

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING DECEMBER 9, 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 Tim Anderson, Jim Hurst, Robert Olesen, Vice Chairman Jim Rothgery and Chairman Larry Mollenkamp.
Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Engineer Scott Wangler, Mayor David Gillock, Safety-Service Director Jeffry Armbruster and Secretary Donna Tjotjos.

Minutes:

Chairman Mollenkamp asked if everyone had a chance to read the minutes dated November 13, 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:

Old Business: None.

NEW BUSINESS:

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

It was moved by Rothgery and seconded by Hurst to read the comments from the Fire Department that was received after cloture.

Yes, 5 No, 0

Comments were read from the Administrative Officers Chief Building Official Fursdon, Safety-Service Director Armbruster, City Engineer Wangler, Mayor Gillock, and Fire Chief Reese.

Chairman Mollenkamp explained how the meeting is run and asked if anyone in the audience was here to speak on this matter that they address the comments and questions to the Commission and because there are many people in the audience he asked that they keep their comments to three minutes. He then asked if there was a representative and if they could approach the lectern and state their name and address and make their presentation.

Mr. Jeff Henderson of TDA Architecture, 4135 Erie Street, Willoughby, Ohio introduced himself as well as Abby Twarek, John Urbanick, Civil Engineering Consultant from Greenland Engineering and Dr. Powell, Superintendent of the Schools and William Green also with the Schools. He explained that they are here in front of the Commission to try and explain their progress in where they are in regards to the design of the building. They are currently in the design development phase and they are still working in the second phase of that design. The drawings and the development of the design are continually evolving as they move through the phases incorporating more information into the design. He explained that there are three things that are slightly different from the plans that are in front of the Commission currently. They are minor in scope. The presentation tonight will be a colored version so that it is a little bit easier to see. It is a clearer presentation. The project includes a middle school grades three through eight and is approximately 250,000 square feet to house approximately 2100 students and the project has two parts. The building is the main part and largest part, but also includes the stadium that is a second part of that and that will actually move ahead in terms of the schedule. The stadium will actually progress faster than the building. It is their hope that they can go through the approval process as necessary so that they can break ground on the stadium in the spring and be able to complete by the end of the summer when the football season starts. That is just the stadium piece itself. He stated that they are looking for comments and feedback and noted that the comments that were read from the Administration will be responded to. They also know that they will need to come back in front of the Commission for a final as it was stated that there are some things that haven't been completed yet. The traffic study has been executed and within the next couple of days they should have results. Another item they are working on is the landscaping plans and the building elevations. You will see the floor plans, but the building elevations are being finalized. Those are the items that will be presented to you in the future. He then turned the presentation over to Abby for her explanation of the site plan. He stated that John will talk about the storm water considerations that have been made for this project. Then he stated, they will open it up to any comments or questions the Commission may have for them.

Ms. Abby Twarek, ThenDesign Architecture, 4135 Erie Street, Willoughby, Ohio explained that they just wanted to present a site overview of the existing site area along with what they are proposing. She showed the existing site between Center Ridge Road and Bainbridge Road which includes the high school, Wilcox Elementary, softball and baseball facilities and practice area used for football and soccer including the high school. She showed existing parking and drop off for the high school. She explained that the existing parking on the site is about 459 parking spaces. The portion of the site that is being developed with the new building and new stadium is the existing soybean field and a portion of the tree area. She stated that the building will include grades three through eight and about 2100 students.

The football and soccer stadium will have a capacity of approximately 4500 seats. She continued to explain the existing conditions of the land which include some wetland areas.

There are approximately 2.8 acres of wetlands that exist on this site. They tried to maintain as many of those as they could. Due to the nature of what they need to accomplish on this site, they will be impacting approximately 0.8 of an acre and so they are now going through the process with the US Army Corp of Engineers and Ohio EPA to gain the necessary approvals and permits to mitigate some of those wetlands. Most of the wetland area is in the dense tree area and a parcel she showed on the drawing.

She showed a rendered site plan of what it would look like. She showed a black line on the drawing which depicts a 100 year floodplain that is on the site. There is a ditch that runs along the north. They pushed all of the new development out of the 100 year floodplain. No parking, no elements of the stadium and no elements of the new building are being proposed within that 100 year floodplain.

