

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, OCTOBER 8, 2019**

CALL TO ORDER:

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

ROLL CALL:

Present were members Steve Ali, Vice-Chairman James Smolik, Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director/Prosecutor Cynthia Adams, Alternate Council Liaison Michelle Hung and Deputy Clerk of Council Michelle A. Owens.

Excused was member James Maleski.

MINUTES:

Chairwoman Swallow asked for corrections or comments to the minutes of the regular meeting on Tuesday, September 10, 2019. No discussion was offered. The minutes are approved and placed on file.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Sandra L. Madison; Robert P. Madison International, Inc.
1215 Superior Avenue, Suite 110, Cleveland, Ohio 44114
OWNER: William Scott; 59 East Garfield Road, Aurora, Ohio 44202
REQUEST: Site plan approval for Young Explorers Montessori Schools with demolition of existing structures.
LOCATION: 36516 Center Ridge Road and 36536 Center Ridge Road; zoned within a B-5 Architectural Business District.
Permanent Parcel Nos. 07-00-028-101-171 & 07-00-028-101-169

Application was read.

Chairwoman Swallow asked that the applicant come forward and provide a brief description of their request. She instructed her to state her name and address, sign in, and speak into the

microphone for purposes of recording.

Sandra Madison, 1215 Superior Avenue, Suite 110, Cleveland, Ohio 44114, explained that the project is for Young Explorers Schools, a Montessori school, which will be approximately 12,000 square feet. She stated that the original drawings provided to Planning Commission illustrate about 16,000 square feet but, due to costs, some of the classroom spaces were eliminated to reduce the building size by 4,000 square feet. She indicated that the location of the building would be almost the same [as originally planned]: The front setback would not change but there will now be more space toward the rear of the property.

She stated that the school will accommodate children from the ages of birth through five years and provide after-school activities. A playground will be situated at the back of the property. It will provide a total of 40 parking spaces; and will have a turnaround area for parents to drop off children without having to enter the building.

She described the material to be used for the building exterior. At the entrance will be a taupe-colored brick. Other materials will include stone and vinyl siding. She clarified that some vinyl siding will be on the front of the building, but primarily on the backside. Shingles and white trim will be in the dormer area. Windows will be Pella brand with white, wood frames. Regarding shingles, she stated they will be using a 40-year or lifetime shingle.

She then identified the location of materials, as illustrated in the new elevations. She stated that there is stone in the front; and that there will be an entrance and columns, which will be part of the entrance area. She explained the use of dormers to help break down the linearity of the building and give it more dimension. She stated that they would also provide more light to the upper part of the structure. She indicated that the structure would be a wood-frame, V-B construction.

She spoke about the color changes from the original submittal. She explained that the colors were wrong and were never really that orange, which may have been due to a printer malfunction.

Chairwoman Swallow noted the receipt of new plans. She stated that the plans were different than what had been submitted by deadline for review. She asked if the Administration had an opportunity to review the new plan and provide any comments.

Chief Building Official Fursdon responded that, given the small size of the building, it should not conflict with any building setbacks or parking requirements. He commented that he likes the color rendering of the new submittal better than the original submittal.

Chairwoman Swallow asked for comments or questions from the Commission.

Vice-Chairman Smolik asked if a sidewalk was proposed along the frontage of Center Ridge Road.

Ms. Madison answered yes. She cited a prior discussion with city officials, during which it was explained that a six-foot-wide sidewalk was required along the front of the building. She commented that their civil engineer is working with the city on the location.

Vice-Chairman Smolik asked if the dumpster enclosure would be similar construction to the main building.

Ms. Madison replied that it would probably be a wood and vinyl siding, with bollards. She asked if masonry would be preferable.

Vice-Chairman Smolik thought that as long as it matches with similar construction.

Ms. Madison remarked that there would be an enclosure, so the dumpster would not be seen. She stated that it would come down to cost as to the materials used, unless required one way or the other.

City Engineer Rodriguez explained that most of the sidewalk would likely be installed with the Center Ridge Road project next year. He stated that there would be a small piece to install with the building.

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

Council Liaison Abens noted use of a detention basin rather than retention basin. He questioned if this had been reviewed by the Engineering Department.

City Engineer Rodriguez indicated that it had not yet been approved, but that was there submittal at this point. He explained that – whether detention or retention did not matter – as long as it serves the same purpose: they have to store water for a certain period of time before letting it go.

Council Liaison Abens asked about fencing surrounding the basin to protect children.

Ms. Madison responded yes, there would be fencing around the play yard to keep children away from the detention basin.

Chairwoman Swallow asked for any other questions or comments.

Member Ali asked about the type of outside lighting to be used.

Ms. Madison replied that there will be lighting, but they have not gotten to it yet. She stated they will submit something for it. She indicated that there will be emergency lighting at each of the exit doors of the classrooms and at the entrance. She mentioned decorative lighting as well. Concerning the parking lot, she stated that there will be lighting for security; and they will make sure that it does not spill over to other properties.

Council Liaison Abens asked about use of exterior video equipment.

Ms. Madison stated they did not have exterior video equipment.

Council Liaison Abens commented that it may be advisable.

Ms. Madison asked whether he was recommending video surveillance primarily around the parking lot or the whole property.

Council Liaison Abens replied that, when it concerns children, the more video you have, the better off you are.

Chairwoman Swallow asked if any consideration had been given to traffic management, leaving and entering the site during peak hours. She understood that a trip generation report will happen with the approval of engineering. She acknowledged that, despite being exacerbated by construction, Center Ridge Road was already busy road.

Ms. Madison answered that it has not, but planned to watch and see [monitor] how traffic flows. She discussed the possibility of a right-turn-exit-only.

