

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING – TUESDAY, JULY 13, 2021**

**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, Jennifer Swallow, Council Liaison Bruce Abens, and Chairman James Smolik.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Daniel Rodriguez, and Assistant Clerk of Council Shari Ma.

It was moved by Smolik and seconded by Swallow to nominate Shari Ma as Secretary to the Commission.

A voice vote was taken and the motion carried.

Yes – 5          No – 0

**MINUTES:**

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, June 8, 2021. He asked if there were any corrections. Hearing no corrections, a voice vote was taken and the minutes were received and filed.

**CORRESPONDENCE:**

Chairman Smolik stated he received correspondences regarding Expert Auto Repair. The correspondences were regarding a traffic count and a revised site plan.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Chairman Smolik asked for the application to be read.

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

OWNER: Same

REQUEST: Amended Preliminary Site Plan approval for Harvest Pointe Subdivision Phases 1, 2, & 3

LOCATION: North/East side of Root Road and South of Lorain Road, in an R1 District  
Permanent Parcel Nos. 07-00-011-103-207, 07-00-014-106-009 and  
07-00-011-103-067

Application was read.

Administrative comments were read.

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

Ryan Schultheiss, 36097 Westminister Avenue, North Ridgeville, Ohio 44039.

Mr. Schultheiss stated plans for Harvest Pointe Subdivision off of Root Road were amended in 2019. He then explained, in 2019, Harvest Pointe applied for preliminary approval of Phase 1 and Phase 2 and has subsequently received final approval. Homes in Phase 1 have been constructed, and the company is finishing infrastructure work in Phase 2. Homes in Phase 2 will be constructed later this year. Initially, Phase 3 was left off of the original application because Harvest Pointe was looking to acquire surrounding parcels to build further. The necessary property has been acquired, which is why Harvest Pointe is applying for the third phase.

Chairman Smolik asked for questions or comments from the Commission.

Council Liasion Abens stated he was under the impression that the development of the land was supposed to resemble a horseshoe.

Mr. Schultheiss stated it was originally part of the plan; however, due to the wetland in the rear parcel, the creek, and the retention of the pond, it was not possible to do that.

Chairman Smolik asked if water would be connected for circulation.

Mr. Schultheiss replied, “No, planning for that has not yet occurred; however, there will likely be two taps, one on each side of the road.”

Chairman Smolik asked if the two taps would connect towards the back.

Mr. Schultheiss stated he is not sure and would have to work with the engineer.

Chairman Smolik asked Engineer Rodriguez if he would mandate circulation.

Engineer Rodriguez stated on culdesacs, the City does a four-inch around the culdesac to provide the circulatory movement of water. He then explained the City would work with the engineer and developer during the design process.

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

No questions or comments were offered.

Chairman Smolik asked for questions or comments from the Administration.

No questions or comments were offered.

Chairman Smolik asked for questions or comments from the public.

Chairman asked the resident to state their name and address for the record.

Charlotte Kline, 8688 Root Road, North Ridgeville, Ohio 44039.  
Mrs. Kline asked where is Phase 3 in comparison to Phases 1 and 2.

Chairman Smolik asked Mr. Schultheiss if Phase 3 is the last.

Mr. Schultheiss replied, “Yes, this is the last phase. There is a creek that dissects the property, and there are no plans to go across the creek.” He went on to say Phase 3 is to the north along Root Road.

Chairman Smolik asked for additional questions or comments from the public.

Chairman Smolik stated one question was received from the public.

Chairman Smolik read:

“I’m concerned about dirt left on the road when hauling to either side when rain leaves a muddy mess. Also, rocks falling off the trucks.”

Chairman Smolik asked if the contractor had a street sweeper or other equipment on site to maintain that.

Mr. Schultheiss responded, “They try their best. It has been wet lately, making it a little more challenging, but yes, we try to clean it up as best as possible. It may take a day or two to get out there to clean it. There certainly is a time of day where dirt is out there, but they try their best to get out there and clean it up.”

