

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING MARCH 10, 2015**

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

Roll Call: Present were Planning Commission Members Tim Anderson, Council Liaison Ronald Arndt, Vice Chairman Jim Rothgery and Chairman Larry Mollenkamp. Absent was Member Jim Hurst.
Also present were Chief Building Official Guy Fursdon, Law Director Andrew Crites, City Engineer Scott Wangler, Mayor David Gillock, Safety-Service and Deputy Clerk Donna Tjotjos.

Minutes: Chairman Mollenkamp stated that all members of the Commission should have had a chance to review the minutes dated February 10, 2015. He stated that if there are no comments, corrections or objections, the minutes will stand as approved and will be placed on file.

Correspondence: None

Chairman Mollenkamp asked the Clerk to read the By-Law Amendment under Old Business.

Old Business:

The Clerk read the By-Law Amendment to Article IV, Requests for Action and Referrals; Section I. Filing which included the recommended verbiage from the Assistant Law Director Toni Morgan.

Chairman Mollenkamp asked if there were any comments related to the By-Law Amendment that has been presented.

It was moved by Rothgery to approve the By-Law Amendment.

Member Arndt addressed the Law Director and stated under the suggested wording, the second sentence, where it says applicants must be present at each meeting. He asked if it would be appropriate to state applicants and or their representatives or is it imperative that the applicant be there for that meeting.

Law Director Crites apologized as he has not touched this by-law amendment as it has all been done by his Assistant Law Director Toni Morgan and he has absolutely no working knowledge about what was desired, what was discussed or what the goal is of Planning Commission and so, that being said, he could counsel if they wanted to add that language. Typically, an applicant means an applicant or their authorized representative anyway without having to put that language in there. With that condition, that would be his advice on that otherwise.

Chairman Mollenkamp stated he believes at this point in time because Mr. Olesen is not here and also with the absence of Mr. Hurst, it would be his recommendation to postpone.

Moved by Mollenkamp and seconded by Arndt to postpone action on the by-law amendment until the next meeting.

Chairman Mollenkamp stated by postponing action, it will allow the two permanent members to be present.

Member Arndt asked if that meant his vote or comment doesn't count.

Chairman Mollenkamp stated no comment.

Member Rothgery withdrew his motion.

Chairman Mollenkamp asked for the roll call on the motion to postpone.

Yes, 4 No, 0

Motion to postpone action on the by-law amendment has been approved by a vote of four to zero.

Chairman Mollenkamp asked the Clerk to read the application under old business.

APPLICANT: Abby Twarek, ThenDesign Architecture (TDA)
OWNER: North Ridgeville City Schools, 5490 Mills Creek Lane
REQUEST: Review of the proposed North Ridgeville City School and Stadium
LOCATION: 34600 Bainbridge Road in an R-1 District
Permanent Parcel Nos. 07-00-016-104-181 and 07-00-016-104-005

Application was postponed during the December 9, 2014 meeting until regular meeting scheduled February 2015. Application was postponed during the February 10, 2015 meeting until regular meeting scheduled March 10, 2015.

Application was read along with comments from the Administrative Officers including Chief Building Official Fursdon, Fire Chief Reese, Police Chief Freeman, and City Engineer Scott Wangler and noted for the record was correspondence received from Council Member Keenan with response from Dr. Powell, Superintendent of the North Ridgeville City Schools.

Chairman Mollenkamp asked if there was a representative and if they could state their name and address for the record.

Jim Powell, Superintendent North Ridgeville City Schools, 5490 Mills Creek Lane explained that they have been working with the City to try to figure out ways to remedy extension or ways out to Jaycox and to resolve the water line issues. There was a meeting

last week with City officials, Fire and Safety and he believes that they have worked out all of those issues. The problem was that they didn't have time to put those into plans and so they will resubmit in April. TDA is working on that and they will get all of that information to the Planning Commission. He believes that they have worked it all out and believes that it is a good resolve. The City has been working really hard to help them and they make a pretty good team. He believes the Planning Commission will be very happy with the results.

Chairman Mollenkamp asked for clarification and stated that it is his understanding that the Schools are requesting the Commission to postpone until the next meeting.

