

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING FEBRUARY 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, Jim Hurst, Council Liaison Bob Olesen, Vice Chairman Jim Rothgery and Chairman Larry Mollenkamp.
Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Scott Wangler, Mayor David Gillock, Safety-Service Director Jeffrey Armbruster and Deputy Clerk Donna Tjotjos.

MINUTES:

Chairman Mollenkamp asked if all the members of the Commission had an opportunity to review the minutes of our last special meeting held January 29. He requested that if there are any changes, let it be known now. If there are none, the minutes will be accepted as written. He stated he hears none, so the minutes of January 29 are approved as written.

Chairman Mollenkamp moved the meeting onto correspondence.

CORRESPONDENCE:

Moved by Member Rothgery to suspend Article five, section three, and paragraph two of the by-laws in order to read comments received after cloture.

Member Hurst asked which one this is for.

Chairman Mollenkamp stated it was for the by-law change. He explained stating that it was a suspension of by-laws in order to read comments presented to the Commission after cloture.

Member Hurst seconded the motion.

Chairman Mollenkamp asked for the roll call.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

Chairman Mollenkamp called a point of order and asked if every one of the members had a chance to review the minutes of the December 9th meeting. If there are no corrections, the December 9th meeting minutes are approved as written.

Chairman Mollenkamp asked the Secretary to read the correspondence.

Received letter of notification on 12/23/2014 from NRG Ohio Pipeline Company regarding the Avon Lake Gas Addition Project.

Received copy of an opinion letter dated 01/08/2015 from Dennis O'Toole addressed to Law Director Andrew Crites regarding Planning Commission's jurisdiction involved in the Avon Lake Gas Addition Project and NRG Ohio Pipeline Company with an emailed memorandum dated 01/08/2015 from Law Director Andrew Crites supporting the opinion.

Received a copy of the water quality certification application on 01/15/2015 regarding the Avon Lake Gas Addition Project from NRG Ohio Pipeline Company.

Received a memorandum from Assistant Law Director Toni Morgan dated February 6, 2015 regarding Planning Commission's amendments to their by-laws.

Chairman Mollenkamp moved the meeting on to Old Business. He asked the Secretary to read the application for the North Ridgeville City Schools.

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 read along with comments from Police Chief Mike Freeman and Engineer Scott Wangler.

Chairman Mollenkamp addressed those in attendance and stated that a point that needs to be made is that this is going to be a rather lengthy meeting and asked if anyone that wishes to speak before the Commission to step to the microphone and give their name and address. Please direct your comments to the Commission and the Commission will direct the question to whomever the Commission feels can answer that question and when the meeting gets to the portion where the residents have an option to speak, he asked if they would try and limit the comments to three minutes. He stated if not, the Commission will be here until it is time to milk the cows tomorrow. He thanked everyone for their consideration. He then asked for a representative from the North Ridgeville City Schools. He asked if they would state their name and address for the record.

Jeff Henderson, ThenDesign Architecture, Willoughby, Ohio introduced himself as well as his colleagues, Abby Twarek and John Urbanick who is the Civil Engineer. He stated that they were in front of the Commission in December as an informational presentation and they know that there were items at that moment that were not submitted to the Planning

Commission and have since been submitted to the Planning Commission, such as the building design and some details about the site. He stated the important thing to note is that the site really hasn't changed. They have progressed as they move through the project. The drawings have progressed and they have taken into consideration comments that they did receive from the engineering department. Those have been incorporated into those documents. What is in front of Planning Commission is not finished or 100 percent complete documents. They are in progress. One of the reasons why they liked to come in front of the Commission is to get comments so that they can be incorporated into the final documents when they complete those and whether they are engineering or whether they are planning, he stated he believes it is important to know really what was seen in December on the site really is the same and the members will see that as they progress through their presentation. They will go through probably in a briefer presentation this evening in showing where they are in the progress of the design. One of the things that they have always had as a goal on this project is that it is really kind of two projects sort of. The stadium project is sort of a separate project. It has its own schedule. It is on a much more aggressive schedule. The goal has always been to complete that this fall so that it can be available for use by the district and what they hope to get is an approval on that portion of the project. He stated that they will have a drawing that shows what that scope is in terms of what that means on the site. The second piece is the building itself and that is the middle school. That obviously has a much longer schedule. It is scheduled to be complete in the fall of 2017 so that is two and a half years from now and they submitted some information to the Planning Commission recently on the elevations and some of the details of the look of the building, which they will review tonight as well. He turned the presentation over to Abby to walk the Commission through where they are with the site. He made it clear that nothing appreciably different will be seen in this presentation versus the one they presented in December.

Abby Twarek of 4135 Erie Street, Willoughby, Ohio stated that she will be going through site stuff briefly as it should be pretty familiar with everyone by now. They have shown the 96 acres where the existing high school is located. She showed the existing Wilcox Elementary on Bainbridge. She noted that when this project is complete, Wilcox Elementary School will be demolished and that will no longer be a building on the site. That currently houses fourth and fifth grade, which will be housed in the new building. As part of this project, they are going to show the three to eight building and the stadium, which has already been pointed out as being on the short schedule for construction than that of the building. The plan shown layers a little bit more information about the existing site. There are some wetlands on the site and those are going to be mitigated. There is .89 acres of wetlands that will be impacted. She showed the area where the stadium is going to be going and stated that the wetlands are mostly in that area. They have already secured their permit from the Army Corp and that is an update since the last meeting. They are expecting the additional permit from the EPA for those wetlands any day now. She showed the area of the new stadium and stated that the stadium will include 2500 seats on the home side bleachers and 2000 seats on the visitor's side bleachers. She showed the area where these sides will be adjacent to.

Member Hurst asked for clarification in that the applicant stated 2500 and 2000 feet and asked if she meant persons.

Abby apologized and restated 2500 people on the home side and 2000 people on the visitor side. She showed where the location of the new school would be constructed. She stated that those plans haven't changed since the last time they were here.

She continued to present the slides of the new building, its content and its location. She stated that the majority of the requirements that pertain to the site were mainly parking and storm water and so, they have parking that is related to this development and then they have storm water that they will be handling on site. She continued on to explain their parking requirements. She stated that the requirement is one parking spot per four seats in the stadium and that is the most stringent requirement on site. She explained that for the stadium, they are required to have 1,125 parking spots and they are proposing to utilize some of the existing parking on site, which will include the existing high school, Wilcox parking lots and the existing parking lot over near Pitts Blvd. which will include 448 existing parking spaces. They are going to lose a few of the existing parking spaces in the high school lot because they are proposing that be restriped. They are going to introduce a curb coming in off of Bainbridge to kind of define that vehicular circulation zone and so they will lose some spots when they restripe that. She again stated that there are 448 existing spots. They are proposing the addition of 489 new parking spots and those are located at the different entries of the building. She showed those areas on the drawing. She then stated to fulfill their requirement of 1,125 total spots they are going to propose that 189 of the total be an overflow situation or a land-bank situation however it is described. She showed the areas in two green locations and showed how they could layout the additional 189 parking spaces. In their experience and their conversation with the district about the attendance at their football games, typically, they are not anticipating that there be that 1,125 total spots necessary and so in order to not put as much pervious paving on the site, they are proposing to maintain some grassy area if that is required and then in the future, it could be paved if that would be the desire to have happen in a future phase on the site.

She continued with the darker green areas on the drawing, which represent the size of a football field. That will be graded and used for PE classes and football practice or practice fields for athletics. She then moved onto the vehicular circulation on the site and showed how traffic would move in and out. She stated it hasn't really changed except for access to the site. She stated they are proposing that the length of Bainbridge Road be widened to include two left turn lanes. There will be a left turn lane proposed turning into the existing high school drive and then a left turn lane to the new access drive that they are proposing in the location that she showed on the drawing and stated that these changes were all generated from the traffic study that was conducted.

