

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JUNE 12, 2018**

To Order: Vice Chairman Smolik called the Planning Commission meeting to order at 7:00p.m. with the pledge to the flag.

Roll Call:

Present were members Steve Ali, Jim Maleski, Council Liaison Bruce Abens, and Vice Chairperson Jim Smolik.

Absent and excused was Chairman Jennifer Swallow.

Also present was Chief Building Official Guy Fursdon, North Ridgeville Prosecutor Cynthia Adams, City Engineer Dan Rodriguez and Deputy Clerk of Council Donna Tjotjos.

Minutes:

Vice Chairman Smolik asked if there were any corrections to the minutes of the regular meeting dated May 8, 2018. Hearing none, he stated those minutes will stand approved as presented and will be placed on file.

Correspondence: None

Old Business:

APPLICANT: Cody Bruce, K. Hovnanian of Ohio, LLC 3296 Columbia Road, Richfield, OH 44286
OWNER: K. Hovnanian of Ohio, LLC, 3296 Columbia Road, Richfield, OH 44286
LOCATION: Extension of Sandy Ridge Drive and Golden Eagle Drive, east of Tail Feather Drive in Meadow Lakes PCD.
REQUEST: Final plat approval for Meadow Lakes PCD, Subdivision 15
Permanent Parcel Nos. 07-00-033-114-014 and 07-00-033-112-058
Postponed until the next regular meeting June 12

Application was read along with comments from Zoning Inspector Paul Blanchette, Fire Chief John Reese, Safety-Service Director Armbruster, City Engineer Dan Rodriguez and City Planner David Hartt.

Vice Chairman Smolik asked if there was a representative present.

Chris Brown of K. Hovnanian of Ohio, 3296 Columbia Road, Richfield, OH 44286 was present and explained he has replaced Cody Bruce as K. Hovnanian's representative.

Vice Chairman Smolik asked if he would give a brief summary of his request.

Chris Brown explained they are asking for approval for their final plat for Meadow Lakes phase

fifteen and as mentioned there are fifty-four lots. This is the first step of extending the two streets Golden Eagle and Sandy Ridge Drive in order to make physical connections with stub streets over in phase fourteen.

Vice Chairman Smolik asked if there were any questions from the Commission. He asked if this was under construction currently.

Chris Brown stated yes, currently.

Vice Chairman Smolik addressed Chief Building Official Fursdon and stated that Council approved a preliminary plan approximately eight to nine years ago and so, now they are basically going for the final approval plus the plat. He asked why there isn't anything in between.

Chief Building Official Fursdon asked in regards to what.

Vice Chairman Smolik stated it would seem unfair and unjust to the developer if the Commission makes any changes now since the construction is underway.

Chief Building Official Fursdon stated that the Commission can make any changes if there is an ordinance that backs those changes up. If they are following the ordinances, we don't have the authority to tell them to change something.

Vice Chairman Smolik stated he understood that but it seems.....

Chief Building Official Fursdon stated they are following the ordinances, so he didn't know what the Commission would want them to change at this point.

Vice Chairman Smolik stated if it was a normal subdivision, they have a final plan approved first and then the final plat approval.

Chief Building Official Fursdon stated no. The ordinances state that they do a preliminary plan and they do a final plat. The ordinance allows the developer to start construction and get approval from the City Engineer if he is following that preliminary approval. That is their green light to start and that tells them the whole subdivision as it was presented is approved and then the City Engineer approves the infrastructure; the streets, the sewers, the water, based on that preliminary approval. Now, if he significantly deviates from that then he has to go back and get a new preliminary approval.

Vice Chairman Smolik stated that density would be part of that preliminary plan.

Chief Building Official Fursdon stated yes.

Vice Chairman Smolik asked if Chief Building Official Fursdon knew where Meadow Lakes stands as far as density.

Chief Building Official Fursdon stated not as a total, no. They were never asked to keep track of that, but each developer has been made aware that they have to meet the density and certain other requirements at the last phase. The ordinance doesn't ask nor has Planning Commission ever talked about seeing where we stood as far as density, open space, average front setback, average width, or anything. It was always the developer's responsibility when he finishes the whole subdivision to make sure they have enough open space because if he can't build a house in the last phase, then that is his problem. The one point the Mayor made was that he didn't want to sit there and tell them to tear down four houses. He continued to state that they have reached out to K. Hovnanian and asked that they do some preliminary numbers when they come in with their next phase. He believes they are working on that right now.

Chris Brown stated that their Engineer has gone back to look at all of the phases in Meadow Lakes from the very beginning of phase one. K. Hovnanian did not get involved until phase ten but they needed to get that overall number to make sure that they comply with what was approved under the Planned Community Development regulations. Up through phase sixteen, which they haven't started yet, they currently stand a little over 22% open space and their density count is 2.82 units per acre. They added more open space and have less density than what was originally approved.

