

NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
TUESDAY, OCTOBER 11, 2022

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 Steve Ali, Vice-Chairwoman Jennifer Swallow, Council Liaison Bruce Abens and Chairman James Smolik. Also present were Planning and Economic Development Director Kimberly Lieber, Prosecutor Sean Kelleher and Deputy Clerk of Council Tina Wieber.

Paul Graupmann was excused.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the special meeting on September 27, 2022. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

Angie's Coffee, 34906 Center Ridge Rd, North Ridgeville, OH 44039, PPN 07-00-016-101-051

Applicant: Ryan Lazuka, Aveline Holdings LLC, 19885 Detroit Rd #210, Rocky River, OH 44116. Proposal consists of a 312 sq. ft. drive through only coffee shop. Property is zoned B-3.

Application and Administrative comments were read.

Chairman Smolik asked the applicant to state his name and address for the record and explain the proposed project.

Ryan Lazuka, 19885 Detroit Rd #210, Rocky River, OH 44116.

Mr. Lazuka stated that the proposed Angie's Coffee would be located at 34906 Center

Ridge Road with City Diner located to the right and to the left was a CVS drugstore and Jaycox was to the left of that. He discussed that the location would be in the parking lot of EQ Technologies. He stated that regarding the team he was the owner operator and that his background was in computer programming and had experience in design build work. He stated that his family wanted to be a part of the community. He introduced Jason Frindt as the property owner and was an IT technician in North Ridgeville City Schools and a resident of North Ridgeville for the last twelve years who owned multiple small businesses with EQ Technologies being one of them. He explained that they hired a consultant named Bree who was out of Utah and owned three coffee drive-throughs and had been doing it for eight years. He mentioned that she was very successful at it and that she was helping them with all coffee related components of the business. He mentioned that Dominic Sciria sits on the Planning Commission for the City of Brecksville and he was helping them with city planning and zoning. He explained that Jeremy Smith was the owner and architect of Onward Design Collaborative an architectural firm from Lakewood. He stated that Jeremy sat on the Architectural Board of Review of Lakewood and had fourteen years of experience. He discussed that there was a large shortage of drive-through coffee shops in North Ridgeville on Center Ridge Road in particular. He stated that he understood that there may be another coffee shop going in by them but there still would only be two drive-through coffee shops on that whole stretch of road through North Ridgeville. He explained that there was a McDonald's but that they served other things as well. He stated that the drive-through demand was growing and gave the example that 70% of Starbucks' business came from drive-through only traffic. He explained that they wanted to address three key principles, one of which was speed to get people in and out. He explained that they were only going to serve coffee which would help with speed as on one would be ordering food. He stated that the second was affordability. He mentioned that they wanted to be affordable to everyone and the price point would be a little less than Dunkin Donuts. He discussed that the third was friendliness and explained that a little "my pleasure" went a long way and they wanted to do something similar to Chik-fil-a in their shop. He stated that the building would be 12 x 26 with a service window to service the cars. He showed the interior of the building and stated that everything was ADA compatible. He then showed elevations from the street and what it would look like in the drive-through que turning left and onto the main road. He explained that one of the concerns was how the garbage truck would get into the dumpster and showed the path on the drawing. He mentioned that another concern was landscaping and that was shown around the building in the drawing. He stated that there was thirty feet between their building and the nearest parking spot. He explained that there was a water line that was one inch in diameter and they would be tying into that which also ran into the main building. He mentioned that with fast food or coffee shops there would always be concern for traffic but he felt they had found a good spot

for various reasons. He stated that it had a middle turning lane, two lanes of traffic in each direction, the speed limit was 35 miles per hour and there was a stop light on Jaycox. He added that they checked off a lot of boxes with that location. He discussed that according to ODOT there were 17,000 cars travelling Center Ridge Road per day on average and their coffee consultant advised that they should expect .5% would be stopping at their shop in the first year which would be about 85 cars per day. He stated that they could easily handle that amount. He added that they applied for a variance for the signage. He stated that initially they had wanted to build in the upper lot for visibility reasons but the only practical place that would work would be in the lower lot. He discussed that the lower lot was about four feet lower than the upper lot and it took away a great amount of visibility from the road. He mentioned that the code regarding signage was based on the building frontage and their building was smaller by design but felt that they were penalized a little because their building was so small. He stated that if the building was bigger, they would be able to have a bigger sign. He advised that he wanted people to be able to see the building from the road so that people could come down and get coffee. He then showed some photos of the site for visibility. He stated that their sign would be on the roof but it was tricky to see things from the road at that location. He remarked that it was worse on the City Diner side because it sat so close to the road and Angie's would be set back farther than City Diner making it harder for people to see if they were going west on the street. He then showed a picture with a code compliant sign and then a larger version of that sign.

