

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING SEPTEMBER 13, 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, Council Liaison Bernadine Butkowski, Vice-Chairman Larry Pierce and Chairman Jim Rothgery. Also present was Chief Building Official Guy Fursdon, Law Director Andrew Crites, and Deputy Clerk of Council Donna Tjotjos.

Chairman Rothgery welcomed Member Butkowski to the Planning Commission.

Minutes: Chairman Rothgery asked if the members of the Commission had a chance to review the regular meeting minutes of August 9, 2016. He asked if anyone had any comments regarding those minutes.

Chairman Rothgery addressed the Law Director and explained last month during the Planning Commission, Joe Molnar from Ridgefield was here. He explained that the City requires a 250 foot radius requirement and ODOT only requires 194 feet. He asked if there was any way that we, as a city, can allow for ODOT rules to apply to this unless otherwise noted or something like that.

Law Director Crites stated that would conform to what they have been trying to do at least since he has been around for the last 14 years, which is to try and jive all of our building codes and to have those regulations dovetail or parallel the Ohio Revised Code for simplicity, consolidation, uniformity of enforcement, but that issue was raised and it came up in the design of Performance Lane with the Riddell project that it appears, and he noted he was not an engineer, that our turning radius requirements are in fact, antiquated and should be updated. He suggested that the Planning Commission ask the Engineering Department to opine accordingly to review and see what they think and then have the Law Department draft the legislation. The first thing he would do to amend that legislation is to draw it parallel to what ODOT requires. He stated that you have to be careful not to accept everything that ODOT does, but a lot of what they do makes sense.

Chief Building Official Fursdon added that it could be parallel unless the Engineer approves otherwise.

Law Director Crites suggested that the Planning Commission could do by motion or discussion that the Engineering and Law Departments look at updating the legislation and that is what they will do.

Member Butkowski stated that may have been changed or done that way because she believed the school busses at one time, used to go down in the cul-de-sacs and pick up and it was a little hard to turn around with the school bus in a cul-de-sac and that is probably why they were made

bigger. They don't go down in cul-de-sacs anymore.

Chief Building Official Fursdon explained this is slightly different. It is not the cul-de-sacs as they have made the cul-de-sacs big enough for even the fire trucks to be able to turn around. This is the curves on the streets and for safety reasons, we have a set of standards, but everyone feels that we can still navigate at a different criteria than what our ordinance requires because it was pointed out to Ridgefield that a lesser radius was approved at least a dozen times and no one ever said anything prior to this phase going in.

Member Butkowski stated that technology may have changed to have a better turning ability now than what you used to have too.

Chief Building Official Fursdon added that is what we are trying to say is that the ordinance is now antiquated and needs to be looked at.

Chairman Rothgery addressed the Commission and asked if they would want a motion on the table or would they want to just leave it hanging over them.

Member Pierce asked what the motion would be in reference too.

Chairman Rothgery explained what Mr. Crites had stated in having the ordinance looked at.

Law Director Crites suggested submitting a recommendation to two of the Department Heads, City Engineer and Law Director to review the turning radius ordinance. It is one ordinance.

Moved by Chairman Rothgery and seconded by Swallow to request the Engineer and Assistant Law Director to review the ordinance and make it compliant where possible with ODOT and what they deem the turning radius should be.

Chairman Rothgery asked the Clerk to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

Chairman Rothgery noted since there were 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: Joe Lechko, Forest Ridge Apartments, LLC, 6001 Jaycox Road
OWNER: Forest Ridge Apartments, 1201 River Woods Drive, Hinckley, Ohio 44233
REQUEST: Approval to construct a storage building in an R4 District.
LOCATION: 6001 Jaycox Road
Permanent Parcel No. 07-00-020-138-029

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

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 Lechko, Forest Ridge Apartments, 6001 Jaycox Road introduced himself.

Chairman Rothgery asked the representative to provide a brief explanation on his application.

Joe Lechko explained they were seeking approval to build a two car garage on the property to replace three old sheds that they plan to remove.

Chairman Rothgery noticed that there is a garage door. He asked if there was the intent to park a vehicle in.

Joe Lechko stated they aren't planning to park a vehicle but they may allow their manager to park his car in there. This is just for convenience if and when they get a truck load of appliances in to store for convenience.

Chairman Rothgery asked if the Commission had any comments.

Joe Lechko noted for the record that the 60 foot separation will be complied with as they do plan on putting the building 60 feet away instead of the planned 30 feet.

Member Butkowski stated her concern is about the water and asked if he was going to have something there to control the water run off so that it goes into eave spouts so there isn't a mess all over.

Joe Lechko stated that it shows on the plan where they are going to put down spouts on the

building and run it to the large drainage ditch that runs along their property and all the houses on Jaycox Road. They are going to pipe it into the ditch.

Member Butkowski stated that was her concern as they don't need any flooding of something.

Chairman Rothgery asked if the Administration had any other comments. Hearing none, he noticed no one present in the audience to speak; he then brought the discussion back to the Commission members and asked for a motion.

It was moved by Anderson and seconded by Swallow to approve the construction of a storage building located at 6001 Jaycox Road.

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:

Chairman Rothgery announced since there is no further business, the meeting was adjourned at 7:10 p.m.

Chairman Rothgery announced the next meeting which is scheduled for October 11, 2016.



Chairman



Deputy Clerk, Donna Tjotjos



Date Approved