She stated that something that has been in discussion with the City is the desire to connect north to Center Ridge Road. She stated what they are hoping to plan for is that extension of Jaycox Road in the future, which is kind of ghosted in, in the white section of the drawing. She stated they would be able to tie into that road as a second phase of that project. She then stated if this extension and when this extension comes into being, they would propose abandoning the additional access point onto Bainbridge Road. They would maintain the existing high school entry and then they would tie into the access at two controlled points along a future road. They are working very hard in communications with the City to figure out the best way to accommodate a future connection there because she believes what they can't do is use their existing portion of the site and connect to Center Ridge with property they currently own due to the congestion that would cause at the existing traffic light at Jaycox. There may be questions on that later, but right now, they are showing their solution that they are proposing that does go hand in hand with their traffic study.

She moved on to storm water and stated that they know traffic and storm water are two of the biggest concerns particularly in this community and they are proposing a large flood control basin in the area of the site that is the existing soccer field and the other green basin is a water quality basin. She then turned over the presentation to John Urbanick from engineering to speak on the updates to the storm water since they were here last.

John Urbanick, Greenland Engineering, 4133 Erie Street, Willoughby, Ohio explained his goal is to relay to the Planning Commission what the intent is from a storm water management standpoint for the project. They are very aware of the fact where this is an area in a community that is sensitive to flooding issues. Traversing the site east to west is the Robinson Ditch. On both sides, east and west of the property are residential neighborhoods which have experienced multiple flood occurrences in the past. They do know that whatever gets done with this project must take that into consideration and perhaps go above and beyond what typically would be required for a project like this.

He explained that topographically the site generally drains from Bainbridge Road due north down to Robinson Ditch. He showed the black line on the drawing and defined it as a line designated by an elevation which has been determined to be the 100 year flood plain elevation as it crosses the property. The intent for the district in developing this land was to minimize any impact to that area and that has been done by pulling all the proposed improvements and all the proposed grading outside of that area. Even the basins themselves for them to manage properly are pulled outside of that area and so they are at an elevation a bit higher than the land down in the area prone to flooding. The project will implement storm water management that satisfies two key requirements. One is state requirements as it relates to water quality and the other is flood control requirements set forth by the City's ordinances. The larger basin shown is at the very north end of the existing soccer field which is the flood control basin and is meant to minimize the rate at which storm water generated from the project ends up in Robinson Ditch. It provides a temporary area for that water to be

stored by minimizing how much they actually let out into that ditch at one time. There will be some sort of flow restriction device adjacent to that basin, which only allows so much storm water to go into Robinson Ditch while it gets backed up into that flood control basin and then slowly gets released out over a one or two day period typically.

He explained that the last time they were in front here; they showed one type of water quality basin at the south end of the site and one type of water quality basin in the area they are showing currently. In furthering the design, it was determined that all of that water quality that is required by the State and the Ohio EPA was able to be accommodated in this area. This area is about twice as large as it was on the original submittal.

He continued to explain despite the fact that one of these shown is a water quality basin and the other is a flood control basin, they both truly function as a means of storm water detention. They both have a similar type feature that limits the rates at which the water can exit them. This basin is significantly larger because one, they have the space and two, it is advantageous for them to generate some material from that location on the site to utilize for fill in the building pad and three, because the ordinance requires flood control volumes which are greater than that required for water quality by the EPA. Both of these will essentially function as storm water detention methods.

He stated that the flood control volume that is part of the final design will be well in excess of what the city's ordinance requires in addition to providing that extra volume, they have also been able to route all of the storm water from these hard surfaces which currently exists right now into the flood control basin; therefore having to flow through that restrictor before they exit out into the ditch. Currently, in the area of the southeast corner of the site, is about a 40 acre drainage area and that 40 acre drainage area with all these hard surfaces is collected as series of storm sewers that exist there now and flow due north down into the corner and outlet directly into the ditch without having any sort of flood control. So, part of the reason this basin is a little larger than typically a basin would be was because they were able to accommodate all the run off that exists from the existing high school, the existing bus garage and the existing additional school that is down at the south end of the site. This basin will collect storm water; not only for all the new improvements but also for the existing improvements that are currently on the site. A question was asked at the end of the last meeting with a task for them to provide what that amount would be and quantify that amount. He stated that it is good to say they are making it bigger to make that a little more concrete. Water volumes are a little hard to describe and they are very hard things to verbally quantify because whether he says two or three million gallons of water or whether he says 400,000 cubic feet of temporary storage for that amount; it is very hard for anyone, a Design Engineer or even a contractor to understand that, but as it relates to the codified ordinance, which the city has in place, the amount of storm water flood control volume in this basin alone, will be about 1.5 times the amount that would be required if they were to design this site just by city code. They actually ran the calculations through a sample basin; the same basin, but they

designed it so that it would just meet city code and the volume that was required was that much less than what is shown. What is shown is 1.5 times what is required. He reiterated that both of these basins would act as flood control ponds because the size of the pipe that drains from them is smaller than the size going into them so that they act as temporary storage for that water trying to exit the basin. If you were to add this volume to the current volume shown and the water quality volume that is required by the EPA, they actually double the requirement. It goes to 1.5 times to almost 1.9 times and almost twice the amount that typically would be designed for in a project like this. They have tried to accommodate two real sensitive items. One is the location relative to Robinson ditch and neighboring properties that have experienced flood and two, the fact that the entire high school infrastructure and improvements now is completely un-detained as it exits the site and they have tried to accommodate both of those items. One, by routing all the water from the high school through the new flood control basin and two, by over sizing it essentially by 1.5 to 2 times the amount that is required. That is the general overview of what is proposed from a storm water management standpoint.

Abby Twarek stated that she does have the building floor plans which is being shown and explained these floor plans have not changed so she would briefly touch on them for this presentation. She continued to describe briefly. She stated that they provided the building elevations which are required. They included those in their presentation. She showed all the entries of the buildings. She showed an area on the drawing and stated that as they know, the stadium is proposed to move along quicker than the rest of the building so they wanted to show the stadium in the early scope site. They provided supplemental drawings and the drawings were included. They were always on their civil plans that were earlier submitted in November and those haven't changed. What they added were the drawings of the bleachers as well as the site pieces that are necessary to serve the stadium. She showed the different view locations of the stadium, the parking, turf, playing field and bleachers. She turned the floor back to Jeff to speak more of the early site scope.

Jeff Henderson stated that the stadium project is first out of the blocks as it were because of the schedule, but it does entail a good bit of the site work. They couldn't just build the stadium because there are other things associated with that. One being the storm water. All the infrastructure that included the storm water would be part of that first phase. They would need to get that in place prior in order that this site function. In addition, the parking lots would also be part of the first phase. They wouldn't be doing anything on the building in this first phase. It would follow directly in front of that with the building itself. What they are asking is that Planning Commission provides approval on those portions of the project so that they can maintain their progress and their schedule for that portion of the work and be able to complete this by the fall. He concluded by stating that they are open for any questions the Commission may have.

Chairman Mollenkamp opened the floor to the Commission for any comments or questions.

Member Olesen asked if they would show one of the earlier site plans. He addressed the roadway that shows at the bottom, which he thought goes into Pitts Boulevard. He stated that he knows that at one time the school owned a piece of property right next to the drainage ditch that went into Pitts and asked if that was a roadway going into Pitts and if it is what will it be used for.

Jeff Henderson stated that is an existing roadway right now and is currently the access to the school from Pitts. He stated that he believes the property that Mr. Olesen was talking about was further north; near the bend.

Member Rothgery asked if the applicant could move the driveway that currently empties out onto Bainbridge down to the west a ways so that it comes out adjacent to Westpoint Drive. He stated his reason for that is if you think of the people that live along Bainbridge; any time you have a football game or anything like that, they are going to get flooded with headlights all night long and he stated it would make more sense to have a four way stop possibly at the potential intersection than to leave it empty out right onto Bainbridge in front of those houses.

Jeff Henderson stated that they could consider that. He stated that it could be adjusted to that intersection to make it a four way.

Member Rothgery stated that it seems like common sense to him.

Abby Twarek stated that the only thing that they could do is potentially phase that because this building will be complete and then there will be a process in which they will bid out and the abatement of Wilcox so, they could use the existing in the meantime. Just consider the understanding that suggestion would have to be a phase in the project.

Member Rothgery understood but stated that once they put that big complex in there, with all that traffic emptying out onto Bainbridge, he would hate to live in any of those houses.