Jim Powell stated that is correct.

Chairman Mollenkamp asked for a motion to postpone the School District's application.

Moved by Arndt and seconded by Rothgery to postpone the application until the next regular meeting dated April 14, 2015.

Chairman Mollenkamp asked the Clerk to call the roll.

Yes, 4 No, 0

Motion has been approved by a vote of four to zero.

Jim Powell asked for the submission date of the next meeting.

The Clerk stated that she has already provided Abby the cloture date for the next meeting.

Chairman Mollenkamp asked the Clerk to read the first application under new business?

NEW BUSINESS:

APPLICANT: Anthony M. Valore, Valore Properties, 23550 Center Ridge Road, Westlake, Ohio 44145
OWNER: Providence Square, LLC, 23550 Center Ridge Road, Westlake, Ohio 44145
REQUEST: Approval to construct addition of existing building with 16 x 15 storage room and 20 x 23 covered patio on existing concrete pad.
LOCATION: 34143 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-016-112-045

Application is read along with comments from the Administrative Officers including Chief Building Official Fursdon, Police Chief Freeman, Fire Chief Reese, and City Engineer Wangler.

Chairman Mollenkamp asked the representative to state his name and address for the record.

Tony Valore of 23550 Center Ridge Road, Westlake, Ohio introduced himself.

Chairman Mollenkamp asked if he would explain the application to the Commission.

Tony Valore explained that Providence Shopping Center on Center Ridge Road sits behind the Get Go and Lorain National Bank and the west side of the building there is a restaurant called All Fired Up. Prior to them being there, Café Aroma was the tenant and the patio was built for Café Aroma with a cooler that sits on it and it has been there since day one. Since All Fired Up opened, they require more storage space and so they elected to add a storage room 16 by 15 on the existing patio pad. In front of the existing patio that is there already, they are going to add a cover. It is a very simple addition. He asked for acceptance.

Chairman Mollenkamp opened the floor for comments or questions from the Commission.

Member Rothgery stated that he noticed the storage facility is near the kitchen and would it be in the way of any smoke from the kitchen; so there isn't a concern regarding the comment made from the Fire Department.

Tony Valore stated no not at all. What the Fire Department is referencing is on the far right side of that storage area, they have a smoker that is now on the other side of the building and will be moved to this side of the building and that is what they made their reference on the exhaust, which is what they are doing.

Chairman Mollenkamp asked if there were any other questions from the Commission. Hearing none, he opened the floor to the Administration for comments and questions.

Chief Building Official Fursdon stated that a fence up by that patio would probably be required by the liquor board and if they do so, the City asks them to put a panic release on any gate so that people don't get trapped up against the building, which addresses the Fire Chief's other comments.

Chairman Mollenkamp asked the applicant if that would be a problem.

Tony Valore stated not at all as they already have a fence on it and there is an opening on the left side that does exist today.

Chairman Mollenkamp stated that if there are no other comments from the Administration, he opened up the floor to the audience for their comments and questions. He stated if there are questions or comments, he asked that they step up to the mic and state their name and address.

Barb Sutton of 34104 Gina Drive stated that the location of this is 34143 Center Ridge Road and if that is correct, that is in the middle of the shopping center and it is in back of the Total Joint Replacement. She asked if this was a misprint.

Tony Valore stated yes it is.

Barb Sutton stated that it says 34143 and she looked around the building and she thought why they would put a patio on the back of a building and a storage unit in the parking lot.

The Clerk stated that the address 34143 is what the Lorain County Auditor has for that location.

Chairman Mollenkamp asked if there were any other comments from the audience. Hearing none, he opened the floor for discussion to the Planning Commission. He asked if anyone had any additional comments the Commission would like to make at this time. Hearing none, he entertained a motion.

Moved by Rothgery and seconded by Anderson to approve the application.

Chairman Mollenkamp asked the Clerk to call the roll.

Yes, 4 No, 0

Motion was approved by a vote of four to zero.

