

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING MARCH 14, 2017**

To Order: Chairperson Swallow called the meeting to order at 7:00 p.m. with the pledge of allegiance.

Chairperson Swallow asked the Clerk to call the roll.

Roll Call: Present were members Tim Anderson, Jim Maleski, Alternate Council Liason Bruce Abens, Vice Chairman Larry Pierce and Chairperson Jennifer Swallow.

Also present was Assistant Law Director Toni Morgan, Assistant City Engineer Cathy Becker and Deputy Clerk Donna Tjotjos.

Minutes:

Chairperson Swallow asked if there were any corrections to the minutes dated February 14, 2017. She stated if there were no objections, those minutes will stand approved as presented and will be placed on file.

Correspondence: None

Old Business: None

Chairperson Swallow asked the Clerk to read the application under new business.

NEW BUSINESS:

APPLICATION:

APPLICANT: Nicholas A. Gramp, Finishing Touch Concrete Systems, Ltd., 38160 Avalon Drive

OWNER: Finishing Touch Concrete Systems, Ltd., 38160 Avalon Drive

REQUEST: Approval to build cold storage on property to store equipment

LOCATION: Vacant land on Sugar Ridge Road in an I-2 District
Permanent Parcel No. 07-00-026-101-034

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

Chairperson Swallow asked if there was a representative and if so, could they please step to the microphone and state their name and address for the record. She also asked the representative to provide an explanation of their application.

Scott Bolek, Co-owner of Finishing Touch Concrete, 41809 Lagrange Road explained they have

been in business in this town for 18 years and they are finally at the point where they can expand and own their own building. It is primarily going to be used for cold storage. They might look at offices in the future. They have contacted Lorain County Health department in regards to installing a septic system. Right now though it will be just cold storage.

Chairperson Swallow asked if this is going to be storage for just their equipment or is it going to be leased space also.

Scott Bolek stated phase one will definitely be used for them. Later on to grow two, three and four buildings there is potential to rent out.

Chairperson Swallow asked if there were any comments from any of the Commission members.

Member Abens asked what type of equipment will be stored there.

Scott Bolek stated they do concrete construction so there will be single axel trucks, skid steers, and an excavator stored there. They are currently located on Race Road.

Member Abens stated that the citizens on Sugar Ridge Road are very sensitive to additional truck traffic and this business will need to be cognizant of that.

Scott Bolek stated that they have two trucks that leave every day and two trucks that come back. They are on Race Road and they do travel a lot on Sugar Ridge road. Mainly the trucks that leave are pickup trucks. They aren't going to add to that. He knows about the issues and they will not be adding. They don't own construction trucks.

Member Abens stated that being in his ward, he will hear about it if it is more than what is being stated.

Chairperson Swallow asked if there were any other comments from the Commission. Hearing none, she asked if there were any further comments from the Administration. Hearing none, she opened the floor to the audience for comments regarding this application.

Chairperson Swallow stated since there is no other comments to be made, she entertained a motion.

It was moved by Anderson and seconded by Pierce to approve the construction of the cold storage units on the property in question.

Chairperson Swallow asked if there were any comments on the motion. Hearing none, she asked the Clerk to call the roll.

Yes, 5 No, 0

Madam Chair, the motion was approved by a vote of five yes and zero no.

ADJOURNMENT:

Chairperson Swallow announced the next regular meeting which is scheduled for April 11, 2017. Seeing no other business on the agenda this evening, she adjourned the meeting.

Meeting adjourned at 7:08 p.m.


Chairperson


Deputy Clerk, Donna Fjotjos


Date Approved