

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING NOVEMBER 8, 2016**

**To Order:** Chairman Rothgery called the meeting to order at 7:00 P.M. with the pledge to the flag.

**Roll Call:** Present were members Tim Anderson, Jennifer Swallow, Council Liaison Bernadine Butkowski and Chairman Jim Rothgery.

Absent and excused was Vice-Chairman Larry Pierce.

Also present was Chief Building Official Guy Fursdon, Prosecutor Cynthia Adams, City Engineer Scott Wangler and Deputy Clerk Donna Tjotjos.

**Minutes:** Chairman Rothgery asked if the members of the Commission had a chance to review the regular meeting minutes of October 11, 2016. He asked if anyone had any comments regarding those minutes. If there are no objections to the minutes, they will stand approved as presented and placed on file.

Chairman Rothgery moved correspondence to the end of the meeting.

**Old Business:** None.

**NEW BUSINESS:**

**APPLICATION:**

**APPLICANT:** Ed Pivceovich, 263 Cherry Lane, Avon Lake, OH 44012

**OWNER:** Same

**REQUEST:** Approval to construct a 50 foot by 80 foot cold storage building in an I-2 District.

**LOCATION:** Vacant land on Maddock Road in an I-2 District  
Permanent Parcel No. 07-00-034-000-101

Application was read along with comments from the Administrative Officers Chief Building Official Guy Fursdon, Safety-Service Director Jeffry Armbruster, Police Chief Mike Freeman, Fire Chief John Reese, and City Engineer Scott Wangler.

Chairman Rothgery asked if there was a representative and if so, could they approach the podium and state their name and address for the record.

Ed Pivceovich, 263 Cherry Lane, Avon Lake, OH 44012 stated that per comments that were made, he has no problem moving the building over to meet set back requirements. He only placed the building where it is being shown to save a couple of trees.

Chairman Rothgery addressed the representative and stated he believes that the construction of

this building was put off after the first approval based on the economy.

Ed Pivceovich stated that it was part of it. Right after he received the permit to build in 2007, his wife filed for divorce and since the permit is only good for one year, his divorce took two years and he didn't have a lot of resources then.

Chairman Rothgery asked if he had any issues to the changes that will need to be made to the plan.

Ed Pivceovich stated that he isn't going to have any employees. This unit is only going to be used as a storage building. He stated he wasn't sure how much paving the City is going to require him to put in there.

Member Anderson asked if the equipment that was being stored there is for his tree service.

Ed Pivceovich stated he has another location for the tree service. He has three boats he would like to store there.

Member Butkowski stated her concern is that he is not showing how he will maintain the erosion control and water runoff and she noted that the city has a lot of flooding and the need to show this is important.

Ed Pivceovich stated that the whole area where the building is going to go was all torn down and gravel placed there about 20 years ago. The driveway has been in there for a long time and he believes that he isn't disturbing any land.

Member Butkowski stated when you put the building over a portion of land, the water can't go into the ground there and it will have to go someplace else. We require plans that show where the water will run to and how you will move it out of there. Again, she stated that we have had a lot of flooding over the years, which is why we require this to be shown when constructing a building.

Chief Building Official Fursdon stated that is something he will have to work on with the City Engineer once Planning Commission approves this in order for him to get his construction permit.

Chairman Rothgery asked if there were any other questions from the Commission. Hearing none he asked if the Administration had anything to add. Hearing none, he opened the floor to the audience for questions and comments. Hearing none, he brought the discussion back to the Commission and entertained a motion.

It was moved by Anderson and seconded by Swallow to approve the construction of a 50 foot by 80 foot cold storage building in an I-2 District.

Yes, 4            No, 0

Motion was approved by a vote of four yes and zero no.

**APPLICANT:** Bob Yost, Millridge Development, LLC, 38642 Center Ridge Road  
**OWNER:** Same  
**REQUEST:** Extension on preliminary plat approval granted by Planning Commission on August 12, 2014 of Millridge Subdivision.  
**LOCATION:** South side of Mills Road; East of Stoney Ridge Road and West of Avon Belden Road in an R-1 District  
Permanent Parcel Nos. 07-00-031-000-040, 07-00-031-000-061, and 07-00-031-000-062

Application was read along with comments from the Administrative Officers Chief Building Official Guy Fursdon, Police Chief Mike Freeman, Fire Chief John Reese, and City Engineer Scott Wangler.