She continued on to discuss how they decided where to put the new stadium. She reiterated that the stadium will be used for football and soccer with bleachers. It is tucked behind the high school for a few reasons. First of all there is a desire to use some of the facilities within the high school such as restrooms and locker rooms. For the first year that the district will be utilizing the stadium, as everyone recalls, the stadium will be built before the building and so for the first year of the stadium, some of the facilities within the high school will be used for the stadium. Another reason is the desire; in the future, to potentially have the easy connection from the high school to the stadium. She showed the area where the stadium is sited. There are 2,500 seats on the home side of the stadium and 2,000 seats on the visitor's side. In order to do that, the existing softball field will be interrupted by that and will be relocated into the location where the existing practice field is located. The stadium and the softball fields will be the first phase of the project.

She showed the area of where the main entry would be to the proposed three through eight building. She showed a community entry into the location and the entry into the elementary school wing as well as the middle school wing. She addressed one of the comments made regarding the parking spaces. She added that they are aware that there are 1,125 required spaces and that would be for a stadium of 4500 people. It would be one per every four seats for the stadium. They are proposing to use the 459 existing spots and then they are proposing an additional 482 new paved spots which are located in the area she showed on the drawing. As a way to reach the required amount of 1,125 spots, they are proposing some overflow parking in the grassy area she showed on the drawing that would include 189 spaces. With those 189 spaces their total comes to 1,130 proposed spaces. She stated the one thing they are looking for feedback on is the traffic patterns they are proposing on the site. She stated that they plan to use the existing entrance off Bainbridge and provide some improvements to the existing high school parking lot. They are going to add curbs to that parking lot to give it more of a direct entry and they are proposing an additional drive along the west. The thinking for this drive is that they know that there are plans in the future for a Jaycox Road extension. They did show the road at Center Ridge what has already been approved for the

Jaycox Road extension. Right now it will end at the point she showed on the drawing. She continued to state through talks with various members of the City, they know that eventually, this road may come down the west side of the site and connect to Bainbridge. Since there are no approved plans for exactly where that will be, they are showing it with the black lined area she showed on the drawings. They are trying to plan for that road being there in the future, but since the timeframe of when they will start the construction and when the building opens, that road will not be complete yet. They planned the smaller drive on the western side of the site also exiting and entering off Bainbridge Road. She showed the vehicular pattern in that two entry points will be off Bainbridge and the traffic study thus far is indicating that a left turn lane is warranted at both of the entries. The traffic report has not indicated that any signal or right turn lanes are necessary based on how many trips they counted and how many additional trips this building will generate. The red dashed line indicates that both of the entries will have a left turn lane onto the site. Once on the site, there are a few different circulation patterns that may happen. The blue dash line indicates high school drop off and stadium event drop off and they are proposing a slight modification to the existing drop off to the high school in that they are making it a little bit longer. The pink line would be Middle School parent drop off and again, this portion of the building is the Middle School. They would loop around the Middle School parking area and then back out onto Bainbridge. The purple line indicates that same path for elementary parents. They would come along the new drive and then drop off through the elementary entry and loop back out onto Bainbridge in the same pattern as the Middle School. The orange line indicates the bus path of travel. Busses would come in off of Bainbridge and stay on the dedicated loop until the main drop off points. They are working with the district to determine how many busses would be dropping off at one time. They tried to provide enough space to stack in order to allow the students off as they can. There may be 22 buses dropping off at one time at that location.

She then went on to a slide which showed the storm water plan and stated that to simplify it, it is one large basin that is a flood control basin. This is what will handle the storm water quantity on the site. The two smaller basins are secondary water quality basins and she then turned the presentation over to John Urbanick.

Mr. John Urbanick from Greenland Engineering, 4133 Erie Street, Willoughby, Ohio explained as it relates to the storm water management of the school's use of the overall site, they know that the project lies both in a sensitive community and particularly in a sensitive corridor as it relates to storm water management. They have had multiple meetings, phone discussions, correspondences with multiple people within the City and they are as aware as they could be without actually living here and respectful of the impact a project like this may have on storm water management in the area. It doesn't take an Engineer to take a look at that picture and determine that it is a very large site and they are easily doubling the amount of hard surface that will be added to the site. It is their task to make sure that they meet current City requirements and that they meet current state requirements for both storm water flood control management, which is again, the larger area he showed on the drawing and that

