

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, APRIL 14, 2020**

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:02 PM.

ROLL CALL:

Present were members Jason R. Jacobs, Council Liaison Bruce F. Abens, Vice-Chairwoman Jennifer Swallow and Chairman James Smolik (audio only).

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan (audio only), City Engineer Dan Rodriguez, Alternate Council Liaison Holly A. Swenk, and Deputy Clerk of Council Michelle A. Owens (audio only).

Member Steve Ali was unexcused.

Chairman Smolik discussed the recent legislative changes in response to the COVID-19 declared emergency. He stated this was a public meeting, as permitted by the State of Ohio. He explained that it had been advertised on the City of North Ridgeville website that this would be a virtual meeting streaming to their YouTube channel; and details of this virtual meeting were provided within the public notice to adjacent property owners. He instructed the public to post their questions to YouTube Live which the Secretary would then relay to Commission members. He stated, even though not in person, this was an official meeting of the Commission.

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, March 10, 2020. Hearing no corrections or objections, the minutes were received and filed.

CORRESPONDENCE:

Chairman Smolik noted the correspondence, dated April 7, 2020, from CT Consultants regarding Senior Living, Phase 2.

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Ryan Schultheiss; Root Development and Construction, LLC
36097 Westminister Avenue, North Ridgeville, Ohio 44039

OWNER: Root Residential Development, LLC
36097 Westminister Avenue, North Ridgeville, Ohio 44039

REQUEST: Final plat approval of residential cluster development Harvest Pointe
Subdivision, Phase No. 1

LOCATION: Northeast side of Root Road and south of Lorain Road, in an R-1 Residence
District.
Permanent Parcel No. 07-00-011-103-189

Application was read.

Chairman Smolik stated that the applicant was present. He asked that he state his name and address for the record and describe the project to the Commission.

Ryan Schultheiss, Root Development and Construction, LLC, 36097 Westminister Avenue, North Ridgeville, Ohio 44039, stated his request was for final plat approval for Phase 1 of Harvest Pointe Subdivision located on Root Road, just south of Lorain Road.

Chairman Smolik asked for questions or comments from the Commission.

Council Liaison Abens spoke of the concerns expressed during preliminary plan approval (February 12, 2019) with sightlines and traffic noise from Root Road. In his review of the final plan, he did not see that these concerns had been addressed.

Mr. Schultheiss indicated that it was their intent to add trees or mounding along Root Road.

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

Council Liaison Abens stated he was concerned with the small lot sizes on the north side of Harvest Pointe Drive.

Mr. Schultheiss stated their research shows there is quite a bit of demand for lots like this, particularly with older homeowners that do not want the upkeep required with larger lots. The business is located in North Ridgeville and they have done other cluster-type developments. He stated that the ultimate goal for the development is to have smaller lots at the front and larger lots – which will be close to one-third of an acre – located toward the back.

Council Liaison Abens asked about the target market for the smaller lots.

Mr. Schultheiss stated that Phase 1 would be geared toward the “empty-nester” population; and Phase 2 – which they are working on now – would be larger lots geared toward families.

Chairman Smolik referred to the final plat. It was his understanding that the lot widths of 65 feet on the north side of the street meet what is required by Code. He then asked if the retention basin would accommodate both Phases 1 and 2.

Mr. Schultheiss responded this was correct.

Chairman Smolik asked for questions or comments from Commission members. No discussion was offered. He asked for questions or comments from the Administration. No discussion was offered. He asked for questions or comments from the public.

Deputy Clerk of Council Owens stated that no comments had yet been received. She suggested to allow more time for public comment due to the 20-second delay to viewers.

Chairman Smolik directed viewers to comment using the live chat feature. He stated that the Commission would allow another minute for comments from the public. No discussion was offered.

It was moved by Swallow and seconded by Smolik to approve the submission [as presented].

A voice vote was taken and the motion carried.

Yes – 4 No – 0

APPLICANT: Tony Perez; Lemmon Development
8230 Pittsburg Avenue NW, North Canton, Ohio 44720
OWNER: North Ridgeville Senior Living, LLC
821 South Main Street, North Canton, Ohio 44720
REQUEST: Final plan approval for Danbury Senior Living, Phase 2
LOCATION: Northeast side of Bagley Road, in a Special Development District.
Permanent Parcel No. 07-00-011-102-154

Application was read.