Chairman Rothgery asked if there was a representative and if so, could they approach the podium and state their name and address for the record.

Bob Yost of Millridge, LLC at 38642 Center Ridge Road stated two years went by in a hurry.

Chairman Rothgery asked if there were any questions from the Commission. Hearing none, he addressed the Administration and asked if they would like to add anything. Hearing none, he moved the discussion to the audience for questions and comments. Hearing none, he brought the discussion back to the Commission and asked for a motion.

It was moved by Anderson and seconded by Swallow to approve the extension on the preliminary plat approval granted by Planning Commission originally on August 12, 2014 of Millridge Subdivision.

Yes, 4            No, 0

Motion was approved by a vote of four yes and zero no.

**APPLICANT:** Bob Yost, Millridge Development, LLC, 38642 Center Ridge Road  
**OWNER:** Same  
**REQUEST:** Final plat approval for Millridge Subdivision, Phase One to include 20 Cluster lots and 17 Single Family lots  
**LOCATION:** South side of Mills Road; East of Stoney Ridge Road and West of Avon Belden Road in an R-1 District  
Permanent Parcel Nos. 07-00-031-000-040 and 07-00-031-000-061

Application was read along with comments from the Administrative Officers Chief Building Official, Police Chief Mike Freeman, Fire Chief John Reese, and City Engineer Scott Wangler.

Chairman Rothgery asked the representative if he could state his name and address again for the record and provide a little more information on this application.

Bob Yost of Millridge, LLC at 38642 Center Ridge Road stated that there are 37 units and almost 99 percent is in and ready for approval. They have a little bit of seeding to do around the retention basin that they completed today and some seeding on one road. They have started with their monument sign and landscaping on the front.

Chairman Rothgery asked if the Commission had any questions. Hearing none, he moved the discussion to the Administration and asked if they had anything they would like to add. Hearing none, he opened the floor to the audience for questions and comments.

Mr. Frank Krupka of 36789 Mills Road which is adjacent to this new development. His question refers to the sidewalks which were brought up in the Administration's comments and whether or not they are required to go along Mills Road.

Chairman Rothgery provided his opinion that he doesn't ever see sidewalks going down there. He addressed Member Butkowski and asked if she knew of anything different.

Member Butkowski stated that sidewalks should be put in because there will be people living down there. The best time to install is when the development is going in. There is no reason why this developer should not be putting them in. There is a place to walk to down there now and will be as it continues to be developed and so, as long as they are putting that development in, they should be putting that sidewalks in now so they don't have to go back and install them later.

Chairman Rothgery stated that Planning did give preliminary approval for this project, we didn't include sidewalks in it.

Chief Building Official Fursdon stated that he didn't recall whether sidewalks were included.

Frank Krupka stated he was at that meeting and sidewalks weren't discussed and the reason he brought that up was because that affects his property as well. It wasn't brought up at that time because it wasn't on the original plat. He stated it didn't matter to him if there aren't any sidewalks.

Member Butkowski stated that we are trying to get people to walk and there is no reason why we shouldn't have them in. There needs to be sidewalks within the development for the people who are living there to walk as well as around the area.

Chairman Rothgery stated that he understands the point Member Butkowski was trying to make but there are some issues with that property.

Chief Building Official Fursdon stated that the resident indicated that the sidewalks would affect his property and asked how they will affect his property.

Frank Krupka stated that when he built that house there he was told he had to have sidewalks and he stated that he wouldn't put sidewalks in in the middle of an island because there are no sidewalks on either side of him. If they put sidewalks in, then he would have to put in sidewalks.

Chief Building Official Fursdon stated not necessarily.

Frank Krupka stated that his concern is that large ditch and he wasn't sure how they would get around that ditch to jump from his sidewalk to Mr. Yost's sidewalk. He stated that they could put in a swinging bridge. That was his concern and whose responsibility would it be to install that bridge.