they also meet storm water quality requirements that mandated by the Ohio EPA, which are the other two smaller areas that are noted on the drawing. They have two conditions on the site that are going to allow them to go above and beyond what they would usually do. A lot of the times, as a Civil Engineer for the project, they are challenged with not having a lot of space to come up with something that satisfies City and State requirements. On this particular site; because there is so much area, they have the ability to actually build something for a relatively small cost but to build something above and beyond what typically would be required. This type of project warrants that due to the sensitivity of the Robinson Ditch and French Creek drainage issues that currently exist. Having the space allows them to build a facility for flood control that is larger than it typically would be at a relatively small increase in cost. What it also does is allow them to add some or at least half of the current high school site which currently outlets to the Robinson Ditch un-detained with no flood control whatsoever, they will be able to at very little cost be routed through the new flood control basin. So, in addition to providing flood control volume for the facilities they are creating, they are also going to be able to take the existing pervious area that now directly outlets into the creek and route it through the basin so that it does have some sort of flood control management accommodated as part of the Middle School project. The location of the basin is such that is inside or south of the 100 year floodplain limit. They do not want to build a facility that during one of these flood events has water when the creek rises which it will naturally do. They do not want to build a facility that will end up under water or partially under water because at that point in time, they have not accomplished anything from a flood control standpoint. He stated that because they have the space north of the proposed relocated softball field, there will be a fence and it can be seen the size of the flood control pond. It is about 2 acres in footprint. More importantly, in order for that to function, it has to be placed uphill from that floodplain. So during the 100 year storm event the storm water levels coming from Robinson Ditch will not have an effect on the flood control being applied to all of the Middle School improvements; partial of the existing high school improvements, which he mentioned earlier.

He continued on to state that they have been blessed with quality soil conditions on this site. They had the geotechnical engineer out to the site to do geotechnical bores, which are usually done for construction of the building to make sure that the building is satisfactory, they had them take a few extra bores to run additional tests from this area and the soils in that area are quite gravely and quite sandy. The actual infiltration rate that will happen directly into the ground as the water is being held in that basin is significantly higher than it is for almost every other basin they design for in northeast Ohio. The soil conditions in this area will allow that flood control system to function better than most. It won't just be a temporary holder of the water, it will be a temporary holder of the water and while the water is slowly leaking out into the ditch, a good portion of that water will be actually leaking down into the ground lessening the impact directly on the amount of the water going into the ditch. Despite the challenges of the sensitivity of the storm water issues in the community, and despite the challenges of our site being directly adjacent to Robinson Ditch, there are a handful of

positives that they are able to draw upon from the site and by positioning all of the proposed improvements farther south than father north, they are able to take advantage of some of the space that is left over to accommodate what will be a flood control and storm water quality system that absolutely exceeds what the City and State requires. All of that will be put on paper with the final design and will be submitted to the City Engineer's office and they will have to bless anything that is submitted. At that point in time, it can be verified at what they are proposing in terms of the use of the basin and limit the outflow from that basin normally more than what it normally would because they have the ability to make this basin significantly larger than what it would typically be if they designed it to the current City code. He reiterated that due to the sensitivity in the area, they are choosing to bump that up and due to the fact that they have additional space.

Ms. Abby Twarek continued the presentation showing the proposed floor plans of the new 3-8 buildings. She stated that they wanted to show the floor plan so that when they come back in a couple of months for approval for the entire building which will include building elevations, and all those other details that they don't have finished, that the floor plan has already been shown. She showed a main entry to the building, the orange space included in the drawing is the main administration area for the new building. Moving south through the building shows a blue area, which is the technology lab for the Middle School and its proximity on site allows for the opportunity for potential use by the high school as well. As you move south in the Middle School wing is an arrangement of learning studios shown in blue. Fifth and sixth grades will be on the first floor of that wing. The yellow space is a multipurpose collaboration commons area for the Middle School and some supporting spaces also occur in the central area such as some building services, mechanical and technology spaces as well as some special education areas and then teacher prep rooms and teacher work areas. If you head north out of the Middle School wing and go back passed the admin area again into the entry lobby and as you pass north into the space she showed on the drawing it is the cafetorium, which is a combination of cafeteria and auditorium. There is the cafeteria space she showed on the drawing as well as the stage space and directly off the cafeteria is the server area and the kitchen area with the kitchen being full service. The other areas adjacent to the kitchen are the main mechanical and main electrical along with some other building services. Adjacent to the state in blue is the educational areas devoted to music. Going north through that building there is a large set of group restrooms intended to be used for the cafeteria area, the gymnasium area and they are also adjacent to the home side bleachers and so, they will be used for the events occurring at the football stadium. The purple areas are the PE and athletic areas there is a gymnasium shown that could hold two PE classes with courts running in one direction and then a main competition gym running in the other direction with seating on either side. The corridor she showed on the drawing leads to the PE and athletic locker rooms that will serve the stadium and will serve the various fields on site and will also serve athletes using the main gym space. If you step out of the gym and into the elementary wing, the area she showed on the drawing will also be the third and fourth grade areas. The blue is the academic studios for third grade with central services

