

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING – TUESDAY, SEPTEMBER 14, 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 Paul Graupmann, Jennifer Swallow, Council Liaison Bruce Abens, and Chairman James Smolik.

Member Steve Ali was excused.

Also present were Chief Building Official Guy Fursdon, Prosecutor Sean Kelleher, City Engineer Daniel Rodriguez, Deputy Clerk of Council Tina Wieber and Director of Public Utilities Tara Peet.

It was moved by Smolik and seconded by Swallow to nominate Tina Wieber as Secretary to the Commission.

A voice vote was taken and the motion carried.

Yes – 4      No – 0

**MINUTES:**

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, July 13, 2021. He asked if there were any corrections. Hearing no corrections, the minutes were filed and stamped.

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Chairman Smolik asked for the application to be read.

**APPLICANT:** Stacy Dasher, Everstream Solutions, LLC, 1228 Euclid Avenue, #250, Cleveland, Ohio 44115

**OWNER:** City of North Ridgeville, 7307 Avon Belden Road, North Ridgeville, Ohio 44039

**REQUEST:** Install and maintain a 2-inch fiber conduit in the right-of-way

**LOCATION:** Between 32991 and 33395 Lorain Road, in the right-of-way  
Permanent Parcel No. 07-00-033-102-050

Application was read.

Administrative comments were read.

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

Christopher Huhnke, Iron Claw Engineering LLC, for Everstream Solutions LLC, 979 E 179<sup>th</sup> St, Cleveland, Ohio 44119.

Mr. Huhnke stated the project was to install a 2 inch conduit in the right-of-way to service a cell tower on the south side of interstate 80 and would run underground to the other side.

Chairman Smolik asked if the Ohio Turnpike Commission had viewed the plans.

Mr. Huhnke stated that they had.

Chairman Smolik asked if the Ohio Turnpike Commission had give a written approval.

Mr. Huhnke advised the Commission had given a written approval as far as he was aware.

Chairman Smolik asked if the written approval would be submitted to the city.

Mr. Huhnke stated that was correct if the Commission submitted that approval to Everstream.

Chairman Smolik asked for questions and comments from the members.

Chairman Smolik advised that the conduit is being placed within 12 inches of what appears to carry their super structure. Mr. Smolik asked if the Ohio Turnpike Commission had seen that drawing and if the Turnpike Commission was comfortable with that.

Mr. Huhnke explained the Commission would most likely make comments on shifting the conduit.

Chairman Smolik asked if the Turnpike Commission had seen the drawing.

Mr. Huhnke advised that the Commission had seen the drawing.

Chairman Smolik advised he was suprised the Commission was allowing the conduit to be placed so close to their structure.

Mr.Huhnke explained that the Commission had submitted recomendations back to Everstream but that he had not seen the returned comments.

Chairman Smolik asked City Engineer Rodriguez if the city could track whether the Ohio

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Turnpike Commission was satisfied with the drawing.

City Engineer Rodriguez advised that it can.

Chairman Smolik asked for questions or comments from the administration. He then asked for questions or comments from the general public.

No questions or comments were offered.

Chairman Smolik advised he would close the public comment section. He asked for any further comments or questions from the Commission.

Chief Building Official explained indemnification to the Commission.

It was moved by Swallow and seconded by Graupmann to approve with the condition of entering into an indemnification with the city.

A roll call vote was taken and the motion carried.

Yes – 4      No – 0

Chairman Smolik asked for the next application to be read.

APPLICANT: Gary Smittek, North Ridge Pointe, LLC, 36715 Avalon Court, Avon, Ohio 44011

OWNER: Same

REQUEST: North Ridge Pointe Subdivision West Shore Parkway/Amalfi Road in an R-1 District

LOCATION: 37077 Shady Drive, in a R1 District

Permanent Parcel No. 07-00-029-000-442, 07-00-032-000-720,  
07-00-031-000 288, & 07-00-030-000-303

Application was read.

Administrative comments were read.

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

Gary Smittek, 36715 Avalon Court, Avon, Ohio 44011.

Chairman Smolik asked the applicant to explain the project.

Mr. Smittek advised that the project was phase 6 of the North Ridge Pointe development. The 80 additional lots put the builder at 275 lots. He stated the total lots would be 379 or 377 but that it could be less than that since they added five feet to the extra lots since phase 1. The lots are 60 feet instead of 55 feet. He advised he was filing the plan to approve construction to build bigger lots.