Member Hurst asked what type of surface is being used for the track and football field.

Ted Henderson stated the track will be artificial rubber track, polyurethane, fibers and resin, but it is a rubber track and the field will be an artificial turf.

Member Hurst asked what would be the complications of building this part now and then adjoining it to the building in the future as well as maintaining. He asked if there were any problems related to that.

Ted Henderson stated he didn't think that there are any complications with that. Of course,

there is coordination that has to happen because they are adjacent to one another but they have had conversations and he didn't think there are any issues with any confusion with construction. The materials that is also facing the stadium at that location would be also proposed to be base materials so there wouldn't be any painting or maintenance wise that would be required at that location.

Member Hurst asked if there would be any closure between the stadium and the building and he asked the applicant to explain from the elevator coming out to the stadium if there is anything that might be required there.

Jeff Henderson stated that there actually isn't any closure and as Abby pointed out they want to open up that end of the locker room. They designed it so that it can be accessed from both ways. So, it would be able to be utilized that during games. So, there is no physical closure between the building and the stadium. The stands are an open structure in the stadium so it's not like it is a closed structure. It has a steel i-beam and is open underneath. It isn't a solid piece. There is no physical separation by design. The purpose was to provide access for bathrooms and concessions during games. The elevator is part of the building package so it would be a follow up piece and again, it is to provide accessibility to the press box. It would be constructed as a part of the building, which would be the second piece of the construction.

Member Hurst asked if there is anything under the stadium such as sidewalks.

Jeff Henderson stated he believes under the stadium is gravel. There are no buildings.

John Urbanick stated it would be gravel in the very low areas where you can't access under and that would be for storage or a paved surface for pedestrian movement underneath the higher clearance areas.

Chairman Mollenkamp expressed his thanks to the applicant for putting the home stand on the west side. The sun light is really a killer. He stated that he is looking at the z height of the current high school, which is 732.77 and the applicant is showing the z height of the floor for the new school at 731.75. He asked why is that a foot lower.

John Urbanick stated that the short answer is as it relates to developing the site and all the areas around the school with one finished floor elevation, that elevation makes the most sense from a development standpoint. After they determine what makes the most sense, they go through a series of checks relative to earth work, relative to balancing materials on site and relative to this particular site, such as the Robinson Ditch and the 100 year flood plain elevation; things like that and so, there are a multitude of checks that go into where that fine tuning ends up for the elevation, but the fact that it is one foot lower than the existing high school was more because all the ground in that field was generally lower than on the ground of the high school site.

Member Mollenkamp stated that it looks like the average is about 730.

John Urbanick stated that it was bumped up from the original design and that was just to accommodate earth work and it is out of the ground than it is into the ground.

Member Mollenkamp stated that if there are no more questions from the Board, at this time, he opened the floor to the Administration and he asked Police Chief Freeman to reiterate on his comments of this project.

Police Chief Mike Freeman and resident of North Ridgeville introduced himself and stated what is missing here is historical data. If someone said they wanted to build a house on Pitts and Gina a foot lower than anyone else, there wouldn't be a dry eye in this room because of the laughter and that comment is in reference to grading. Flooding is obviously a major concern in this area, but obviously that comment is made as a resident. He then stated as Police Chief Mike Freeman, in the future, this application will add 7,000 people to this site, which will make it the most populated building in the City of North Ridgeville. His concern is that there is one thoroughfare. He showed the location of the Police station as well as the Fire Station; both of which are located to the west of this location. He asked where their emergency access would be. At 2:30 in the afternoon, you can't get near these buildings as there is one single point of access. He has 6,000 kids at 2:30 in the afternoon and this building is on fire, he might be able to drive police cars up on the sidewalk, but the Fire Department is not going to be able to maneuver their six ton fire engine to this site. He wanted to go on record that he has not told people behind the scenes his concerns in reference to safety and this project, but his words seem to be falling on deaf ears. He doesn't envision standing inside the stadium, he envisions himself standing out near the access points trying to line up emergency vehicles during a mass casualty event. That is his concern. He asked what the cost of the stadium would be.

Jeff Henderson stated 7 million dollars.

Police Chief Freeman stated that if there was a developer coming in to develop this land, he asked if the City would pay for the road way. He answered, probably not. That would fall on the developer. He stated that he doesn't believe the school should be obligated to build the whole roadway, but he does believe that the school is obligated to at least get them to the first parking lot for emergency response. The cost of that, he didn't believe, was 10 million bucks. He stated that the City has to get their priority straight here from a security standpoint. He believes leaving that as a sole access will create all kinds of safety problems. He stated he didn't want to play the henny-penny-what-if game but he has to as that is his job. He stated the plan is to take the middle school traffic, Liberty traffic, Wilcox traffic and dumping it all onto this site. He added the question how would they like to live along Bainbridge or having the obligation of protecting this facility if the emergency locations are

far to the west. He stated they would like to have a say in how the castle is protected because these kids and their safety is the number one commodity. With the single road access and the Pitts Boulevard access is not suitable for fire prevention, police cars and such. He stated he is a sports lover and it isn't for him to make this decision, but to have a single access for emergency response is asking for a disaster. He stated if there are 4500 people in this stadium and a tornado comes, he asked how he would get all those people out on one roadway. If he had to line the road with ambulances, are they going to go all off Pitts or if there is a gas disaster somewhere on Bainbridge, he asked how he would evacuate all the people onto Pitts Boulevard. He concluded by stating good luck. He stated that with this proposed plan, he believes they are playing Russian roulette with these kids safety because access is not there. He stated he has made this same argument over and over again and it is falling on deaf ears. He stated he isn't asking them to build the entire area he showed on the map, but he believes that there does need to be a connection and he reiterated that he believes that the priorities need to be straight.

Chairman Mollenkamp addressed Fire Chief Reese and asked that he give his comments.

Fire Chief John Reese and resident of North Ridgeville stated that the Police Chief actually provided comments collectively but added that he was one of the incident commanders at the LCCC campus during the fire they had about four or five years ago and stated that they will never get the number of fire trucks they need for an incident at that campus down that road. It just will not happen. That is not even talking about it being in the middle of the day or at 2:00 or 3:00 in the afternoon. It is just not going to happen. He explained when they bring fire trucks and fire apparatus and ambulances in they have to stage it and they have to line it up somewhere. He stated that they close roads to do that. There is no road here to close to do it. The parking that is there, depending upon whether there is anyone in those buildings would probably be adequate but who knows; there could be a full campus at the time of the emergency which is usually how it goes. One of his other concerns that he wanted to bring up and agreed with Chief Freeman about the road coming down Jaycox road coming through from Center Ridge, but one of the other reasons he would request that is that he would like to see the twelve inch water main come all the way down before they build this campus. He stated he believes that they are putting the cart before the horse here a little bit. He stated that if they did the infrastructure first, it would make a whole lot more sense. Even if the road doesn't go completely down initially, the twelve inch water line that circulates should. The way he sees this so far is they have an eight inch line that they will bring up and circulate around the school and come back to the water line on Bainbridge. If they put the twelve inch line down where Jaycox Road will eventually is going to be and at least up to the new driveway, that twelve inch line could feed the sprinkler system for the school and then loop around the school the same way and tie in over by the high school and that would also loop the existing water line that goes over to Pitts. It would loop two to three different ways instead of once up and once down. All that is going to do is rob water from Bainbridge and bring it around the school and back to Bainbridge. He doesn't see how that will benefit them

in a fire situation. The other thing is the sprinkler system and the way he has seen it proposed is going to be fed off an eight inch line. When they have a fire like that, the sprinkler system is going to be running off that eight inch line and then the Fire Department is going to hook a five inch line into it to hook the truck and then another five inch line to hook a ladder truck, they would be running out of water. He isn't even sure that the way it is proposed that the eight inch line going around the school is going to meet the ISO flow formula, which could cause a problem with insurance. He guarantee that if they put the twelve inch line down all the way from Bainbridge to Center Ridge or even if the road doesn't go down initially all the way, at least bring the water line down initially. Put the infrastructure in there and then plan for it.

Chairman Mollenkamp reiterated that the Fire Department will dry up that eight inch line if they have to run the sprinkler system and then hook the trucks off of it at the same time. There won't be any water at all.