including restrooms, teacher prep areas, etc. The third and fourth graders will have their own entry. The little area that is coded in orange will their own secure admin. Area for the third and fourth grade and then again third grade studios wrap around the central core area. The other entry that was mentioned briefly in the beginning is a community entry. A portion of the area she showed on the drawing will be for community use and so, there will be a couple of locker rooms and restroom facilities. There is a smaller multipurpose room basically the size of a typical class room as community space and then a multipurpose gym area with a walking track. The walking track will be on the ground level. This will be divided up during the day between school use and community use with a connection to the elementary through a pair of doors she showed on the drawing. That is how the first floor lays out. She then continued on to show the floor plan for the second floor for both wings stating that the Middle School's seventh and eighth grade academic studios is very similar to the floor plan on the first floor and then as you move north above the admin area is where the in-project labs will be located for the Middle School. The elementary wing includes the fifth grade studios similar to the first floor. In the redish tone is the mechanical space used to serve the locker rooms and both of the gyms. This will be located behind the home bleachers. That concluded the presentation portion.

Chairman Mollenkamp thanked the representative and opened the floor to the Commission. He then he stated that as shown in the drawings, the proposed classrooms, he asked where the elevator was located.

Ms. Abby Twarek stated that there is an elevator that serves the Middle School and showed that location and then an elevator that serves the elementary wing and showed the area it was located. There will be two serving the academic areas.

Chairman Mollenkamp addressed the Civil Engineer and asked if the basins were detention or retention.

Mr. John Urbanick stated that all three basins will be intended to be fully drained basins. That does not mean that they will not hold water for a period of time, but the intent is for them to be dry.

Chairman Mollenkamp stated that the storm sewer shown on the plan looks like a spider web going through there. He asked for clarification in that the water that is usually running from the high school to Robinson Ditch will now run to that dry basin. He asked how much of a percentage of overage is there for that water to be held. He clarified by stating that there will be enough for the high school, there will be enough for everything that is going there. With that said, he is still worried about the flooding in that area in terms of Robinsons Ditch. He wants to know when the applicant comes back, what kind of overage would be there in those detention basins so that he can feel good in his own mind about holding that water so that this does not cause a flooding problem back to what is there already. Even though this is sitting

outside of the 100 year floodplain, that doesn't really mean this won't create a problem with the residents along Pitts Boulevard and down around Robinsons Ditch, so when the applicant does come back, he would like to have that answered. He stated that he has two issues with the parking being proposed. Number one he feels very uncomfortable about the unpaved portion of that parking lot. He asked if that will be stone or gravel or grass area. The existing parking lot right now for the high school there were 278 parking spots. He asked if they included in their number of existing parking spots, the parking for Wilcox.

Ms. Abby Twarek responded stating that they were proposing the 189 overflow spots to be included in the grassy area. They would only be used in an overflow situation. They would still be approaching 1,000 paved parking spots on site. They are planning a stadium with 4500 occupants and in talking with the administration about what their attendance is at football games and their response was around 2500 attendees. What is being planned for with the 4500 seat stadium are possible tournaments that will be hosted by North Ridgeville. The thought was to not impose more impervious surface on this site than what will be regularly utilized by people attending an event at the stadium. The intent was to plan for a current sell out for the games, which are again around the 2500 attendee count. The proposal is that the parking will be a grassy area. The existing high school lot that currently serves Wilcox and the high school, once the building comes on line; Wilcox will go off line and be demolished once this new building is put in place.

Chairman Mollenkamp stated that makes a difference.

Ms. Abby Twarek explained that the one wing will hold three through eight and the other wing currently houses fourth and fifth graders, so that will go off line the day that this building opens.

Chairman Mollenkamp stated that the comments that were made by the administration, City Engineer, Chief Building Official, Mayor, Law Director, asked that he see all of those comments addressed and done when the applicant comes back again. In otherwords, he doesn't want to send this on to City Council with comments that indicate something has to be done or a document is forthcoming. He explained that in order for him to really feel for this project, whatever he states in his comments needs to be answered when the Planning Commission comes back. Even some of the questions and comments that may be made from the Commission, he would like to see those finished up because sometimes the Commission may sign the print and things haven't been seen by the Commission that were requested in the comments. Especially on a project of this size, these things need to be addressed up front. He then opened the floor to the Commission.

Member Hurst addressed the Administration and stated that the new potential roadway will have no buildings on it because one side belongs to the City and the other belongs to the school. He asked what would be the enticement to build the new roadway. It appears that it

would have to be the City building it.

