

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, MARCH 8, 2022**

CALL TO ORDER:

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

ROLL CALL:

Present were members Steve Ali, Paul Graupmann, Chairman James Smolik and Council Liaison Bruce Abens. Also present were Chief Building Official Guy Fursdon, Planning & Economic Development Director Kimberly Lieber, City Engineer Dan Rodriguez and Deputy Clerk of Council Tina Wieber.

Absent was Vice-Chairwoman Jennifer Swallow.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on Tuesday, February 8, 2022. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

NEW BUSINESS:

City of North Ridgeville, 7070 Ranger Way, PPN 07-00-016-104-230

Applicant: Andrejs Smiltars, Architectural Vision Group, Ltd., 23850 Sperry Drive, Westlake, OH 44145. Proposal consists of a new Police Station for the City of North Ridgeville. Property is zoned R-1.

Application and Administrative comments were read.

Chairman Smolik asked the applicant to state his name and address for the record.

Andrejs Smiltars, Architectural Vision Group, Ltd., 23850 Sperry Drive, Westlake, OH 44145.

Mr. Smiltars indicated that he was there to present the proposed new police station at 7070 Ranger Way. He stated that the site was to the south of the existing fire station and to the north of the existing service department. He indicated that it was a two-building complex that they were proposing. He said that the larger building to the south of the property would be 21,326 square feet and would be the one that houses the booking area, suspension cells and all the facilities that the police would use on a daily basis. He explained that the smaller building that was to the north would be 7,800 square feet and would be an evidence storage building to get it away from the daily uses that the larger building would entail because an evidence building would not require daily use. He further explained that the building would be for evidence that would be stored for longer periods of time and larger items like stolen cars and things like that.

He mentioned that there were questions at the Pre-Planning Commission meeting that they had addressed and identified. He stated that there were two ground signs now that were shown to the north of the two driveways and that there were gates that closed off the sally port drive as well as the drive to the fire station so that people wouldn't go into those areas.

Chairman Smolik asked the applicant to identify those areas on the graphic that was shown. He asked the other gentleman to state his name and address as well.

David Zimmer, Architectural Vision Group, Ltd., 23850 Sperry Drive, Westlake, OH 44145.

Mr. Zimmer pointed to the gates on the graphic and stated that they were set back 12 feet.

Mr. Smiltars referred to the eastern side that abuted the residential neighborhood and advised that they would build a berm with plantings on top so that the police station would be screened from the neighbors. He explained that the main building would have the lobby, booking area, dispatch, offices, detective bureau, lockers, showers and a weight room. He added that in the floor plan of the evidence storage building there were spots for cars, a dog kennel for the strays that got captured, an evidence processing room and a drying room. He indicated that the building would be a pre-engineered metal building to try and save costs on the project but that it would have the same elements as the larger building with the same materials and proportions so that it would read like a campus. He mentioned that the Police Chief had stated that he wanted the complex to look like part of the fire station so that the whole city service area looked like one complex instead of disparate parts that didn't go together. He stated that the brick was the exact same brick that was on the fire station with some small stone elements on the building. He explained that the roofs that were visible, both on the porte cochere on the main building and also on the evidence building were going to be a darker gray to try and match the asphalt shingles that were on the fire station. He advised that they opted to go with the metal roof on the police station because it was a better roof and wanted to match the coloring. He added that the lighter color would be metal panels that they had in some spots on the main building and also on the evidence building and the colors would tie the two buildings together as would the brick, which would be identical brick on both buildings so that it would be a harmonious whole. He remarked that the rendering showed the signs they were proposing at the two driveways and that they were brick structures with raised metal lettering. He showed an aerial view of the whole complex and stated that it showed that the brick was all the same but the color of the metal panels was a little bit lighter than it would actually be and wouldn't be quite as white but more harmonious. He explained that the large roof that was shown on top of the police station building was going to be a low slope pvc roof, which was also a quality roof, better than the single ply epdm membranes. He then asked if there were any questions.

Mr. Zimmer commented that they looked at moving the light fixture across the drive in the closest island but that it would turn the light fixture the other way and was not desirable because it would spill even more light towards the neighbors as opposed to the way it was originally shown. He stated that it had a cut off so that the light wouldn't go back onto the adjacent property.

Chairman Smolik asked if the Commission had any questions for comments.

Mr. Graupman remarked that he had been in law enforcement since 1975 and he had been in police departments all over the world. He stated that for five years after he retired he was an auxiliary police officer with the City of North Ridgeville and the City needed a new police department badly. He indicated that he was in a police department in communist era Romania and that it was better than the City's police department. He discussed how Chief Freeman and Captain Jones gave a presentation at a Rotary Club and that they went into great detail explaining the thinking behind what they are doing and he thought it was an excellent plan and was badly needed.

Councilman Abens asked if there were any provisions to make it easy to expand the station because it would be needed 20 years down the road or so.

Mr. Smiltars mentioned that they had kept the area to the south of building and the drive vacant.

Police Chief Freeman stated that they left green space so that if they ever needed to expand they could.

Chairman Smolik asked if there was a plan for a communication tower or would they be using the existing towers throughout the City.

Police Chief Freeman advised that they were going to the Marcs system. He stated that they would be using the state-owned towers. He explained that they were going away from city-owned towers to state-owned towers. He further explained that they had just put up one at 9-1-1 and they would be working off of the state's own equipment on state-owned towers or state leased towers.