APPLICANT: A.M. Valore, HCAV Investments, LLC, 23550 Center Ridge Road, Westlake, Ohio 44145

OWNER: A.M. Valore, HCAV Investments, LLC, 23550 Center Ridge Road, Westlake, Ohio 44145 and Harold Bogner, 33008 Woodhaven Circle

REQUEST: Preliminary plan approval for CrossCreek Subdivision to include:
Option 1: 54 Single Family and Cluster lots or
Option 2: 56 Single Family and Cluster lots

LOCATION: South of Greenlawn Drive and West of Aurensen Road & Behm Road in an R-1 and B-5 District.
Permanent Parcel Nos. 07-00-027-101-105, 07-00-028-103-132 and 07-00-028-103-125

Application is read along with comments from the Administrative Officers including Chief Building Official Fursdon, Police Chief Freeman, Assistant Law Director Morgan, Fire Chief Reese, and City Engineer Wangler.

Chairman Mollenkamp asked Mr. Valore to state his name and address again for this application.

Tony Valore of 23550 Center Ridge Road explained that he also has his Engineer speak on the engineering side of it after he explains the plan. He continued stating that this property sits at the end of Greenlawn Drive where Bogner Funeral Home is located; on the southwest corner and he suspects that they all drove down there and took a look at it. He stated at least he hopes everyone did. The property itself had a plan approved way back when that they did not follow through on since they had purchased it and only because they were building for today's market place. There are two plans in front of the Commission; option one and option two. The reason there are two in front of the Commission is Hal Bogner asked them if he could add approximately a half of an acre of his property to their property so that he could build his own house. That is why they have both options. Option one is their plan and their plan in place, which they expect to continue on regardless of the Bogner plan. They believe that they have gone through every scenario possible of what could take place there in terms of storm water, sanitary, street connections, traffic flow and everything that follows a subdivision plan. The reason they elected to have only one street going through Aurensen and not Behm is because somewhere along the way, by deed, there is a deed restriction that you can't connect that. He addressed the Law Director and stated that he didn't know if he had a chance to look at that, but there is a deed restriction and that is why it was submitted with only the one connection; even though the City Engineer's comments recommended the two connections. Aurensen, new to the area himself, has understood about the storm water and sanitary challenges they have had over the past. In order to make sure that Aurensen still performed as everyone would like it to, they elected not to go through Aurensen with their storm water or sanitary. The sanitary for this development will go to Center Ridge to the eastern side of the Bogner property and they will have a lift station at that point. He believes that the gravity is about two feet too low. In any case, they did consider the neighbors on Aurensen to not make anything uncomfortable for them. As a matter of fact, he added, when they bought the property one of the things that took place was that the City opened up all the ditches from behind the homes on the north side of Aurensen and then made a turn going west. He showed the ditch by Aurensen and where it crosses by Behm. By deed they cannot connect there. They originally submitted a plan connecting until they found out that they couldn't. They did provide green space on the plan, which they feel will work out effectively for a small community as it is and not challenging any communities around this. He believes this plan, option one is very effective and should work relatively easy and will not create any issues for the folks on Aurensen at all.

Chairman Mollenkamp asked if the Commission was to be looking at option one all through this and not option two.

Sam Suhail stated that he will touch on both, but he and Tony have had discussions and they are going to ask for approval of option one. Sam Suhail of 18405 May Court, Chagrin Falls. As he directs the Commission to the plan on the smart board he stated that this is the plan that they prepared back in the early part of the year. There was a comment made that a traffic study was to be provided at that point and they had to delay their submittal by a