Chairman Smolik stated that he wanted to make sure the applicant realized that Planning Commission wouldn't look at the variance but the Board of Zoning and Building Appeals would handle that.

Mr. Lazuka remarked that he just wanted to be as transparent as possible and was told that the planning and zoning had to go hand in hand. He added that he could skip the drawings.

Chairman Smolik stated that he just wanted to make sure that he understood the sign variance wouldn't be decided at the meeting.

Mr. Lazuka stated that he understood that even if Planning Commission approved the application that BZBA could reject the variance.

Prosecutor Kelleher asked if he could go back to the drawing with the two signs.

Mr. Lazuka explained that the top sign was eighteen feet long and six feet high which was code compliant and the bottom sign was twenty-one feet four inches long and seven feet high. He stated that it was a little over three feet on width and one foot on

height. He mentioned that on the variance application it asked if it would impact the neighbors and he didn't think it would and that it wouldn't impact the line of sight. He discussed that regarding parking, Jason had other offices in EQ Technologies and they calculated everything based on the zoning use per code and his whole center including the coffee shop requires thirty three parking spaces and there would be five remaining spaces and all the details would be in the legend on the site map.

Chairman Smolik asked him to go back to the slide and asked if he was saying the zoning for that particular parcel required thirty three parking spaces.

Mr. Lazuka remarked that was correct.

Chairman Smolik asked that if it was improved there would only be five remaining.

Mr. Lazuka stated that was correct. He explained that there would be five remaining including all the parking spaces for all the office space that was already there and his building as well.

Director Lieber asked if he was stating a surplus of five.

Mr. Lazuka stated that it would be a surplus of five. He discussed that the water main would plum to the street. He added that they would be applying to have an order board but that right away they didn't want to have one. He stated that they wanted to have someone out there taking orders which was recommended by the coffee consultant that was helping them from Utah and was how they had done things for the last eight years because they felt it was just more friendly that way and moved the line quicker. He added that if they did want to have an order board one day that they would be able to put one in. He mentioned that the order board was on the site map with the details but they probably wouldn't build one right away. He stated that they wanted to be able to plumb for the conduit to have an order board if necessary. He explained that regarding landscaping, Mexican feather grass and lavender would be around the building. He added that Director Lieber had good feedback for them regarding protecting their building so on their site plan there were two ballards on each side of the service window and then there was a curb running all the way around the building that would either be concrete or some kind of landscape retaining wall and then the Mexican feather grass and lavender would be inside that curb to help protect the building. He indicated that he and his wife wanted to be a part of the community. He explained that they were a self funded project and wouldn't be taking a loan out for it so they wouldn't just open and leave in a couple years. He stated that they would do whatever it took to make it work. He added that they would like to pass the business on to their daughter eventually.

Chairman Smolik asked if any of the Commission members had any questions or comments.

Vice-Chairwoman Swallow asked if there was a reason for the roof sign as opposed to a sign out on Center Ridge.

Mr. Lazuka explained that Jason the owner was already putting a monument sign out on Center Ridge which was already done before they started negotiating. He stated that he didn't feel it was big enough to display them down where they would be located. He added that moving to the lower lot was a huge business risk for them and they were trying to mitigate that by putting a sign that was more clear on the building.

Vice-Chairwoman Swallow asked if they would have space on that monument sign.

Mr. Lazuka stated that they would but that it would be very small.

Vice-Chairwoman Swallow discussed that her concern was with the site plan they were showing with the parking spaces was that thirteen of those spaces on a busy day if cars were backed up, that the stacking spaces they were showing would not be accessible. She mentioned that either someone wouldn't be able to park there or if the space would actually be able to be utilized a car would be blocked in there.

Mr. Lazuka stated that if they went past the lot Jason had a lot of vans and employees that park there and that would be one of the ways they could go which would be his cars could park there because they didn't need to get in and out as much as they were usually parked there for the day.

Jason Frindt, 6000 Denise Dr, North Ridgeville, OH, 44039.

Mr. Frindt stated that in the morning they would be parked there through out the day when it was a day that the guys weren't working but if it was a day when they were out on the road they would park their cars in that front row and that was where they had planned to park them. He stated that the cars wouldn't be coming and going but the serviceable spots would be left open.