Chairman Smolik stated that according to the calculations for the development statistics for density and cluster open area provided, the accumulative total still meets the code. He explained that maximum density by code is 2.3 lots per acre and the applicant was under that figure by 2.14 lots per acre. He further explained the maximum cluster is 35% and the applicant was at 33%. He also advised that Mr. Smitek's 22% open area was more than the 20% required. Chairman Smolik asked for questions or comments from the commission.

Councilman Abens asked how many more phases the applicant had.

Mr. Smitek advised that it depends on the size of the phase. He stated the project would have one more phase of 31 large lots in the area around the big lake. He further explained they have a cluster area of lots coming off of Route 83. He was unsure as to how many more phases there were but the total was around 370. He also advised that the project went from 55 foot to 60 foot lots to cluster after phase one and that the number might be around 365 total lots but after phase 6 the project would be at 275 lots.

Chairman Smolik stated he had a question regarding Appian Way. He explained that it appeared along that property line there was a drainage ditch that was stagnant and asked if the applicant planned on improving the drainage ditch so that it wouldn't be stagnant anymore. He also asked about the mounding and if that was so that the surface runoff for the development doesn't go into the ditch. He stated he assumed that was why the areas storm water retention calculations went that route asked the applicant to give more detail about the drainage feature.

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

Dale Haywood, Atwell Engineering LLC, 7100 E. Pleasant Valley Road, Independence, Ohio 44131.

Mr. Haywood stated that along the south lot there is a non-functioning ditch. He explained that the plan is to grade the area off there so that water can move through it that would be coming off the adjacent property towards the development. Also the mound along the rear property line was meant to capture runoff from the development lots, to contain that within the development and pass the water through the storm sewer system and then onto the retention pond.

Chairman Smolik asked if that would sort the stagnant water down.

Mr. Haywood answered that was correct.

Chairman Smolik asked for questions or comments from the administration.

No questions or concerns were offered.

Chairman Smolik asked for questions or comments from the public.

David Minnich, 5827 Stoney Ridge Road, North Ridgeville, Ohio 44039.

Mr. Minnich advised that he has a development being built by him and that the builder is draining three quarters of the water onto his property. He explained the builder has swamps on the property and has been trying to drain them off onto Mr. Minnich's property. He stated he plugged up the drainage onto his property. He further explained there was a 12 inch tile that runs through the builder's property that is broke and plugged the tiles up and now all of that water is going onto the resident's property.

Chairman Smolik asked the applicant if he was north or south of the project.

Mr. Minnich stated he was right next to it, right across from Barres.

Chairman Smolik advised Mr. Minnich his property is south. He further explained that Mr. Minnich is by the parcel they were referring to with the drainage ditch that is non-functioning.

Mr. Minnich explained that his property is north. He advised that he had photos as well.

Chairman Smolik stated he would let the developer speak if he had questions or comments regarding Mr. Minnich's issue.

Mr. Smitek stated Mr. Minnich's property is south. He explained that water runs north and east. He stated they must have hit some pipes and tiles that had been there previously and the city engineering department asked him to break them up when they run across them to stop the water and that is what they have done. He further explained that the water was not coming from the developer to Mr. Minnich's property but rather it is coming from Mr. Minnich's to the developer's property. He stated the water goes north and east and that water doesn't go south in North Ridgeville.

Chairman Smolik explained that by opening that up it would help Mr. Minnich with the stagnant ditch.

Mr. Smitek advised that was the goal. He stated they had not yet developed that area but have developed in the back and may have hit some tile there. He explained that Mike, from the engineering department, advised him to chop up the tiles and break them if and when they come across it and they should hit them as they put storms in.

Chairman Smolik asked the applicant if the land Mr. Minnich is referring to has just been cleared and if there had been any utilities put in there yet.

Mr. Smitek stated that was correct. He explained that they run across this problem where water comes onto a resident's property but it's not the developer's water it's the resident's water.

Chairman Smolik asked the City Engineer if he wanted to make a statement regarding the

conversation.

