

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

Member Steve Ali was absent.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Fire Chief John Reese, City Engineer Dan Rodriguez, Assistant Clerk of Council Tara Peet, and Deputy Clerk of Council Lisa Ciofani.

Chairman Smolik announced that, though this was a virtual meeting, in accordance with the State of Ohio, public notice was issued to all abutting residences and was also posted on the City of North Ridgeville website. He stated that the meeting was live streaming to the City of North Ridgeville YouTube channel, which was being monitored for input from the public by the Assistant Clerk of Council Peet. He indicated that members of the Commission will be advised of any comments posted to the YouTube channel.

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, June 9, 2020. He asked if there were any corrections. Hearing no corrections, the minutes were received and filed.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Bradley Mull, Mull & Weithman Architects, 4525 Indianola Ave., Columbus, OH 43214

OWNER: City of North Ridgeville, Fire Station No. 2

REQUEST: Additions and renovations to Fire Station No. 2

LOCATION: 34523 Lorain Road in a B-3 Highway Commercial District

Application was read.

Administrative comments were read.

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

Bradley Mull, Mull and Weithman Architects, 4525 Indianola Ave, Columbus, Ohio, 43214, stated they are proposing two additions to Fire Station #2: one addition to the east along apparatus base which allows for proper storage for equipment that is on the base at this time and one addition to the south of the administrative area of the station which is for physical fitness equipment that is also stored in the base at this time. Renovation part of project will be dormatory and replacing HVAC systems that are currently there.

Chairman Smolik asked for any further questions or comments.

Council Liaison Abens asked what the setback was of next door neighbor to east.

Mr. Mull advised the southeast corner is 1.8 feet from property line and property line is at an angle and displays outward towards the north, where there is more space.

Chairman Smolik asked administration if setback is being brought forth to BZBA.

Chief Building Official Fursdon advised the City is exempt from zoning code.

Mr. Mull advised they will be providing a fire rating on wall and also added per 1973 drawings, an addition was anticipated for the future and has document he can share if Commission would like.

Chairman Smolik asked for any further questions or comments.

Chairman Smolik asked if dumpster was going to be relocated during this project and if so, where would it be located.

Mr. Mull said the dumpster is not currently part of the project and it will remain as is.

Chairman Smolik asked if dumpster would remain in the front of the station.

Mr. Mull confirmed same.

Chairman Smolik asked if fire trucks have adequate turning radius with back addition pushing building out.

Mr. Mull confirmed there is adequate turning radius and a site plan was included with package showing same.

Chairman Smolik stated he understands City is exempt from setbacks but wonders if we should build that close to property line regarding expansion along the east. Chairman Smolik asked if there were any other floor plans developed where there is no encroachment on property.

Mr. Mull advised there was another floor plan however, it still encroached to the east.

Chairman Smolik asked if there were multiple variations of floor plans in order to get out of encroachment. He wanted to make sure City did due diligence in trying to come up with floor plan that is not hugging property line.

Mr. Mull stated they look at different organization of spaces along the east but everything is located there functionally. He asked if Chief Reese had anything to add.

Chief Reese advised they did look at a different layout that had L-shape off the back but they would have lost access to one of the apparatus bays. Also stated in previous drawings there was always a proposed apparatus bay to that side. They are trying to meet modern building code standards but nothing has been done to that building aside from general maintenance since 1973.

Chairman Smolik stated it appeared the City had done due diligence and this is the only layout that works in order to serve the community.

Chief Reese confirmed Chairman Smolik's statement.

Chairman Smolik asked for any further questions or comments. No discussion was offered.

Chairman Smolik opened up comments or questions to public.

Assitant Clerk of Council Peet advised no discussion was offered.

Chairman Smolik asked for any additional questions or comments.

Chief Building Official Fursdon asked if any residents have raised any concerns that Fire Chief Reese is aware of.

Chief Reese replied no, not that he is aware of. He added there is a fence buffer and landscaping and is hoping this does not change anything for residents.

Chairman Smolik opened for a motion.

It was moved by Vice-Chairwoman Swallow and seconded by Jacobs to approve the request as submitted.

A voice vote was taken and the motion carried.

Yes – 4 No – 0

Chairman Smolik commented to the representative the paperwork would be handled internally since the City is the owner.

APPLICANT: Richard Stickland, UYA Holdings, LLC, 118 Mill Street, Medina, OH 44256

OWNER: UYA Holdings, LLC, 118 Mill Street, Medina, OH 44256

REQUEST: Construction of a production facility

LOCATION: 7385 Race Road, south of Center Ridge Road in a B-3 Highway Commercial District
Permanent Parcel No. 07-00-034-000-137

Application was read.

Administrative comments were read.