Fire Chief Reese stated no, because the misperception about a sprinkler system is that if the building has the sprinklers running it will never burn down; that is baloney. All the sprinkler system is designed to do is to hold the fire in check until the Fire Department gets there to put the fire out. Anytime a sprinkler system goes off the odds are, the Fire Department is going to be coming in and tying into the same water line that the sprinkler systems is running off of, rob it a little bit of its water while they go in and put the fire out. So, the more water we have in that area, the better off they are and if they put the eight inch line in there, they are stuck with that forever. Even if they put the twelve inch line in eventually, they are still stuck with the eight inch line they put around it. It seems like a waste to him. Do the twelve inch line and get it over with.

Chairman Mollenkamp asked if he believed the eight inch line that is in there now or proposed to be in there should be upgraded.

Fire Chief Reese stated that he didn't think it would do any good. He stated that they would be better off opening up a new line. He continued on to discuss the roadway and stated that he didn't know what the road is supposed to be, but he foresees a three lane road there just purely for getting trucks down that road and traffic down that road in and out. As Chief Freeman said, try coming in that way. He didn't know which way they would be coming in, in the future as far as fire stations go, but he does know that most of his mutual aid, which would be there in a situation like this, the large majority would be coming from the west, the north or the east and they come down Center Ridge Road. To tie that road in at Jaycox and Center Ridge helps the Fire Department respond immensely.

Chairman Mollenkamp stated that the mutual aid would be from Elyria, Westlake and Avon.

Fire Chief Reese stated the only one he could see coming down Bainbridge Road would be

maybe North Olmsted or Olmsted Township, but the majority would be coming down Center Ridge Road. It just makes more sense for the entry to be off Center Ridge Road for them.

Mayor Gillock stated the only thing he wanted to add is that they have had several conversations about bringing the road out to Jaycox, which doesn't necessarily relate to the stadium but in the bigger picture, he agrees with everything that has been said. He stated that the City has engaged an engineering firm and they are waiting on a report now to call it a feasibility study to see what it would entail to bring Jaycox all the way through to Bainbridge and look at things such as how much wetlands would be destroyed, what the cost would be and the timing and all that. They are looking into it right now as far as trying to see if they could bring that road all the way through now. It is very complicated from a design end and finance standpoint, but it is something they hope that they can do. He stated that they should have that report within the next few weeks.

Safety-Service Director Armbruster stated he would like to add to the water line issue and he knows that they have had some internal discussions with the school about the U going around the eight inch line and they have looked at the cost of the water meters for an eight inch and it is substantial in the minimum usage. He believes that the schools, John and himself all have talked about that and it does make sense to run that line from Jaycox to Bainbridge rather than loop it around, just purely because an eight inch water meter and the minimum usage they would be paying is substantial. He stated that they would have to make adjustments to that if there are going to be but he doesn't think that will happen. He stated that water line is something that they should give some considerations to instead of bending them around and come off that twelve inch line or eight inch line whatever it is with the proper water meter to handle those buildings and he doesn't think that is an eight inch.

Chairman Mollenkamp asked City Engineer Wangler if he had any comments.

Engineer Wangler stated just those that are in his report.

Chairman Mollenkamp asked Assistant Law Director Morgan if she had any comments.

Assistant Law Director Morgan stated that the application in front of Planning Commission seems to encompass the whole picture. What she is hearing this evening is that what the applicant is looking for is a more limited approval for the short term. It is up to the Commission, but the applicant may want to modify what they are asking for to that degree and the Commission could then determine based on what they are actually asking for whether or not they feel they have enough information to make that kind of decision and it sounds as though there are some serious infrastructure and safety concerns that need to be looked at as well.

Chairman Mollenkamp asked Chief Building Official Fursdon if he had any comments.

Chief Building Official Fursdon stated that his question is trivial in comparison to what the Police and Fire have stated, but a thought did occur to him that if the stadium is built and ready in 2015, he asked what they would do for restroom facilities for the next two years for a 4 to 5,000 seat stadium.

Jeff Henderson stated that the conversation has always been that they would provide temporary facilities for those two years.

Chairman Mollenkamp asked the definition of temporary. He asked if they meant port-a-potties.

Jeff Henderson stated yes, basically.

Chairman Mollenkamp opened the floor back up to the Commission.

Member Hurst stated with the discussion that there has been, assuming that the stadium is one contractor and the building is another contractor, how much are we hurting ourselves by double handling the material that is being dug out for the retention basin, putting it in a pile and telling the building contract as he needs it for his fill. He asked if that has been looked at in any detail.

Jeff Henderson stated that the entire project will be handled under what is called construction manager at risk and they would manage the entire project. Even though it may be in phases, it would be managed under a single company. They are charged with managing all the subcontractors. They would bid out all the different necessities; whether it is earth work or mechanical, brick work, etc. They will be in charge of that whole process and it will be managed under a single entity. Anything that may be overlapping or incorporated in phase one from phase two will be handled by this company to manage that.

Chairman Mollenkamp addressed the applicant and asked if they wanted to separate this application for phase one being the stadium and phase two for the school. That is an application problem and he stated that he would hope that the applicant would try and do this all in one shot.

Jeff Henderson stated that they would like to do it in one shot. Obviously that would be a preferable thing to get it all in one situation as opposed to doing it in two. Absolutely if they could do it in one process, that would be preferable for them as well. The reason that they potentially pulled out that piece is just because of the schedule issues and for them to try to maintain to that schedule in this process and because that is on such a faster track than the building.

Chairman Mollenkamp stated he was concerned with the fact that they might have an application problem if they were going to want to designate this as phase 1 and then phase 2. At this time, he opened the floor to the audience for questions and comments.

John Hepp of 6612 Pitts Boulevard, a 44 year resident stated that May 15, they flooded for the first time in 44 years and had eight inches of water in their lower level. The concern of the retention basin and the wetland area off of Robinson Creek is of great concern to them. He stated that the dark green area shown on their drawing is right now heavily wooded. To the east side where his property faces up to is mounded very high because a retention basin that was built on the other side of Robinson Creek many, many years ago. He asked what will happen to that dirt that is there and will all those trees be taken down.

John Urbanick stated that this basin where it is shown is positioned at the north end of the existing soccer field. He showed where the fence to that soccer field is located. The darker area shown on the drawing that is existing woods is not intended to be disturbed. He stated nothing in the woods is intended to be disturbed. There should be no activity east of the fence that goes around the soccer field.

Dennis Boose of 6405 Denise Drive stated he was very glad to see a new school and stadium being built. He voted for it and is in support of it. He does have concerns as some of them have already been addressed. The Fire Chief and the Police Chief talked about their concerns with the traffic in emergency situations and the water supply in emergency situations and they are the experts and so, he left those comments to them. He stated that as far as the traffic goes, it has been several years, but several years ago, he had to drive his kids to the high school in the morning and his wife would drive to pick them and he stated that just through normal school and not a 4500 seat football game that is sold out, there is a lot of traffic and there is a long line especially when you are on Pitts or Bainbridge and so, just the congestion of normal everyday school activity; nine months out of the year, without an extension from Jaycox is going to be tremendous and when you throw all those numbers of students, all those cars in there, again, he believes that they need some sort of entrance or egress to Center Ridge Road in order to alleviate that. The storm water management he has seen, he is very pleased with in that they have not only accommodated for the storm water management of the new buildings, but also the existing structures because as it has been stated, nothing right there now is there. It goes into a ditch and goes right to the Robinson and it goes wherever it goes and now there will be a retention that covers that and he expressed his appreciation. He stated that the applicant mentioned it was 1.5 times what the city requires. He asked if that meant 1.5 times for the new structure or for the total project.

John Urbanick stated that there was a question from the Commission as to what the increase would be from what would be required for the middle school project in and of itself.

Dennis Boose stated that the 1.5 to 2 times is more than what would be for the new structures

but in essence it also takes care of the existing structures.

John Urbanick stated he was correct.