Vice Chairman Smolik stated he believes the code requires a minimum of 20% and the developer is at 22%. They also have a maximum density of 3.24 dwelling units per acre and they are at 2.82.

Chris Brown stated the only thing they didn't have is all the setback data. He stated he will get with Mr. Fursdon on this as some of the plats recorded didn't have the setbacks listed.

Vice Chairman Smolik stated his concern is that he wanted to make sure that they were good on density so we weren't leaving a field at the end and telling the city that field will make it right for the whole entire Planned Community. That was his concern.

Chris Brown stated he appreciates that because then that would have been terrible to design a subdivision with 200 homes and then be told they are only allowed to build four based on density and open space.

Vice Chairman Smolik stated when the Planned Community Development was first introduced it was going to be various types of housing and it seems to him that over the last phases, the homes were at typical price points. He asked if there will be different type homes offered later on.

Chris Brown stated they are now in discussions about phases seventeen through nineteen and making those different than what exists now. That is still in planning. They had Atwell, their Engineer, do a design layout according to the master plan with still being good with the density and good with the open space and it seems that they will be by far. Meadow Lakes phases fifteen and sixteen, those products are going to be pretty much the same as what is there now.

Meadow Lakes, Lifestyle section will be totally different.

Vice Chairman Smolik stated that is good because it promotes the diversity which is what the city is looking for. He asked if there were any comments from the Administration on this.

City Engineer Rodriguez stated through the Chair, the comments he submitted and were read are old. Comment number four which states they are still waiting on sanitary approvals has been done and modifications have been made and have been approved by both the EPA and the city.

Vice Chairman Smolik addressed the audience and asked if there were any comments from the public on this project. Hearing none, he asked if there were any further comments from the Commission. Hearing none, he entertained a motion.

It was moved by Maleski and seconded by Ali to approve the final plat for Meadow Lakes PCD, Subdivision 15

Vice Chairman Smolik asked the Clerk to call the roll.

Yes, 4 No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of four to zero.

APPLICANT: Cody Bruce, K. Hovnanian of Ohio, LLC, 3296 Columbia Road, Richfield, OH 44286
OWNER: K. Hovnanian of Ohio, LLC 3296 Columbia Road, Richfield, OH 44286
LOCATION: Amber Way and Wildlife Trail, west of Maleski Drive in Meadow Lakes PCD.
REQUEST: Final plat approval for Meadow Lakes PCD, Lifestyle 2
Permanent Parcel Nos. 07-00-040-000-101, 07-00-033-107-017, and 07-00-033-106-001

Postponed until the next regular meeting June 12.

Application was read along with comments from Zoning Inspector Paul Blanchette, Fire Chief John Reese, Safety-Service Director Armbruster, City Engineer Dan Rodriguez and City Planner David Hartt.

Vice Chairman Smolik asked if there was a representative present.

Chris Brown of K. Hovnanian of Ohio, 3296 Columbia Road, Richfield, OH 44286 stated he was here requesting approval on the final plat for Meadow Lakes Lifestyle number two.

Vice Chairman Smolik asked if there were any questions from the Commission. Hearing none, he asked if there were any comments or questions from the Administration. Hearing none, he addressed the audience and asked if there were any questions or comments. Hearing no comments, he entertained a motion.

It was moved by Maleski and seconded by Ali to approve the final plat for Lifestyle #2 in Meadow Lakes PCD

Vice Chairman Smolik asked the Clerk to call the roll.

Yes, 4 No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of five to zero.

COUNCIL REFERRAL:

T 45-2018 AN ORDINANCE CHANGING THE NAME OF A PORTION
OF SHADY DRIVE TO WATERBURY BOULEVARD.
APPLICANT: Cody Bruce, K. Hovnanian Waterbury LLC, 3296 Columbia Road, Richfield, OH
44286
OWNER: K. Hovnanian Waterbury LLC, 3296 Columbia Road, Richfield, OH 44286
LOCATION: 37281 Sugar Ridge Road in an R-1 District
REQUEST: A portion of Shady Drive to be renamed Waterbury Boulevard as part of Waterbury
Phase 9.
Permanent Parcel No. 07-00-035-102-024
Postponed until the next regular meeting June 12.

Application was read along with comments from Fire Chief John Reese, Safety-Service Director Armbruster and City Engineer Dan Rodriguez.

Vice Chairman Smolik stated that this is a Council Referral and asked if there was a representative present.