Chairman Smolik asked the Administration if the City has a policy where a street sweeper would clean the area if it is uncleaned.

Engineer Rodriguez stated the City does not have a specific policy in place; however, neighbors can call and let the City’s Engineering Department know what is going on, and they will get someone out to the site immediately.

Council Liasion Abens stated the developers have held to a promise they made regarding vision and sound by putting up the mound that was requested.

Mr. Schultheiss stated they would continue to create mounds with the landscape during the implementation of Phase 3.

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

No questions or concerns were offered.

It was moved by Swallow and seconded by Ali to approve the application.

A roll call vote was taken and the motion carried.

Yes – 5          No – 0

Chairman Smolik asked for the next application to be read.

APPLICANT: Jason R. Mould, EMD Studio Inc.  
34899 Lorain Road, North Ridgeville, Ohio 44039  
OWNER: City of North Ridgeville  
37077 Shady Drive, North Ridgeville, Ohio 44039  
REQUEST: Restroom addition to batting cage building  
LOCATION: 37077 Shady Drive, in a R1 District  
Permanent Parcel No. 07-00-035-102-125

Application was read.

Administrative comments were read.

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

Jason Mould, 34899 Lorain Road, North Ridgeville, Ohio 44039.

Mr. Mould stated bathrooms would be added to an existing batting cage building to the front, a Janitor's closet, and, if money allows, a storage room. Restrooms can be used by park guests as well as those using the batting cages.

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

Council Liaison Abens stated he is concern if there are enough fixtures in the restrooms for the intended crowd.

Mr. Mould stated the request was for two fixtures per restroom due to budget allocations a few years ago; therefore, the goal is to stay within the budget.

Member Swallow asked if the batting cages were heated.

Mr. Mould replied, "They are heated." He further commented that the restrooms would have electric heaters and air conditioning.

Engineer Rodriguez stated the Parks and Recreation Department assisted with HVAC two years ago.

Chairman Smolik asked for further questions or comments.

No questions or comments were offered.

Chairman Smolik asked for questions or comments from the Administration.

Chief Building Official Fursdon asked if the fixtures were designed specifically for the batting cage building.

Mr. Mould replied, “Yes, they are specific to the batting cage buildings, which is where the size came from, and I think we could get by with one fixture.”

Chairman Smolik asked for questions or comments from the public.

No questions or comments were offered.

It was moved by Swallow and seconded by Graupmann to approve the application.

A roll call was taken and the motion carried.

Yes – 5      No – 0

Chairman Smolik asked for the next application to be read.

**APPLICANT:** Chris Young, Automotive Experts and Tires LLC  
Race Road, North Ridgeville, Ohio 44039

**OWNER:** Chris Young  
6054 Stoney Ridge Road, North Ridgeville, Ohio 44039

**REQUEST:** Construction of an auto repair facility on vacant land

**LOCATION:** Race Road, in a B3 District  
Permanent Parcel No. 07-00-039-000-078

Application was read.

Administrative comments were read.

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

Gary Fischer, Fischer Associates Architects, 554 West 9<sup>th</sup> Street, Lorain, Ohio and Chris Young 6054 Stoney Ridge Road, North Ridgeville, Ohio 44039.

Mr. Fischer stated this is a new auto repair facility. The building would have an office at the front, along Center Ridge Road. Along Race Road, to the south, would be multiple repair (service) bays. The property is somewhat an "L" shape; it goes behind the property towards the south, where there is an open area. There are no current plans to develop the back land. There would be paved parking, a small amount of stone on the front of the building up three to four feet, and then smooth metal siding. The building would have metal roofing and will be lined inside with a metal wire panel. Mr. Fisher advised that the Fire Department's comments are general building code for compliance and stated everything would be done to code.

Chairman Smolik stated Mr. Young submitted a revised site plan that addresses some of the (stated Building Commissioner's but referred to Chief Building Official's) comments and

recommendations. He then asked the Commission if they had an opportunity to review the revised site plan.

