

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JUNE 14, 2016**

To Order: Vice Chairman Rothgery called the meeting to order at 7:00 P.M. with the pledge to the flag.

Chairman Rothgery explained that the City recently lost someone who was very important to us. His name was Jim Hurst and he served as a Member of Planning Commission for many years. He asked for a moment of silence in memory of Jim Hurst.

Moment of Silence~

Chairman Rothgery thanked everyone and asked the Secretary to do the roll call.

Roll Call: Present were Planning Commission Council Liaison Terrence Keenan, Vice Chairman Larry Pierce, and Chairman Jim Rothgery.
Absent were Members Jennifer Swallow and Member Tim Anderson.
Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Scott Wangler, Mayor David Gillock , and Deputy Clerk Donna Tjotjos

Minutes: Chairman Rothgery asked if the members of the Commission had a chance to review the minutes of the regular meeting dated May 10, 2016. He stated if there are no changes to those minutes, they will stand approved as presented and will be placed on file.

Correspondence: None

Old Business: None

NEW BUSINESS:

Chairman Rothgery provided an explanation of how the meeting will proceed.

APPLICATION:

APPLICANT: Abby T. Rainieri, ThenDesign Architecture (TDA), 4135 Erie Street, Willoughby, OH 44094

OWNER: North Ridgeville City Schools, 5490 Mills Creek Lane

REQUEST: Plat approval to improve and widen Bainbridge Road, south of the school property.

LOCATION: 34600 Bainbridge Road in an R-1 District.
Permanent Parcel No. 07-00-016-104-204

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

Chairman Rothgery asked if there was a representative and if they could step up to the podium and state their name and address for the record and to also provide an overview of the project.

Abby Rainieri, ThenDesign, 4135 Erie Street, Willoughby, Ohio 44094 explained that she was here a little over a year ago getting approval for the overall improvements at the high school. The stadium is about to be complete and the building is under construction. As part of their initial plan presented last year, the approval was contingent on receiving a traffic report. The traffic report has been provided. They have digested the report and have worked with the City Engineer to put together the actual plans for the improvements that were required per the traffic study on Bainbridge Road. What you see is the technical drawings. The improvement will be directly south of the existing high school and the site of new 3 – 8 school and stadium. They are proposing a widening and addition of turn lanes and will expand from Kensington to Xavier Court going from west to east. As part of this project, the main entrance lined up with West Point Drive and what they will have is essentially a left turn lane as you are coming west into the main school site and if you are coming from west to east there will also be a right turn lane provided. This will create the widening of Bainbridge Road in order to add the deceleration and turn lanes. It is pretty straight forward. There was one comment she addressed which was made from Police Chief Mike Freeman, was based on the lengths of the turn lanes and all the turn lane lengths were based on the recommendations made from their independent traffic consultant. They did come out and observe the site and took into account the additional parents and additional traffic that would be traveling to the site when the new building is completed and that is what they based their plans for the turn lane lengths off of.

Chairman Rothgery understands that there is a right and a left for people exiting the school. However, there isn't a lane coming from the west or a lane coming from the east and was wondering if they felt that one little lane would be enough to allow all the kids to come in. He realized that there will be different times for those coming in.

Abby Rainieri asked if he was referring to the main access across from West Point.

Chairman Rothgery stated yes.

Abby Rainieri explained that there will also be another access point on the northern part of the plan that was approved on the overall plan. The access to the north will be off Center Ridge Road and that will be part of the extension off Jaycox and will connect to the northern most parking lot of the school. The high school will function as it has always functioned. Then to serve the new improvements there will be the connection from the northern parking lot near Center Ridge in addition to this main access point across from West Point. She also pointed out that there is an additional western drive that you will be able to access the site from off of Bainbridge and that will be where the existing house is on the plan. She showed the area on the plan. The idea is that will also serve as an additional way to access the site until Jaycox is extended all the way to Bainbridge and then it will be abandoned. You will also have access off of the new Jaycox Road. They had to look at this as a phase solution given the fact that Jaycox

will only be extended far enough to access the northern most parking lot right now. That was a big part of the traffic study and the study of the circulation on the site as a whole. The Traffic Engineer felt that by having one controlled main point of entrance and exit off of Bainbridge was the best solution to serve the whole site.

Chairman Rothgery asked if there were any questions from the Commission Members.

Member Keenan asked if she could re-explain the future roadway to the west of the West Point Roadway. He asked if that was going to be constructed now and then abandoned when?

Abby Rainieri stated yes. She stated that the goal is that when Jaycox is extended fully, they would abandon that most western access drive on the site. She referred to the drawing and showed phase one and the proposed Jaycox Road coming in and the western access that will be abandoned based on Jaycox being installed all the way through to Bainbridge.