Chairman Rothgery stated the ditch on the opposite side is the issue. It is basically landlocked because there is a ditch on both sides of that property.

Chief Building Official Fursdon stated that could be a deterring factor. An example would be Northborough as they did not put sidewalks on Mills because of that huge swale up there that acts as storm water retention to benefit the French creek storm water management system. They didn't put sidewalks on Barres Road simply because of other circumstances. There are circumstances, but he did want to make a comment about it because that is Planning's decision.

Chairman Rothgery asked if there were any other comments or questions.

Frank Krupka stated that he understands the issue with putting sidewalks in but this sidewalk wouldn't be along anyone's property. It would be along Mills Road. He didn't think that it would be safe to put a sidewalk along that road anyway. It wouldn't be on anyone's individual property as it is part of the green space there.

Member Butkowski stated that there will be sidewalks up and down Center Ridge and so she didn't feel that safety was a valid issue. It is very difficult to get sidewalks put in after the development is finished and it is the city's intent to provide sidewalks and because this developer is developing a subdivision that will benefit from the sidewalks, then it should be put in while it is being developed. She understood that you can't put a sidewalk near that ditch but inside the development away from the ditch and so when new development comes in they can extend it.

Chairman Rothgery stated that he doesn't believe there will be another developer coming out on Mills Road. This particular property has a ditch on both sides and so any walking would be done inside the subdivision. He didn't see any reason to come out to Mills Road. For a long stretch there are residential houses and they all have a six foot ditch in front of them.

Member Swallow stated that it is her understanding that the code requires a sidewalk. So, she

didn't know if it is up to the Planning Commission to determine whether or not the development requires the sidewalk. She asked if the Law Department or City Engineer could correct her, but it is her understanding that it is required as part of the development plan. She didn't believe that it is Planning's choice to decide whether or not it is part of the plan. She stated people are going to walk along Mills Road whether there is a sidewalk or not. People walk along Stoney Ridge road and there is no sidewalk there. A sidewalk just makes it safer for people. She understands the concerns with putting in a sidewalk when there is a six foot ditch there. Eventually, they are required to do so and it is an added expense. She is very familiar with this property as she drives through there all the time. There has to be an engineered way for that to happen, whether it is on one side or the other of that ditch.

Bob Yost addressed Chief Building Official Fursdon and asked if there has to be a walk if there is a walk within 2,000 feet.

Chief Building Official Fursdon stated that is one of the criteria.

Bob Yost stated that they didn't show the sidewalks on the drawings because of that ditch being on both sides. If you go all the way down to where Bistro 83 is and there is another ditch that is even bigger than their ditch next to GreenQuest Subdivision and there is nothing along all those properties that would allow you to get anywhere other than back and forth between the east and west boundaries of their property. He stated he agrees that people will walk on the street and walk down the middle of the street. They can't stop that from happening. He didn't know where they would go with it and that is why they didn't show it on their drawings to begin with.

Chief Building Official Fursdon stated that he was correct on that 2,000 foot requirement but it also says that it is required in subdivisions and so technically, this is part of the subdivision, but there could be Engineering concerns that could alleviate that. He also understands the issues that Bernadine brought up in that where would the city come up with monies to put sidewalks in to benefit that subdivision.

Bob Yost stated that maybe they will go on Avon's side. He didn't know but there is more possible development of land on the north side of the road then there is on the south side.

Chief Building Official Fursdon stated as the population grows, you can't keep the kids out of the street.

Bob Yost stated he is here representing the partnership and he would be glad to go back and communicate with Mr. O'Neil and see what his thoughts are and take it under advisement.

Member Swallow addressed Chief Building Official Fursdon and asked if the Commission can say that this should have a sidewalk because a sidewalk is required, would this be something that they could go to Board of Zoning Appeals to make an argument that it's not conducive to install sidewalks there.



Chief Building Official Fursdon stated it is possible due to the practical difficulty if the City Engineer could waive the sidewalk requirement.

