

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, MARCH 10, 2020**

CALL TO ORDER:

Vice-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, Jason R. Jacobs, Vice-Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

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

Chairman James Smolik was excused.

MINUTES:

Vice-Chairwoman Swallow asked if members had an opportunity to review the minutes of the regular meeting on Tuesday, February 11, 2020. 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: 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: Site plan approval for Primrose School of North Ridgeville

Petition to rezone currently pending before City Council.

LOCATION: 32135 Cook Road in an R-2 Multiple Residence District and B-3 Highway Commercial District.

Permanent Parcel Nos. ~~07-00-003-102-011~~, ~~07-00-003-102-012~~,
~~07-00-003-102-013~~ and ~~07-00-003-102-052~~

Instrument of conveyance for lot consolidation filed with Lorain County on March 4, 2020.

New permanent parcel numbers: 07-00-003-102-098 and 07-00-003-102-099

Application was read.

Vice-Chairwoman Swallow asked the applicant to come forward, sign in and provide a brief description of their application.

Jeremy Ousley, Environmental Design Group, 3785 Montevista Road, Cleveland Heights, Ohio 44121, explained that there would be a maximum enrollment of 220 children, 13 classrooms, a warming kitchen and 47 parking spaces. At the rear of the facility, there would be multiple playgrounds with a six-foot perimeter fence. He indicated that the parcel is currently zoned R-2 and B-3, however a petition to rezone is pending before City Council. If approved, the zoning classification of the four parcels would be B-3.

Mr. Ousley presented the members with updated landscaping plans. Additional screening was proposed to the east property line, which would be landscaped with deciduous trees and shrubs and arborvitae hedgerows. Trees – maples, spruces and arborvitae – were also added to the site.

Divya Singh, Primrose Schools, 3636 Split Rail Lane, Avon, Ohio 44011, stated that the hours of operation would be 6:30 AM to 6:30 PM. Traffic would be unlike that of typical schools, as most pick-ups and drop-offs to the preschool would be staggered throughout a window of time. She explained that children are generally dropped off between 6:30 AM and 9:00 AM then picked up between 4:30 PM and 6:00 PM.

Council Liaison Abens asked about the number of parking spots.

Mrs. Singh responded that there were 47.

Council Liaison Abens was skeptical that 47 would be enough.

Vice-Chairwoman Swallow was similarly concerned. She asked how many employees would be there at one time, during one shift.

Mrs. Singh answered that there would be between 25 and 28 employees during a single shift. There would be a total of 40 employees.

Council Liaison Abens stated that many of these types of organizations have programs for parents and, at these times, would need more spaces.

Vice-Chairwoman Swallow asked Chief Building Official Fursdon what code required for parking.

Chief Building Official Fursdon responded that it was based on classroom seats or seats in an auditorium. He believed they were compliant. He cited N.R.C.O. §1284.02(g)(10), which stipulates one parking space for each six seats in a principal auditorium or one space for each seventeen classroom seats. He commented that it was not a very stringent requirement and does not address occasional use for programs.

Mr. Ousley calculated that, based on an anticipated enrollment of 220 students, 13 spaces would be required.

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

Council Liaison Abens asked about the swimming pool shown in the site plan.

Mrs. Singh responded that a pool is there now, but she has no plans to keep it.

Chief Building Official Fursdon stated that the pool may be on the property from the previous residential use.

Mr. Ousley stated that the pool would be demolished.

Vice-Chairwoman Swallow asked for any other discussion from the Commission. No discussion was offered. She asked for discussion from the Administration.

Mrs. Singh estimated that families are invited to join between two and three events occur each year. At their Avon and Westlake locations, she stated that people typically RSVP and carpooling is encouraged.

Vice-Chairwoman Swallow opened the floor for public comment. She stated that the applicant would respond after public comment.

Jill Zuk, 32055 Cook Road, North Ridgeville, Ohio 44039, stated that she was concerned as her home was on the market. She stated that there was a fair amount of interest but, once buyers found out about what was being built next door, people would walk away because they do not want to be in the high-traffic area. She spoke about congested traffic from Dunkin Donuts and Lorain County Community College in the mornings, which makes it difficult to leave their driveways. She asked that the rights of the residents be respected and felt, if the property were rezoned commercial, it would put residents in a bad position.

