

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING DECEMBER 8, 2015**

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

Roll Call: Present were Planning Commission Members Tim Anderson, Larry Pierce, Council Liaison Bob Olesen, Vice Chairman Jim Rothgery, and Chairman Larry Mollenkamp.

Also present was Deputy Clerk Donna Tjotjos.

Minutes: Chairman Mollenkamp stated that all members of the Commission should have had an opportunity to review the minutes dated November 10, 2015. He asked if there were any corrections or deletions. Hearing none, the minutes will be accepted as written.

Correspondence: None

Old Business: None

NEW BUSINESS:

Chairman Mollenkamp asked the Clerk to read the application of tonight's meeting.

APPLICANT: David Budge, WXZ Development Inc., 22720 Fairview Center Drive,
Fairview Park, OH 44126

OWNER: WXZ Retail Group Holdings NR, LLC, 22720 Fairview Center Drive,
Fairview Park, OH 44126

REQUEST: Site plan approval for the construction of a 10,050 square foot retail building

LOCATION: 34564 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-016-101-026

Application was read.

Chairman Mollenkamp stated that the applicant is not here and consequently from communication from that applicant, the Chair would entertain a motion to postpone the application.

It was moved by Rothgery and seconded by Pierce to postpone the site plan approval for WXZ Retail Group until the next regular meeting.

Member Olesen addressed the Chairman and asked for discussion.

Chairman Mollenkamp acknowledged.

Member Olesen asked why the applicant waited so long to tell the members.

Chairman Mollenkamp stated that he told the City, at least Guy notified him earlier in the week that this may happen. He stated that they weren't sure as to whether they were going to change the footprint on the building and evidently, they have. They want to make it bigger. That is the only information that he has which was from Guy's discussion in that they may not be here.

Dennis Boose, from the audience, asked when they finally come again, will all the adjacent property owners get notified.

Chairman Mollenkamp stated yes. He stated what it ends up doing and because the Planning Commission is postponing it, the fees would roll over.

Dennis Boose stated his only concern was that the neighbors get notified so that when they do show up, that they will know that there is a meeting.

Deputy Clerk Tjotjos addressed the Chairman and noted that the applicant did give a time frame and stated that his email requested a one month postponement.

Chairman Mollenkamp asked if that would be February's meeting.

Member Rothgery stated it would be the January meeting.

Member Olesen asked when the applicant would have to file the revised documents.

Chairman Mollenkamp stated a couple more days; December 18.

Chairman Mollenkamp stated that the motion has been made and seconded and asked the Clerk to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

Chairman Mollenkamp stated on a couple of other notes, this is Councilman Olesen's last meeting of many that he has had with the Planning Commission. He has known Bob, casually, for a number of years and he thanked him for all the service he has performed to the Planning Commission and City Council and most of all to the citizens of the City of North Ridgeville.

Member Rothgery stated that he also would like to thank Mr. Olesen and one of the big things he would like to thank him for is just being such a nice person. He has always appreciated that about him and his wife and his involvement in the City and he appreciates him so much and he will be missed terribly. The other thing he would like to say is goodbye to Mr. Mollenkamp, who seems altogether too happy. He appreciates everything that Larry has brought to the Commission and he wishes him the best of luck in his new location.

Chairman Mollenkamp thanked all of the members. He isn't the world's greatest speaker, but he does have a really big heart for the City of North Ridgeville and feels that residents should get more involved and volunteer in these positions of Zoning Board, Planning Commission or any of the commissions. Over the years, he has spent most of his time on the Zoning Board and with the fact that we are all lay people and some of the decisions and recommendations that we make to City Council that goes on from Council to whatever that application is, he believes that everyone does a tremendous job at that and he just can't say enough about the help that everyone has given him; especially Donna. She guides us and she slaps your hand when you're wrong, to a point. She is a great person and the City is very lucky to have her. Once again, he thanked the Commission for being here and helping him.


Member Olesen thanked Larry for his service. He explained when you are around as long as he has been; you look at these people right up here as more than associates. They are friends. He stated that we have worked together for a long time and the dedication and loyalty of the members to this City is superb and as Larry said, in this City sometimes we do dumb things and sometimes dumb things are said and sometimes we make dumb decisions, but he loves this City and he wouldn't trade it for anything.


Chairman Mollenkamp stated that it is the best kept secret sometimes in Lorain County. There is so much that happens in this City behind the scenes that the people of North Ridgeville sometimes really don't understand how difficult it is to run a City of this size and it is getting bigger. He applauds him, City Council, Planning Commission and the Zoning Board and thanked them all. He asked if there were any other comments.

ADJOURNMENT:

Chairman Mollenkamp stated Happy Holidays and this meeting is adjourned.

Meeting adjourned at 7:10 p.m.


Chairman


Secretary

1/12/16
Date Approved