Mayor Gillock stated that it doesn't have to be the City building it, but they think for traffic concerns, the connection between Jaycox to Bainbridge would help the entire traffic situation for the schools flow.

Member Hurst stated that he is only assuming that there will be connections from the schools to that new street.

Mayor Gillock agreed.

Member Hurst asked how firm is it that this will be developed almost to the creek at this point.

Mayor Gillock stated that the Center Ridge Road widening is scheduled to go to bid in October of 2016 with construction in 2017 and that intersection at Jaycox would be rebuilt and Jaycox would be extended to the south approximately 300 feet at that time. It would be his recommendation and desire as he stated in his comments that the plans try to connect to Jaycox. He asked what the intended use of the road going to the north. He stated at one time it was intended for buses to go in and out, which he believes would be absolutely disastrous. In widening Center Ridge Road, one of the key components is to restrict and limit access and to add another access point at that location that close to Jaycox, but not at the light with buses coming in and out of there would be worse than what we have at the Middle School now. So, he would really like to see the plans have a drive come out to Jaycox at the light and at the intersection where buses can join the normal flow and turn with the lights.

Member Hurst agreed. He asked if the school had bought the property for the access driveway up through the Church to Center Ridge Road. He asked if there was any possible use for that at this point.

Mr. Jim Powell, Superintendent, 36902 Harriman Trail, Avon, Ohio stated that they don't have any plans on using the access that they have there by the church just because they know in the future that will end up being in the center of two lights and that wouldn't be a good place for buses to come out because most of them would be turning left to try and get over to Liberty. Their preference is to come out at Jaycox and right now they don't have the funds to extend that road over to the Jaycox extension but, he stated, they are working with the City and doing everything they can to figure out a way to get that done. That is really their preference as well as the City's preference. They just don't have a way to do it at this point.

Chairman Mollenkamp agreed and stated he wouldn't want to see that driveway come out there next to the church. There would be another traffic light and there would be all kinds of problems. He agrees with the Mayor and Member Hurst the fact that we need to figure out

something to get that to happen so that Jaycox lines up with the school project. He believes it would be a lot cheaper and a whole lot safer for the kids coming in and out on those buses. He stated he doesn't know what will happen when Center Ridge Road is widened but he guesses that it will be just as crowded as it is right now.

Member Hurst stated previously when the school board was before us and the issue failed, we were looking at a roadway extending up across the ditch and connecting into what the Mayor is describing as a potential building plan at the corner of Jaycox. He asked if there was any potential of going back to that recognizing that the school drive now being shown be moved over to where the future roadway will be in the future. He asked if that could be made to happen instead of spending a lot of money on a school driveway and spending additional monies adding that street right beside it.

Mr. Jim Powell stated that where that property is

Chairman Mollenkamp asked if they didn't have that on their plan as a future drive those cut offs going from where the proposed...they showed the area on the plan and he stated that they do have that in the plan now potentially.

Mr. Jim Powell pointed out the drive area and property that they purchased, it can be seen that there are those areas that are all wetlands. It is very costly to mitigate those areas. For them to be able to put a drive through this area is going to add up. The wetlands they are already mitigating ends up being about .8 and he doesn't know exactly what the other wetlands total up to be as far as acreage, but it would increase the wetland mitigation acreage tremendously and will present some problems for them to try and do that. It is very costly and problematic. They didn't build that kind of funding into the bond issue to be able to do that. They wished they had, but they just don't have the capacity to put the drive where he showed on the plan and then also to relocate and mitigate those wetlands.

Chairman Mollenkamp asked what the width of the roadway they are showing for bus traffic now.

Ms Abby Twarek responded 24 feet.

Chairman Mollenkamp stated that it would handle City traffic also. In order to alleviate the problem with wetlands, they could always bend the road from Jaycox to that roadway.

City Engineer Wangler stated that the minimum road width for public road is 26 feet and that would purely be for residential road use. He stated that he would expect that the connection to Jaycox road would at least have to be a minimum of 26 and maybe 28.

Chairman Mollenkamp agreed and stated that they already have the road planned in there

now at 24 and if it has to go another 4 feet, it is still cheaper going that way than for them to have to go through the wetlands. He asked if there were any other questions from the Commission.

Member Rothgery addressed the School Administration and asked where and how did they come up with 2100 students. He asked if they just picked that number out of the air and he asked if that will be sufficient for this community once it is built out.

