

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING – TUESDAY, FEBRUARY 11, 2020**

**CALL TO ORDER:**

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

**ROLL CALL:**

Present were members Jason Jacobs, James Smolik, Jennifer Swallow and Council Liaison Bruce Abens.

Also present was Assistant Law Director Toni Morgan, City Engineer Dan Rodriguez and Deputy Clerk of Council Michelle A. Owens.

Unexcused was member Steve Ali.

**ELECTION OF OFFICERS:**

**Chairperson:**

Member Swallow opened the floor for nominations for Chairperson.

Member Smolik nominated Member Swallow for the position of Chairperson.

Moved by Swallow and seconded by Abens to nominate Jim Smolik for the position of Chairperson.

No further nominations were received for the position of Chairperson.

A voice vote was taken and the motion carried electing Jim Smolik to the position of Chairperson.

Yes – 4          No – 0

**Vice-Chairperson:**

Member Swallow opened the floor for nominations for Vice Chairperson.

Moved by Smolik and seconded by Abens to nominate Jennifer Swallow to the position of Vice-Chairperson.

Member Swallow asked if there were any other nominations. No further nominations were offered.

A voice vote was taken and the motion carried electing Jennifer Swallow to the position of Vice-Chairperson.

Yes – 4          No – 0

**Secretary:**

Moved by Swallow and seconded by Abens nominating Michelle Owens for the position of Secretary.

A voice vote was taken and the motion carried electing Michelle Owens to the position of Secretary.

Yes – 4          No – 0

**Liaison to the Board of Zoning and Building Appeals:**

Vice-Chairwoman Swallow opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals.

Moved by Swallow and seconded by Abens nominating Chairman Jim Smolik to serve as Liaison to the Board of Zoning and Building Appeals.

Vice-Chairwoman Swallow asked if there were any other nominations for the Liaison of Board of Zoning and Building Appeals. No further nominations were offered.

A voice vote was taken and the motion carried electing Chairman Jim Smolik to the position of Liaison to the Board of Zoning and Building Appeals.

Yes – 4          No – 0

**Alternate Liaison to the Board of Zoning and Building Appeals:**

Vice-Chairwoman Swallow opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals.

Moved by Smolik and seconded by Swallow to nominate Steve Ali as Alternate Liaison to the Board of Zoning and Building Appeals.

A voice vote was taken and the motion carried electing Steve Ali to the position of Alternate Liaison to the Board of Zoning and Building Appeals.

Yes – 4          No – 0

**MINUTES:**

Vice-Chairwoman Swallow asked if members had an opportunity to review the minutes of the

regular meeting on Tuesday, December 10, 2019. She asked if there were any corrections or concerns. No discussion was offered. The minutes were received and filed.

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**APPLICANT: COUNCIL REFERRAL**

Divya Singh; Foothold, LLC; Primrose Schools  
3636 Split Rail Lane, Avon, Ohio 44011

**OWNER:** Foothold, LLC; Primrose Schools; 3636 Split Rail Lane, Avon, Ohio 44011

**REQUEST:** Approval to rezone a rear portion of three parcels of land from R-2 Multiple Residence District and B-3 Highway Commercial District to B-3 Highway Commercial District.

**LOCATION:** Rear land located at 32135 Cook Road and the rear portion of two adjacent parcels on Cook Road.  
Permanent Parcel Nos. 07-00-003-102-012, 07-00-003-102-013,  
07-00-003-102-052

Application was read.

Chairman Smolik asked for the representative to discuss their application. He directed him to step forward and state his name and address for the record.

Bob Warner, Environmental Design Group, 450 Grant Street, Akron, Ohio, 44311, representative for Foothold, LLC, Primrose Schools, discussed the engineering services proposed for the future daycare center and school. Zoning Code currently permits the project to be located in an R-2 zoning district, however rezoning of the rear land had been recommended by city officials to try to clean up the split zoning in that area of the city. He explained that the rear of the property is zoned R-2 with the front zoned B-3.

Chairman Smolik asked about the number of parcels they were requesting to rezone.

Mr. Warner stated that there are four parcels of land, three of which they are asking to rezone.

