

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING OCTOBER 18, 2018**

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

**Roll Call:**

Present were members Jim Maleski, Council Liaison Bruce Abens, Vice Chairperson Jim Smolik, and Chairperson Jennifer Swallow.

Absent was Member Steve Ali.

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

**Minutes:**

Chairperson Swallow asked if there were any corrections to the minutes of the regular meeting dated September 11, 2018. Hearing none, she stated those minutes will stand approved as presented and will be placed on file.

**Correspondence:** None

Chairperson Swallow asked the Deputy Clerk to read the application.

**NEW BUSINESS:**

**APPLICANT:** Paul Kowalsick, 4187 W. 222 Street, Fairview Park, OH 44126  
**OWNER:** Paul Kowalsick, Canine Properties, LLC, Mills Road  
**REQUEST:** Site plan approval to construct a commercial building to operate a landscaping business.  
**LOCATION:** 34643 Mills Road in an I-2 District.  
Permanent Parcel No. 07-00-018-101-017

Application was read along with comments received from Administrative Officers including Chief Building Official Guy Fursdon, Police Chief Mike Freeman, Safety-Service Director Jeffrey Armbruster, Fire Chief John Reese and City Engineer Dan Rodriguez.

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

Paul Kowalsick of 4187 W. 222 Street, Fairview Park, Ohio 44126.

Chairperson Swallow asked the applicant to provide a brief description of the application.

Paul Kowalsick explained that they purchased property on Mills Road which is zoned industrial. The property is 107 feet wide by just a little shy of three acres and their proposal is to install a metal pole barn structure which is approximately 30 feet by 72 feet. It will have a couple of garage doors on the side to operate a landscape business. They did meet with the Board of Zoning and they did receive approvals. He has met with the Chief Building Official and discussed some issues that have come to light.

Chairperson Swallow asked if he will have customers come to that location.

Paul Kowalsick responded at this point in time it would be for storage of landscape trailers, trucks, dump trailers; things of that nature. He believes that as the business expands and an office is placed there, they may entertain clients that may come for items from time to time, but at this point in time, it is just being used to store the landscape equipment. The crew will show up to take the equipment to be used off site and will bring the equipment back at the end of the day.

Chairperson Swallow asked if the members had any questions or comments.

Member Maleski asked when they plan to start construction.

Paul Kowalsick stated as soon as they get a building permit, they will begin. He explained that Cleary Builders is the builder for this structure. They are waiting on them to get the permit and once that goes through it will be four to six weeks to begin. Seeing that it is a rectangular building, they have figured a week to a week and a half for the construction.

Member Smolik asked if the parking lot will have some asphalt in it.

Paul Kowalsick stated that it will. At this point in time it is just a gravel drive to get construction equipment in and out. As they continue to build, as he knows that is one of the requirements; he is not exactly sure what will be put down, but when they get to that point, they would put something down to make it a dust free environment.

Member Smolik asked when he goes to pull the permit will it be decided at that time.

Paul Kowalsick stated if that is what is required then yes.

Member Smolik asked if they will include the sidewalk along Mills Road at that time as well.

Paul Kowalsick stated yes, they actually spoke to the Engineer a while back because they have two open ditches on both sides for swales and so; he is not exactly sure where the sidewalks would be able to start and stop. They did discuss that with the Engineer and it was agreed that they would come up with a solution for that.

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

Hearing none she asked if anyone from the audience would like to speak on this matter. Hearing none, she entertained a motion.

It was moved by Maleski and seconded by Smolik to approve the site plan.

Chairperson Swallow asked the Clerk to call the roll.

Yes, 4            No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of four yes and zero no.

**APPLICANT:** William Belloma, Belloma Consulting LLC, 5322 Cornell Avenue  
**OWNER:** Clarence Bornemann, Shepherd of the Ridge, 34555 Center Ridge  
**REQUEST:** Approval to construct a 1,155.44 square foot addition on property.  
**LOCATION:** 34555 Center Ridge Road in a B-3 District.  
Permanent Parcel No. 07-00-016-104-214

Application was read along with comments received from Administrative Officers including Chief Building Official Guy Fursdon, Police Chief Mike Freeman, Safety-Service Director Jeffrey Armbruster, Fire Chief John Reese and City Engineer Dan Rodriguez.