Chairman Smolik remarked that there was a retention basin going in with the project north of the fire station and asked if it would be a wet basin or dry basin.

Mr. Smiltars stated that it would be a wet basin.

Chairman Smolik asked if there would be a fence around it.

Mr. Smiltars indicated there would not.

Chairman Smolik asked if he would entertain, due to the fact that it was so close to the school, putting a fence around it.

Mr. Smiltars responded that he would be he would let Mark Spellinger address that point.

Mark Spellinger, KS Associates, Civil Engineer, 260 Burns Rd Suite 100, Elyria, OH 44035.

Mr. Spelling stated that he was one of the civil engineers on the project and that over his career he had designed a lot of retention basins. He indicated that fencing was generally not deemed a safety factor. He added that he hadn't ever seen a 10 year old boy who couldn't climb it or a mother who could climb it. He responded that they didn't seem to protect anyone and that he hadn't really seen them on retention basins. He explained that it was the City's project and if they deemed they wanted one, it would be fine but would be contrary to what they were seeing regarding retention basins everywhere else.

Chairman Smolik remarked that he assumed it had a safety ledge when it was excavated.

Mr. Spelling advised that it did and that if someone were to step into the water, they would be able to stand up and out of it. He described that the water dropped one foot and then there was a short ledge around the perimeter of the pond to prevent entry into a deep reception.

Chairman Smolik asked if the applicant would be putting trees on top of mounds for the buffering of the adjacent parcels because the current print showed basically arborvitae right up along the property line. He asked if they could clarify exactly what the buffering would be.

Mr. Smiltars indicated that the buffering would be an earthen mound that would be about four feet high and then on top of that would be arborvitae and whatever vegetation the landscape architect had planted there or would be planting.

Chairman Smolik responded that based on the row of bushes on the plan, they weren't correctly drawn because the drawing showed the row of arborvitae right on the property line and the mounds were over.

Mr. Zimmer mentioned that their landscape architect wasn't there at the meeting but they would look into that. He replied that he may have had a reason for putting it behind the mound maybe because if it were on top of the mound they couldn't see through the lower parts of the trees, whereas once they got a little taller seeing through the trees to view the mound wouldn't have been possible. He added that he would have to get some clarification regarding that.

Councilman Abens commented that the way the drawing currently had been drawn was also a sound resisting specification because with sound you don't try and bounce it, you try to absorb it and keep on absorbing it through different materials in order to break it up. He remarked that he could understand why it was done in that fashion. He asked if there were any plans to make a connecting drive of some sort over to the service department.

Mr. Smiltars indicated that at that point they didn't know what was going to be happening at the service department.

Councilman Abens mentioned that he knew there were plans to move it but also going in that place would probably be the senior center.

Police Chief Freeman explained that even on the bottom of the drawing what they were going to do was mound it up where the fence hit the back of the service department and put arborvitaes along that path. He added that it was something that could certainly be opened up at a later date.

Chairman Smolik asked if it would be possible to put some additional landscaping along the auxiliary building. He indicated that when driving along Ranger Way it wouldn't be the most desirable building.

Police Chief Freeman stated that it would have brick on it.

Chairman Smolik added that it would have brick and then sheet metal up above.

Police Chief Freeman remarked that the more that was put out there, the more that would have to be maintained. He indicated that they tried to stay away from too much landscaping because it caused the Sexton to have to do too much work.

Chairman Smolik responded that they already had trees up along there but he was just thinking maybe one extra or two.

Police Chief Freeman commented that he was all for trees.

Mr. Zimmer explained that they would maintain a lot of the trees along the street as well so it would screen it a little bit.

Chairman Smolik mentioned that he noticed they were tree clearing currently and asked if that area was marked so it wouldn't be cleared.

Mr. Smiltars responded that they were just taking out the dead trees and the trees that had been limbed but were saving all the good ones.

Police Chief Freeman advised that there was wood from a different project on that property that had been dumped there.

Chairman Smolik asked if the dumpster enclosure was going to match the construction of the building.

Mr. Smiltars stated that it would and that it would be brick.

Chairman Smolik asked if the parking lot light be on all the time since the project was a police station that runs 24/7.

Mr. Smiltars responded that was correct.

Member Ali commented that arborvitae were beautiful and would hide and absorb a lot but deer loved to eat them.

Police Chief Freeman agreed.

Member Ali remarked that there were herds of deer that he would see eat arborvitae at his shop. He added that that may be something to discuss with the landscaper as far as finding an alternative. He stated that the green giants were anti-deer and resilient.

Mr. Smiltars advised that they would take a look at alternatives.

Chairman Smolik asked for questions or comments from the Administration and the public.

None were given.

Chairman Smolik asked for questions or comments from the Commission.

Councilman Abens asked if he heard correctly that the roof did have a pitch to it.

Mr. Smiltars responded that it had a quarter inch per foot slope and would have overflow drains and scuppers in case there was some blockage so that things would still keep flowing and wouldn't cave the roof in.

It was moved by Grapuman and seconded by Ali to approve the plans.

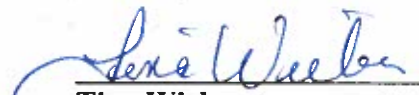
A voice vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:30 PM.


James Smolik
Chairman


Tina Wieber
Deputy Clerk of Council

Tuesday, April 12, 2022
Date Approved