It was clarified that the circular drive illustrated in the plans was intended for school bus use only; and not a drop-off area to be used by parents.

Chairwoman Swallow remarked that she felt better about that. She asked for any other questions from the Commission. No discussion was offered. She asked for questions or comments from the Administration. No discussion was offered. She opened the floor for public comment. No discussion was offered.

It was moved by Smolik and seconded by Ali to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 4 No – 0

APPLICANT: Brian Greenfield; TALAN, LLC
36400 Center Ridge Road, North Ridgeville, Ohio 44039
OWNER: TALAN, LLC
36400 Center Ridge Road, North Ridgeville, Ohio 44039
REQUEST: Building and parking lot additions with modifications to storm water management.
LOCATION: Animal Clinic Northview, 36400 Center Ridge Road; zoned within a B-5 Architectural Business District.
Permanent Parcel No. 07-00-028-101-167

Application was read.

Chairwoman Swallow asked that the applicant come forward and describe their application.

Brian Greenfield, TALAN, LLC, 36400 Center Ridge Road, North Ridgeville, Ohio 44039, stated that they are seeking an expansion of an existing facility that was built twelve years ago. He indicated that building materials will be in line with what is currently there: brick, roofing and facade. He discussed their reason for the expansion was due to the increase in volume. He stated that they are expanding their ICU, office space and exam rooms, and adding a CAT scan facility and more kennels. He then remarked that they are not becoming a boarding and grooming facility. He explained their goal is the expansion of the hospital in line with the growth they have sustained.

Chairwoman Swallow asked for questions or comments from the Commission.

Vice-Chairman Smolik spoke about the north property line and asked if there would be enough room for a swail there. He stated that the property dives down, and he wanted to make sure they were not draining their runoff onto an adjacent parcel.

Mr. Greenfield replied that a storm water study had been completed. He believed there would be expansion of one of the existing [basins].

Representative #2, indicated that this is illustrated on the storm water contour plan. He stated that he would not be affecting the flow at that location, and believed that the swail would be maintained. He spoke about a four-foot-high retaining wall about 12 feet off the property line, which will support a dog walk area used to exercise dogs after surgery in the ICU area.

Chairwoman Swallow asked for questions or comments from the Commission.

Council Liaison Abens stated that he drove around facility and their retention basin looked more like a detention basin. He observed no water in it and asked if it would be addressed. He stated that water runoff was a very big issue in North Ridgeville.

Mr. Greenfield responded that he was not sure if they were designed to hold water or to release water slowly.

It was noted that the basin in the northwest corner does hold water, which will be modified by Bramhall Engineering in their civil drawings.

Representative #2 stated that it had been brought to his attention by Bramhall Engineering that water should not be in this basin.

Council Liaison Abens commented that their drawings say retention.

Chairwoman Swallow asked for any other questions or comments from the Commission.

Vice-Chairman Smolik commented that he believed a sidewalk along Center Ridge Road would

be put in with the Center Ridge Road project. He asked if a balance of sidewalk would be installed on the Stoney Ridge Road side with this project.

Representative #2 believed that this parcel already has a sidewalk.

Vice-Chairman Smolik asked if the whole frontage will have sidewalk on Stoney Ridge Road.

Representative #2 stated that the corner lot is a separate parcel.

Chairwoman Swallow asked if it was under separate ownership.

Mr. Greenfield answered no: It was under the same ownership as a separate parcel.

Chairwoman Swallow asked if this was the parcel showing in their plans with an already approved building.

Chief Building Official Fursdon stated future building, yes.

Representative #2 stated that the basins were designed to support the flow off that site. He indicated that this parcel would be served by the storm water system on the larger site.

Chairwoman Swallow asked if all the improvements being proposed were on the main parcel.

Mr. Greenfield stated yes, except for the additional parking on the smaller parcel that is adjacent to Center Ridge Road.

Chairwoman Swallow asked if there was any reason they would not continue the sidewalk, so there was continuity at the corner.

Mr. Greenfield responded that there was no reason they would not do this and, if required, it would not be a problem.

Chairwoman Swallow commented that she would make that request but did not feel she could make it a requirement because they are not developing that parcel at this time. She described Stoney Ridge Road as a rough street with a lack of sidewalks. She stated it was her opinion that it would be cleaner to continue all the way down to Center Ridge Road.

Mr. Greenfield asked if that sidewalk would be part of the Center Ridge Road widening project.

City Engineer Rodriguez stated that he was not sure how far down Stoney Ridge Road they planned to go. He assumed they would come around the corner but did not know how far to the north they would go. He indicated that the sidewalks would cross the entire frontage of the two parcels along Center Ridge Road. He acknowledged that, as part of the Center Ridge Road project, they were rebuilding approximately 400 feet to the north; but he did not know if the sidewalks would extend the entirety of all 400 feet.

Mr. Greenfield asked if the border of the southern parcel that is adjacent to Center Ridge Road would be covered.

City Engineer Rodriguez stated yes, it would be covered by the Center Ridge Road project.

There was discussion regarding the parcel at the corner of Stoney Ridge Road and Center Ridge Road. Land on the east side of the lot had been taken as part of the Center Ridge Road project. It was noted that there would be no additional right-of-way; and what had already been acquired was all that was needed for the new right and left turning lanes.

City Engineer Rodriguez stated that, when travelling south on Stoney Ridge Road, the road will take a turn to the west.

Chairwoman Swallow asked for any other questions or comments from the Commission. No discussion was offered. She asked for anything further from the Administration. No discussion was offered. She opened the floor for public comment. No discussion was offered.

It was moved by Smolik and seconded by Ali to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:31 PM.



Jennifer Swallow
Chairwoman



Michelle A. Owens
Deputy Clerk of Council

Tuesday, November 12, 2019
Date Approved