Chairman Smolik asked if there would be isolated parcels still zoned residential.

Mr. Warner responded that this was correct: One parcel to the east of their property would be zoned R-2. He indicated that one of the properties owned by Foothold, LLC was already zoned

B-3, which would not need to be rezoned.

Chairman Smolik asked for any questions or comments from the Commission.

Vice-Chairwoman Swallow asked about the land located to the west of their property and how it was currently being used.

Mr. Warner responded that it was vacant land, which is bordered on the west by a city access drive to baseball fields on Victory Lane.

Chairman Smolik asked for any other comments from Commission members.

Council Liaison Abens asked if there was a house located on one of the parcels.

Mr. Warner identified two homes located on their property, which he indicated would be demolished.

Chairman Smolik asked for comments from the Administration. No discussion was offered. He asked for discussion from the audience.

Jill Zuk, 32055 Cook Road, North Ridgeville, Ohio 44039, lives on the property directly east of the land to be rezoned. She explained that her house was recently listed for sale and felt that the project would drastically affect its resale value. She expressed concerns with the locating the proposed driveway next to their house, as it would further exacerbate traffic from the college campus and nearby businesses. She objected to the construction of the facility.

Ken Lovasz, 32140 Cook Road, North Ridgeville, Ohio 44039, asked about the parcels south of the applicant's property, which are zoned I-2 I-2 Light Industrial District, and how I-2 zoning differs from B-3 zoning.

Assistant Law Director Morgan was unsure of the permitted uses for I-2 but informed Mr. Lovasz that city ordinances were accessible to him online.

Mr. Lovasz remarked that he did not realize the zoning was any different from what was already there. He asked if there were construction plans for the facility.

Vice-Chairwoman Swallow indicated that construction plans were not required as part of the rezoning process, which is what was under consideration by the Commission. She explained that it was a requirement that City Council refer to Planning Commission for their recommendation.

Chairman Smolik asked that the applicant or representative come forward to respond to audience comments.

Divya Singh, 3636 Split Rail Lane, Avon, Ohio 44011, currently operates two Primrose Schools: one in Avon and one in Westlake. Regarding the school in Westlake, she stated that it is located

adjacent to a residential neighborhood. She cited similar concerns expressed by neighbors during its planning stages. She explained that it would be a gated school with different playgrounds for every age group that are distributed around the building: At no point would all the kids be on one playground to create a noise disturbance. Responding to concerns with traffic, she stated that there would be two driveways to distribute traffic. She also indicated that, unlike schools, there is no one particular drop-off or pick-up time. The facility would be open 6:30 AM to 6:30 PM on weekdays, allowing for varying drop-off and pick-up times. She stated that the facility experiences higher traffic volume around 3:00 PM, but there has never been congestion or traffic problems at either of their locations. She explained that the state-of-the-art childcare facility focuses on education and community involvement; and welcomed residents to observe for themselves what the facilities have to offer.

Chairman Smolik asked if they would provide evening services.

Mrs. Singh responded that they would not. Their hours of operation would be Monday through Friday, 6:30 AM to 6:30 PM; and it would be closed on all major holidays.

Chairman Smolik asked for any other questions or comments from the audience. No discussion was offered. He asked for questions or comments from Planning Commission.

Council Liaison Abens perceived a willingness to work with neighbors to address their concerns, which he felt was encouraging.

Chairman Smolik emphasized that the Commission was only considering the rezoning of the property. Should the land be developed requiring site improvement plans, it would come before Planning Commission once again. He stated that residents would again be given the opportunity to present their questions or concerns.

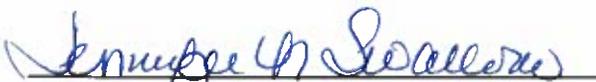
It was moved by Swallow and seconded by Smolik to recommend that Council approve the petition to rezone and adopt T 11-2020.

A voice vote was taken and the motion carried.

Yes – 4      No – 0

**ADJOURNMENT:**

The meeting was adjourned at 7:20 PM.

  
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**Jennifer Swallow**  
Vice-Chairwoman

  
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**Michelle A. Owens**  
Deputy Clerk of Council

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Tuesday, March 10, 2020  
**Date Approved**