Vice-Chairwoman Swallow understood Ms. Zuk's concerns with traffic but explained that the Commission was only here to discuss the site plan. She stated that rezoning was discussed at the previous meeting but was now pending before Council.

Ms. Zuk asked how far the driveway would extend from Cook Road to the backside of her property. She expressed concern with the redivision of parcels and that it had not been discussed at the last meeting.

Regarding construction, Ms. Zuk asked what would be done to control traffic and dust. She discussed issues with building construction in the past during which they could not open their windows because of dust and debris. She stated that it not only affected her residence but also the residence across the street.

Vice-Chairwoman Swallow asked for any other comments or questions from the public.

Kenneth Lovasz, 32140 Cook Road, North Ridgeville, Ohio 44039, stated he lives directly across from the site and was in favor of the school. However he was now concerned, as he was unaware there were plans to put anything at the front of the property.

Mrs. Singh remarked that there are no plans for the front parcel.

Mr. Lovasz responded that this may not be the case now but, because it was available space, he was concerned with the possibility. He then discussed his concerns with drainage. He asked whether there was a detention or retention pond. He indicated that there were drainage issues following construction of Panera which resulted in his property serving as retention for the rest of the neighborhood. He stated that any increase in water would only worsen the situation for him.

He spoke of his concerns with extermination of wildlife. He indicated that there were issues with rodents – groundhogs, mice and rats – any time there was a disturbance to the neighboring properties. He was wondering if there was anything that could be done now should they tear down the properties.

Vice-Chairwoman Swallow asked for any other discussion from the public.

Jai Singh, Primrose Schools, 3636 Split Rail Lane, Avon, Ohio 44011, is the owner with his wife. He discussed the reason to split the lot. He asserted that they have no plans to put anything else on the property. It had been recommended by the architect based on past experience with lenders and their willingness to finance the borrower's project. He reiterated that there are no near or longterm plans to sell or build on the front property.

Vice-Chairwoman Swallow asked for response to traffic concerns.

Mr. Ousley stated that a traffic impact study was conducted for the site, which was sent to the City Engineer yesterday and pending review. The findings of the study showed that there are no turn lanes required or widening of Cook Road.

Vice-Chairwoman Swallow spoke about Ms. Zuk's concerns with traffic and ingress and egress to her driveway. She asked for an explanation of peak times and what they would anticipate.

Mr. Singh responded there is not access like other schools; they do not have a fixed time for drop-off and pick-up of children, which is usually over a period of hours. Typically, in the morning, it runs from 6:30 AM to 9:00 AM. They do not have backed-up cars where parents drop children off in lines. It would be similar with pick-up, which would typically occur between 4:00 PM to 6:00 PM. The school closes at 6:30 PM, but most children are gone by 6:00 PM.

Regarding ingress and egress, they had previously planned to have one driveway. The reason to add a second driveway was to alleviate any concerns so that there are no jams or backed up

traffic. It was done primarily to remove any concerns from neighboring properties.

Vice-Chairwoman Swallow asked if they found there were issues with peak parking times, if they would be willing to expand the lot to allow additional parking spaces.

Mr. Singh responded that it was possible. He stated that the front of the parcel is still available and would allow for an overflow parking lot. Historically, having two other locations – one in Avon and one in Westlake – in residential neighborhoods, they have seen no need for additional parking lots. At their Westlake location, an overflow parking lot was added but is never used.

Vice-Chairwoman Swallow asked about driveway length.

Mr. Ousley responded that the setback is based on B-3 zoning requirements, which requires the driveway ten feet from the property line. The approximate length of the driveway will be 230 feet.

Vice-Chairwoman Swallow asked about plans to manage construction dust and debris.

Mr. Ousley spoke about the stormwater pollution prevention plan, which would be approved by the Engineering Department. It would detail their plans to keep dust down and control sediment from leaving the site.

Vice-Chairwoman Swallow asked if anything could be done concerning wildlife and rodent management during construction.

Mr. Ousley asked if the concern was with wildlife leaving the construction site.

Mr. Lovasz implied that a disruption of land and trees has lead to an overabundance of wildlife entering his property. He suggested providing traps to alleviate the issue.

Ms. Zuk reported experiencing similar issues.

Mr. Lovasz asked if there was a landscape mound along the east driveway.

Mr. Ousley replied that there would not be a mound but there would be some elevation above the drive. The shortest plant being proposed in the landscaping plan would be between four and five feet.