City Engineer Rodriguez explained that the conversation stated by Mr. Smitek is correct. He stated the engineering department has asked Mr. Smitek to destroy the tile as he comes upon it. He explained that he assumes it will continue to get crushed as the development continues and the storm sewers go in along that property line and again reshaping that ditch will help the issue.

Mr. Smitek advised that when something comes up they will do their best but what is underground they don't know until they get there.

Chairman Smolik asked for questions or comments from the public.

No questions or concerns were offered.

He asked if there were any further questions or comments from the Commission.

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 – 4      No – 0

Chairman Smolik asked for the next application to be read.

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

**OWNER:** Same

**REQUEST:** Final approval of Ridgefield Subdivision #17

**LOCATION:** 9112 Gatestone Road, North Ridgeville, Ohio 44039 in an R-1 District  
Permanent Parcel No. 07-00-001-000-441

Application was read.

Administrative comments were read.

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

Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road, North Ridgeville, Ohio 44039.

Chairman Smolik asked the applicant to explain his project.

Mr. Molnar stated the project is at subdivision 17 which is an extension of Riverwood Drive. He stated the subdivision was 29 single family units and the acreage is about four acres. He explained the project was an extension of an existing street.

Chairman Smolik asked the applicant how many more phases there would be.

Mr. Molnar stated he did not know. He further explained that with the current project the subdivision would be up to 750 lots and they had another 145 acres that were undeveloped. Mr. Molnar estimated another 250 cluster and single family units. He stated the amount would depend on sales.

Chairman Smolik advised that the project is at two units per acre and code is 2.3 however the open area is at 18% and needs to be at 20%. He asked what the future planning regarding the open area would be.

Mr. Molnar stated that the future phases would have more open space than the previous 17 phases and they will exceed the 20%.

Chairman Smolik asked if the applicant had a master plan.

Mr. Molnar stated he did.

Chairman Smolik explained that the intent is to keep the park going and not to get it done in the last phase.

Mr. Molnar advised that it depends on what they have to work with within a subdivision as far as acreage and what is usable and what is not.

Chairman Smolik ask if there were any questions or comments from the members of the Commission.

Councilman Abens stated he was the ward councilman for that particular area and he continues to get more and more calls pertaining to flooding. He stated that it appears Mr. Molnar's plan is working with the streets and the retention basins but the residents weren't aware of the plan for the water drainage and the councilman is getting the brunt of the calls regarding the flooding of the streets. He stated that the first question he asks the residents would be has the water entered the home and so far the answer has been no.

Mr. Molnar explained that unfortunately the majority of the residents' slabs are on grade insets in the areas of the retention basin.

Councilman Abens stated his concern was that he didn't like using streets for that purpose.

Mr. Molnar stated that that is a system not just the streets and retention areas. He stated that all of the storm sewers are in the back yard between units and that acts as a retention area that goes into another retention basin. He explained that the streets, for the short period of time that they do flood, is a minor inconvenience but that it does help as far as retention.

Councilman Abens asked if the applicant made the home buyers aware that the streets are being used in that fashion.

Mr. Molnar advised that they were not unless they specifically asked for it.

Councilman Abens asked if it was stated in the contracts regarding the streets usage.

Mr. Molnar stated no.

Councilman Abens explained that these are the issues residents are bringing to his attention.

Mr. Molnar asked if the councilman was talking about only one or two locations within the development. He stated each area has retention and it goes into the large retention basin.

Councilman Abens explained that a recent one was Westhaven and he didn't think that was supposed to be a retention. He stated Westhaven was the first street off of Meadow. He advised that it did rain five inches in a short period of time and there are a number of ditches next to Ridgfield that were recently cleared and should help with drainage. He further explained that he would appreciate if the applicant would explain the drainage plan to the residents.

Mr. Molnar explained that the drainage design wouldn't show up on anything the buyers could view because the subdivision is designed as a package. He stated each area has retention and it goes into the large retention basin.

Councilman Abens advised that according to a recent newsletter, Bob Schmitt has donated some land for retention basins.

Mr. Molnar stated he was unaware of that.

Chairman Smolik asked for questions or comments from the Commission.

No questions or concerns were offered.

Chairman Smolik asked for questions or comments from the administration.

No questions or concerns were offered.

Chairman Smolik opened up questions or comments to the public.

No questions or concerns were offered.

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



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A roll call was taken and the motion carried.