Member Swallow stated that there is an avenue if this doesn't make sense.

Chairman Rothgery asked the representative to speak to Mr. O'Neil to see if there can be some resolution and if it is possible to put the sidewalk in this location. He addressed the resident and asked if he had any other comments.

Frank Krupka stated that as was said, it should be made part of the subdivision, but this isn't any part of the residential properties. This is green space.

Chief Building Official Fursdon stated yes, but it is still considered part of the subdivision.

Chairman Rothgery asked if anyone else had anything they would like to add. Hearing none, he asked for a motion.

It was moved by Rothgery and seconded by Anderson to approve the final plat for Millridge Subdivision, Phase One with condition that consideration is given to installing sidewalks.

Yes, 4            No, 0

Motion was approved by a vote of four yes and zero no.

**APPLICANT:** Michael Lipowski, Perspectus Architecture, 13212 Shaker Square – Suite 204, Cleveland, OH 44120  
**OWNER:** University Hospital Health Systems, 2047 Cornell Road, Cleveland, OH 44016  
**REQUEST:** Site plan and building approval for the construction of a medical building and parking  
**LOCATION:** 32800 Lorain Road in a B-4 District  
Permanent Parcel Nos. 07-00-003-101-020, 07-00-010-107-048, 07-00-003-101-021

Application was read along with comments from the Administrative Officers Chief Building Official, Mayor Gillock, Safety-Service Director Armbruster, Police Chief Mike Freeman, Fire Chief John Reese, and City Engineer Scott Wangler.

Chairman Rothgery asked if there was a representative and if so, could they approach the podium and state their name and address for the record.

Mike Lipowski with Perspectus Architecture, 13212 Shaker Square, Cleveland, Ohio

representing University Hospital.

Chairman Rothgery asked if he would go over the project real quick for the Commission.

Mike Lipowski showed the rendering on the smart board of the facility, which 50,300 square foot medical office building that has various physicians' practice, emergency department, pediatrics, OB, radiology department, etc. The building is two stories tall and will be primarily brick with some metal panel siding and curtain wall of the same color and flavor of other UH buildings throughout northeast Ohio.

Chairman Rothgery asked if they had any issues with the requirements being asked of them to provide.

Mike Lipowski responded regarding the parking count. They have since submitted a variance request and they are on the docket next week for a parking variance. They are okay with adding sidewalks to Lorain Road. There was a comment made about a traffic impact study and traffic signal. That traffic study has been completed and submitted which was slightly after their submission. It does not show a traffic signal being required but it does show a left turn lane on Lorain Road. They will be incorporating that into the documents. The City Engineer's comments, they are agreement with. There is one item regarding dual culverts that they are working out and they may have another resolution for that. That is the only item that they are still trying to work on with the engineering department.

Chairman Rothgery asked if the driveway is coming out directly across from the street next to Lone Star.

Mike Lipowski showed where the drives were across the street and the names of those drives. He showed where the restaurants are also located.

Member Butkowski stated she has a question about the parking. She stated that she understands they are going to go to BZA. The city has a formula for required parking spaces and even small companies have to abide by it and this is considerably less parking than what that ordinance would require. She didn't understand why there is such an objection to the parking.

Mike Lipowski stated that the site is very large and there is room to expand in the future and clearly University Hospital wants to fill their buildings with as many patients as possible and so, they are committed to providing whatever the correct number of parking is for their buildings. They have found that even though they may have 200 exam rooms in the building. There aren't always physicians there eight hours a day, five days a week. The reality is that the building will be half to three quarters full at any one time. They did a study of about four other buildings like this around the Cleveland area and all of those buildings had around 200 parking spaces and so, the zoning code appears to be significantly in excess of other similar buildings that UH has.



Member Butkowski stated that there are reasons why these ordinances were based upon. She asked how many employees will be in that building.

Mike Lipowski stated that if everyone showed up the same day, there would be 90 employees.

Chairman Rothgery asked if it was a 24 hour facility.

Mike Lipowski stated only the emergency department will be 24 hours. There are about eight employees for that.