Vice-Chairwoman Swallow asked how many employees he had come to the building a day.

Mr. Frindt stated that he had five, the tattoo shop had two and Transform & Renew had two for a total of nine. He mentioned that they had a middle open space. He explained that when they did their calculation for parking and the worst case scenerio, which was their middle space that was for lease, hopefully becoming a retail space that would

draw the most parking spaces and that was where that calculation came from. He stated that if it ended up being office space then they were even better off than the few extra spots they had but they wanted to look at it as worst case if that needed to have spaces for. He discussed that they wouldn't put a restaurant in there because it wasn't built for it but the worst case would be retail and best case would be an office space where they would have less employees.

Vice-Chairwoman Swallow asked how many employees they anticipated having at the coffee shop.

Mr. Lazuka stated that there would be four at the most. He added that it would probably just be a couple to begin with for the first year.

Council Liaison Abens commented that he noticed they had a deck on the back of the building and asked if that was correct.

Mr. Lazuka explained that it was just a marked off spot to keep people from hitting the building and also there was a stairway so that if they had an employee out there taking orders from customers that stairway would let people go up and down. He stated that the marked off section was a request from the City to put marking there to block that off for people getting in and out of the building.

Council Liaison Abens remarked that if the business was going to be as successful as they believed it would be, they were allowing in their picture ten cars and if you took it all the way to the street it looked like it may be twelve cars. He mentioned that he certainly didn't want another Dunkin Donuts on their hands. He asked if that was enough stacking.

Chairman Smolik stated that they ran a traffic study on it and they determined that the morning and the evening peak it was adequate and asked if that was correct.

Director Lieber discussed that she didn't think that the traffic study specifically addressed queuing but they did not reach the threshold for enough traffic to require a full blown traffic study so it was still under the City requirement. She explained that it was a concern staff had when they first had the discussions with the applicant which was why the building placement was an important issue to the City. She added that the City didn't have any code for stacking currently but was working on that. She mentioned that one of the things that gave her a little piece of mind was that it was coffee only and not food, which is what tends to slow the orders down. She stated that ten in a line for a coffee only establishment seemed like a better situation than if it were a Dunkin Donuts as that would not be sufficient with their product line.

Vice-Chairwoman Swallow asked what the average anticipated service time was.

Mr. Lazuka mentioned that he was pretty sure Dunkin Donuts was a minute and thirty seconds and they would try to be better than that time so around there or less. He explained that it should be less because they weren't serving food.

Council Liaison Abens commented that he felt sorry for the person who would be taking orders outside in the winter time.

Mr. Lazuka stated that that was his concern when his coffee consultant told them to do that and she explained that she was in Utah and the peak hours were usually three hours at the most so either they could have someone out there for three hours or it could be split up between a couple people. He added that she said she had been doing it for eight years and her employees liked working there and it wasn't a huge issue. He indicated that they were going to treat their employees well and if someone was freezing they would bring them inside.

Mr. Frindt stated that there were a couple things they had discussed when he also brought that question up and the two things that gave him a little more piece of mind was first when it's not busy, you don't need someone out there so that would be just for the busier times. He remarked that number two was to plumb for a menu board just in case that would become a concern which was why it was on the plans currently.

Council Liaison Abens asked if it was correct that they would not be accepting any walk up orders as well.

Mr. Frindt indicated that was correct.

Chairman Smolik explained that he loved the idea of the coffee shop but he was having a hard time with the site. He discussed that he didn't think the parking lot was big enough for what they were proposing with the amount of cars queing in and the amount of parking spots that would be lost. He stated that he would expect something like that maybe five hundred feet east in the Marc's parking lot which could absorb some of the loss of parking spots. He remarked that he had some reservations regarding the fact that it was going to impact the parking lot so much. He stated that currently based on the businesses in the existing lot it may be okay but you never know what might happen in the future. He asked if there were any other questions or comments from the Commission.

None were given.

City Engineer Eavenson asked if they determined that the existing water service line

was one inch and if they felt that that would be enough capacity for both buildings.

Mr. Lazuka explained that that was something they needed to talk about with the City Engineer and the Building Department. He stated that he wasn't sure yet but he thought it was borderline and it would have to be determined by the City. He stated that if it wasn't, they would have to go to the street on a separate line.

