

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, JUNE 8, 2021**

CALL TO ORDER:

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

Member Graupmann made a motion in the absence of Chairman Smolik and Vice-Chairwoman Swallow for Member Steve Ali to be the acting Chairman for tonight's meeting. Council Liaison Abens seconded the motion.

ROLL CALL:

Present were members Steve Ali, Paul Graupmann, and Council Liaison Bruce Abens.

Also present were Assistant Law Director Toni Morgan, City Engineer Daniel Rodriguez, Assistant Clerk of Council Shari Ma, Deputy Clerk of Council Lisa Ciofani, and Councilwoman Holly Swenk.

Chairman James Smolik and Vice-Chairwoman Jennifer Swallow were excused.

MINUTES:

Acting Chairman Ali asked if members had a chance to review the minutes of the regular meeting on Tuesday, April 13, 2021. He asked if there were any corrections. Hearing no corrections, a voice vote was taken and the minutes were received and filed.

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Abby Rainieri, TDA
4230 River St., Willoughby, Ohio 44094

OWNER: Lake Ridge Academy
37501 Center Ridge Rd., North Ridgeville, Ohio 44039

REQUEST: Approval for relocation of a historic barn and silo and construction of a pergola to create an outdoor educational space

LOCATION: 37501 Center Ridge Rd. in an R1 District
Permanent Parcel No. 07-00-034-000-063

Application was read.

Administrative comments were read.

Acting Chairman Ali asked if there was a member of the audience who was representing the applicant.

Abby Rainieri, TDA, 4230 River Street, Willoughby, OH 44034 introduced CFO Pete Srsen and another representative from Lake Ridge Academy. She advised they submitted photos of the existing barn and existing silo and they are working in conjunction with a landscape designer. She stated this project will supplement the educational opportunities south of the Kemper Building. She advised it is to create additional outdoor space for the use of the K-12 students for science projects. She stated they are not really proposing alterations to either structure and it's truly a relocation of both structures and the pergola will be adjacent. They are still working through the site engineering and they have engaged Bramhall Engineers.

Council Liaison Abens asked the applicant if these are historical artifacts or structures, as they appear to be in severe disrepair.

Ms. Rainieri advised they have no historical significance and they are currently at a farm in Waldo, Ohio. She advised they are trying to create a rustic, outdoor classroom.

Acting Chairman Ali asked for any questions or comments.

Council Liaison Abens asked City Engineer Rodriguez if he knows if these buildings would be moved in whole or disassembled.

City Engineer Rodriguez advised not from a moving standpoint. He stated when the applicant submits further plans he will review them. He advised from a Building standpoint, he is wondering how the re-erection process will go and are these buildings going to be re-erected in a manner that is safe for the kids to be in or underneath.

Ms. Rainieri advised with the barn, in particular, they will be proposing all new foundations and they also have engaged a structural engineering firm to provide calculations for the Building Department. She stated it is not intended that there be a lot of new structural components to either of these; just the foundations would be new. She advised she has been in touch with Chief Building Official Fursdon regarding the project and he is looking for the engineering documents with particular information regarding the foundations.

Council Liaison Abens asked Ms. Rainieri if they are going to try to move these structures in whole rather than disassemble them.

Ms. Rainieri advised she would have to rely on the person helping to procure the structures, as she does not have many details on the logistics. She advised she can get more information regarding those questions.

Council Liaison Abens advised the question was more out of curiosity.

Acting Chairman Ali asked for any other questions or comments.

It was moved by Graupmann and seconded by Abens to approve the request as submitted.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

APPLICANT: Joe Sines, K Hovnanian Cleveland
3296 Columbia Rd, Richfield, Ohio 44286
OWNER: Same
REQUEST: Final plat approval for Meadow Lakes Subdivision Phase No. 19
LOCATION: Meadow Lakes Subdivision in a PCD, R-1 District
Permanent Parcel No. 07-00-033-122-004

Application was read.

Administrative comments were read.

Acting Chairman Ali asked if there was a member of the audience who was representing the applicant.

Jeffrey Rutushin, representing K Hovnanian on behalf of applicant Joe Sines, stated the Meadow Lakes Subdivision is reaching its final phase, phase 19, and K Hovnanian submitted plans for approval that were based on a previous conditional approval. He advised the comments with the open space and density were addressed with the spreadsheet that was forwarded to Chief Building Official Fursdon and he received an email back from Mr. Fursdon stating everything was in order.

Acting Chairman Ali asked for any questions or comments.

Council Liaison Abens asked Mr. Rutushin if this is actually the final phase.

Mr. Rutushin advised for right now as far as he knows it is the final phase.

Member Graupmann made a motion to accept the application.

City Engineer Rodriguez made a few comments. He advised this is the final phase. He stated they will be working with Mr. Rutushin and Joe Sines to finish up some outstanding items on updating phases dating back to phase 13. He stated since this is the final phase they want to get everything cleaned up and make sure everything is in order before they issue final compliance on the project.

Council Liaison Abens stated one of his concerns is the density.

City Engineer Rodriguez advised Chief Building Official Fursdon sent out correspondence stating that the project was code compliant and density compliant with this phase.

Council Liaison Abens advised he has a personal concern with the size of the lots.

Acting Chairman Ali advised when he spoke with Chief Building Official Fursdon everything was in compliance and K Hovnanian is doing a great job.

Member Graupmann asked if his motion still stands.

Acting Chairman Ali advised they should add to the motion the items City Engineer Rodriguez stated regarding everything being compliant.

Deputy Clerk of Council Ciofani asked Member Graupmann if he would like to re-state his motion with the comments from the City Engineer.

Member Graupmann made a motion to approve the request as submitted with the condition the project is compliant with the City Engineer's requests. Council Liaison Abens seconded the motion.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Councilwoman Swenk advised she had some questions for Mr. Ratushin, however, the application was already voted on and approved. She stated she is concerned with 19 phases in that development. She advised there is severe stress on fire and police and their final plat was 3 plats ago.

Assistant Law Director Morgan advised this discussion was not on the Agenda. She advised the discussion could be put on another agenda and discussed at another time.

Councilwoman Swenk advised it already passed.

City Engineer Rodriguez stated he was told Meadow Lakes was supposed to be larger than what it is so there have been some cutbacks in the size of Meadow Lakes. He advised they have met the City's requirements that are set up by the PCD, which is not being used anymore.

Council Liaison Abens advised Chief Reese or an assistant Chief reviewed the project and there were no comments.

Councilwoman Swenk advised they have been talking about possibly putting another fire station in that vicinity.

City Engineer Rodriguez advised they have been talking about putting a fire station 3 at Barres and Stoney Ridge and that would help with future development.

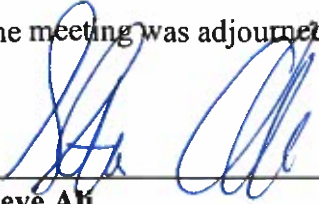
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Council Liaison Abens advised when he spoke with Chief Reese, Chief Reese stated he has the equipment to put into a station 3 and he said he would only have to hire 2-3 more persons to fully staff it.

ADJOURNMENT:

The meeting was adjourned at 7:21 PM.



Steve Ali
Temporary Chairman



Shari Ma
Assistant Clerk of Council

Tuesday, July 13, 2021

Date Approved