

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING AUGUST 9, 2016**

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

Roll Call: Present were members Tim Anderson, Jennifer Swallow, Alternate Council Liaison Bruce Abens, Vice-Chairman Larry Pierce and Chairman Jim Rothgery. Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Scott Wangler and Deputy Clerk of Council Donna Tjotjos.

Minutes: Chairman Rothgery asked if the members of the Commission had a chance to review the regular meeting minutes of July 12, 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 moved the meeting onto new business and asked the Clerk to read the application.

APPLICATION:

APPLICANT: Valore Properties, Inc., Valore Builders, Inc. 23550 Center Ridge Road, Westlake, OH 44145

OWNER: Same

REQUEST: Extension on final plat approval granted by Planning Commission on April 9, 2013 of Hampton Place, Phase three.

LOCATION: West of Avon Belden Road and east of Stoney Ridge Road in an R-1 District
Permanent Parcel numbers 07-00-029-000-152, 07-00-029-000-004 and 07-00-029-000-195

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

Chairman Rothgery asked if there was a representative and if so, could they step up to the podium and give their name and address.

Tony Valore from Valore Builders, Inc., 23550 Center Ridge Road, Westlake, Ohio.

Chairman Rothgery asked the representative to provide a brief explanation on what we are doing for the new members here.

Tony Valore explained they submitted this phase which was approved by Planning Commission over two years ago and due to numerous amounts of difficulty they faced outside of the subdivision, from the economy to the cost and everything that goes into it; they never got it started in enough time to meet the two year deadline. Guy Fursdon contacted them to let them know it had to be resubmitted. It is 98 percent done and should be completed by the 25th of August. The survey has already been taken and has been sent out to the County. As soon as they receive Planning Commission's approval they will be able to record with the County. He restated that the economics of these days slowed them down, but they are progressing.

Chairman Rothgery asked if the Commission members had any questions. Hearing none, he opened the discussion up to the Administration and asked if they had anything they would like to add. Hearing none; since there was no one present in the audience, he brought the discussion back to the Commission and asked for a motion.

It was moved by Anderson and seconded by Pierce to approve the extension of the final plat of phase three of Hampton Place previously approved by Planning Commission on April 9, 2013.

Chairman Rothgery asked the Clerk to call the roll.

Yes, 5 No, 0

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

Chairman Rothgery asked the Clerk to read the next application.

APPLICANT: Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road
OWNER: Same
REQUEST: Final plat approval for Ridgfield Subdivision No. 13 to include 13 detached cluster lots.
LOCATION: Hummingbird Lane Extension in an R-1 District
Permanent Parcel No. (Part of) 07-00-001-000-343

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

Chairman Rothgery asked if there was a representative and if so, could they step up to the podium and give their name and address.

Joe Molnar of Bob Schmitt Homes, 9095 Gatestone Road explained they are in front of Planning Commission to receive final plat approval for the extension of Hummingbird Lane, which was approved last year under Subdivision 12. This extension is within Subdivision 13 which includes 13 single family detached cluster lots.

Chairman Rothgery asked if the Commission had any questions or comments. Hearing none, he opened the floor for comments from the Administration. Hearing none, he brought the discussion back to the Commission and asked for a motion.

Joe Molnar interrupted and brought up the 250 foot radius requirement that City Engineer Wangler mentioned in his comments. He stated Planning Commission should take a look at that code. It was passed in 1963 and is definitely outdated. He has been with Bob Schmitt Homes for 43 years and they have been in Ridgefield for 20 years now. Of the streets that have been approved in Ridgefield, 12 of them have radius's less than 250 feet; that includes roads within Subdivision 12. It was quite a surprise to them that they are asked to change the radius that has already been approved in other parts of this subdivision. They had to put in a sanitary sewer to pick up ten lots in Subdivision 12 and that sanitary sewer is parallel to the right-of-way of the proposed Subdivision 13. They can't move that sanitary sewer and they aren't going to. They are looking for some guidance here on what can be done. He also already made application to Board of Zoning and Building Appeals for a variance, but he thinks that it is important that Planning Commission knows what their situation is in regard to this subdivision.

Chairman Rothgery addressed Chief Building Official Fursdon and City Engineer Wangler and asked what their thoughts are on this code.

Chief Building Official Fursdon believes it is outdated but what a new standard would allow, he wouldn't know. He spoke with City Engineer Wangler and they both believe that the variance would be approved based on it not being a safety issue with the proper signage and speed limitation.

City Engineer Wangler concurred.

Chairman Rothgery addressed the Assistant Law Director and asked if there was anything she would like to add.

Assistant Law Director Morgan stated she did not.

Chief Building Official Fursdon stated that the original Engineer's report as was pointed out to him by Mr. Wangler, is not 250 feet radius, rather it is actually 290 feet. He did correct that in the BZA application.

Chairman Rothgery addressed Chief Building Official and asked if this ordinance needs to be changed.

Chief Building Official Fursdon stated that there are a lot of ordinances that need to be looked at and brought into the 21st century.

City Engineer Wangler stated he hasn't researched this. There are standards that are sort of universal to include street widths and vertical curves, etc. It may benefit some tweaking but he didn't know that the passage date of 1963 alone negates it.

Joe Molnar stated he did check with ODOT and for a 25mph roadway, their requirement is 194 feet.

Assistant Law Director Morgan addressed the Chairman and stated if the consensus is something else then the Law Department can draft an ordinance. She stated that she would like to see what the consensus is as well. However, any potential change to the ordinance wouldn't happen before this application was approved or before the Board of Zoning and Building appeals had a chance to see it.

Joe Molnar stated he understood but it was a surprise to see that the other roads with the same radius were approved over the last 20 years and all of a sudden they submit this application and they are told that they can't do that because the radius was not met.

Assistant Law Director Morgan stated that it may not have come to anyone's attention and that is possible.

Chief Building Official Fursdon stated it may have been overlooked. He stated the former Engineer was a traffic engineer and that was one of his expertise. He may have been more familiar with ODOT standards and really didn't pay that much attention to ours because it isn't like that is a small book of rules to follow. He may have remembered the ODOT's standards and thought that it was acceptable.

Chairman Rothgery addressed Assistant Law Director Morgan and asked if she would look into the ordinance. He thanked the representative for bringing that issue to the Commission's attention. He asked for a motion on the application.

It was moved by Anderson and seconded by Pierce to approve the final plat of Ridgefield Subdivision 13.

Chairman Rothgery asked the Clerk to call the roll.

Yes, 5 No, 0

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

ADJOURNMENT:

With no further business, the meeting was adjourned at 7:16 p.m.

Chairman Rothgery announced the next meeting which is scheduled for September 13, 2016.


Chairman


Deputy Clerk, Dorna Tjotjos


Date Approved