Yes – 4      No – 0

Chairman Smolik asked for the application to be read.

**APPLICANT:** Rich Fredrickson, Rafter A. LTD, 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074

**OWNER:** Ohio Mills Storage, LLC, 75 N Haddonfield, NJ 08033

**REQUEST:** Site plan approval for self-storage

**LOCATION:** 34515 Mills Rd, North Ridgeville, Ohio 44039  
Permanent Parcel No. 07-00-018-101-329

Administrative comments were read.

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

Rich Fredrickson, Rafter A. LTD, 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074.

Chairman Smolik asked the applicant to explain his project.

Mr. Fredrickson explained that the project had previously gone through Planning Commission over two years ago. He stated the property is now under new ownership and is proposing a 670 storage unit facility with no restrooms, no water, just single lights in the storage units. He advised the units would have controlled access with a gate. He stated the office that is currently at the property will be used as the main leasing office and a third party will be managing the facility. He advised that he brought drawings for the public to view regarding the actual units. He further explained the final design of the storm water retention basin was completed in the fall of 2020 and was storing 100% of the 100 year storm event on site.

Chairman Smolik asked if it was a 100 year storm event with 100% retainage.

Mr. Fredrickson explained it was necessary due to the table water concerns and ditch.

Chairman Smolik asked for questions or comments from the Commission.

No questions or concerns were offered.

Chairman Smolik stated the depth of the improvements were more than 150 feet but asked, if the fire department needs to turn an apparatus around, was there fire truck turn radiuses done.

Mr. Fredrickson advised they performed that previously.

Chairman Smolik asked City Engineer Rodriguez if the fire department reviews the drawing for

turning radius once the applicant gets beyond Planning Commission.

City Engineer Rodriguez explained that the fire departments does their own review but was unaware at what stage. He stated the fire department does review and make recommendations to the applicants.

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

Councilman Abens stated he was unable to see from the drawing how wide the roadway was on the south end of the building.

Mr. Fredrickson asked if the councilman was referring to the south end of building D.

Councilman Abens stated he was referring to buildings C and D on the drawing.

Mr. Fredrickson explained there was 28 feet on building D and 21.4 on building C.

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

No questions or concerns were offered.

Chairman Smolik asked for any questions or comments from the administration.

Chief Building Official Fursdon stated that after the building department does it's inspection for obstruction, the fire department starts at that point and will relay their findings to the applicant, the designer and also the engineering department. He also explained that the current plan's buildings were a lower profile than what was originally proposed. The units are lower in height so as not to be so obvious to the surrounding properties and the owner is preparing to restore the buffer strip on the south end of the property as well and at the site of the retention basin will be a mound and landscaping.

Chairman Smolik asked Chief Building Official Fursdon if administratively the turn radius would be worked out on it's own.

Chief Building Official Fursdon stated it would.

Chairman Smolik asked for any questions or comments from the administration.

No questions or concerns were offered.

Chairman Smolik opened questions or comments to the general public.

Robert Becka, 34688 Highland Drive, North Ridgeville, Ohio 44039.

Mr. Becka stated he was the property owner directly behind the proposed plan. He explained he was happy to hear the plans were scaled down. He further explained that he was concerned with

what would be going into the storage units. He was unsure if the buffer line would be a mound, a fence or landscaping.

Mr. Fredrickson explained that there will be a buffer mound with pine trees planted on there. He stated he also believes the architect plans on putting a fence on the other side of the mound. He further explained that they will also be installing on the Highland side, a couple feet off the property line, a 10 inch pvc perforated pipe to pick up water coming from those lots on Highland into this development and taking that into the storage facility's retention basin which is on the south side, basically the last 300 feet of a 1 acre pond there to pick up all the water.

Chairman Smolik asked how tall the mound was that was being proposed.

Mr. Fredrickson stated the mound was three feet and would have pines on it.

Mr. Becka asked if the proposed fence was going to be a chain link or a solid fence so that the residents wouldn't have to see the storage units.

Mr. Fredrickson stated he would text the architect to get an answer and would do so that day.

Chairman Smolik asked if the applicant would be opposed to a board on board fence versus a chain link fence.

Mr. Fredrickson stated he didn't want to answer for the owner but there were plans for a fence along the perimeters of the project except on the ditch side, the east side of the property where they have to maintain for the city access to the ditch. He explained he would find out what the owner's plan was for a fence.