month and during that time it was brought to their attention that Behm Road could not be extended out. He showed the original plan which did show the connection onto Behm. He stated that there were two connections. They took the second connection out on Behm because of the deed restriction that was found. Option two was shown and he explained that it includes two lots, 55 and 56. Those two lots are Mr. Bogner's property. There are several issues in adding these two lots as was said during the comments. He stated that Mr. Fursdon's comments stated that option one was code compliant in every respect and option two they were missing things slightly which includes going over the required density and the 35 percent cluster home was missed by a little. There are some variance requirements for option two and also this property is currently in being rezoned and so there are some things that need to happen if this is approved subject to the variances being approved and the rezoning. Other than that, the comments from the engineering department when they came in, they talked about the ditch he showed on the drawing and actually it is being piped. He stated in going through the records that they could find, they found that there is a riparian setback on the enclosed pipe. He showed the location of the pipe and its direction. They were talking about relocating the pipe and all that as part of the development but there is a riparian set back shown on the plans in the City records and then also, right along side of the area he showed on the plans, there is a GIS location of the ditch prior to it being enclosed and there is a riparian set back shown for that also. There are some issues here with this property that he believes needs to be reviewed in more detail and look to see if it is possible to use the two lots there or use only one possible lot. At this point, they really don't want to consider option two. What they would like to do is get an approval on option one and then later on after they have had an opportunity to look into this in detail about adding 55 and 56 maybe they can come back later with a change in plans to request the addition of those two lots. By that time the rezoning and everything would have happened and they could then ask for a change in the preliminary plan, but at this point, he believes going with option two is going to be self destructive. Unless someone in Administration or maybe if Guy has a different opinion about this that maybe if they get option two approved and then drop lots 55 and 56 if they find there are some engineering constraints on those along with the rezoning issues and variance issues.

He showed option one again and stated that they made some modifications to address the issues from the engineering department which were referenced in a letter they received. Sidewalks and those types of things will be shown on the final drawings. One of the things they wanted to show is the detention pond being outside of the riparian set back and not leaving it in line with the ditch and how it does not affect the lots. It was simple to make that change. He stated that he wanted to show that they are already trying to work on the items that have been mentioned. He stated that they are looking for approval of option one, but would still like to get Mr. Fursdon's opinion about the two additional lots.

Chairman Mollenkamp asked if there were any comments or questions from the Commission.

Member Arndt stated for edification as the Commission is looking at option one and option two, he wanted the Commission to be aware that the whole Bogner rezoning issue has had its second reading and on April 6, it will have a public hearing and its third reading. They have already applied for the variances to be reviewed by Board of Zoning and Building Appeals during their meeting on March 26. So, they are working through that.

Chairman Mollenkamp stated that there was a comment made about the eight inch water main running to the end of that cul-de-sac and looping back on the west side of the cul-de-sac. He asked why would the City request the applicant to take that water line and move it up to connect into Aurensen Road or leave it where it ends up right now. He addressed the Engineer and stated that he wasn't familiar with this and is asking for some sort of clarification as to why that was suggested.

City Engineer Wangler stated that the recommendation was from the Fire Department and it wasn't from the Engineering Department.

Chairman Mollenkamp asked from an engineering standpoint, would it make a difference.

City Engineer Wangler stated that it is desirable but it is not required.

Mayor Gillock added to the comment and stated that generally the Fire Department doesn't like a dead end line. If the applicant can loop it, it will give more protection in all directions. In fact if you hooked at the end of Aurensen and had something happen on Aurensen, then you would have another supply. That is the main reason as they do not like dead end lines.

Chairman Mollenkamp thanked the Mayor as he had no idea for the reason behind that request.

Sam Suhail stated that is a legitimate request and they will connect the water main on Aurensen and will provide a loop to the water main on the cul-de-sac. It will keep the pressure up which is the Fire Department's concern.

Chairman Mollenkamp clarified that the water main will run from Center Ridge Road and T off at Aurensen and loop around the cul-de-sac and connect back in on the west side of that cul-de-sac. He then asked if anyone had any other questions or comments from the Commission. Hearing none, he opened the floor to the Administration for comments or questions.

Chief Building Official Fursdon stated he would like to explain why there are two options in front of the Commission. To try and appease all parties with the total property, he instructed them to supply option one and option two. Realizing that option two still needed the rezoning to be complete and because of the number of cluster lots versus the acreage,

they needed a variance. If either of those cannot be obtained, then that would make that portion of option two undoable. Option one and option two are identical except for sub lots 55 and 56. If for some reason the variance can't be obtained or if rezoning can't be obtained, the developer will proceed with the first 54 lots which are totally in compliance. In the past, when developers would come back to Planning Commission with less lots than what they showed in the preliminary plan, it has never been a problem. If they were to come back with more, then that may be problematic but not less.

Chairman Mollenkamp asked if there were any other comments from the Administration. Hearing none, he opened the floor to the audience and stated that if there are questions or comments he asked that they step to the podium and state their name and address and a short comment please as there is other business the Commission has to take care of. Please address your comments to the Commission and they will move the questions where they need to go.