Dennis Boose stated that it has been talked about that they could always tie into Jaycox in the future and he proposed that now is the time to do it. He stated that they have one time to do it, do it right. It is a 50 to 60 million dollar project and there is no time like the present and his final comment would be on the parking lot situation. What is required is a little over 1100 parking spaces and he really doesn't have issue with them utilizing the existing spaces, even when you are talking about attending the football game because people will walk some distance to attend the facilities and so, he doesn't have an issue with that but he does have an issue considering overflow or temporary parking as part of all the parking project. Again, he stated that they have one time to do this right and though they could always go back and pave it later, that may never happen and as we all know it rains in North Ridgeville and the last thing you need; especially in the fall, is to just take a look at the field we have now. If you are going to park cars in the rain in a grassy area, they are just asking for trouble. If that is the required amount of parking spaces, he would recommend that the commission require those to be not grass and to be some sort of pervious cover. Again, he stated that he is looking forward to it and stated that they need to make sure they do it right.

Chairman Mollenkamp addressed Superintendent Jim Powell and asked if he had any questions or answers he would like to give.

Jim Powell, Superintendent of North Ridgeville City Schools stated that there was a question about how much the stadium would cost. The stadium in the early site package which includes several things, ground work and detention and that was answered to be 7.2 million. That is not what the stadium if you isolate that itself would cost. It is kind of hard to answer that sort of question with the inclusion of all the other things in that package. If you look at just the stadium, it is probably closer to 4.5 million for just the stadium itself. He wanted to clarify that because some people may not understand that. He stated they have been working with the city for quite a while now trying to figure out how can they get out through Jaycox, because that is what they all want. It isn't falling on deaf ears, they have been listening and actually they have been trying to figure this out before anybody said that this isn't safe. They have been working with the city now for a long time to do that, but there are some things that they have to figure out first. They just realized recently, that this property may be a whole take for the city and things like that. So, they are trying to figure out how they get out as a school district. They own property that does show on the plans where they planned to go to Center Ridge Road, but with the plans for the city to widen Center Ridge it doesn't make sense for them to go out in between connections. They are more than willing to help in trying to figure out a way to get out to Jaycox. They just need help doing that because they don't own those properties and there are several things holding them back. They did make some progress with the city and he believes that they are now looking at that with an

engineering firm to see where the best place is to place that road and how much will it cost and what it will entail. He believes that will happen and they haven't said that it is going to happen because there are things that haven't been worked through yet and they wish that they were at the point where they could say they have all the answers, but they don't have all those yet. He does believe the road, at least a portion of it, getting them out to Jaycox is going to happen and he wanted to let the Planning Commission know that. It is not something that they can say 100 percent. They have the fall back to go out the other way.

Chairman Mollenkamp stated that is the same mistake that was made at Rini Regos for that particular kind of traffic flow.

Jim Powell stated that is their preference is to do that. They want to work a way through in doing that and he believes they are almost there.

Police Chief Freeman stated he doesn't want to kill a dead horse, but the problem is that they are looking to open that stadium in the fall of next year and the school in two more years; he asked what he does in the meantime.

Jim Powell stated that he understands his concern. They are not sure if the stadium is going to open at that time and they still have not agreed or come to consensus on a guaranteed maximum price with their construction manager and there are a lot of issues and they are trying to work through all of those. He addressed the Chief and stated that he didn't know that, that is going to happen. He stated they would like for those kinds of things to happen and start to move things forward as quickly as they can. They feel the community deserves it.

Police Chief Freeman stated all he is asking is that they slow down. In other words, put the infrastructure in first and build after that.

Jim Powell stated that what has been said is that it falls on the schools to do that infrastructure and that is a problem because they didn't build money into the bond issue to do that. That is not something that school districts usually do. The infrastructure is not a school district thing. He stated that they are trying to figure out ways to do that as well. They are amenable to all of that. They just have to figure out a way to help fund it, to figure out where it is going to go. They don't even know if that is the right place for it to travel. The engineers and architects are just saying that they think that is it, but they don't even know that yet and so, those are all the things that they are trying to work through.

Mayor Gillock stated that part of the new road involves property acquisition which there are things that are in process now that remain confidential for obvious reasons so and that is all being worked on. The main thing I wanted to talk about was the temporary parking and he would agree with Councilman Boose if they were just talking about just a grassy area that on

occasion they were going to use it, because if it rains it is a mess, but his vision and thought about temporary parking is there is material that can be used that provides a base that the grass grows through and he thinks that is terrific because then still have your storm water soaking into the ground when they aren't using it, but if they happen to use it, they can use it. He stated that they have used this material over O'Neil Nursing Home has it on one of their driveways and he believes that would be a good solution for the temporary parking area so that with that type of material, it allows the water to soak in, but if they need to use it, even though it may rain, then they can.

Frank Vacha of 6751 Nicoll Drive stated that as a resident, he flooded twice in the five years he has lived over there and so, the School Board has made a commitment early on that this project will not compound that problem in any capacity. Minimum, they will maintain their storm water on their property and anything they can do to help the city moving forward in that area, they are willing to take a look at. Minimally, that commitment is there to make sure that storm water from their property is maintained in a way that they don't exasperate an existing problem for Gina, Gail and Pitts. Again, he stated he flooded twice in two years at the same time Gina and Gail both flooded so, he absolutely appreciates the concern with the storm water. He stated that he keeps hearing about the stadium being fast tracked. That commitment was never made by the school board of education or the administration. By nature of construction it would be done quicker than the building, but the tail is not going to wag the dog in this project. The commitment and the priority is absolutely that school and that site only. The stadium is a part of that. The stadium is what they sold to this community when they passed the bond issue and they have an obligation to fulfill that and they did have every intention of coming out on Center Ridge Road right from the get go. Looking at it now, it doesn't make any sense to come out by the Church which is property the school owns and there has been conversations with the city on how they can best come out onto Jaycox; whether that be Jaycox extension or Jaycox road depending upon where all that ends up and again, based on Dr. Powell and the Mayor's comments, they are working through all those moving pieces currently. The safety of the kids is absolutely a priority from a police standpoint and a fire standpoint, but their intent was never to dump all that traffic on Bainbridge ever. At no point was that ever considered. As these comments continue, they will continue to work through them because he is a resident and he has four kids that went through those schools. His last one graduates but as Board President, he has 4400 kids that he takes responsibility for as well as the other Board Members and Administration and they don't take that responsibility lightly. This is a great opportunity for the city he loves and they are going to do it right. They are going to continue to take feedback from everyone involved, but he wanted to make sure that everyone understands that at no point was the stadium the driving force of this project, ever. There was never a commitment from the Board. Some dates were thrown out and they were made "if it is possible". In all likelihood, it is probably not going to happen this fall. That is not their priority. If it doesn't happen this fall and it doesn't happen until 2016, this Board and Administration is perfectly prepared to accept that because the building and the site is the priority and what it means to this community. He just

wanted to make that clear. He keeps hearing the words fast track by nature of construction that is the only reason that stadium would have been done before that school.

Chairman Mollenkamp stated that the Members of the Commission also reiterate that first of all the Members need to take a look at the safety of our children getting in and out of that school and most of all the education of our children and thirdly looking out for the citizens and the residents of North Ridgeville especially in that particular area. He then asked if there were any other comments or questions. He stated that it is his feeling right now that the Commission does not have enough concrete information to approve this tonight or act on it. There are a number of questions that the Commission needs answered. The Administration has brought a lot to the Commission's attention, the Fire Department and Police Department; both Chiefs, have enlightened the Commission, School Board President has enlightened the Commission a little more and he stated that he needs some feedback from the Commission itself because he is in the thought process of asking for a motion to postpone the Commission's action on this request for the new school campus because there is still a lot left for the Commission to look at. They just can't look at Jaycox Road even though that is what is really wanted. He also wanted to see that this school gets built because he has four grandchildren that live here in town and pretty soon they will be going to that school. He would surely like them to have a good education, which they will get with this new school versus going to the old Middle School.

It was moved by Mollenkamp and seconded by Rothgery to postpone the request for the school and stadium until the March meeting

Chairman Mollenkamp stated that his question was answered regarding the storm water management, but what really scared him were the Fire Chief's comments relating to not having enough water in order to put out the fire if the school ever had a fire and if the schools ever had a catastrophe, the fire department and police department can't get there. He addressed the applicant and asked Abby if they would be ready to answer or implement the questions and concerns for the next meeting or the meeting after that. He asked her if she could help him make a decision on when to postpone the action on this.