Chris Brown of K. Hovnanian of Ohio, 3296 Columbia Road, Richfield, OH 44286 explained this request for name change has had a public hearing. As part of their continuation of the Waterbury subdivision, they will be constructing Waterbury Boulevard from Terrell Drive all the way to Sugar Ridge Road. He showed the area on the drawing. They will be removing a third of Shady Drive and reconstructing Waterbury Boulevard in its place. It was recommended that since Shady Road exists currently, that they would rename that portion of Shady Road that goes north and south to Waterbury Boulevard. The remaining Shady Road would intersect with Waterbury Boulevard. Currently there are no homes on that section of Shady. There will be no address changes. The two properties on the corner have Sugar Ridge addresses.

Vice Chairman Smolik asked if there were any questions from the Commission.

Member Abens stated that is in his Ward, Ward three, and he has not received any calls for or against it. So, it is not a major concern for the residents in that area. He usually gets calls if there is.

Vice Chairman Smolik asked if there were any questions from the Administration.

Chief Building Official Fursdon explained the city has been looking for that Waterbury Boulevard to connect into the subdivision for many years for a quick response for the safety forces and if he remembered correctly, the east/west portion of Shady Drive that fronts the K. Hovnanian property will be expanded to a sixty foot right of way to match up with the existing sixty foot right of way to the east.

Chris Brown asked not to be quoted but he believes it is actually wider.

Chief Building Official Fursdon stated he knew the north/south portion was about ninety feet, but the east/west portion; during original talks, was going to be made sixty foot wide so that it would comply to the standard right-of-way across the property that K. Hovnanian owns and would also match up with the existing right-of-way to the east.

Chris Brown stated he believes it is actually one hundred feet. He asked the City Engineer if that was correct.

City Engineer Rodriguez stated he would have to look at the plans to verify that but it is definitely wider than sixty feet.

Vice Chairman Smolik asked if there were any questions or comments from the audience. Hearing none, he asked if there were further questions from the Commission. Hearing none, he entertained a motion to recommend to Council.

It was moved by Maleski and seconded by Abens to recommend Council approve the street name change and adopt T 45-2018.

Vice Chairman Smolik asked the Clerk to call the roll.

Yes, 4 No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of four to zero.

NEW BUSINESS:

APPLICANT: Robert Yost, Mill Ridge Subdivision, LLC, 260 S. Logan, Elyria, OH 44035
OWNER: Mill Ridge Subdivision, LLC, 260 S. Logan, Elyria, OH 44035
LOCATION: Stoney Ridge Road in an R-1 District
REQUEST: Final plat approval for Mill Ridge Subdivision, Phase 3
Permanent Parcel No. 07-00-031-000-176

Application was read along with comments from Administrative Officers Chief Building Official Guy Fursdon, Fire Chief Reese, Safety-Service Director Jeffrey Armbruster, and City Engineer Daniel Rodriguez.

Vice Chairman Smolik asked if there was a representative present.

Bob Yost, Mill Ridge Subdivision, 260 S. Logan, Elyria, OH 44035 was present and explained that this request is for approval on the final plat of phase three. There are twenty-seven single family lots developed in an R-1 district. The items that the City Engineer has commented on are being dealt with by their Engineer to correct. He should have received those corrections by now. He asked City Engineer Rodriquez if he had received them.

City Engineer Rodriquez stated that he is not sure if they have been received and if they haven't he was sure they would receive them soon to review.

Vice Chairman Smolik asked if there were any questions from the Commission. He asked if this was the final phase of this subdivision.

Bob Yost stated there will be four phases that will connect to Stoney Ridge.

Vice Chairman Smolik asked how the retention was dealt with and asked if it was covered all under a different phase.

Bob Yost stated it was all under phase one and phase two which have been completed.

Vice Chairman Smolik asked if there were any questions or comments from the Administration. Hearing none, he opened the floor to the audience for questions or comments. Hearing none, he asked if there were any final comments or questions from the Commission. Hearing none, he entertained a motion.

It was moved by Maleski and seconded by Ali to approve the final plat for Mill Ridge Subdivision, Phase 3.

Vice Chairman Smolik asked the Clerk to call the roll.

Yes, 4 No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of four to zero.

APPLICANT: Gary Smitek, North Ridge Point LTD, 36715 Avalon Court, Avon, OH 44011
OWNER: Same
LOCATION: East of Stoney Ridge Road, West of Capri Lane in North Ridge Point Subdivision.
REQUEST: Final plat approval for North Ridge Point Subdivision, Phase 4
Permanent Parcel Nos. 07-00-030-000-277, 07-00-029-000-001, 07-00-032-000-646, and 07-00-031-000-120.

Application was read along with comments from Administrative Officers Chief Building Official Guy Fursdon, Fire Chief John Reese, Safety-Service Director Jeffrey Armbruster, and City Engineer Daniel Rodriquez.

Vice Chairman Smolik asked the representative to step to the podium and give their name and address for the record.