Patricia Wysocki of 7480 Noll Drive stated that she lives on Noll which crosses into Behm which is right in that development. She stated that she has four concerns which probably need to be answered. She is very unclear about the sanitary sewer and she is very concerned about the Watson Ditch. In the past, they have had a lot of flooding there and what happens is that all of the property to the west of Behm, at least twenty feet beyond the tributary lines are under water during most of the storms of the year and she is wondering if they are going to go in there and raise that grade and if they are where will they put that water. It is coming from the turnpike, the railroad tracks and it goes all the way down 83 and all those homes from the south drain up and go in there and need to go out the Watson Ditch.

Chairman Mollenkamp referred the question to the applicant.

Sam Suhail stated that she started off talking about sanitary sewers and then started talking about the ditch and those are two disconnected issues. She may have meant storm sewers. Most residents do have issues and concerns about storm water especially if there are existing storm water issues, but as far as this development and if you read through one of the comments from engineering, they talk about when they put the road way in for them to have a required culvert that it sized to take the 50 year storm. So, they would be sizing it accordingly to make sure that any water from a rainfall event that is as big as what would occur once in every 50 years is able to pass through that culvert. That is also to take care of any water that is already going in there and that there is no restriction. One of the things about storm water management is that if there is a single drop; as in a single drop model, you have a drop of water and measure how it trickles, that drop of water is not expected to leave the boundaries of the development. For every pitter patter of water that falls on this development is going to be collected within the confines of the boundaries and going to yard drains or whatever system is designed and it will be routed to the basins that are shown on the plans. It will be stored in those basins for the required period of time and it

will slowly discharge into the Watson Ditch. In the meantime, any off site water that is flowing through tributaries to Watson will continue unimpeded as it has been going. It may flow a little better because of any cleaning that will be done to the ditch that they have to do during development. Any of the existing off site water will continue to flow and the water that is currently going into the Watson Ditch will be collected into a network of sewers and routed into the ponds and will have only one outlet. It will be actually a much better situation. He doesn't know how many people will agree or not, but there was a problem up by Providence Square. Behind Providence Square there is a development that had all kinds of storm water problems and once they finished with the storm sewers there, there are actually people that will come down and tell them that their storm water problems have gone away. That is the expectation when a good development comes in and all the design is done properly and the construction is done properly, the end results is actually better than what it was before the development and that is what is expected here.

Patricia Wysocki stated that she would like to be assured that the Watson Ditch and the culverts that are going to go under that road will remain at least the size of what they are now or enlarged because she could almost walk through the culverts as they are that big.

Sam Suhail stated that they will be at least the size they are or enlarged and that will be a pretty substantial size for the 50 year storm and if the 50 year storm yields a size by some chance than the pipe that is already there, it won't be touched.

Patricia Wysocki stated that they just had a 100 year storm and that whole field went under.

Chairman Mollenkamp stated that if we had a 100 year storm, everyone would swimming.

Sam Suhail stated that if it is a 100 year storm it is a fluke of nature and they can't really design for everything.

Patricia Wysocki asked if they could show here where the sanitary sewer line goes and stated she assumes it is going to Center Ridge. She added that the two lots they are referring to from Mr. Bogner he came and asked for approval to change it from business to R-1 and his proposal was to put the sewage from those lots down the old line that goes through the farmer field and to the end of Aurensen Road. She wanted to know if that line will be abandoned with this plan or will it be there still operational.

Chairman Mollenkamp referred the question to the applicant.

Sam Suhail explained the existing line goes down to Aurensen and the plan is to abandon the line and cut it off at the point he showed and totally take the two existing connections that Mr. Bogner has will be connected to the new line which goes all the way up to Center Ridge. He showed where a manhole was located and stated it will connect to the existing manhole. He stated that they will need to put a lift station in.