Mr. Lovasz asked about the dimensions of the building.

Mr. Ousley could not provide exact measurements but indicated that it was within the required setbacks.

It was noted that required setback was a minimum of 25 feet on any side.

Ms. Zuk understood this to mean that the driveway could not be located ten feet from her property.

Chief Building Official Fursdon stated that the driveway can go up to the property line but was keeping it ten feet away to comply with the buffer strip requirement. He explained that the structure was subject to setback requirements, not the driveway. Landscaping within the buffer strip would soften the effect against the residential house to the east.

Ms. Zuk disapproved of cars driving behind their bedroom at 6:30 in the morning. She asked if the driveway could be moved.

Chief Building Official Fursdon responded that there was no requirement for them to do that. He mentioned that a majority of the property has been zoned B-3 since 1966. He explained that the proposed use would be permitted on property zoned R-2. He stated the applicant was requesting to rezone the property to B-3 so there was only one set of setback requirements; and R-2 setback requirements are less than those of B-3. He indicated there is nothing regarding driveway regulation aside from the required ten-foot buffer strip, with which the applicant complies.

Ms. Zuk asked if there was nothing that could be done to have the driveway moved back farther.

Chief Building Official Fursdon stated he was unaware of any requirement that would force the applicant to do so, but directed her to speak with the Law Department.

Vice-Chairwoman Swallow asked about drainage.

Mr. Ousley stated there are a series of underground pipes, which would collect drainage from the site and divert it to the north – away from adjacent properties. The collected water would then be carried to a retention system designed to hold water beyond what is currently leaving the site.

Vice-Chairwoman Swallow asked for any other questions or comments from the Commission. No discussion was offered.

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

A voice vote was taken and the motion carried.

Yes – 4 No – 0

APPLICANT: Jeff Certo; Davison Smith Certo Architects
26031-B Center Ridge Road, Westlake, Ohio 44145
OWNER: The Shops on Center Ridge LLC
5050 Detroit Road, Sheffield Village, Ohio 44035
REQUEST: Site plan approval for Blue Falls Car Wash
LOCATION: 34564 Center Ridge Road zoned within a B-3 Highway Commercial District.
Permanent Parcel No. 07-00-016-101-026

Application was read.

Vice-Chairwoman Swallow asked for the representative to discuss their application. He directed him to step forward and state his name and address for the record.

Jeff Certo, Davison Smith Certo Architects, Inc., 26031-B Center Ridge Road, Westlake, Ohio 44145, stated he is seeking approval for a new car wash proposed on Center Ridge Road, just west of Olive Avenue and adjacent to Advance Auto Parts. The project is a 5,000-square-foot tunnel-type facility with three entrance lanes to the car wash; and plenty of stacking for the public to make use of the facility. Cars would enter the property then drive north to a pay station. Following the pay station, the individual would make a U-turn back to enter the wash and come out at the south end of the building. At that point, they would then exit the property or drive to the west where to the 16 vacuum stations.

He spoke about the revised plans distributed to members, which were in response to the preliminary meeting with Administration. He stated that a request was made to add screening at the rear of the property. In response, they planned to install a six-foot white, vinyl fence along the entire length of the property to shield the residential areas. Landscaping was then added to soften the fence from view on both sides.

The building would be constructed with a combination of stone and a stucco material. The roof would be a translucent acrylic to allow light inside the tunnel; and tall windows would be installed along both sides. It would be the fourth location in the area, all similar in design. Their most recently opened facility to open was North Olmsted on Lorain Road, with the other two located in Strongsville and Amherst. There would be a total of five parking spaces for employees, which is the maximum required.

Vice-Chairwoman Swallow asked about their hours of operation and staffing.

Eric Turk, Blue Falls Car Wash, 14577 Lorain Avenue, Cleveland, Ohio 44111, responded Monday through Saturday would be open from 7:00 AM until 8:00 PM; and 8:00 AM to 6:00 PM on Sundays. It would be staffed the entire time with between three and five associates. He stated that they sell “clean” and expressed the importance of maintaining cleanliness in all aspects of the business.

Vice-Chairwoman Swallow asked about the number of stacking spaces in the driveway.

Mr. Turk responded that each lane could hold nine to ten vehicles.

Vice-Chairwoman Swallow asked how many users there are during peak hours.

