicker, cheaper and a better job by closing the store. That is a ten week process. They will typically close on a Sunday evening and get to work first thing on **Monday morning**. From that point, it is a **ten** week process. They don't want to be closed longer than they have to. In response to the additional square footage, he said that he believes it is approximately 1500 square feet more.

Chairperson asked if there were any further comments from the audience. Hearing none, she asked if there were any further comments from the Commission. Hearing none, she entertained a motion.

It was moved by Maleski, and seconded by Smolik to approve the site plan to modify the existing store to include a building addition and the removal and replacement of fuel islands and canopies in a B-3 District.

Chairperson asked if there was any discussion on the motion. Hearing none, she asked the Secretary to call the roll.

Yes, 5 No, 0

Secretary Tjotjós announced the motion was approved by a vote of five to zero.

APPLICANT: Anthony Valore, Valore Properties, 23550 Center Ridge Road, Suite 101, Westlake, OH 44145
OWNER: Same
REQUEST: Site plan approval to construct a community pool, pool accessory building, pavilion and parking.
LOCATION: Block K, Hampton Place, 36200 Atlantic Avenue in an R-1 District
Permanent Parcel No. 07-00-029-000-245

Application was read along with comments received from Administrative Officers Guy Fursdon, Fire Chief John Reese, Engineer Daniel Rodriguez, and Police Chief Mike Freeman.

Chairperson Swallow asked if the representative could step to the mic and give their name and address for the record.

Tony Valore, Valore Properties, 23550 Center Ridge Road, Westlake, Ohio explained that this project is taking place in the Hampton Subdivision. In total, there will be 378 homes. They are now through the first three phases and 113 homes are either sold or occupied. They felt a pool was necessary for a community of this size. It has been requested and asked for more than once from the potential folks coming into the area. They actually encourage this type of thing with a population of this size. They were originally going to put it in after the next phase, but decided to put it in with this phase. They did increase the size of the pool from the original design. They do recognize that a four foot fence has to be installed and they do recognize that they have to work with the engineer's office once we go to build. The look of the property is going to be a country type setting and probably black and white. It will fit right in with the residential community. It will not stand out. They definitely want parking onsite. They are going to put in 15 parking spots immediately and if the need grows, they would add more after that. He believes that this will be a great asset to what is already taking place there.

Chairperson Swallow asked if there were any comments or questions from the Commission.

Member Smolik addressed the applicant and asked if the parking lot was asphalt with concrete aprons.

Tony Valore stated yes.

Member Abens asked how many people with this pool accommodate.

Tony Valore stated that the pool designer included on their marketing piece that this pool could have as many as 150 people in the pool at one time. In most residential communities they have been involved with before, they have seen about a third of the community actually uses the pool on a regular basis. There is more children in the day time use than anything past that. It is not designed to be a welcoming center for the whole city of North Ridgeville. It is for the direct community and friends and family of that community.

Member Maleski asked what type of fence will be installed.

Tony Valore stated a white picket fence. Behind this site is a wooded area of almost fourteen acres. The backdrop behind this piece will be pretty peaceful.

Member Maleski asked if any of the woodland area be touched.

Tony Valore stated no. Exactly what is seen there today is exactly how it is going to be.

Chairperson Swallow stated her concern is the parking. If the applicant is saying that on the average 150 people could be using the pool, she is assuming that some folks will be close enough to walk and some that will bike, but she didn't know if 14 or 15 spaces to start will be enough to accommodate the traffic there.

Tony Valore stated they could them all in. What is on the drawing is what they affectively know will work. The pool is located in the center of the property. That in itself will create more walking. They do have space to add the parking. Once they put it all in and it is all done and up and running, they will have to hire lifeguards and then they effectively will give that location to the Homeowner's Association. So things can be addressed if the need comes up. There is the land space. There is plenty of land.

Chairperson Swallow asked how many spaces will be installed to start.

Tony Valore stated 15.

Chairperson Swallow asked if there is space for additional 14.

Tony Valore stated that they could put them all in at once.

Chairperson Swallow asked if there were any feel from the Commission members as it relates to the parking.