Patricia Wysocki stated that Aurensen Road is very narrow and this plan will be opening a corridor from Center Ridge Road to cut through this development and come out onto Aurensen Road to get to Route 83 in order to avoid the horrible intersection at Center Ridge and Route 83. She stated that anyone that travels Center Ridge is going to know that they can cut through there and get there faster. Between the hours of 2 and 5, they cannot come out of Aurensen Road and make a left hand turn without waiting 15 minutes or so. Traffic on Route 83 is backed up beyond the turnpike bridge and you can't get out. With the increased traffic coming through there, the narrowness of Aurensen Road and no sidewalks on Aurensen Road and the children who walk through there to go to the library or walk to school could be a safety nightmare. She asked if a traffic light could be put at the end of Aurensen to sort of alleviate that so traffic can flow.

Chairman Mollenkamp stated that these items should have been reflected in the traffic study. He stated if a traffic light is put at Aurensen Road and another one is located at Bainbridge, there will be more problems. He believed the traffic study collected approximately 12 cars an hour which is minimal. He can't do much about people wanting to cut through, but he does understand his concern. He was down there three times recently and it is a very narrow development down through there. As of right now there is nothing on the books that require a traffic light.

Mayor Gillock stated that once the plan is completed, the City will watch the traffic on it as the City does other streets. There is a stealth meter that the police use to monitor the traffic if it becomes an issue. If speeders become an issue, there are things that we can do, which we have also done as well. The City plans to go to bid for widening Center Ridge Road October 2016. With widening the road and improving that intersection, most traffic will remain on Center Ridge Road rather than cut through a side street. He stated he understands right now with the headaches that we have had at that intersection, people might cut through, but once the improvements are done, there will be less and less cutting through there. He believes that will help out that situation a lot.

Pat Wysocki stated that there is no crosswalk at Aurensen Road to come across the street and you have to walk on the narrow part of the road as you come up to Bainbridge to walk across. When you are going the other way, you walk across 83 and you walk at the edge of the road with your back to traffic in order to get to Aurensen Road and come down. Our children that walk to school have to do that. It's a big problem.

Chairman Mollenkamp asked if anyone else had any comments or questions.

John Butkowski 36341 Behm Drive echoed Mrs. Wysocki in regards to the traffic. There are 55 to 56 homes there, he is sure that these homes are going to have working people and they will probably find the shortest route to get to 480, which means they are going to be coming down Aurensen. He stated that he is not for another traffic light, but he is

concerned about the traffic. He stated that he goes to work every day and it is very difficult to get out every morning and to think that there are going to be 55 more cars coming through there. He asked what the smallest lot size is in that development. He stated that some of the lots he saw were like 6,000 square feet. He was concerned about some of the lot sizes.

Sam Suhail explained but it was inaudible.

John Butkowski stated that his question was about some of the smaller ones and whether or not they would need variances.

Chairman Mollenkamp stated that they probably would not need variances. He stated that he lives in Hampton Place and that area does have a lot of cluster homes in there that are on the same size lots. They didn't need any variances for any of them and there are pretty big homes on those lots.

Ken Padley of 36450 Aurensen stated he has lived there for 45 years. When Mr. Noll was Mayor, he stated that road wasn't supposed to be connected such like Behm. There used to be a big oak tree there that was promised it would never come down. The Oak Tree came down. Mr. Bogner moved the ditch and built two houses. He believes when he moved the ditch, he snuck in a sewer line in their sewer. He explained when they had that big rain storm in May they had water and sewer problems. Both his neighbors were bailing black smelly water out of their stationary tub. He explained how deep the water actually got during that rainstorm. He asked if the Watson Ditch was cleaned out on the other side where this developer is putting the retention basin. He stated he didn't think it was ever cleaned out.

Chairman Mollenkamp stated they will have to clean that out. He stated that from what he is looking at, it is his belief, that they will see a much better improvement and about the sewers, that will be blocked off. Anything coming from that development down Aurensen will not be there anymore.

Shane Hoover of 36515 Aurensen Road explained that he is the last house on Aurensen on the left. He asked why that street has to be opened up and asked if there was a specific code that is being satisfied as far as the residents. He stated he has the same concerns about traffic.

Chairman Mollenkamp referred the question to the applicant.

Sam Suhail stated it has nothing to do with their plan. It doesn't affect their development and it is not for residents in their development to be using Aurensen. It is the City's requirement. The recommendation made tonight by the Engineer requested that another connection be made to Behm Road. This is more or less a city requirement and may be

referred to in the master plan. This is more of a city requirement than a developer's choice.