He stated said, "number one where B-3 Zoning requires a 25 foot side yard and according to the revised plan, the applicant is under 25 feet so the requirement is met; recommendation number three, which deals with the submission of a traffic impact study; the Commission did receive the traffic impact study; and comment number four, commercial buildings are required to provide a city sidewalk, and on the revised plan, a city sidewalk is shown."

Chairman Smolik asked for questions and comments from the Commission.

Council Liasion Abens stated his concern is that the new auto repair shop will be located closely near other competitors. and the last thing he wants to see is another building much like the Burger King on Center Ridge, which would stand empty if the business is unsuccessful.

Mr. Fischer stated that was also a concern of Mr. Young.

Mr. Young stated that today was his 36<sup>th</sup> birthday and that he has no other choice but to make it. He stated this is a business for the long haul and he has worked his whole life to build this type of business. He stated he is committed 100-percent.

Chairman Smolik asked where the retention basin would go.

Mr. Fischer stated there is a lot of land to the back of the property that would be utilized for that. There is not a lot of stormwater detention that is needed on site so again, based on approvals at this meeting adjustments would be made and then submitted.

Chairman Smolik asked if the back land was going to be used as a retention base.

Mr. Fischer replied, "Yes."

Chairman Smolik asked Engineer Rodriquez if he has any concerns with putting a paved parking lot over a sanitary sewer easement.

Engineer Rodriquez replied, "No, the applicant is aware that if something were to happen in the future requiring the Engineering Department to access the line, it is not the City's responsibility to repair the pavement.

Mr. Fischer stated they're well aware, and it is acceptable.

Chairman Smolik asked about the status of the dumpster.

Mr. Fischer stated the dumpster would be screened.

Chairman Smolik asked if there will be a small mound on the 10 foot strip along the residential side.

Mr. Fischer replied, “Yes, we’ll have some excavation material; again, we are willing to work with the City.”

Mr. Young stated there are several large pine trees along the property line in the area. He is unsure whose property the trees are on, but he would like to leave them in the area as an additional buffer.

Chairman Smolik asked for questions or comments.

Member Ali asked if there will be an oil separator located on the premises.

Mr. Fischer replied, “Yes.”

Member Ali asked if there will be tire storage.

Mr. Young stated there will be an area next to the dumpster specifically for scrap tires until the recycler comes to take them away.

Chief Building Official Fursdon stated there is still a 10 foot sideyard.

Mr. Fischer asked, in addition to the 25.

Chief Building Official Fusdon stated there are not 25 feet to your west. The west property line is 15 feet from your building. The code for B-3 states that the side yard, when it abuts a residential district, has to be a certain distance. A B-3 says when you abut any residential district, the side yards are supposed to be 25 feet. The south property line abuts a residential district.

Mr. Fischer asked if that would be the rear yard if the side yard is to the south.

Chief Building Official replied, “No, because by definition, the property to the west is the side.”

Mr. Fischer asked even if we surround ourself we still have to have a 25 foot property line.

Chief Building Official replied, “Yes.”

After further discussion regarding zoning requirements, Mr. Fischer stated he would like to proceed with plan submittal to the Building Department and asked if the Commission would approve the Planning Commission application conditionally.

Chairman Smolik asked if there were any additional questions or comments

No questions or comments were offered.

It was moved by Swallow and seconded by Graupmann to approve the application on the condition that a variance is obtained for the side yard from the Board of Zoning and Building Appeals.

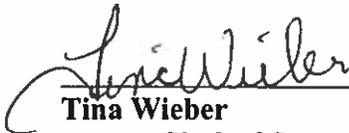
A roll call was taken and the motion carried.

Yes – 5      No – 0

**ADJOURNMENT:**

The meeting was adjourned at 7:39 PM.

  
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**James Smolik**  
Chairman

  
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**Tina Wieber**  
Deputy Clerk of Council

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Tuesday, September 14, 2021  
**Date Approved**