

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

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

Roll Call:

Present were members Tim Anderson, Jim Maleski, Council Liaison Bernadine Butkowski and Chairperson Jennifer Swallow.

Absent and excused was Vice Chairman Jim Smolik.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Daniel Rodriquez, and Deputy Clerk of Council Donna Tjotjos.

Minutes:

Chairperson Swallow asked if there were any corrections or comments to the minutes of the regular meeting dated September 12. Hearing no objections, those minutes will stand approved as presented and will be placed on file.

Chairperson Swallow asked if there were any corrections to the minutes of the special meeting regarding final approval of Meadow Lakes, Phase 14 dated September 21. Hearing no objections, those minutes will stand approved as presented and will be placed on file.

Chairperson Swallow asked if there were any corrections to the minutes of the special meeting regarding the North Ridgeville Fire Station dated September 21. Hearing no objections, those minutes will stand approved as presented and will be placed on file.

Correspondence: None

Old Business: None

Chairperson Swallow asked the Clerk to read the first application.

NEW BUSINESS:

APPLICANT: Jacob Miley, AODK, Inc., 17306 Madison Avenue, Lakewood, Ohio 44167
OWNER: RLG Cleveland, LLC, 6494 Latcha Road, Walbridge, Ohio 43465
REQUEST: Approval to install a new 2,545 square foot parking area; replace existing sidewalk and drive aprons and install a new fence along partial south side of property.
LOCATION: 4937 Mills Industrial Parkway in an I-2 District
Permanent Parcel No. 07-00-018-101-188

It was moved by Maleski and seconded by Butkowski to suspend the by-laws to read comments

received after cloture.

Yes, 4 No, 0

Deputy Clerk Tjotjos announced the motion was approved by a vote of four to zero.

Application was read along with Administrative Officer's comments received from Chief Building Official Fursdon, Police Chief Mike Freeman, Fire Chief John Reese, Mayor David Gillock, Safety-Service Director Jeffrey Armbruster and as the by-laws were suspended to read comments received after cloture from Engineer Daniel Rodriquez.

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

Applicant Jacob Miley of AODK, Inc., 17306 Madison Avenue, Lakewood, Ohio 44167 also representing the owner explained that the project is to add parking to existing parking and replace and install a new apron. They are also going to replace the fencing along the south side of the property. He noted that they are planning on installing a few windows in the back of the building as well. He showed the area on the drawing where the new parking will go as well as the new apron.

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

Beverly Hixon of 34115 Mills Road asked where this is located in terms of where her property is located. She didn't understand the location of the application when she received the notice.

Applicant Miley showed her where his clients location was in respect to the location of her address.

Rebecca Conrad of 16351 Grayton Boulevard, Brook Park, Ohio asked if they were building in the back portion; the green portion of the property. She stated that it really wasn't clear in the notice they received.

Applicant Miley showed the area where the parking was going to go and where the fence would be installed.

Chairperson Swallow asked if there was anyone else in the audience that would like to speak. Hearing none, she closed the floor for comments from the audience and entertained a motion.

It was moved by Maleski and seconded by Anderson to approve the installation of a new 2,545 square foot parking area; replace existing sidewalk and drive aprons and install a new fence along partial south side of property

Chairperson Swallow asked the Clerk to call the roll.

Yes, 4 No, 0

Deputy Clerk Tjotjos announced the motion was approved by a vote of four to zero.

APPLICANT: Adam Wujnovich, Ryan Homes, 6770 W. Snowville Road, Suite 100, Brecksville,

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OWNER: OH 44141
Robert Stearns, Successor Trustee, 7300 Westerns Avenue, Chevy Chase, MD
20815 and City of North Ridgeville, 7307 Avon Belden Road
REQUEST: Preliminary plan approval for Belden Ridge Subdivision in an R-1 District.
LOCATION: North of Chestnut Ridge, East of Victoria Lane & Wheaton Place, West of Avon
Belden Road and South of Westfield Drive.
Permanent Parcel Nos. 07-00-025-101-079, 07-00-025-101-080, 07-00-026-
105-006, 07-00-026-105-008, 07-00-026-105-009, and 07-00-025-101-081

After reading the application, Deputy Clerk Tjotjos noted that for the record the Planning Commission members received an email from the applicant asking that his application be removed from the agenda.

It was moved by Swallow and seconded by Maleski to amend the agenda to remove the application at the applicant's request.

Chairperson Swallow asked the Clerk to call the roll.


Yes, 4 No, 0


Deputy Clerk Tjotjos announced the motion was approved by a vote of four to zero.

ADJOURNMENT:

Chairperson Swallow announced the next regular meeting is scheduled for November 14, 2017. She then adjourned the meeting.

The meeting was adjourned at 7:13 p.m.


Chairperson


Deputy Clerk of Council, Donna Tjotjos


Date Approved