Chairman Smolik asked for questions or comments from the public.

Laura Orient, 34704 Highland Drive, North Ridgeville, Ohio 44039.

Ms. Orient stated her property is diagonal to the project. She stated the current plans were drastically different than what had been previously presented. She asked Mr. Fredrickson what the largest unit's size would be that would be bordering the southern side of the property.

Mr. Fredrickson explained that the previous proposed project had the building going all the way down the south side of the property, close to the other property. He stated that once the developer got into the design the project needed more retention and they had to eliminate some buildings. He further explained that now there would be a 300 foot plus buffer between the property line. He stated it would be 300 feet from the property line to the building.

Chairman Smolik asked if some of the area was woods.

Mr. Fredrickson stated that it was no longer woods. He explained that it was cleared and was growing up again.

Chief Building Official Fursdon explained that the new owners are aware of the buffer requirement and the nice thing about the pines is that they don't drop their leaves in the winter so it gives them more of a year round barrier.

Ms. Orient stated that the plan calls for more units than what had been originally proposed. She asked if the units were smaller and what the largest unit on the plan.

Mr. Fredrickson explained that the units were low profile and the largest units were 9 feet 8 inches to the eve.

Ms. Orient asked if any of the units would have a slop sink or a bathroom.

Mr. Fredrickson stated that they would not. He stated the units would just have one light switch.

Ms. Orient asked if any of the units would have drainage in the floor.

Mr. Fredrickson stated they would not.

Patti Friedel, 34670 Highland Drive, North Ridgeville, Ohio 44039.

Ms. Friedel stated she lived directly south of the project. She explained that the previous proposal was 240 units and the current plan has 670 units. She asked how they would fit 670 units on the property. She stated that a mound in her opinion would be a 20 foot mound not a three foot mound with pine trees. She further explained that in her backyard is a fence and the proposed three foot mound would be insufficient. She asked that the drainage be on the opposite side not on the residents' side of the property line. She advised that she would have 175 foot retention basin in her backyard with standing water, mosquitos, a smell from standing water. She asked if they planned on filtering the basin or irrigating it. She also stated that the lights were supposed to be directed down.

Mr. Fredrickson stated that the lights are directed down.

Ms. Friedel stated the mound height has to go up. She explained that three feet is nothing.

Mr. Fredrickson said the plan was three feet with the amount of space the property has for grading. He explained that the height of the mound could go up higher than three feet without any issues. He also stated 9 foot tall pines would be planted right away on the three foot mound so that with the lower profile building you wouldn't see as much. He stated he didn't know if the owner would be opposed to putting a four or five foot tall mound in the back. He explained that he would pass along to them the concerns over the height of the mound. He further explained that the storage property would pick up drainage from the Highland lots and would be on the facility's side. He advised that the water would drain down into a 10 inch perforated pvc pipe and then outlets it into the retention basin and takes it on out to Mills Road. He stated that the basin will improve the drainage and not make it worse. The standing water in the retention basin is mandated for water quality in the State of Ohio and has to have a three foot depth of water to

allow the sediments to dissipate out and that as long as it's raining periodically, there shouldn't be any issues. He explained that he didn't know if there would be more mosquitos or not but that these basins are all around and that the EPA requires them.

Ms. Friedel stated that there are already alot of mosquitos due to the creek on the east side of Highland Drive by a mound with pine trees and now there would be water at the end of her property line. She stated she would like the height of the mound increased, standing water and light switch addressed. She then asked if the public gets copies of the project's drawings

Chairman Smolik advised that she did not but she was free to look at them in the public setting. He stated the public could pay for copies.

Chief Building Official stated that was correct and that it would be through the clerk's office.

Chairman Smolik explained that she would have to purchase the set of copies if she wanted her own and that the large drawings are \$2 a page.

Ms. Friedel stated she believed at the last meeting the public recieved copies of the drawings to review in order to view where the driveways were located and how the lights were. She explained that residents that have lived there for 40 years and can't be expected to just accept a plan for 675 units without review. She also stated she wanted to find out about the fence and asked if the facility was open 24 hours and if they were condos or storage units.