City Engineer Eavenson stated that the sanitary lateral that they had going into the sanitary transmission line was on the neighboring property. She asked if they were aware that they would have to pass through private property, that there was an easement there but they would have to pass through some private property first. She asked if they had a good relationship with their neighbor. She stated that the City would require that they got their approval to go through their property.

Mr. Frindt stated that that was their first hurdle. He explained that the City did go out and look at it and measure it to make sure that they could put a drop in there. He added that they did the camera and the whole thing. He mentioned that he spoke with City Diner briefly and told them it wasn't official yet but they were aware of what they were planning.

Director Lieber discussed that in their staff review meeting they discussed that the owner's intention is to repair, reseal and restripe the parking lot and they wanted that noted on the plan as part of those.

Chairman Smolik asked if there were any question or comments from the Public.

None were given.

Chairman Smolik asked if it was going to be a land lease or how it was going to work.

Mr. Frindt stated that they worked that out before even starting the process. He mentioned that his concern was owning the building when it was all said and done. He explained that he would be giving them a rent credit towards the space he would be leasing to help reimburse him for the cost of the building but anything beyond the structure would be improvements like having a sign that he wouldn't need or care to have for future use if he would move out. He added that in the end he would own the building after a couple terms of the lease and if it didn't reach that full term then they would agree on the buyout of the difference of what the construction costs were.

Moved by Smolik and seconded by Ali to approve the plans.

A roll call vote was taken and the motion carried.



Yes – 3      No – 1

**Planning Commission appointment to Community Reinvestment Area Housing Council**

Director Lieber explained that City Council recently updated its' key reinvestment area ordinance and that was a program that allowed for the City to offer tax abatements for certain types of commercial improvements. She stated that in the process of updating the City's ordinance and amending the ordinance they had found that back when the ordinance was initially introduced in 1994, a Housing Council was the body that was to accompany that program to oversee monitoring and enforcement of any agreements that the City entered into and that it was a State requirement. She added that instead of seating a Housing Council, which is called "housing" because the CRA program initially was a housing program that was established by the State of Ohio to reinvest in neighborhoods but that it transformed into more of an economic development tool for commercial industrial properties. She discussed that it was the group that would oversee any tax abatement agreements that the City would have. She stated that instead the City had a Tax Abatement Review Board but it didn't have the same composition of the State required Housing Council. She indicated that with the most recent update, one of the things it did was to abolish the TARB and reinforce the need to seat a Housing Council, which under the ORC has a very specific composition. She explained that it would be two appointments of the Mayor, two appointments of the legislative authority, one appointment of the Planning Commission and then two members that would be appointed by the rest of that group that must be residents. She further explained that the responsibility of the group would be for the monitoring and there would be a minimum of one meeting per year. She explained that there might be other times in which the Housing Council might convene if there was a need to discuss the performance of an agreement or a particular application but there would be no regular meeting schedule associated with the commitment. She stated that they did need an appointment from the Planning Commission to the Housing Council.

Chairman Smolik asked if it would be one meeting unless something happened, the Council could dictate that they needed to have a meeting on an issue.

Director Lieber stated that was correct, that if there was an issue with one of the agreements but typically Housing Councils weren't used to recommend applications. She mentioned that in the past the Tax Abatement Review Board had done that. She added that it was possible that the Housing Council may take a more active role than reviewing applications at the forefront versus after it had already been awarded. She discussed that she couldn't really speak to that just yet but she did know it wouldn't be a regular meeting schedule as Planning Commission or BZBA or Civil Service or City

Council. She stated that it would be once a year plus as needed.

Chairman Smolik asked if there were any questions or comments from the Commission.

None were given.

Chairman Smolik asked if there was anyone interested sitting on the Board.

Vice-Chairwoman Swallow stated that she would be interested.

Moved by Smolik and seconded by Abens to nominate Jennifer Swallow to the Community Reinvestment Area Housing Council.

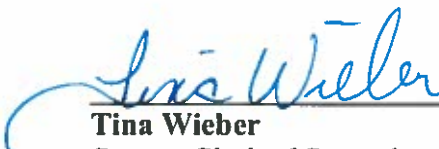
A roll call vote was taken and the motion carried.

Yes – 4      No – 0

**ADJOURNMENT:**

The meeting was adjourned at 7:37 PM.

  
\_\_\_\_\_  
**James Smolik**  
Chairman

  
\_\_\_\_\_  
**Tina Wieber**  
Deputy Clerk of Council

\_\_\_\_\_  
Tuesday, November 8, 2022  
**Date Approved**