

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING OCTOBER 14, 2014**

To Order: Chairman Larry Mollenkamp called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance.

Roll Call: Present were Planning Commission members Jim Hurst, Robert Olesen, Vice-Chairman Jim Rothgery and Chairman Larry Mollenkamp. Tim Anderson was excused. Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan and Acting Secretary Penny Smith.

Minutes:

Chairman Mollenkamp asked if everyone had a chance to read the minutes dated September 9, 2014. He asked if there were any corrections or changes to those minutes. Hearing none, he stated the minutes are approved as presented and will be placed on file.

Correspondence:

Chairman Mollenkamp asked Secretary Smith to read a letter addressed to Chief Building Official Guy Fursdon dated October 9, 2014 in which copies were submitted to Planning Commission Members and received after the cloture date.

Planning Commission members received a letter from John Eavenson from Perpetual Development, LLC regarding a request of extension of not to exceed ten (10) months for the acceptance of infrastructure in Windsor Point Phase 6.

Chief Building Official Fursdon asked to discuss this piece of correspondence under "other business".

Old Business: None.

NEW BUSINESS:

Chairman Mollenkamp asked the Secretary to read the first application under new business.

APPLICANT: Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road
OWNER: Don Steed Revocable Trust, Dennis Steed, Trustee, 21707 Meadows Edge Lane, Strongsville, OH 44149
REQUEST: Final approval of Woodbridge Court Subdivision in an R-1 District
LOCATION: Woodbridge Court in an R-1 District; Permanent Parcel Nos. 07-00-011-103-177 and 07-00-011-103-178

Application was read along with comments received from Administrative Officers, Chief Building Official, Fire Chief Reese, Police Chief Freeman, Safety-Service Director Armbruster and City Engineer Wangler.

Chairman Mollenkamp asked if there was a representative from Bob Schmitt Homes that would like to speak.

Mr. Joe Molnar, Vice-President of Bob Schmitt Homes, 10773 Meadow Trail, Strongsville, OH stated after twenty years they are finishing off the street. The street was originally used for three duplex units which were the warehouse facilities under a conditional use permit. The other three cluster units were Bob Schmitt Homes offices. They were attached together at that time. Since then, all three have been sold as detached cluster units. The original site plan shows six duplex units and six detached clusters. Because times have changed, they decided to keep three units and three duplexes and changed to detached clusters. Mr. Molnar distributed a sheet showing acreage of the units. They are currently at 1.9 units per acre, which is in compliance with the current code. The sub-lots have already been recorded but there was no mention of any setbacks on those units per the Engineer's comments.

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

Member Hurst asked Chief Building Official Fursdon about the potential problem that may have been created in regard to the creek.

Chief Building Official Fursdon stated that he felt they had the setback that was needed because they had discussed that.

Mr. Molnar stated he thought he was close to the setback. The original plat was filed in 1994.

Member Rothgery stated he was confused as to what was there already. Lots 1, 2 and 3 are already built. He asked for clarification.

Mr. Molnar explained sub-lots 4-7 are platted. Sub-lot 4 is a sold unit. Sub-lots 8-11 are platted. Sub-lots 12 & 13 are platted. The remainder is 15 & 16 and 17-20, which have not been recorded. The two duplex units (17-20) are existing.

Chief Building Official Fursdon stated the platting was done through the Building Department because they had an urgency. Mr. Fursdon stated the understanding was it would have to come back to the Planning Commission to show the development in the cul-de-sac.

Mr. Molnar stated he would have to double check but it should be twenty-five feet on each side.

Chief Building Official Fursdon stated requirements have changed through the EPA since 1994 possibly.

Chairman Mollenkamp asked if there was anyone in the audience that would like to speak. Hearing none, he asked for any comments from the Administration. No comments were offered.

Chairman Mollenkamp turned the meeting back to the Planning Commission. He asked if the members had any last comments.

Councilman Olesen stated Bob Schmitt has been good to the community and it isn't their fault if requirements have changed.

It was moved by Olesen and seconded by Hurst to approve the final approval of Woodbridge Court Subdivision.

Yes, 4 No, 0

Motion was approved by a vote of four to zero.

Chairman Mollenkamp came back to the piece of correspondence.

Chief Building Official Fursdon stated when K. Hovnanian originally proposed Windsor Point Subdivision which is the eastern part of the City now known as Avalon Estates. They discovered a lot of wetlands causing them to lose fifty to sixty lots. They came to Planning Commission after they had their wetland mitigation. They had their final plat approval for Phase 6. Due to the economy, they finally, about a month ago came in to get the plat signed for Windsor 6. I noticed the plat approved by Planning Commission was from 2012.

Engineer Wangler could not be present tonight, but Chief Building Official Fursdon stated the Engineer did not have a problem with this.

Chairman Mollenkamp asked if this was on the west side of Stoney.

Chief Building Official Fursdon stated there are three pieces to Windsor Point 6. The cul-de-sac, Edge Meadow, is where the bulk of the wetlands came from. The other portion is the completion of Hiddenview Court. The third portion is just west of Hiddenview Court where a proposed street was supposed to go in but it was wetlands. They are just building a single lot there instead.

Mr. Rothgery stated the cul-de-sac on the north and south sides are already in.

It was moved by Olesen and seconded by Hurst to suspend the By-laws to add the correspondence dated 10/09/2014 from John Eavenson to the agenda.

Yes, 4 No, 0

Motion was approved by a vote of four to zero.

It was moved by Hurst and seconded by Rothgery to grant approval of an additional ten (10) month period to Perpetual Development, LLC for acceptance of infrastructure in Windsor Point Phase 6.

Yes, 4 No, 0

Motion was approved by a vote of four to zero.

Adjournment:

Chairman Mollenkamp stated with no other business to bring before the Planning Commission, the meeting was adjourned.

The meeting adjourned at 7:21 P.M.


Chairman


Secretary

November 13, 2014
Date Approved