Mayor Gillock stated that he can't speak for the Fire Chief, but as a general rule, the city requests that there are two exits whenever possible from any development in order to have a separate way to get out. If you build this development and there is an accident out on Center Ridge Road, then everyone will be trapped unless you have an outlet such as this and that is the primary reason there are two. It gives them another exit from the development.

Chairman Mollenkamp stated he was down on Aurensen Road today and if there was a Fire truck that had to get to this gentleman's house, they would have to back it up a half a mile in order to get that truck in there and out of there as it currently is.

Shane Hoover spoke from his chair in the audience and was not audible.

Chairman Mollenkamp explained that the Mayor stated the city will be watching that. He stated he knows that the police department does do that because they have done it in their neighborhood. He stated that the city does require sidewalks.

Member Rothgery stated not on Aurensen.

Sam Suhail showed where the sidewalks would end right at Aurensen.

Member Rothgery pointed out that there might be some traffic down Aurensen, but there is awful lot of people on Aurensen and in that vicinity that can go out through this development and get onto Center Ridge a lot easier than trying to make a left hand turn when traffic is bad. He stated these residents will benefit even though they may feel there will be more traffic.

Tony Valore stated it is a blessing to have two points of entry especially where safety is concerned.

Chairman Mollenkamp brought the application back to the Commission for further discussion. He asked if there were any other comments regarding this application.

Member Rothgery stated that everyone is getting hit by development in this community. He lives near this area on Shaffer Drive, which is off Stoney Ridge. When Meadow Lakes was being developed behind him, he complained just as much as anybody. However, the water problems that he had before this development went in as opposed to now, are night and day difference. He no longer has the sewer water problems that he had then.

Chairman Mollenkamp added that he lives in Hampton Place right next to Salters Creek and all the work that they have done in that development as far as retention systems, the

city coming in and cleaning out the ditches; in this last rain that we had, that water flowed completely out of that area with no problems. He has spent a lot of time on Mr. Baldauf's property and Mr. Zeigans property when there was a lot of water back there. He believes that what this developer will do with this development will actually enhance the surrounding area as far as sewer and water retention flooding. He asked if there were any other comments from the Commission. Hearing none, he entertained a motion.

Moved by Rothgery and seconded by Anderson to approve the Preliminary Plan for Cross Creek Subdivision option one, 54 Single Family and Cluster lots.

Chairman Mollenkamp asked the Clerk to call the roll.

Yes, 4 No, 0

Motion was approved by a vote of four to zero.

APPLICANT: William W. Falk, Northridge Christian Life Church, 8877 Avon Belden Road

OWNER: Same

REQUEST: Approval to construct an 880 square foot addition onto existing structure

LOCATION: 8827 Avon Belden Road in an R-1 District
Permanent Parcel No. 07-00-023-101-098

Application is read along with comments from the Administrative Officers including Chief Building Official Fursdon, Police Chief Freeman, Fire Chief Reese, and City Engineer Wangler.

Bill Falk of 6036 Opal Street representing Northridge Christian Life Church explained his architect John Swidrak from AODK to answer any questions. He stated that Northridge Christian Life Church is planning to remodel its existing education area and adding an addition of approximately 20 x 44 feet. They modified an existing classroom to provide a conference room and two additional offices. A new education space will be added to make up for the loss of this space. This addition will include an art room, a science room and a general class room. He showed the existing space and where it will be modified on the drawings. He then showed where the addition will be located and stated it will be on the northeast side of the lot. They don't plan to change the topography of the site and they don't plan to modify the parking lot. The new roof drainage will be directed to the existing retention pond. They plan to submit calculations and identify the modifications that are needed during the building permit phase. It is a small project. They do plan to put a steeple in the location he showed on the drawing and stated it was shown in a colored drawing to the Commission members. He stated that the letter they received from the Engineering office is being reviewed by their Architect and he will address any particular comments that they may have. They have an ongoing project already in which they have a building permit open which is permit 2142233 to pick up the drainage of a property that is

adjacent to them. That is a separate project and they feel that it addresses that issue about existing drainage problems off of Chestnut Ridge Road properties.