Member Hurst stated that he would second the motion for discussion regarding the motion.

Abby Twarek clarified and asked if he meant when they would be able to come back with answers to some of these questions.

Chairman Mollenkamp stated basically, he doesn't want to postpone this thing anymore than what he possibly can but there are just too many questions that need to be answered.

Abby Twarek stated that they can come back in March.

Member Anderson stated that he would like to see the concerns of the Police Chief and Fire Chief answered before this goes any further too. After hearing what the Chief had to say, he

asked what would be their liability if this isn't done.

Chairman Mollenkamp stated he believes that the Commission does need to see that.

Member Hurst stated that part is up to the city. He addressed the Mayor and Safety-Service Director and asked if there was any possibility of them receiving any definitive action on this.

Mayor Gillock stated that they will have some direction before the next meeting.

Chairman Mollenkamp called for the question and stated that there is a motion and a second. He noted that the cloture date for the March meeting is February 18. He then asked the Secretary to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

Chairman Mollenkamp called a five minute recess at 7:30 P.M.

Meeting resumed at 7:43 P.M.

NEW BUSINESS:

APPLICANT: Ted Hicks, Victory Parkway, LLC, 4760 Richmond Road, Suite 200,
Cleveland, Ohio 44128

OWNER: Lorain Gateway Development, LLC, 23706 Russell Road, Bay Village,
OH 44140

REQUEST: Approval to construct two modular structures on asphalt area and install
gravel parking lot

LOCATION: Cul-de-sac at the far end of Victory Lane in a B-4 District
Permanent Parcel 07-00-003-102-089

Application was read along with comments from Assistant Chief Building Official Teila Lovell, Fire Chief John Reese, Police Chief Mike Freeman, Engineer Scott Wangler, and Assistant Law Director Toni Morgan.

Chairman Mollenkamp asked for a representative and asked them to step to the microphone and present their application.

T. J. Asher, Victory Parkway, LLC which is owned in part by Weston, Inc., which is the company he formally works for. He explained they are under contract to purchase the property from the existing owner who is Jim DeSalvo to construct what has been proposed here this evening. They have a perspective tenant by the name of Satellite Shelters who would be occupying the premises and this would be for them. They store temporary office units for a lot of times construction sites or for large jobs that go on for years. They pull

them in, park them and they stay until they go out to the next job. The first building that they are constructing is for their offices and the second building is a small building where they have some spare parts if something goes wrong with the units and they will take care of small maintenance items on the units themselves. The units are typically out for long periods of time and the in-and-out is very minimal. It averages about one delivery a day that they have currently at their existing facility. They are currently at 150th and Industrial Parkway, which is in Cleveland over by 150th and 480. They will be moving from that location. He continued on to explain that everything is graded toward the rail road side of the site which is to the west of the site and then there is a master retention basin for the whole street and whole park that was put in many years ago for the park and the run off would ultimately end up in that retention basin that is there. He introduced one of his associates at Weston, Inc., Ted Hicks and Adam Sauder is from Independence Excavating who will be doing the actual work.

Chairman Mollenkamp opened the floor for discussion from the Commission.

Member Hurst asked if the rear of the site goes all the way back to the rail road.

A.J. Asher responded yes it does.

Chairman Mollenkamp stated it borderlines the rail road and the turnpike.

A.J. Asher stated that it is basically the south west corner of the street.

Chairman Mollenkamp stated that the application refers to not only these mobile construction trailers but it is similar use to that of boats and camping trailers. He asked if there were any other questions.

Member Hurst stated that an acre seems like an awful lot of storage for one unit being moved up and down the street full of pedestrians and kids and he stated he wanted better assurance that it will be one in-and-out of a mobile trailer per day.

A.J. Asher stated that he is not sure how to give him that as that is their current usage. They were comparing last year's usage so they did a study of what their business was last year and that was the number they gave them and it actually averages less than one per day.

Member Hurst asked how big the present facility is.

A.J. Asher stated that it is actually two acres bigger. It is twelve acres today.

Member Rothgery addressed the Administration and asked if there were any issues in putting a gravel parking lot back there.

Mayor Gillock stated that the Law Director has reviewed the material that they plan to use and stated in his comments that it does meet the requirements for being dust free, which is the main issue.

Chairman Mollenkamp addressed Chief Building Official and stated that he knows the Fire Chief noted in his comments the distances between the buildings. He stated he can't find that information in their drawing. He asked what the distance is that they have to have between these mobile structures.

Chief Building Official Fursdon stated it can vary and it depends on their type of construction. The size of their building and the type of construction would regulate how much building they could put up there. The distances between can be varied based on the type of construction and its fire rating. There are a number of variables and until they get the full construction drawings, he couldn't give a hard number. If there were 30 feet between the buildings that no rating would be required and it would be adequate.

Chairman Mollenkamp asked if the drawings have been submitted yet.

Chief Building Official Fursdon stated that the full construction drawings have not been submitted yet.

Chairman Mollenkamp addressed the Fire Chief and asked if he had any idea what they would require for those distances.

Fire Chief Reese agreed with what the Chief Building Official said in that it would vary. He continued to provide response but it was inaudible.

A.J. Asher stated that they will work and make sure that they abide by the requirements in distance of the structures.

Member Olesen asked how many people in this facility will be employed.

A.J. Asher stated between four and five full time.

Member Olesen asked what they would do if they are not moving trailers out. It seems like there would be something else going on for that business to be profitable.

A.J. Asher stated that they are a very profitable company and they are very old. They have looked into them from a financial standpoint because they are going to be leasing the space to them. He doesn't know exactly where their profit is. They are renting these things out and they put them on site and contractors pay rent monthly. They tend to stay on site for a year

to 18 months.

Chairman Mollenkamp asked if this was something similar to Summers Trailers in Elyria that are located right across from the mall.

Adam Sauder, Independence Excavating located at 5720 Schaff Road stated that basically the people that are going to be working in the office is the Regional Manager that handles Indiana, Ohio, Pennsylvania and then they have office support, such as clerical staff and sales staff that are placing orders for rental units or repair orders. The one proposed building acts as their offices while they handle the day to day operations.

Chairman Mollenkamp stated then there are a couple of drivers that are moving them out.

Adam Sauder stated that there will be two to three trucks that would actually move the trailers to site.

Member Olesen asked how many trailers are estimated to be on site at any given time.

Adam Sauder stated about 20 to 40. Most of the trailers range about 20 feet in width and 30 to 40 feet in length and their intention isn't to pack those trailers within that 10 acre lot as they are to have adequate usable storage space. They estimated probably around 40 trailers.

Chairman Mollenkamp asked if the Administration had any other questions. He addressed the Commission and asked if they had any more questions. Hearing none, he opened the floor to the audience for comments and questions.

Dennis Boose of 6405 Denise Drive asked if there were any concern with the type of trailers that are being parked there as to how close they have to be; not only the permanent structures or buildings, but 40 trailers within 10 acres, would there be some sort of requirement that they have to be so far away from each other and asked if that was a concern or no.

Chief Building Official Fursdon stated no, but with 10 acres and only 40 units in there you have to believe that there will be sufficient space around them.

Dennis Boose stated that he knows that this is near a rail road, near the turnpike and off in a corner somewhere, but is there any requirement as far as buffering or anything so that people from any other place don't have to look at 40 trailers.

Chief Building Official Fursdon stated no. They are not bordering any residential district.

Chairman Mollenkamp stated he has dealt with these sites working with Ford Motor Company and these types of trailers, however, he does have a clearer understanding of what

the applicant is trying to do and he has known Summers for quite some time and they have about the same number of trailers. He stated that if there are no other questions, the Chair will entertain a motion.