Gary Smitek, North Ridge Point LTD, 36715 Avalon Court, Avon, OH 44011 was present and explained this is their fourth phase and the subdivision currently has 103 lots total. This phase will have 45 lots. It will be connecting to Stoney Ridge road and coming out where the rerouted Barres Road will be eventually. These are all 85 width lots or wider.

Vice Chairman Smolik asked if there were any comments or questions from the Commission.

Member Maleski stated there was a comment made by the Engineering Department that numerous items weren't addressed and asked if they are being addressed.

Gary Smitek stated that their Engineer is working on them. He believes that it has been sort of ongoing back and forth. Some of these are dated and some of these are not. He addressed his Engineer who was present in the audience and asked if they have been submitted.

Dale Haywood spoke from his seat which was inaudible.

Gary Smitek stated that this is the second set they have submitted.

City Engineer Rodriquez stated through the Chair, Mr. Smitek and his engineer have submitted numerous iterations and they are working through those issues, but he believes they are pretty close. They have submitted plans and he has signed the title sheets for the Ohio EPA approvals for their sanitary sewer installation and so they are moving ahead. The plans are not approved, as there are preliminary things that have to be done, but they are getting there.

Vice Chairman Smolik asked if there were any other questions from the Commission. He asked if the retention was dealt with on previous phases.

Gary Smitek stated that there will be additional retention. He showed the area on the drawing where the retention would be located. He stated right now they have enough retention.

Vice Chairman Smolik stated that it seems that the forty-two inch storm sewer outfall for the subdivision enters a new ditch and then it goes into the retention basin. He assumed that once the future phases go in, that basin will be expanded to eliminate that ditch.

City Engineer Rodriquez through the Chair asked the Clerk to bring up page 8.1 of the drawing on the smart board. He stated at the top of that page shows the ditch.

Gary Smitek stated that will be enlarged. He explained between the pool they are installing and the road that will eventually be constructed will be a culvert or bridge and there will be a smaller basin toward Stoney Ridge. There will also be a walking trail around. You will access the pool from both sides without having to drive over. Yes, it will be removed when they enlarge that

whole area.

Vice Chairman Smolik stated he just didn't want additional maintenance on the city with that open ditch like that. He asked if there were any additional comments from the Administration. Hearing none, he opened the floor to the audience and asked if there were any questions or comments. He asked the gentleman to step to the podium and state his name and address.

Edward McDermott of 5455 Stoney Ridge Road stated his main concern is the storm drainage. Right now he has a septic system. The house is ninety years old and the septic is twenty years old. He was wondering if there could be provisions for him in case he needs to tie into the sanitary in order to meet EPA requirements. He asked if that should be his concern.

Vice Chairman Smolik stated he knows this subdivision is installing a sanitary line 500 hundred feet north. He asked if Mr. McDermott was north or south of this subdivision.

Gary Smittek asked if he was near Wensink's property.

Edward McDermott stated he is near the old school house.

Gary Smittek stated he didn't think it was going down that far. The sewer will be stopping on Stoney Ridge Road right before his property because behind it there is a lot of undeveloped land. Eventually, that sewer will continue to go north on Stoney and will used by thirty some acres on the west side of Stoney, eventually. The same people that own the west side own the east side and so, until they sell, it probably won't be installed. However, if the resident needed to he could connect.

Vice Chairman Smolik addressed the City Engineer and asked if there were plans for the city to install the sanitary line and assess the property owners.

City Engineer Rodriguez stated that the city has a master sewer plan, but there is no plan to install sewers in that area yet. He didn't see it in the near future unless other developers come in and develop that land that Mr. Smittek spoke of.

Vice Chairman Smolik stated that the ultimate answer to the resident's question is that he will not have to tie in because there will be no sewer available to him at this point in time. He asked if there were any further questions from the audience. He asked if there were additional comment or questions from the Commission.

Member Abens thanked the applicant for making their connection from Stoney Ridge and Avon Belden with nice crooked right-of-ways. That way we don't have another Avalon on their hands.

Vice Chairman Smolik asked for a motion.

It was moved by Maleski and seconded by Ali to approve the final plat for North Ridge

Point Subdivision, Phase 4.

Vice Chairman Smolik asked the Clerk to call the roll.

Yes, 4 No, 0

Deputy Clerk Tjotjos announced the motion was approved by a vote of four to zero.

ADJOURNMENT:

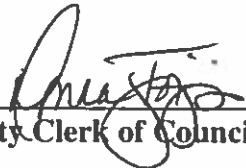
It was moved by Smolik and seconded by Maleski to adjourn the meeting

Yes, 4 No, 0

Meeting adjourned at 7:48 p.m.



Chairperson



Deputy Clerk of Council, Donna Tjotjos

7-10-18

Date Approved