Mr. Turk stated that the highest-volume facility has between 55 and 60 cars per hour but, for five percent of the year, they could have greater – possibly double – that volume each hour.

Vice-Chairwoman Swallow asked if other facilities are designed similarly with stacking; and whether there were any issues with traffic backing up to the street.

Mr. Turk replied that two of the sites are of similar design, but none have issues. He indicated that they offer a monthly membership where they place an RFID sticker inside the customer's windshield. He explained that one lane would be dedicated specifically to members that scans the sticker to automatically open the gate.

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

Member Ali expressed concerns with the facility abutting a residential neighborhood. He believed more landscaping would be better.

Mr. Turk stated there would be a fence between the facility and the neighborhood. He indicated there was a 200-foot-long buffer property directly between the fence and development.

City Engineer Rodriguez stated there was a property of at least 200 feet between the rear property line and the homes on Denise Drive, which is part of a larger parcel owned by the city.

Vice-Chairwoman Swallow asked for any other questions.

Chief Building Official Fursdon explained the decision to add a fence at the back of the property was due to the pre-hearing meeting with the applicant. He stated, because of the elevation of the property, they decided to landscape and install the fence to shield homes on Denise Drive from vehicle headlights during darker hours.

Vice-Chairwoman Swallow asked for any other questions or comments.

Council Liaison Abens asked if drainage requirements were met.

Mr. Certo indicated that they were. He stated that the site has a communal basin provided.

City Engineer Rodriguez explained that the site was previously developed during construction of Advance Auto Parts. The detention basin had been designed to encompass the applicant's parcel and an adjacent parcel; and would cover all three parcels.

Mr. Turk added that easements are in place throughout the property.

Vice-Chairwoman Swallow asked for any other discussion from the Commission.

Chief Building Official Fursdon commented on the connection between the parking lots for the proposed facility and Advance Auto Parts. This connection would allow traffic between the two facilities without impacting traffic on Center Ridge Road. This would also be provided for the future-developed commercial property on the east.

Vice-Chairwoman Swallow asked for any other discussion from the Commission. No discussion was offered. She asked for discussion from the Administration. No discussion was offered. She then opened the floor for public comment.

Dennis Boose, 6405 Denise Drive, North Ridgeville, Ohio 44039, stated he is an adjacent property owner. He appreciated the decision to install a fence at the rear of the property and to have vehicles travel south, as he was initially concern with noise and headlights coming into his house. Concerning its location on the parcel, he was unsure how the building was to be situated in relation to Advance Auto Parts; but believed it to be approximately 275 feet from Center Ridge Road. He asked what prohibits members from using services outside of business hours. He additionally recommended a review by the City of stormwater management plans to confirm the basin could adequately handle drainage from the property.

City Engineer Rodriguez stated that detailed civil drawings had not yet been provided. He indicated he would make certain everything was in working order. The previous submittal was not on city property; it was on a different property.

Mr. Boose requested that the City look at the pond as there had been rodent issues in the past. He also asked about sound from dryers and vacuums and whether all sound ordinance qualifications were met.

Over the weekend, Mr. Boose had the opportunity to observe the North Olmsted facility for several minutes. He stated that it was a Saturday and, though it was very busy, traffic back-up was not an issue.

Vice-Chairwoman Swallow asked for any other questions or comments from the audience. No discussion was offered. She requested that the applicant come forward to answer questions.

Mr. Turk stated that the whole property was approximately 3.42 acres and they would be splitting off 1.02 acres closest to Advance Auto Parts. He indicated that there was nothing to stop vehicles from entering the parking lot, but both the door and man door to the tunnel lock. There would also be gates at the stacking lanes. After business hours, vacuums would be shut off and could not be used.

City Engineer Rodriguez addressed traffic concerns. He stated that each individual business is allowed a curb cut. There was an outlet for Advance Auto Parts and, in the drawings, the outlet for the proposed facility is shown pushed over into the last parcel. He felt it was possible that the last parcel would not need its own entrance. He additionally believed they exceed space requirement for access to Center Ridge Road.

Vice-Chairwoman Swallow asked for any other discussion. No discussion was offered.

It was moved by Swallow and seconded by Jacobs 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 7:51 PM.



Jennifer Swallow
Vice-Chairwoman



Michelle A. Owens
Deputy Clerk of Council

Tuesday, April 14, 2020

Date Approved