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

Richard Stickland, owner, 118 Mill St, Medina, Ohio 44256, stated he was aware the building was placed too close and the builder/architect had realized same and moving the building is not a problem. Already have buffer zones shown to the east of building. Biggest hurdle is proximity to fire hydrant and ability to turn around fire truck. Met with Assistant Chief Mike Uhnak and discussed possibility of bringing road around south end of building into back with concrete down South side of building where truck could be turned around. Waiting on architect's ideas on same.

Chairman Smolik asked for owner to confirm he is willing to move structure 25 feet off property line.

Mr. Stickland advised moving the structure actually helps with distance in driveway and distance in being close to fire hydrant.

Chairman Smolik asked for any additional questions or comments.

Council Liaison Abens asked for purpose of building.

Mr. Stickland advised it will be used to repair automobiles in collision business for his aluminum operation. In order for certifications, they require a separate area for aluminum repair.

Council Liaison Abens asked if there are any special requirements for air filters.

Mr. Stickland advised the only requirement is for portable air vacuum-type system when welding aluminum.

Council Liaison Abens asked if this would contribute to air quality around the neighborhood.

Mr. Stickland advised no, it would never make it outside of the building.

Chairman Smolik asked for any additional questions or comments.

Member Jacobs asked in order to comply with setback will the building be moved 25 feet south.

Mr. Stickland confirmed.

Chairman Smolik asked if there is a retention required for additional roof area.

City Engineer Rodriguez advised they were waiting to see what was submitted by Mr. Stickland but since it's existing area and less than 3,200 sq ft, it will not add much more roof area. Advised there are spoil mounds and asked that they don't block any properties. That will also be reviewed during improvement plans once submitted.

Chairman Smolik asked if parking would be expanded.

Mr. Stickland advised there most likely will be more parking and a proposed apron for when cars are in disassembly. Parking will be added in fenced in area and moved to northeast property boundary and to east fenced-in area, which is gravel.

Chairman Smolik asked if there are any additional questions or comments.

Chairman Smolik opened up comments or questions to public.

Assitant Clerk of Council Peet advised no discussion was offered.

Chairman Smolik asked for any additional questions or comments.

Council Liaison Abens asked if they build another 21 feet, what does that do to the fire separation to the existing building to the south and does it affect that.

Chief Building Official Fursdon advised they should have more than 30 feet and he doesn't believe a fire rating would be required. That would be discussed in their plan review when they receive drawings and directions.

Chairman Smolik opened for a motion.

It was moved by Vice-Chairwoman Swallow under the condition that there is a 25 ft setback change that the applicant has agreed to. Motion was seconded by Jacobs.

A voice vote was taken and the motion carried.

Yes – 4 No – 0

Chairman Smolik commented to the representative he would receive the signed paperwork later this week.

APPLICANT: Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road, North Ridgeville, OH 44039

OWNER: Same

REQUEST: Final plat approval of Ridgefield Subdivision, Phase No. 16

LOCATION: South of Sprague Road and adjacent to the Cuyahoga-Lorain County line in an R-1 Residence District
Permanent Parcel No. 07-00-001-000-409

Application was read.

Administrative comments were read.

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

Joe Molnar, Bob Schmitt Homes, 9095 Gatestone Road, North Ridgeville, OH 44039, advised this is the extension of Littlebrook Way and proposed 26 single family detached cluster units on west side and two single family units on east side.

Chairman Smolik confirmed the key is 1.96 units per acre and code is 2.3 so they are under. Chairman asked if there are any questions or comments.

Council Liaison Abens said with the last major storm there were a number of residents complaining roads were filled with water and asked if this will be remedied or ongoing.

City Engineer Rodriguez explained streets and sewers are designed to hold 10 yr storm event to the grate. When there is a storm event greater than 10 yr storm, there will be water there for a period of time. Area meets requirements but with heavy storm, there will be water on the road.

Mr. Molnar advised water is not reaching houses and stays in streets and in retention basin.

City Engineer Rodriguez advised the intensity charts have not been recently updated.

Member Jacobs asked if new street going in will have the same issue with water in the street.

Mr. Molnar advised no, there will be a temporary retention basin at the end of the cul-de-sac that will hold the water.

Chairman Smolik opened up comments or questions to public. Bill S. asked exact location of new street.

Mr. Molnar advised location is off of Longbrook Drive and Littlebrook Way. Mr. Molnar added when report was read, it stated property abutted north line of North Ridgeville and south of Sprague Road however, they aren't close to Sprague Road or North line of subdivision.

Chairman Smolik asked for any further questions or comments. No discussion was offered.

Chairman Smolik opened for a motion.

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

A voice vote was taken and the motion carried.

Yes – 4 No – 0


Chairman Smolik commented to the representative that they would receive their signed copies later this week. City Engineer Rodriguez advised they would receive approved plans no later than the end of next week.

ADJOURNMENT:

The meeting was adjourned at 7:48 PM.



James Smolik
Chairman



Lisa M. Ciofani
Deputy Clerk of Council

Tuesday, August 11, 2020
Date Approved