Member Maleski stated that he feels it would be mostly people walking and biking. He stated he would be more concerned about the size more so than the parking. He stated he can't imagine 150 people being in the pool at once. He has no concerns with the parking.

Tony Valore stated to correct himself, that would be a normal days use; not at one time.

Member Ali stated that he has seen in developments where there is a pool like this that most people do bike and they walk. He believes that 15 to 20 spots to start would be good.

Tony Valore stated most likely they will put them all in. Valore Properties always takes it past what is normal because it is easier to do it now than later. If you put a parking spot in now, it will cost you \$10 but if you wait three years from now, the same parking spot will cost you \$40.00. A lot of times it doesn't make sense to wait. He stated that in the design it states that they are putting in 15 but on a practical side, they would imagine putting them all in.

Member Abens stated that his concern is the bathroom facilities. The bathroom facilities seem inadequate. There is one commode for women and two for men. During the busy times, there will be a line in front of that door. The folks will find other ways in relieving themselves. He has designed bathrooms in his own business and it seems very inadequate especially during peak times of use.

Tony Valore stated that the design company is the one who made recommendations for this and he doesn't have their knowledge on this but he can certainly address that with them. He stated he believes that the Association has expressed that they want to add a community center at some point. They are restricted by budget. They are going by the pool designer's recommendation and certainly they can address it if they felt the need for it.

Member Abens stated he is familiar with the public.

Chairperson Swallow asked if there were any comments or questions from the Commission. Hearing none, she opened the floor to the Administrative Officer's for their comments and questions. Hearing none, she opened the floor to the audience for comments or questions. She asked that they approach the podium and give their name and address.

Kumud Ajmani of 36184 Atlantic Avenue stated that he moved into the new phase in March. One of the things that attracted him to this location was the promise of a pool. When he bought the property they said there was a pool going in and he is excited about the pool. His concern is that his property is

adjacent to this property where the pool is going in. He is located on the right side of Atlantic Avenue. He didn't see any buffering or any landscaping to screen the pool from his property. There isn't a fence. He stated he would like to see that issue addressed. He is sure the owner to the other side of this property is also concerned. He has all the community mailboxes literally four feet from his property line. All day long, people are stopping at these mailboxes. There is already a lot of traffic stopping by his property. There will be more. He believes that the city will be addressing the storm water runoff and noted that he has a ditch right by his property line in which the water runs into a lake. He wanted to know how that was going to be affected. It runs pretty dry right now. He asked for some kind of screening so that all the people that are visiting that pool are not looking into his backyard.

Chairperson Swallow asked the applicant to address.

Tony Valore stated they are also conscious of things like that and they don't have a landscape plan as of yet. There will be approximately 25 feet from his property to where the fence will be. Typically, the fence and landscaping will be up closer to the pool then out toward the edges. They don't have a landscaping plan yet but he promised that they will have something that will help everyone. It won't be a solid screening. Their intent is to put something in so that there is common enjoyment of the property. The hours are also limited to 8:00p.m. The Association will have to determine the hours of operation. He will make sure that the resident and him will get together and go over that as soon as they get to it. This has been an incredible journey. They have been out here for ten years. They want this pool to be attractive to everyone.

Chairperson Swallow asked if there were any other questions from the public. Hearing none, she asked if there were any additional comments from the Planning Commission. Hearing none, she entertained a motion.

It was moved by Smolik, and seconded by Maleski to approve the site plan to construct a community pool, pool accessory building, pavilion and parking with condition that all land banked parking be installed at this time.

Chairperson asked if there was any discussion on the motion. Hearing none, she asked the Secretary to call the roll.

Yes, 5 No, 0

Secretary Tjotjos announced the motion was approved by a vote of five to zero.

ADJOURNMENT:

Chairperson Swallow announced the next regular meeting is scheduled for February 13, 2018. She then adjourned the meeting.

The meeting was adjourned at 8:26 p.m.

Jennifer W. Seccombe
Chairperson

Donna Tjotjos
Deputy Clerk of Council, Donna Tjotjos

Feb 13, 2018
Date Approved