Chairman Smolik stated that Mr. Perez, the applicant, was present. He asked the applicant to state his name and address for the record and provide a brief description of the project.

Tony Perez, Lemmon Development, 8230 Pittsburg Avenue NW, North Canton, Ohio 44720, stated his proposal was an estension of the assisted living campus off Lorain Road and Bagley Road. The proposal would include 26 villas with full amenities. Each unit would measure 1,343 square feet and include two bedrooms, two baths and a two-car garage. He explained the amenities, such as nurse call and housekeeping. He stated that it would include any of the amenities offered in the main senior building.

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

Council Liaison Abens noted the tax abatement received on the original plan that was to include 89 units. He asked Assistant Law Director Morgan how the new plan would affect the tax abatement.

Assistant Law Director Morgan indicated that she was unaware of the tax abatement. She stated she did not have an answer and this was something she would have to look into.

Council Liaison Abens spoke about the anticipated number of employees as a qualifying factor for tax abatement. He suggested that the reduction from 89 units to 26 units would require fewer employees; and would therefore have an effect on tax abatement.

Assistant Law Director Morgan stated there was a review on a regular basis and they could check at that time.

It was noted that a review would take place at the upcoming Tax Abatement Review Board meeting on Friday, May 1, 2020.

Chairman Smolik asked for any other questions or comments from the Commission. He spoke about the variance granted in 2017 by the Board of Zoning and Building Appeals for a 50-foot setback, as opposed to the required 100-foot setback. He asked Assistant Law Director Morgan if the applicant would be required to return to the Board of Zoning and Building Appeals as a result of changes to the project.

Assistant Law Director Morgan responded that the approval runs with the land and would stay in place.

Chairman Smolik stated that approval was based on the development plan at the time, which had changed considerably. He asked if it would still go with the land regardless of their intent.

Assistant Law Director Morgan indicated that consideration had been given to that administratively, with input from the Building Department, and it had been decided the approval would remain with the land.

Chairman Smolik asked about the buffering mound and if there would be landscaping at the rear of sublots 9-26.

Mr. Perez responded that there will be buffering and would be in the final landscape package.

Chairman Smolik referred to sublots 9-12, which back up to the adjacent subdivision. He felt mounding would provide some protection to those sublots. He mentioned the lack of drainage at the backside of the buffering mound. He asked Mr. Perez to discuss drainage plans.

Mr. Perez stated they will likely have some type of swail built in and would not dump water on the adjacent lots. He indicated that this would be addressed in their final plans to the Engineering Department.

Chairman Smolik asked if they would be putting in a sidewalk along the frontage of the project on Bagley Road.

Mr. Perez believed this was required by the city and was done in the past as part of Phase 1.

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

Chief Building Official Fursdon suggested naming the private drive for addressing for emergency services; and to allow for electric meter installation for each unit.

Council Liaison Abens expressed concern with the appearance of the property at the rear of the existing facility and adjacent to residential properties.

Mr. Perez stated he would look into it, but felt the current appearance was likely due to weather. He indicated that the building was finished at the end of the year and exterior cleanup was still needed.

Council Liaison Abens spoke about the residents on Chesapeake Drive and their concerns with noise and sight factors.

Mr. Perez stated that the original plan for 89 units was scaled down to 26 units was an improvement from the overall plan.

Chairman Smolik asked for any questions or comments from the public. He instructed YouTube viewers to type in their questions for the applicant.

Deputy Clerk of Council Owens stated there were no comments at this time.

Due to live streaming latency, he allowed an additional 30 seconds for comments.

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

It was moved by Swallow and seconded by Jacobs to approve the application as submitted.

A voice vote was taken and the motion carried.

Yes – 4 No – 0

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PAGE 6

ADJOURNMENT:

The meeting was adjourned at 7:26 PM.



James Smolik
Chairman



Michelle A. Owens
Deputy Clerk of Council

Tuesday, June 9, 2020
Date Approved