Mr. William Green, 5123 Meadow Moss Lane, North Ridgeville and Assistant Superintendent of the Schools stated that number wasn't pulled out of a hat. He explained that everyone knows the current state of the Middle Schools in that it floods repeatedly and not in great shape and so they sensed a few years ago to replace that. There was a program from the Ohio School Facilities Commission called the ENP program, the Exceptional Needs Program and so, when they applied to the State, they came back and said that they were addressing sixth, seventh and eighth grades, but if they also have another need in the district and they could accommodate those under one roof, they could provide them with additional money. Everyone knows the state of Wilcox as it isn't the best of shape as well, deteriorating infrastructure, heat wise, window wise, etc and so, as a District they thought under one roof, they could have grades three, four, five, six, seven and eight. That is what they went before the voters with was to address those needs. In North Ridgeville City Schools, they typically have about 300 to 310 students per grade level. The one exception is a huge third grade class that we have somewhere around 358 students right now. When that is factored in along with the requirements from the Ohio School Facilities Commission, which is to do a forecast of your projected enrollment that is where the 2100 students came in. There was a study done just as there was a traffic study done and factoring into the past growth of North Ridgeville, with the Waterbury developments and the Meadow Lakes developments, what the schools have seen throughout the years and what a new school might do for the community, that is where the 2100 students was arrived at.

Mr. Jim Powell stated that is not the capacity of the building. That is about the number of students that will be moving into the building. Approximately 2,050 students will be moving into the building unless they see a huge growth, but the capacity of the building is probably closer to 2,500 students and so they have built in some growth there. They hired a company to do a study and they studied live births, move-ins and they went back so many years and projected out and the OSCC takes that into consideration. They have taken that all into consideration.

Member Rothgery stated that his fear would be that we have a situation like there is now with the high school.

Mr. Jim Powell the Ohio School Facilities Commission will only allow you to build to that capacity that the enrollment projection shows. If that makes sense.

Member Rothgery stated that he noticed that the plan states the floor elevation is only four inches above the 100 year floodplain and asked if they felt that was high enough and wouldn't they rather see that being higher.

Mr. John Urbanick stated that he believes that the 100 year floodplain elevation is in the 727 feet above sea level range and he believes that the building is 732 so it is more like four feet. The finished floor of the building is almost four feet above the 100 year floodplain elevation.

Member Rothgery thanked him for the clarification.

Member Olesen asked how important the Jaycox extension is in the overall planning of this complex. It seems to him that there will be an awful lot of traffic onto Bainbridge and it seems to him also, that people coming into sporting events from other cities would look for the easiest way into our stadium area which would be down Jaycox and we are going to be directing all these vehicles all over the roadways to try and get to these facilities and so, that had to have some bearing on the thinking or designing of this complex. He asked if the applicant could elaborate on that.

Mr. Jeff Henderson stated that they have been doing schools for twenty years or more and that is the classic problem to solve is traffic because so many parents having to drop their kids off and the buses and the separation of all that takes a big roll. It is a big concern and at this moment, they can only go out onto Bainbridge. Actually the traffic study is doing a parallel study. They did one as it is shown in this plan, where the traffic is all coming out onto Bainbridge, but they are doing a parallel study that if Jaycox were to be built, how that impacts the traffic. Obviously, he stated, there is a significant benefit to having that. They can only do so much with this project, but the idea was that if Jaycox were to extend to Bainbridge, then the schools drive would connect across. That allowed them to make that future connection.

Chairman Mollenkamp asked if there were any other questions from the Commission. He stated that he worked for the school system for a short time, but what he did see while he was working there, was the fact of the longevity of Liberty school, Wilcox and the Middle School. He stated that these buildings are 30 years old or more and they need to add a computer room. He asked if they have thought about upgrading the services for the future when designing this school. In other words, he stated, with this in mind, they wouldn't have to go on a search and destroy mission to add another circuit so that another computer room could be added. He asked if the design took that into consideration.

Mr. Jeff Henderson stated absolutely. The new building will be entirely wireless with wireless capability and that will allow for a one to one in order that all the students could have some sort of tablet or some device and be able to link into the server. All the

technology is designed to accommodate that.

Chairman Mollenkamp stated he is not just thinking about computers and wireless, he is also thinking about other services they need within that school at some point in time. Such as Liberty may need another transformer or something else they may need to have as now, you don't have it. It could be wireless, but if the school needed a 440 volt somewhere, there isn't anything like that, that is built in as extra. That is his concern.

Mr. Jeff Henderson stated that any of the buildings that they have now may have only one plug in the room. Obviously, he stated, the amount of power that will be in all of these spaces is significantly more than what you would find in a normal building. They can only do so much in terms of thinking about those things, but they are taking those things into consideration.

Chairman Mollenkamp stated that he is only looking into the dollars and cents down the road in what may have to be done in order to make slight improvements within this building itself after they bought this thing.