Chairperson Swallow asked if there was a representative and if they could step to the mic and give their name and address. She asked that they give a brief description of their application.

Clarence Bornemann, President of the Shepherd of the Ridge Lutheran Church of 5322 Cornell Avenue, stated the application is an addition to their church that they are applying for. When the church was built 30 years ago, the parishioners were all 50 years old and as typical 30 year-old people, they never thought they would get old, lame or crippled or anything like that. The restrooms are in the basement of the church and there are three steps to get into the church. And now, 50 years later, a good portion of their membership use walkers and canes and can't go up and down the steps. They are no longer able to get down to the basement to use the restrooms. They have members that can't get into the church anymore and so, the whole purpose in what they are trying to do is make their church handicap accessible. They want to add two restrooms that are handicap and also install a handicap entrance ramp.

Chairperson Swallow addressed Deputy Clerk Tjotjos and stated that the Commission received comments that were submitted by the applicant responding to the Engineer's comments. She asked if those comments could be read at this time.

Deputy Clerk Tjotjos read comments received from William Belloma of Belloma Consulting which responded to each of the comments provided by City Engineer Rodriguez.

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

Member Abens addressed the applicant and asked if the present downspouts are connected into the storm sewer system. He asked if that was verified because the city does have problems with downspouts being connected into the sanitary sewers.

Clarence Bornemann stated they are definitely connected to the storm sewer with no doubt.

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

Clarence Bornemann asked if he could ask a question. On the first line of the Engineer's comments, he asked them to plant trees on the property. He stated they could easily call Shepherd of the Ridge church the church in the woods as he doesn't know where they could possibly plant more trees. They have an open area in the back of the property that if the city really wants them to plant trees, they could there, but he doesn't see any reason why they should have to plant a tree. He asked if anyone could comment on that. He stated that they agreed to do it if they have to do it, but they don't know why.

Chief Building Official Fursdon stated that he could talk to the City Engineer regarding that as it isn't a problem.

Clarence Bornemann stated that they have contacted a plumber regarding the backflow prevention and that will be done during construction.

Chairperson Swallow asked if there is a motion.

It was moved by Maleski and seconded by Smolik to approve the construction of a 1,155.44 square foot addition.

Chairperson Swallow asked the Clerk to call the roll.

Yes, 4          No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of four yes and zero no.

**APPLICANT:** Jim W. Kilby, 35296 Chestnut Ridge Road  
**OWNER:** Cathedral of Life Ministries, 5375 Jaycox Road  
**REQUEST:** Approval to construct a 34 foot by 40 foot addition to existing building.  
**LOCATION:** 5375 Jaycox Road in an R-1 District.  
Permanent Parcel No. 07-00-018-101-011

Application was read along with comments received from Administrative Officers including Chief Building Official Guy Fursdon, Police Chief Mike Freeman, Safety-Service Director Jeffrey Armbruster, Fire Chief John Reese and City Engineer Dan Rodriguez.

Chairperson Swallow asked if there was a representative and if they could step to the mic and give their name and address. She asked that they give the Commission a brief description of their plan.

Jim Kilby of 35296 Chestnut Ridge stated that he has been around the city for 50 plus years. Back in 1983 he helped build this facility. They asked him to come back and help them with this addition. It is basically a 34 by 40 foot addition to give them some extra classroom space and added bathrooms. He stated that the plan submitted also included some long term planning for any future structure to go in front of this building. This addition just meets some of their immediate needs at this time.

Chairperson Swallow asked if the members had any questions or comments.

Member Smolik addressed the applicant and asked if they planned on putting that sidewalk in along Jaycox Road.

Jim Kilby stated he believes that is one of the comments that they received and he didn't think that was a budget buster for what they have to do.

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

It was moved by Smolik and seconded by Maleski to approve the construction of a 34 foot by 40 foot addition to existing building.

Chairperson Swallow asked the Clerk to call the roll.


Yes, 4            No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of four yes and zero no.

**ADJOURNMENT:**

Chairperson Swallow stated there was no other business. She announced the next regular meeting is scheduled for November 13, 2018. She adjourned the meeting.

Meeting adjourned at 7:25 p.m.

  
Chairperson

  
Deputy Clerk of Council, Donna Tjotjos

NOV, 13, 2018  
Date Approved