Member Butkowski explained when she goes down to the clinic, they probably have 200 people there every day because she has to drive around looking for a parking place and that is why 220 isn't enough with 100 people working there. She believes that they should have at least 300 parking spots. It requires 252 spaces plus the employees. She didn't think 300 would be an unreasonable amount to put down there or you won't have happy people driving around looking for a parking place.

Mike Lipowski stated that if they end up with a full parking lot, there will be parking added. They don't want patients to be unhappy. Again, the other buildings had 200 spaces that were the same size building in other communities.

Chairman Rothgery noted that they are going to the BZA for the variance anyways. It will be up to their discretion as to whether they can do it or not.

Member Swallow asked about storm water management on site and the parking lot surface. She asked if there are any green spaces that will help with storm water management or impervious surfaces.

Mike Lipowski stated that they are using the pond as the overall detention so it's not draining to the swales in between the parking spaces. They are draining down to the pond and then back into the storm water system.

Member Swallow asked if that was adequate to maintain the water onsite.

Chairman Rothgery stated that the pond is very sizeable. It is more like a lake than a pond. He asked if anyone else from the Commission had any other questions. Hearing none, he asked if the Administration had anything they would like to add. Hearing none, he opened the floor to the audience to make comments. Hearing none, he brought the discussion back to the Commission and asked for a motion.

It was moved by Anderson and seconded by Swallow to approve the site plan and building for the construction of a medical building and parking.

Yes, 4                      No, 0

Motion was approved by a vote of four yes and zero no.

**APPLICANT:** Anthony M. Valore, Valore Properties, Inc., 23550 Center Ridge Road, Westlake, OH 44145

**OWNER:** Same

**REQUEST:** Final plat approval for Hampton Place Subdivision, Phase 4 in an R-1 District.

**LOCATION:** East of Stoney Ridge Road, West of Hampton Place Subdivision, Phase 3.  
Permanent Parcel Nos. 07-00-029-000-003, -004, -006 and part of 07-00-029-000-152 and -195

Application was read along with comments from the Administrative Officers Chief Building Official, Police Chief Mike Freeman, Fire Chief John Reese, and City Engineer Scott Wangler.

Chairman Rothgery asked if there was a representative and if so, could they approach the podium and state their name and address for the record.

Tony Valore, Valore Properties, 23550 Center Ridge Road, Westlake, Ohio explained that they have been developers now in North Ridgeville for about 11 years and this is the continuation to the Hampton Place Subdivision, which the overall plat was approved in 2007. They are submitting tonight phase four of that plan. They did make a few changes to what was approved from the first time and basically, they took a cul-de-sac out and added a side street to it that connects into the main road from Route 83 to Stoney.

Sam Suhail, 18405 Maycourt, Chagrin Falls referred to the drawing noting it being the old plan originally approved a few years back. He showed the new plan with the portion that was in front of the Commission as phase four. He showed each phase that has been in front of the Commission. He stated typically they would get the engineering plans done and at that time the final plat would be provided. This is a little different because of the changes that they made and in discussion with Mr. Fursdon, they are looking to achieve an approval of the final plat approval for phase four, plus also have it on record the de minimis change they have made to the preliminary plan. They have made some changes to the overall plan. They have added some property to the parcel he showed on the drawing and tried to make the subdivision a little bit more efficient overall. They are adding 15 lots to the overall layout but they are still within the allowable density requirements and percentages of single family to cluster lots that was originally approved, which was 45% to 55%. Given that, they would like to get this on record that this is the new layout that they are going to move forward with and because of some changes within this, they wanted to get Planning Commission's approval and blessing on the layout and the final plat before proceeding with the final engineering on this. Obviously, they didn't want to put the cart in front of the horse in case there were any issues. There were staff comments made and he referred to the utility plan and showed the area where they showed the water main extending to the west side now just as the City Engineer asked for. They brought the sanitary sewer up to the point of the right of way shown on the drawing. The pavement will be installed