Mr. Fredrickson advised that the facility will not be condos. They will have controlled access and someone could go get their belongings in the night. He stated there will be a third party company there that operates these storage facilities all over the United States and will be running the administration of the storage units.

Ms. Friedel asked the applicant if the facility would be open 24 hours.

Mr. Fredrickson stated he believed it was 24 hours but that it was 400 feet away from the nearest building to the Highland properties. He stated he got an answer back from his architect that the fence would be a wrought iron looking fence, not solid wood, not chain link.

Ms Friedel asked how tall the fence would be.

Mr. Fredrickson stated he would ask.

Chairman Smolik asked for questions or comments from the public.

Director of Public Utilities Peet stated there was a comment on YouTube and asked if the Chairman would like it read.

Chairman Smolik stated he would.

Director of Public Utilities Peet read the following comment: Kristie Dunn, What were the results of the wetland delineation study by Flickinger Wetland Services in 2007? What conditions would have to be met in order to get a new wetland delineation study completed?

Mr. Fredrickson stated he had no knowledge about what Ms. Dunn was referring to. He asked if it was the same site because he didn't believe that it was.

City Engineer Rodriguez explained that must be different site. He stated there had been no wetlands study for this property.

Chairman Smolik advised that the drawings would be available after the meeting for the public to view and the meeting was currently taking public comments. He then asked for questions or comments from the public.

Patty Friedel asked if this was the only meeting for the public discussion.

Chairman Smolik explained that the Planning Commission was a recommending body. Commission recommends approval or denial to the City Council. City Council will then make a decision. He advised that the public could go to City Council after this meeting.

Patty Friedel asked if at that time it will be clearer regarding how high the mound is and the density. She asked if the plan would be clearer at the City Council meeting.

Chairman Smolik asked if the developer would like to get some of the residents' emails and then communicate with them before that meeting. He asked if that was a possibility.

Mr. Fredrickson stated that he was the engineer and he wouldn't mind taking the residents' information. He also stated he received an answer regarding the fence from the architect and she stated the fence would be six feet tall.

Chief Building Official Fursdon advised that there was no city ordinance requiring a mound and that was optional by the developer. He further explained that there was no city ordinance requiring a fence and that was optional with the owner. He stated that all that the city requires of the developer is the buffer strip.

Chairman Smolik asked what the setback would be as opposed to the one that developer had.

Chief Building Official Fursdon explained that this zoning would be 25 feet for the buffer strip but her would have to check the zoning book.

Chairman Smolik stated that someone could come in and develop the property within 25 feet of their property line.

Chief Building Official Fursdon apologized and advised it was a 75 setback against a residential district with buildings but the buffer strips have to be 25 feet.

Chairman Smolik stated that technically the parking lot could be 25 feet away from the property line.

Chief Building Official Fursdon stated that was correct and explained that if he understood the builder correctly, this would be football field away from the residents' property.

Chairman Smolik stated that was his understanding as well. He then asked the applicant if the area that that won't be developed would just be seeded.

Mr. Fredrickson explained that the area the chairman was referring to was the area for the retention basin back north of the buffer strip.

Chairman Smolik asked if there was a parcel to the east.

Mr. Fredrickson stated there was not.

Chairman Smolik asked what was directly east.

Mr. Fredrickson advised he believed that was someone else's parcel. He stated the shape of his drawing was an L with another L along the back side.

Ms. Freidel asked if the existing trees that are currently there would be cut down.

Mr. Fredrickson stated that the previous owner cleared all the land that was his and the property to the east, that is not the owner's property. He explained that from what has been cleared, the brush has grown back up and that will have to be mowed down in order to do the buffer mound and get the drainage installed. He further explained that he didn't believe there were any more trees to be cut down on the owner's property.

Ms. Freidel stated there are large trees that are five to ten feet from the fence that the previous owner left and wanted to know if those trees would eventually be cut down. She stated there is a mound with pine trees on the east side end of her street that was built for the noise.

Chairman Smolik asked for questions and comments from the public.

No comments or concerns were offered.

Chairman Smolik asked for additional questions or comments from YouTube live.

Director of Public Utilities Peet advised that Ms. Dunn stated her comments were for the Bob Schmitt application and she advised her to call the clerk's office the next day to get her questions answered.

Chairman Smolik asked for questions or comments from the Commission.

No comments or concerns 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 – 4      No – 0

Chairman Smolik asked for the application to be read.