John Swidrak, AODK 17036 Madison Avenue, Lakewood, Ohio explained that they reviewed the comments from the engineering department and in response to the Building Department comments, they will be looking at the drainage in the final drawings to be submitted for permit. They will be tying in the roof drainage into the existing storm system which does go into the existing retention basin. They will review any modifications that are required for that. At this time, they don't foresee any, but if there needs to be modifications that will be included in the project. They understand that there are some egress issues that they have to look at and some separation distances in the sanctuary, the existing sanctuary to comply with the required egress codes.

Chairman Mollenkamp asked if there were any questions or comments from the Commission.

Member Anderson referred to the Fire Chief's comments on the emergency exit on the east end of the sanctuary and asked if they will lose that exit.

Bill Falk stated that they are going to provide for that emergency exit a couple ways either providing a cut out in the added space to provide for that or they feel they have a way to provide for a quarter from that access to get out to meet the building code.

Chief Building Official Fursdon stated that will be addressed under the Building Code as required by State Law. When they do a plan review, that will be addressed.

Chairman Mollenkamp stated that he didn't see anything on the application where they were going to add the steeple to this project.

Bill Falk stated that it is on the drawings.

Chairman Mollenkamp, but the application doesn't state that at all and so, he isn't sure.

Chief Building Official Fursdon stated that it is part of the addition.

Chairman Mollenkamp asked the 800 square feet, please the addition.

Chief Building Official Fursdon stated that it is all part of the addition.

Chairman Mollenkamp stated that he didn't see it anywhere in the application. He would have thought that if a 50 foot steeple was going to be constructed, the Commission would have had something in the application that stated that.

Chief Building Official Fursdon stated that it is part of the addition and is noted on the plans and is in compliance.

Chairman Mollenkamp stated that if there are no further questions from the Commission, he would open the floor to the Administration for comments and questions. Hearing none, he opened the floor to the audience for questions or comments. He asked if they would like to speak to approach the podium and state your name and address.

Tom Rumancik of 35810 Chestnut Ridge explained where his property is located, which is the property with the water problem as commented earlier. He showed the area on the drawing. He explained where the drain was located and how it drained. He stated when the Pastor put in the church he put in a sewer line and he showed where on the drawings. He stated they broke the line and did replace it, but ever since then, he has been getting water. The Pastor hired someone to redo the line. He stated what was discussed was the Pastor redoing his line to go along and go into that catch basin on Route 83.

Chairman Mollenkamp stated that the only plans that Planning Commission has in front of them is what they are currently asking for and what is being discussed or questioned is already in the form of a building permit on file.

Tom Rumancik added that his neighbor's line runs out that way, but they have never found it. He asked if they would have to repair it if they run into that line.

Engineer Wangler stated that typically, anytime you are running a line and you run into another, they will normally tie that one into that same line. It would be standard procedure if the line is broke, they would have to fix it.

Chairman Mollenkamp stated that in good neighbor ship, he would think that they would help in trying to find that line also. He asked if there were any other comments or questions from the audience. Hearing none, he brought the application back to the Commission for further discussion. He asked if there were any other questions or comments on the applications. Hearing no additional comments, he entertained a motion.

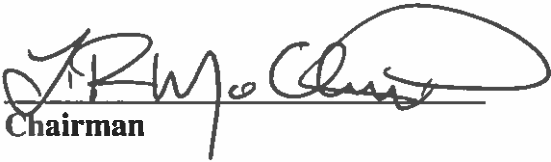
Moved by Anderson and seconded by Rothgery to approve the construction of an 880 square foot addition onto existing structure.

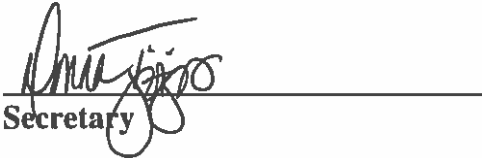
Yes, 4 No, 0

Motion has been approved by a vote of four to zero.

ADJOURNMENT:

Chairman Mollenkamp stated the meeting of the March 10th Planning Commission is said adjourned.


Chairman


Secretary

4/14/2015
Date Approved