It was moved by Rothgery and seconded by Anderson to approve the construction of two modular structures on asphalt area and install gravel parking lot

Chairman Mollenkamp asked the Clerk to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

APPLICANT: Steve Ross, Polimene Development, 38850 Center Ridge Road
OWNER: Polimene Development, 38850 Center Ridge Road
REQUEST: Approval to construct a gas station to include convenience store
LOCATION: 38800 Center Ridge Road in a B-3 District
Permanent Parcel 07-00-046-106-019

Application was read along with comments from Assistant Chief Building Official Teila Lovell, Fire Chief John Reese, Police Chief Mike Freeman, and Engineer Scott Wangler.

Chairman Mollenkamp asked for a representative and asked them to state their name and address.

Steve Ross, Ross Builders and Polimene Development explained they have been in North Ridgeville as a builder for the last 45 years, adjacent to the property in question. Nick Ross is the Vice President and Ed Willman of Beck Oil who will be representing Beck Oil in the gas station store. He explained they have proposed to construct a new facility. A new gas station, C-store on the corner of Case Road and Center Ridge Road. This will encompass a series of pumps with a canopy, a new building; at present there is an old gas station structure there that has been leased out and that will be coming down and a new structure will be built of concrete block, bar joist and mostly fire proof materials. The Beck's have constructed many of these stores throughout the State of Ohio and there is a new one in Lagrange, Ohio. The Becks are an Ohio company and family run for the last 50 to 60 years. If you have ever been in one of the Friendship stores, they do a very nice job. Their décor is more a café than just your typical C-store. Their properties are kept clean and neat and from what he can see and what he has seen throughout the past, they do a top notch job. They showed the site plan with the existing site and showed the current building and its location. That would be coming down along with the pavement that is shown. He showed the drawing of the new building they are proposing. As it is shown, it will include an all-concrete parking lot, with a canopy. They have done some preliminary work but have not finished the drawings as of yet on the storm water management. They have also incorporated a retaining wall on the north side of the property. The retaining wall will also have a guard rail on top of it to provide a shield for not only cars but also for car lights. The property now is graded down with the new proposed site development, they would be encompassing more of the storm water that is

on the property now into the storm water system and they would be capturing more of it than what is being captured at the present time. He explained inside the store there will be retail area. There will be beer coolers, pizza, yogurt, chicken which is something that they need down at the west end of the city. He stated that he has been down there for 45 years and the city needs some new development on that end. As travelers go through the west end with the demise of the Ridgeview Shopping Center years ago, there hasn't been a whole lot of development down there and so, as people come from the west side, heading east, the city needs to try and bring their image back and try and get some new life back in the west end of the city. With this store, he believes that it brings a little more excitement and it also enhances the neighborhood. It brings some food down there because there is nothing unless you go into Elyria. There is only food from Route 83 on. The gas station will service the residents and also typically anyone going down Center Ridge Road. At present time, there are a few pumps down at the end by the rail road tracks there, but as is known that becomes more and more of an eyesore down at that end of the city.

Chairman Mollenkamp stated that he is glad to see that they are going to build something on that end of town and thought that since this applicant had been there long enough he thought they would have developed everything across the street, but that didn't happen. In lieu of the city losing the BP station at the corner of Route 83 and Center Ridge, the city will now have another one. He asked if the applicant would be removing the old tanks.

Steve Ross stated that the old tanks have been removed. They have been out of there since about 1988. It was closed down and then it became a Midas Muffler. It ran as a Midas Muffler for about 15 years before he purchased it. They moved out because they moved into a bigger store and so the tanks were taken out and it is a clean piece of property.

Member Olesen asked what the hours of operation would be for this store.

Steve Ross stated that as in any facility like this, it could be 24 hours and that depends on their business needs. If their business drops off, he is sure that they may not stay open that late.

Member Olesen stated that he has one in his neighborhood and stated that he would die if it wasn't there. He is there once a week at that little store. There isn't anything like this down at that end of town. Perfect.

Member Hurst addressed the Chief Building Official and stated he wasn't able to decipher the acreage of the lot and their requirement for storm water retention.

Steve Ross stated that the acreage is 1.04.

Chief Building Official Fursdon stated that the question would have to be addressed to the

Engineer on storm water requirements.

Member Hurst addressed the Engineer and stated that any business over one acre requires storm water retention and asked if that was correct.

Engineer Wangler stated yes, but this is previously developed with 100 percent hard surface existing so their increase in runoff from existing to proposed would be marginal if any.

Steve Ross stated that the 1.04 includes to the center line of Center Ridge Road.

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

Safety-Service Director Armbruster stated he was a little bit biased from the Friendship stores as it is a great operation and a great family. He stated what a wonderful addition to that end of town. Friendships, if you have seen the one in Lagrange on Oak Ridge; they are a fine family and they really do a nice job in the communities that they are in.

Chief Building Official Fursdon stated for the record, they have made application to the Board of Zoning and Building Appeals for their variances. Most of their variances pertain to the canopy which is basically an open structure.

Chairman Mollenkamp stated if there are no other questions, he opened the floor to the audience.

Scott Hubert of 7340 Case Road which is next door to where this is going to be developed. He asked the Commission to take into consideration that he and his family live there. They use their back yard to swim, cookouts and have people over. Now, the property in question, where he is going to develop, is much higher than this property. His property sits lower than this property. He has a six foot tall fence that is there now. When someone stands on their property, they can see right into his back yard. They lose their sense of privacy. There sanctuary for them to go to, to relax to get away from everything when they get home, they are on display; their entire backyard. He proposed if they are going approve this, he requested that the Commission take a ride down there and see before they approve this. He also commented regarding the traffic flow onto Case Road and Center Ridge, and stated that traffic is very heavy on those streets and it backs up. He asked if a traffic study should be done for this to take into account the additional traffic that this is going to increase. He stated that it takes a couple of lights to get through just to get onto Case Road. He hoped the Commission would take this into consideration. He stated the applicant is keeping that retaining wall and the guard rail, but he explained with that in place, the house still gets blasted by head lights. He asked if they could install a privacy fence at the top of the retaining wall. That will allow them to have privacy in their back yard and it would also

guarantee that there will be no lights shining into his home from the cars. He stated that there is a light on a pole that isn't working any more, but when it did work is shined on the side of their house into the bedroom windows. He stated it kind of sucked.

Chairman Mollenkamp addressed the applicant and asked if there were any real problem in talking to this gentleman about some sort of a fence that would help him out. The lighting for the proposed station would definitely be aimed toward the station at all times so that there aren't any lighting problems with this neighbor.

Steve Ross stated that they could address some of those issues right now. He showed the lighting of the property. He brought a photo metrics of a lighting study that was done for the property. It shows the luminance and the foot candles as it hits the property and this is all done through a computer. He stated that it is all LED lighting and as it is shown, it can be manipulated.

Ed Willman, Beck Suppliers, 1000 North Front Street, Freeman, Ohio stated that as Steve said it is all LED lighting, but the beauty is now with LED lights and the new technology as in the past, when they put up a light that was on a 20 foot pole, they got what is called light pollution. The light would go in the direction of the store, but there would be some that spilled over on the neighbor's property. With the LED light it is dropped at the property line. If anyone has any questions or concerns, they could visit the store in Lagrange and see that the light that is on the north side of Lagrange, they use those specific lights on the back, which would be to the east and also on the north of the property and it is like night and day in comparison to where their property starts and where the neighbors property stops. That is one of the beauties of LED lights.

Chairman Mollenkamp stated that the neighbor will not get any light onto his property.

Ed Willman stated that what he had in the past with the light in his bedroom window will not happen off their new lights. To address the question on the fencing, he stated that there is an existing wood fence there and they are actually proposing putting fence back up with that new property. They aren't tearing that fence down and eliminating it, they are putting new fence back up.

Chairman Mollenkamp asked if that would help his concern.

Ed Willman stated that there are some things that he can take into account; putting a privacy fence up at six feet which is a standard privacy fence. He stated that he understands what the neighbor is saying and to a certain extent he will see headlights.

Chairman Mollenkamp stated that it sounds as though there will be a fence issue between the applicant and the neighbor and asked that they take care of these....

Scott Hubert stated that if this thing is open 24 hours a day, he has to deal with that all day long.