Member Hurst stated that these plans do not include grades Kindergarten, one, and two. He asked where they will be placed once Wilcox comes down. He asked if there was any future building planned on this site.

Mr. William Green stated that when the new three through eight building is completed sometime in 2017, there will be District realignment and as discussed, grades three through eight will be in the new facility. He explained that Field Sweet will no longer be used by the District. That currently serves the preschoolers. The preschool students will go to the Education Center where the Kindergarten currently is. The Kindergarteners are going to go to Lear North, which is perfect because someday they would like to get all day Kindergarten and for all day Kindergarten you need a cafeteria and gymnasium. Then that means the first graders will need to be moved over to Liberty. Liberty would become a first and second grade building and so, with the completion of the new facility, Field Sweet, Wilcox and the current Middle School would be taken out of service and the District would be realigned. He added that Lear North was built in 1967, and Liberty was built in 1976, the Education Center came into service somewhere around 1992 prior to it becoming a school, it was actually a grocery store. Eventually, where the current Wilcox is will be demolished and eventually, their plan in the future is to put a pre-k through second grade building there. They are looking at somewhere down the road but they don't know where or when and that is because of the dollars and cents.

Chairman Mollenkamp asked why this project is starting with the stadium first.

Mr. William Green stated that there are less components that go into a stadium than to a

school and that could be done much quicker.

Chairman Mollenkamp asked if there was a conference problem if the stadium isn't built.

Mr. William Green stated that they are going with the southwest with the new conference which includes schools like Avon Lake and Amherst. They will hold their own facility wise once this new stadium is done and once the competition gym in the new school is done. That wasn't the driving force behind the whole stadium. A lot of it to be honest, if they kept the stadium where it currently is behind the Middle School, it is difficult to have your students; both the Middle School and High School at one site. They would actually have to bus the students over to the Middle School for games and possibly practice. They would have to continue to bus the high school students over for games and for practice and they didn't want to do that. They wanted the students to be able to walk outside to practice and have their games.

Chairman Mollenkamp asked for last questions and comments from the Commission.

Member Hurst stated that there is quite a bit of acreage between the 100 year floodplain and the creek. He asked if there was any potential use for that area in terms of flood control systems.

City Engineer Wangler stated that when Member Hurst uses the word potential, he would say his answer would be yes. There has been no real hard studies on it and when it comes to potential and benefit due to the flooding situation, one of his primary concerns is always how much will it cost and what is he getting out of it and if it isn't a tangible equation and if the expense is high with minimal benefit, maybe that money is better spent some other place and there has been nothing to that level considered, but it could potentially be considered, yes.

Mayor Gillock stated that there could potentially be some. However, that is within the floodplain and you don't want to build detention in the floodplain because if it fills up then you aren't doing anything. At the same time, the City has partnered with the school and they have applied for a couple of grants to look at stream restoration and maybe some educational opportunities to use that space back there. There is one still pending where it could be utilized to a certain extent to help move water, but you can't build detention within a floodplain. It is limited to what you could actually do from that standpoint.

Member Hurst stated that there are some wetlands between the 100 year floodplain and that creek. He asked what that area is now and if any of it is a lawn area that is mowed. He asked for a description of that property. He stated that the area is wetlands and because no one is permitted to do anything with that property, he would assume that it is weeds.

Ms. Abby Twarek stated that a lot of the wetland areas are within the wooded area so the

dense tree lawn area is where a lot of the wetlands that they are restoring lie to the north. There are really not many of them in the area to the north of the proposed development in that open field area.

Chairman Mollenkamp opened the floor to the Administration for any additional comments.

City Engineer Wangler addressed the Chairman and stated that he mentioned he would prefer that all of his comments are addressed by the applicant prior to the next meeting and one of his comments was that these plans are not complete and he is expecting a more complete set and that will mean there is more that he hasn't seen and he didn't want the Commission to expect that he won't have more comments based on a more complete plan being reviewed.

Chairman Mollenkamp agreed and stated that he would like to see as many of the comments that were made to be addressed before they come here because he hates to look at those comments and then have them sent on to City Council and then have the potential of something being changed.

Safety-Service Director Armbruster stated that the Commission can be rest assured that the Administration and the School Board are working very diligently to see if we can't get that street aligned and recognize the importance of that connection. Not only for traffic for the schools but for the Police and Fire response. It is absolutely something that they are working very hard to try and figure out exactly how they can get that done.

Chief Building Official Fursdon asked out of curiosity, is any thought or consideration being made to two story's being the limit to what they could do with these new proposed buildings or has there been consideration of going more stories up for future growth and if so, have the foundations been considered to support that.