Member Keenan asked where would that future Jaycox connector into Bainbridge will be occur.

Abby Rainieri stated all they can do is speculate at this point. They have been having conversations with the Consultant of the city, who has done some studies on where that might occur, but that is outside of the scope of the school district's project. All they have done is work as closely as they can with their conceptual plans for that extension.

Member Keenan asked if she had any idea.

Abby Rainieri stated that what they know at this point is that it will be somewhere to the west of the existing school property. That would be outside of their scope of work and their knowledge.

Member Keenan stated he is asking so that when the new one comes through, is it going to take out the one that they just done, or was it going to occupy some of the same land, or will it occupy some of Kensington.

Abby Rainieri stated she would have to refer him to the Mayor and the City Engineer as they have much more knowledge on that project than she does.

Mayor Gillock stated at this point, they are not going to extend Jaycox all the way through just because of funding issues, but conceptually, the piece they are installing is going to be placed close to the west of the property line as they can so they can extend that road on down. When it comes down through the schools, they have to go around wetlands. There is a long narrow strip that the schools currently owns, but they won't be using for this project, and it would be brought out there and they would connect Kensington into the new street. So there wouldn't be two accesses right next to each other. They would tie them together in one way or another.

Member Keenan stated he was concerned for the people in the audience who don't see these

plans like the Commission does and asked if the representative would try and illustrate how the traffic will actually work down Bainbridge; where the turn lanes will occur and so forth.

Abby Rainieri stated that the widening runs from just past Kensington on the west to Xavier Court as you are heading east. She addressed the drawings and showed the area on the drawings of where the turning lanes will actually start and stop. She showed West Point and the new entrance into the school. There is a turn lane going toward the east. There will be a right hand turn lane into the site and then a left and straight lane that will be shared going toward West Point and then as you are going from the west to the east, there is a left turn lane into the site. So there is a turn lane from either direction from Kensington all the way to Xavier. The central point is essentially the main entrance into the site. They are widening the road onto the existing school property and that is being dedicated to the city and that is part of what this is all was as this was a dedication plat as well.

Member Keenan asked how many cars the representative thinks will be cued into the turn lanes.

Abby Rainieri stated that on the left hand turn lane coming from the west to the east, as you are passing Kensington, you can stack around 15 to 20 cars in that turn lane and then coming from the east toward the west, you can stack about 10 to 12 cars in the right turn lane and there will be that dedicated through and left turn lane as well. Again, she stated that this is all based off of the recommendations from the traffic report.

Member Keenan asked if he gave a range like that.

Abby Rainieri stated that he gave a range of feet and she is giving the car ratio. It's a 325 foot left turn lane and a 200 foot right turn lane.

Chairman Rothgery asked if the western access is the current construction entrance.

Abby Rainieri stated that is correct.

Member Pierce asked if there will be any traffic lights.

Abby Rainieri stated there will be no signalization required for the amount of cars coming on and off the site.

Chairman Rothgery moved the discussion to the Administration.

Mayor Gillock stated that all the widening is on school property. This will not affect the south side of Bainbridge as that side will still go straight through. It is lined up with West Point, which is the way they wanted it. The storage of the turning lane is 325 feet that is quite long and you can get 15 to 20 cars in there. There will also be traffic going out onto Jaycox the other way. He asked if they were still going to use Pitts as an access for traffic at all.

Abby Rainieri stated yes.

Mayor Gillock stated that there will be three ways in and out and it is all based on the traffic report recommendations and the Administration certainly supports it and it is all on school property.

Jim Powell, Superintendent, North Ridgeville City Schools, 5490 Mills Creek Lane explained that one of things that you don't see on here is that when the cars come in the access point he showed on the drawing to the school property there is quite a bit of storage for them to go up and loop around to the parent drop off on that side and that will allow quite a bit of storage on the school site, which is huge. He showed the other drive where the buses will come in and will loop around in front of the school for the bus drop off. That will keep the bus traffic and the student/parent traffic separate and he believes that will help with the traffic a great deal. In the back of the building, they are going to ask parents to come in off of Center Ridge if they are dropping their students off and loop around. That will keep that part separate as well. He believes that they have a pretty good plan on how to keep those three groupings of students at the drop off separate. He felt that was important to note.

Member Keenan agreed and stated he felt it was very important.

Chairman Rothgery stated that anything would be better than what we have currently. He asked if there was anything else from the Administration. Hearing none he opened the floor to the audience.

Frank Tandoo, Sr of 34500 Bainbridge Road stated he was confused. He explained that Wainwright is perpendicular to his house and asked if this will have an effect on that particular area and asked if everything was west of Wainwright. He asked if it would have an effect on him.