Ed Willman stated that he understands that. They want to be good neighbors and it is in their best interest to be a good neighbor to him as well. They don't want someone unhappy next to them and they work very hard with their neighbors and it is not uncommon having a private residence next to a commercial property. He understands that and he also understands the huge grade change that is there. He can't change the grade change. He can look at the engineering and look at the retaining wall and they can try to put the privacy fence on top of that retaining wall, but it is not practical for them to build a 20 foot high fence. That hill was there when this neighbor bought this property and he understands that and they are willing to help.

Chairman Mollenkamp stated that if they can work this out between them, that is well and good, but Planning Commission has no recourse as to whether they can ask the appellant to put that privacy fence there. If the individuals can work it out together that is all well in good, but as of right now, he was concerned mainly about the light pollution and that question was answered.

Member Hurst addressed the neighbor and asked if he has had any problems with water runoff from their property to his.

Scott Hubert stated that the whole area is basically a slope. He responded as of now, yes, and it depends upon the rain. When he had to tie into the sewers, he lost a septic tank that was on that side of the home that used to catch any runoff and take it into the septic tank and that took care of it. Now, the septic tank is not there to catch any of that runoff. It flows down and it fills up his basement. It will come in through the windows and the sump pump can't keep up. He will end up with four – six – seven inches of water in his basement from that because of that natural slope to his house.

Chairman Mollenkamp asked if the grade slope itself from what is being proposed slopes closer to Center Ridge and Case.

Steve Ross stated that there is not a whole lot of grade change to the property that they are proposing. Right now, the building that sits there, sits up higher than his house below. His office building, which is right behind his house and sits about three feet lower than his house, has never had any water issues back there. If anyone was going to get water it would be his property back there and he hasn't gotten any. The grade change off that hill is pretty drastic. That is why they are putting a retention wall up there. They are also moving the pavement and the building back to encompass more of that property so in essence there will be less of that property to runoff onto the neighbor's property.

Chairman Mollenkamp asked if there were any other questions.

Member Hurst asked if there was any possibility, engineering wise, to get a catch basin back in that back corner.

Chairman Mollenkamp stated that it would have to go under the store.

Steve Ross stated that he doesn't know if there is anything that exists out on Case Road there.

Member Hurst asked where the storm drains to now.

Steve Ross stated the storm sewer that is on their property right now goes into Center Ridge Road. It shows to the front corner of the property.

Member Hurst stated that he sees where it connects but there is no invert on that manhole or catch basin.

Steve Ross stated that there is a catch basin and it will have to be addressed when they tie into it.

Engineer Wangler addressed Chairman Mollenkamp and stated that his comment number seven on his report called out that the northwest corner of the site needs some more attention and so, this is something that as drawn is not going to fly and they are looking at different options.

Steve Ross stated that at present, these are somewhat preliminary plans, but they tried to incorporate a lot of the stuff they knew that would be needed.

Chairman Mollenkamp asked if there were any other comments.

Member Olesen stated that he believes this is a very good project for that end of the city. However, he does feel that this resident in particular is going to be dealing with a problem that he hasn't faced in a long time and anything the applicant can do as far as screening the headlights would be appreciated by this gentleman and himself included because the Commission certainly doesn't like to affect people's property with the things that they do.

Steve Ross agreed and said that they will try and work very hard to still be good neighbors. The last thing they want is to be a bad neighbor.

Chairman Mollenkamp stated that if there are no other comments from the audience or the members of the Commission, he would entertain a motion.

It was moved by Rothgery and seconded by Hurst to approve the construction of a gas station to include convenience store.

Chairman asked the Clerk to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

REFERRAL:

Council Referral: T 2-2015 Ordinance amending Section 1240.01 of the Codified Ordinances of the City of North Ridgeville, Ohio, known as the Zoning Code Ordinance, to Re-zone the following land: Located at Greenlawn Drive; Permanent Parcel Number 07-00-028-103-125 (As shown by legal description attached); From B-5 Architectural Business District to R-1 Residence District and owned by Kathleen M. and Harold J. Bogner, Trustees: Council Referral was read along with comments from Fire Chief John Reese, Police Chief Mike Freeman, and Engineer Scott Wangler.

David Bogner of 34944 Shawn Drive representing his parents, Kathleen and Harold Bogner explained this is a much simpler proposal than anything else the Commission has had to look at tonight. They are looking to rezone what is currently B-5 to residential. This is a piece of property that they have tried to market as commercial and haven't been able to find enough interest. They are asking to turn it back to residential and build a couple of homes there. One of them his parents would be living in and the other would be a model for a future development that would be coming behind that property. They are asking for approval tonight on this so that this plan can get caught up with the proposal that Tony Valore has with the property behind in order that it be developed in one fell swoop as opposed to piecemealing things along.

Member Olesen asked if it would be tied into the westerly sewer.

David Bogner stated it would be tied into the existing sewer and then whenever the Valore property would be going into, which is the westerly, he believed it would then be tied into that.

Chairman Mollenkamp stated the property the Commission is looking at is really just south of the proposed office building.

David Bogner stated that the office building that is currently under construction; actually it should be completed here in another week or two, would be just south of that. There is about an acre there. They are splitting off a portion of that. He would be keeping about 60 feet of it as a possible future parking lot expansion and this would be the back half of that acre lot there.

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

Member Rothgery asked if this just affected that small piece of property.

David Bogner stated yes. He showed on the drawing the location of what would be included in the rezoning. He showed the existing new building. He showed the area he was purchasing from his parents as a possible future parking lot and then showed the property adjacent to that, which is being requested to be rezoned.

Member Olesen added that this request has been recommended by the Building and Lands Committee for approval and he believes that Mr. Bogner has gone out of his way to accommodate their wishes and he will tie into northerly sewer if and when Mr. Valore develops that land and right now Mr. Valore has his application in, but he has a problem with the traffic study and perhaps Mr. Fursdon could better answer that.

Chief Building Official Fursdon stated that Mr. Valore is trying to get on the March Planning Commission meeting agenda, but he needs to supply additional paperwork as required by Planning Commission to meet that deadline for the meeting.

Chairman Mollenkamp opened the floor to the Administration. Hearing no comments, he opened the floor to the audience.

Sandra Gidich of 633 Callahan Drive, Elyria Ohio stated she owns property a couple houses down from Bogners. She asked if that property will include model homes; one for Harold and one for a model home for future development. She asked if that would be the empty lots behind there.

David Bogner stated yes, the 25 acres that goes back to the turnpike.

Sandra Gidich asked what type of home would be going in there.

Chairman Mollenkamp stated that the Commission hasn't seen that yet. That portion from the end of the street back to the turnpike, the Commission hasn't seen yet.

Sandra Gidich stated she was concerned about the water problems in North Ridgeville and wondered how this would affect it if they are putting model homes in.

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Chairman Mollenkamp explained what will happen when Mr. Valore comes before the Planning Commission and the Commission will either approve it or deny and send it on to City Council. What Mr. Bogner is asking for right now is just that little square to be rezoned.

Sandra Gidich asked how many homes was the applicant thinking of putting in back there.

Chairman Mollenkamp responded that the Commission does not know what is going to happen there.

Dennis Boose of 6405 Denise Drive reiterated that the Building and Lands Committee did recommend approval for this. The Bogners have been exceptional corporate and residential citizens in our community for many, many years. The storm water and the sewer that this will tie to even if nothing happened in the back, is appropriate for and it is already been done, but what is even more appealing is that if and when Mr. Valore or whatever developer takes care of the back 40 so to speak, that eventually will tie into the westerly sewer and it will take care of any potential problems there. He stated that he is very much in favor of having this move forward.

Chairman Mollenkamp stated that if there is no other comments, the Chair will entertain a motion.

It was moved by Rothgery and seconded by Anderson to recommend Council approve the rezoning request.

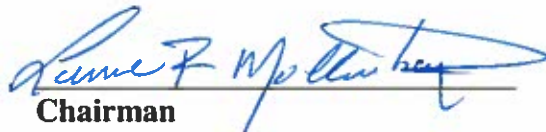
Chairman Mollenkamp asked the Clerk to call the roll.

Motion was approved by a vote of five to zero.

ADJOURNMENT:

Chairman Mollenkamp stated since there is no other business, this meeting is adjourned.

Meeting adjourned at 9:42 P.M.


Chairman


Secretary

March 10, 2015
Date Approved