and they are proposing to put in a 10 inch stub going across the pavement. He believes the original agreement noted they were going to bring the 15 inch sewer up to Stoney Ridge Road. He understands that the master plan calls for a 10 inch sewer going south and an 8 inch sewer is going north, but he believes that would be on the city to install that. They will be providing a stub so there is no need for cutting. They also showed the pavement widths now. These drawings were sent to Donna this morning. He showed where it states the widths on the drawing. He showed the riparian setbacks on the drawing as well. They will get into the detailed engineering and will comply with all the City Engineer's requirement. They did show a sidewalk along the frontage of the subdivision. They do agree that the turn lane needs to be installed on Route 83. The plans have been approved for that. Along with the construction of this phase, they will be installing that turn lane. The rest of the plans will be worked out with the engineer during the preconstruction on this.

Chairman Rothgery asked what exactly is phase four.

Sam Suhail showed the area on the drawing. He stated lots 114 through 157.

Tony Valore showed the area and lots on the drawing. He stated that they are continuing the street to Stoney Ridge Road in this phase.

Chairman Rothgery he asked how the developer is going to isolate those lots from Stoney Ridge so that the back of those homes aren't up against the main road.

Sam Suhail stated that there is going to be about 30 feet of buffer in that open space. That will be mounded and trees will be planted on top of those mounds.

Chairman Rothgery asked if the Commission had any questions.

Member Butkowski thanked the applicant for showing sidewalks on Stoney Ridge.

Chairman Rothgery asked if there were any other comments. Hearing none, he opened the floor to the Administration.

Chief Building Official Fursdon stated that they have pretty well covered it. They explained the de minimis changes along with the addition to the small property to the south. He wanted Planning Commission to be aware of that for future phases when they come in.

Chairman Rothgery stated that he is not favorable to the term "de minimis change" and would like the term done away with. He then opened the floor to the audience for comments and questions. Hearing none, he brought the discussion back to the Commission and asked for a motion.

It was moved by Anderson and seconded by Swallow to approve the final plat approval

for Hampton Place Subdivision, Phase 4 in an R-1 District.

Yes, 4            No, 0

Motion has been approved by a vote of four yes and zero no.

Chairman Rothgery: We will move on to the last item of Correspondence.

**Correspondence:**

Chief Building Official Guy Fursdon referred to a drawing of Meadow Lakes No. 10 which Planning Commission approved a number of lots. K. Hovanian came to the city and stated that they couldn't get the standard size home on some of those lots. What they ended up proposing is a consolidation of lots which will mean lesser homes in that phase. In one section there were four sub lots and there are now only two. In another section there were three sub lots and there is now two. There were five sub lots in one area and there is now only four. He stated those were the only changes and he wanted Planning Commission to have an adequate record of those changes as Meadow Lakes proceeds. He stated he didn't feel there was a need to send it back to Planning Commission because they were putting in less lots. Nothing else will change. Streets will remain as approved.

Chairman Rothgery stated that when Mr. Dettore brought the plan in, he felt at that time, there was no way he was going to be able to put all those homes in there.

Chief Building Official Fursdon reminded the Commission that years ago; Meadow Lakes came in showing a golf course. When that was discarded, they came in with another plan. That plan was the closest to the allowable density in any subdivision he has ever seen. It was just slightly short of 3.23. They put as many lots as they could. However, every phase that has come in has had fewer homes than what the preliminary called out.

Chairman Rothgery asked if any of the Commission members had any questions.

Member Anderson asked if this needed action.

Chief Building Official Fursdon stated no. It is just information so that Planning Commission has something for their records.

**ADJOURNMENT:**


Chairman Rothgery announced since there is no further business, the meeting was adjourned.

Meeting adjourned at 8:44 p.m.

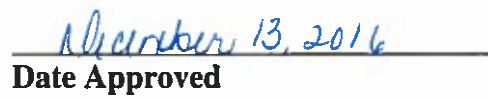
**NORTH RIDGEVILLE PLANNING COMMISSION  
REGULAR MEETING - NOVEMBER 8, 2016**

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Chairman Rothgery announced the next meeting which is scheduled as a special meeting November 14, 2016.

  
Chairman

  
Deputy Clerk, Donna Tjotjos

  
Date Approved