Mr. Jeff Henderson stated that two stories is the level they would be building. They are not designed to add a third story.

Member Hurst asked for clarification as to who owned the property where the proposed street will connect from Center Ridge Road to Bainbridge.

Someone spoke from the audience but it was inaudible.

Chairman Mollenkamp opened the floor to the audience. He asked if you have questions, please step to the mic and give your name and address and try and keep the comments within the three minute range.

Mr. Clarence Borneman of 6594 Pitts Boulevard stated that when talk is made regarding Pitts and Gina, that is him. The Robinson Ditch is his property line. The detention basin that is on

the old Fryberg property has been determined that it is underneath the 100 year floodplain. That is why he has lived through three 100 year floods so far. He has rebuilt his house three times. He addressed the applicant and stated that when they talk about building to the city's code as far as water retention that does not impress him a bit. He has rebuilt his house three times under the city's guidelines. He stated that there was talk that the City could use the ground from the football field for an underground extension pond. He asked if that is still being discussed.

Chairman Mollenkamp asked if the resident would address his questions to the Commission.

Safety-Service Director Armbruster stated that although it appears as though it is all one project, the EQ (equalization basin) basin, which is what the resident is referring to the waste water that is coming there, that study is being done now by URS, an Engineering Firm that is being hired by the City of North Ridgeville. That report should come out within the next 30 to 60 days. The City is working in conjunction with the school's architectural engineers and the Administration and the School Board are working closely together as to where that should be positioned. He stated, is it possible? It might be, but then again he didn't know. These projects are moving forward simultaneously and the EQ basin is something the City has the funds for and we are going to have the funds to build it.

Mr. Clarence Borneman stated that when previous Administration changed the zoning for the old Fryberg property in order for them to build the four and a half acre detention basin behind Pitts Boulevard that is there now, they took the dirt out of that retention basin and piled it onto the school property. That is why they have a hill instead of flat land promising that within five years it would be removed. The City was going to use it for their construction project and that was almost 30 years ago. That is the property that you are talking about between this detention basin and the Robinson Ditch. That is all dirt that the City dug out of the last retention basin that they built. If that wasn't there it would be a retention basin. Why can't they just extend the retention basin and dig that dirt out like it was supposed to have been done in the first place.

Chairman Mollenkamp stated that the Mayor and the School Board is going to have to figure that one out.

Mr. Clarence Borneman stated that there have been many Engineers who have tried to figure that one out. He then stated that it is his belief that when these big projects come up, the Planning Commission members should be attending the school board meetings in order to that the school doesn't have to address the same questions that have been asked fifteen times.

Chairman Mollenkamp addressed the resident and responded that is what we are doing here. If the Planning Commission attends a School Board meeting they would be in violation of the sunshine law especially if they attended as the group.

Ms. Patricia Callaway Webb of 34689 Bainbridge stated that she lives right across the street from the high school and Wilcox entrance. She stated she sees this as being a traffic nightmare and would like to know if there is more being done on the road for the traffic. She stated that with the traffic being added due to special events, she sees the potential for more accidents occurring right there. She has already had cars slide into her yard. She asked that more be done for the safety of those who live that close to the school right there.

Chairman Mollenkamp stated that he believes the traffic study will show more when that information is given back to the City and to this Commission and should be provided before the next Planning Commission meeting. He asked if there were any other questions. He stated that this is a very good informational meeting. However, for the lack of not having all the pertinent information to work upon this application, he believes that the Commission will need to postpone this until a later date. He addressed the applicant and asked when could they get the required documents together.

Ms. Abby Twarek stated that they are hoping to come back to be on the Planning Commission's February agenda with all the missing elements that were missing from this application.

It was moved by Rothgery and seconded by Hurst to postpone the application until the scheduled meeting in February 2015.

Member Hurst commented on the motion. He stated his interpretation of this meeting was just for the Planning Commission to receive this information and to be up to date with their progress. He didn't believe that the Commission is postponing a motion for another three months; he believes this meeting was just informational.

Chairman Mollenkamp stated that it was intended to be informational, but the applicant did file for an application. In other words, if the Planning Commission does not postpone, they will have to file another application and pay for another application. Consequently, it is his belief that without prejudice, the Commission should postpone.

Member Hurst stated that he will retract his comments.

Chairman Mollenkamp stated that the motion has been made and seconded. He asked the Clerk to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

Adjournment:

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

The meeting adjourned at 8:28 P.M.



Chairman



Secretary

February 10, 2015
Date Approved