**APPLICANT:** Robert Yost, Osibas, Ltd., 6381 Avon Belden Road, North Ridgeville, OH  
44039

**OWNER:** Same

**REQUEST:** Referral from Council for a recommendation to rezone a parcel of land from an  
R-1 Residential District to a B-3 Highway Commercial District.

**LOCATION:** 8540 Root Road, North Ridgeville, OH 44039 in an R-1 District  
Permanent Parcel No. 07-00-014-103-327

Temporary ordinance number assigned by Council as T 104-2021 and referred to Planning  
Commission during the Council meeting held 9/7/2021

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

Louis Vasi, 6381 Avon Belden Road, North Ridgeville, Ohio 44039.

Mr. Vasi explained that he was the co-owner of the property with Mr. Yost. He stated they were just rezoning the building. He also stated there would be no additional building built. He further stated the plan was to rent the gym and some of the classrooms out in order to generate income to pay the bills.

Member Swallow asked what uses or events would the applicant have at the building as a result of the rentals.

Mr. Vasi stated that the gym would be used for youth sports like basketball and baseball. He explained that they do anticiapte birthday parties in the gym.

Ms. Swallow asked what the plans were for the classrooms.

Mr. Vasi explained the classrooms would be for artists creating artwork, someone teaching sewing classes, and individual that works with furniture, a floor sanding company has two rooms and they store flooring there.

Ms. Swallow asked if the space would be used for retail space or teaching space or a mix of the two.

Mr. Vasi stated the classrooms would be used for both retail and teaching. He further explained that the rooms were 670 square feet and there was not a lot of room. He stated that it was just the



building and they weren't doing anything else with the parcel besides the grass. He advised that the baseball diamond is still the way the school kept it and they do have someone that comes out in the summer time that kills the grass and kids practice baseball there.

Chairman Smolik asked for questions or comments from the commission.

No questions or concerns were offered.

Chairman Smolik explained that when a rezoning comes up he always looks at spot zoning but that this plan makes sense because a lot of that intersection is zoned B-3 so it's just incorporating another parcel into that zone.

Mr. Vasi explained that his understanding was that anytime there was a school building it's zone residential and once the building is no longer used as a school an applicant would have to get it zoned commercial.

Mr. Smolik asked if there was a possibility of a charter school going in the building.

Mr. Vasi stated there was not. He further explained that charter schools are based on a grading system of the schools and that North Ridgeville schools have a better grade therefore can't have the outside charter schools.

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

No questions or concerns were offered.

Chairman Smolik asked for questions or concerns from the public.

Kim Hall, 8417 Antlers Trail, North Ridgeville, Ohio 44039.

Ms. Hall stated she resides behind the applicant's property. She asked if the applicant planned on changing the building at all or keeping it as it currently is.

Mr. Vasi stated it was only for interior usage.

Ms. Hall advised that Mr. Vasi was already using the building and wanted to know if this meeting was to just be in compliance with the zoning for that area.

Mr. Vasi stated that was correct and to rent more rooms out. He explained that currently about 10 the rooms are being used. He further explained that they needed to rent more because utilities are \$2000 a month and income will pay the taxes and utilities. He explained that there will be nothing done outside, it will just be as it is now.

Ms. Hall asked if in the renting of the rooms would they be accessible 24 hours a day or would there be certain hours to access the building.

Mr.Vasi explained that there are no restrictions on anyone currently renting. He stated there is a renter who does lighted dance floors and he brings his equipment to the building. Sometimes the renter may be there at nine or ten at night. He advised that the latest the gym had been rented until was 10 o'clock and the little bit of traffic that is at the building is gone by then.

Chairman Smolik asked for questions or comments from the public.

No questions or concerns were offered.

Chairman Smolik asked for questions or comments from YouTube live.

No questions or concerns were offered.

Chairman Smolik asked for questions or comments from the Commission.

No questions or concerns 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 – 4      No – 0

**ADJOURNMENT:**

The meeting was adjourned at 8:17 PM.

  
\_\_\_\_\_  
**James Smolik**  
*Chairman*

  
\_\_\_\_\_  
**Tina Wieber**  
*Deputy Clerk of Council*

\_\_\_\_\_  
Tuesday, October 12, 2021  
**Date Approved**