

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, AUGUST 13, 2019**

TO ORDER:

Chairwoman Swallow called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 p.m.

ROLL CALL:

Present were members Steve Ali, James Maleski, Vice-Chairman James Smolik, Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, and Assistant Clerk of Council Tara L. Peet.

MINUTES:

Chairwoman Swallow asked for discussion of the minutes of the regular meeting on Tuesday, July 9, 2019. No discussion was offered. The minutes are approved and placed on file.

CORRESPONDENCE: None.

OLD BUSINESS: None.

NEW BUSINESS:

APPLICANT: Elite K911, c/o Charles A. Stella, 31740 Cook Road

OWNER: Charles A. Stella, 31740 Cook Road

REQUEST: Parking lot expansion

LOCATION: 31740 Cook Road in a B-3 zoning district
Permanent Parcel No. 07-00-004-110-038

Assistant Clerk of Council Peet read the application and administrative comments.

Chairwoman Swallow asked that the applicant come forward to provide an explanation of changes and additions to their proposal.

Charles A. Stella, 31740 Cook Road presented his plan to expand his parking lot. He noted that parking is taking up his front yard. Mr. Stella stated he called the architect and didn't receive a call back yet regarding the question of the purpose of the wash pit.

Chairwoman Swallow asked if the applicant had fuel on the property.

Mr. Stella stated no, he didn't. He noted that all his business does is train dogs.

Member Ali asked if the cleaning fluid Mr. Stella used is acid based.

Mr. Stella stated no as it is safe for pets and made for animal enclosures.

Member Ali speculated that the architect drew the wash pit thinking there would be an acid cleaner.

Mr. Stella stated he doesn't even have gasoline on his premises.

Councilman Abens asked Mr. Stella's if his next door neighbors are the future impound lot.

Mr. Stella stated yes and that they will be located on the southeast corner.

Member Smolik asked for clarification on some of the comments from the Chief Building Official. He asked if the ten feet is from the tree lawn to the parking lot.

Chief Building Official Fursdon stated it is from the parking area to the right-of-way.

Member Smolik asked about the off street parking.

Chief Building Official Fursdon stated per code, the Planning Commission is required to approve off street parking.

Mr. Stella noted that the drawings show his sign past the ten foot buffer. He stated the sign is coming down and the concrete is within thirteen feet of the pin, but the sign is being removed.

Member Smolik asked if there were side yards set for parking.

Chief Building Official Fursdon stated no.

Member Maleski stated he didn't want to hold up the application but he is concerned that the applicant did not ask for the wash pit and it was drawn on the plans.

Mr. Stella stated he did not ask for the wash pit, but when he asked the architect why it was drawn in, the architect stated it was a wash out for concrete.

Chief Building Official Fursdon stated he was assuming the wash pit was for the equipment that will be onsite and for the engineers if they need it.

Chairwoman Swallow asked if this issue could be dealt with administratively.

Chief Building Official Fursdon stated yes.

Councilman Abens asked if the applicant would be installing sidewalks.

Mr. Stella stated yes.

It was moved by Maleski and seconded by Ali to approve the application as presented.

Member Smolik asked Assistant Law Director Morgan if the Commission should add the requirement for sidewalks into the motion as a condition.

Assistant Law Director Morgan stated she didn't see the need as it is in the comments, the applicant has agreed to install them and it will all be documented in the meeting minutes.

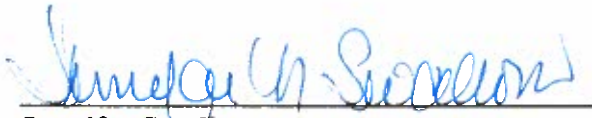
A voice vote was taken and the motion carried.

Yes – 5

No – 0

ADJOURNMENT:

The meeting was adjourned at 7:10 p.m.



Jennifer Swallow
Chairwoman



Tara L. Peet, MMC
Assistant Clerk of Council

Tuesday, September 10, 2019

Date Approved