Chairman Rothgery stated that he didn't believe so. He asked if there was anyone else that would like to add any comments. Hearing none, he brought the discussion back to the Commission and entertained a motion.

It was moved by Pierce and seconded by Keenan to approve the plat to improve and widen Bainbridge Road, south of the school property.

Chairman Rothgery asked the Clerk to call the roll.

Yes, 3 No, 0

Motion was approved by a vote of three yes and zero no.

APPLICANT: Jill Allan, Jim Rumbaugh, The Meritage Group, 772 Pine Valley Drive, Pittsburgh, PA 15239
OWNER: NECH, LLC, 15835 Cowley Road, Grafton, OH 44044
REQUEST: Preliminary plan review for subdivision known as The Reserve at Winfield Farms.
LOCATION: North side of Chestnut Ridge Road, West of Victoria Lane, East of Bender and South of Terrell in an R-1 District.
Permanent Parcel No. 07-00-036-000-001

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

Chairman Rothgery asked if there was a representative and if they could step up to the podium, give their name and address and provide an overview of the project.

Travis Crane, of TCG, Engineering, 1310 Sharon Copley Road, Sharon Center, Ohio 44274 introduced Chris Schmitt from TCG Engineering and two representatives from The Meritage Group, Bob Bednar and Bret Rankin are also present. The summary by the City Planner was well done. The property was simple in nature from a land development standpoint. It is long and narrow. There are three existing tie-in points, which come from an existing subdivision that surrounds this property on three sides. The tie-in points are two from the west and one to the east and then the connection back out to Chestnut, which is through Eaton Township. They have had preliminary conversations with Eaton Township and are getting ready to file formal application with both the township and the County within the next couple of weeks.

Chairman Rothgery asked if they will be building the house herself or will they be sold off to a builder.

Travis Crane stated that the developer is The Meritage Group and they will be selling the lots to the builders.

Chairman Rothgery asked if they know who the builder will be.

Travis Crane stated that he believes the builder will be Ryan Homes.

Chairman Rothgery asked if the Commission members had any questions or comments.

Member Keenan stated that most of his questions are just based on the Engineer's report and addressed City Engineer Wangler and stated that item number two on his report stated that the proposed sanitary sewer cannot extend outside the city limits. He asked if it was shown to extend.

City Engineer Wangler stated that he was just making a comment.

Member Keenan asked if it was planned to extend.

City Engineer Wangler stated that it is not shown to.

Mayor Gillock stated that the plans don't show it but it could be extended to the addition eight acres but there would be a lot of ground work that would have to be done in order to make that happen. First, they would have to do engineering calculations to make sure that westerly sewer had sufficient capacity to allow that. If it did and we wanted to do that, then they would have to come back to Planning Commission to be approved. They would then have to go through NOACA and get a facility map change. It is not an easy process. It can be done, but it is not part of this presentation as it is in Eaton Township. He stated he didn't want Planning Commission to think that it wasn't ever going to happen because it could happen.

Member Keenan asked if the property in North Ridgeville is planned to drain to out sewer system.

Mayor Gillock stated yes.

Member Keenan asked where will the homes that are not in the City of North Ridgeville drain to.

Travis Crane stated that it is their intent and desire to extend the sewer from North Ridgeville to service those ten lots. They know what is ahead of them. They need to modify the NOACA 208 plan, which would require the City of North Ridgeville's approval, Eaton Township's approval and LORCO's approval.

Member Keenan stated that he did see that those ten lots are in phase two, which will give them some time. He then moved onto the next question he had as he read item number 7 which stated that a traffic impact study is required and none has been provided. In the information the Commission members were given, they were given a traffic analysis. He asked if he saw that in the beginning.

City Engineer Wangler stated that in the time he put his comments together, he didn't have the traffic study. He has since received it.

Member Keenan stated that the p.m. counts to the site were 109 and the exiting from were 62 and in accordance our ordinances, it still said equal to or 100. With what was provided, he asked if it satisfies our ordinance or did they only prove that they need to do more.

City Engineer Wangler stated that they proved they do exceed the 100 and we need to look at entrances and exits and may ultimately be decided that we don't need anything, but it needs to be looked at further.

Member Keenan stated item number 9 states that the street width should be a minimum of 26 from back of curb to back of curb, but we only have 24 at Plymouth Trace.

City Engineer Wangler stated that Plymouth Trace is an existing stub street and it was installed at 24 feet in a previous development and he felt for consistency purposes to just keep it at 24.

Member Keenan stated he understood the continuity, but will it be public and satisfy the public minimums for plowing and that sort of maintenance.

City Engineer Wangler stated yes.

Member Keenan stated item number 10 states that no dead end street to be a maximum of 600 feet long and the Winfield Lane cul-de-sac is 850 feet long. He asked if the cul-de-sac eliminates the dead end or how would that be interpreted.

City Engineer Wangler stated that the comment was made for Planning Commission purposes and Planning Commission has discretion over whether or not they want to accept that. He indicated that is a recommendation.

Mayor Gillock stated that the ordinance actually states that it is not recommended. It does not state it is not allowed as we did on Clear Creek, which is quite a bit longer. The ordinance states that it is not recommended longer than 600 feet, but it does layout with the two cross connectors and is probably not a big issue.

Member Keenan asked where was that measured from to get the 850 feet. He asked what was the determination of that whole length.

City Engineer indicated from the center line of the intersection to the cul-de-sac.

Member Keenan asked to what length is 850 feet on that.

Chairman Rothgery asked if that included the Eaton portion and North Ridgeville portion.

Member Keenan asked if it was measured from Elva Lane to the cul-de-sac.

City Engineer Wangler stated yes.

Mayor Gillock reiterated that the ten lots being showed in Eaton are not part of this review, calculations. Everything they have in terms of calculations, etc. has to only apply to North Ridgeville.

Member Keenan stated that the Commission is being asked to approve the entire development,

phase one, phase two and phase three and not simply focus the comments on phase one. He asked if that was correct.

City Engineer Wangler stated that is not correct. Phase two is not part of our jurisdiction. Actually .1 acres is North Ridgeville.

Member Keenan stated that the Commission is supposed to be looking at phase one, phase two and phase three. He stated that he quite frankly likes this plan. He is asking the questions when there seems to be conflicts with our recommendations, codes and ordinances. He likes it and believes that it makes sense. He believes that it is the best purpose for the neighborhood. He likes the interconnectivity of the streets. To him this is a very natural fit. It is not a forced fit and he thinks it is well done; however, he still wanted to understand those points better.

Mayor Gillock agreed with Mr. Keenan's comments that little section is a carve-out from the Waterbury Community that surrounds it and it wasn't available at the time Waterbury was going in. It is the best use for that piece of property. It fits in there and it lines up with the stub streets that were there and so, now you won't have stub streets. The Administration supports it.

Chairman Rothgery opened the floor for comments or questions from the audience.

Matthew Klein of 9254 Calista Drive stated that he heard that the builder will be Ryan Homes for this development and asked what the estimate of the starting price would be and what impact would it have on the existing surrounding community and would this development fit in with the existing Waterbury development.

Kevin Kwiatkowski, Ryan Homes, 6700 West Snowville Road, Suite 100, Brecksville, Ohio stated that Ryan Homes built in the Stonegate community which is located within Waterbury. The similar product that you see in Waterbury from them, as well as Timber Ridge. The homes will be roughly 2,000 square feet to 3200 square feet depending upon the lot size and the pricing will be from \$260,000 to \$325,000, which is a little bit more than where they are at in Timber Ridge. One thing that no one pointed out was that they plan on providing a few amenities to the community, which is to include a pool and club house and it won't be part of the Waterbury Association. The pool and clubhouse will be located on the Eaton Township property. Even though that might not be considered tonight, but just to answer the question. The clubhouse won't be a meeting space. It will have bathrooms, a mechanical room and a pool.

Matthew Klein asked if families were to move in that edge part, would the children fall under the North Ridgeville School District.

Chairman Rothgery stated yes. He asked if there were any other questions from the audience. Hearing none he brought the conversation back to the Commission and entertained a motion.

Member Keenan asked if anything will be demolished on Chestnut Ridge Road to make way for

that entrance.

Travis Crane stated that the existing structures will be demolished. He stated that there is a barn on the right hand side and an older farm house on the left hand side of the property. It shows on page two of the plan.

Mayor Gillock asked the representative to show the Commission where the city line is located on the plan.

Travis showed the line.

Mayor Gillock stated that the line is north of Chestnut and Chestnut is to the left. The entrance to this development will come off of Chestnut and go through that vacant area of Eaton to get into North Ridgeville. That is why it kind of makes sense for that little short piece in Eaton to include those homes so that there isn't a long vacant drive to get to the development.

Member Keenan stated he was trying to picture it and wasn't sure what was going to be impacted. He likes it and he just wanted to understand it.

It was moved by Keenan and seconded by Pierce to approve the preliminary plan for subdivision known as The Reserve at Winfield.

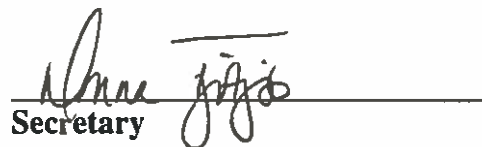
Chairman Rothgery asked the Clerk to call the roll.

Yes, 3 No, 0

ADJOURNMENT:

Meeting adjourned at 7:48 p.m.


Chairman


Secretary


Date Approved