

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JULY 14, 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, Larry Pierce, Council Liaison Bob Olesen, Vice Chairman Jim Rothgery and Chairman Larry Mollenkamp.
Also present were Chief Building Official Guy Fursdon, Law Director Andrew Crites, City Engineer Scott Wangler, Mayor David Gillock and Deputy Clerk Donna Tjotjos.

Chairman Mollenkamp welcomed Larry Pierce to the Commission. He is taking Mr. Hurst's place, who is in the audience tonight. He continued to state a few words about Jim to him. He believes that what he is going to state should be stated to the citizens of North Ridgeville. Jim has been on the Planning Commission for many, many years and no matter what application came in with no matter which way the vote went, the citizens have to realize that Jim Hurst had their back from the get go. He would not let anything by and had always asked the questions that everyone wished they thought of. The Commission will sadly miss him. He addressed Mr. Hurst and stated that if there was a picture in Webster's Dictionary of Mr. North Ridgeville, Sir, it would be of him. He is the epitome of this community. His is this community and his expertise being removed from this Commission, will be sadly missed. He thanked Jim for all the years and hours that he spent on the Planning Commission and whatever entities he has worked on within this City. Here, here. He asked if any of the other members of this Commission or Administration would like to say a few words to Jim.

Member Rothgery thanks Jim for basically training him. He didn't have any idea of what was involved when he first started here and by watching Jim, he certainly learned an awful lot and expressed his appreciation.

Member Olesen stated he has known Jim for many, many years and is one of the finest individuals to know. He has been through a lot with serving on this Commission through his illness is a task that is truly to be admired. He would like to close this with a round of applause for him after the Mayor has had a chance to speak.

Mayor Gillock thanked Larry Pierce for volunteering and giving up some of his time in service to this City. He congratulated Jim Hurst on his retirement from this Commission. When he appointed Larry at the Council meeting and mentioned that Jim was retiring he received a standing ovation. He believes that the citizens recognizes Jim's dedication, his commitment and that his knowledge has been invaluable and on behalf of all the citizens in North Ridgeville, we certainly appreciate and thank him for the many years of service that he gave to the Planning Commission.

Chief Building Official Fursdon stated that it has been his honor and privilege to have worked

with these many years and he will be sorely missed.

Standing ovation from all in attendance.

Chairman Mollenkamp moved on with the business of the meeting.

Minutes: Chairman Mollenkamp stated that all members of the Commission should have had a chance to review the minutes dated June 9, 2015. He asked if there were any corrections to the minutes. Hearing none, he stated that the minutes are approved as written.

Correspondence: Chairman Mollenkamp noted there was no correspondence received.

Old Business: None

NEW BUSINESS:

Chairman Mollenkamp asked the Secretary to read the application.

APPLICANT: William Greene, North Ridgeville City Schools, 5490 Mills Creek Lane
OWNER: North Ridgeville City Schools, 5490 Mills Creek Lane
REQUEST: Approval to construct additional parking at existing Lear North School.
LOCATION: 5580 Lear Nagle Road in an R-1 District
Permanent Parcel No. 07-00-007-101-074

Application was read along with comments from Chief Building Official Fursdon, City Engineer Scott Wangler, Police Chief Freeman, and Fire Chief Reese.

Chairman Mollenkamp addressed Mr. Greene and asked if he had any comments for the Commission.

William Greene, Assistant Superintendent of North Ridgeville City Schools and also sitting in for Superintendent Dr. Powell until he comes back. He explained that everyone who is familiar with Lear North is familiar with the parking problem over there. Several years ago, they had a gravel parking lot installed in the rear of the building. That measurers approximately 160 feet by 62 feet. It has provided some relief, but not enough. They are looking to include some parking lot enlargement at Lear North while they go through some paving projects at some of the other buildings. Beginning tomorrow, there will be some milling done at the Education Center where they will be paving that parking lot. They will be milling Liberty sometime next week and that parking lot will be paved. They are doing some improvements at Lear North and they will be milling that, but in the process they would like to pave over that gravel section that they already have, which will include the 160 feet by 62 feet. Also dig out soil, put in a base and enlarge an additional 160 feet by 50 feet and so basically additional paving of 160 feet by about 112 feet in the rear of Lear North.

Chairman Mollenkamp asked if the Commission had any questions or comments. He stated that the Mayor has authorized the Planning Commission fee to be waived along with building permit fees for the expansion of the Lear North parking lot. He wanted that placed in the record. He stated that he has worked at that school a number of times as a substitute custodian and this would be a great improvement not only for the parking issue, but to be able to move busses in and out of there. He asked if there were any questions or comments from the Administration. Hearing none he opened the floor to the audience for questions or comments. Hearing none, he moved the discussion back to the Commission and asked if there was any other discussion. Hearing none he entertained a motion.

It was moved by Anderson and seconded by Rothgery to approve the construction of additional parking at existing Lear North School.

Chairman Mollenkamp asked the Clerk to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

Chairman Mollenkamp asked the Secretary to read the next application.

APPLICANT: Antonio Iannelli, Iannelli Autocars, 32626 Lorain Road
OWNER: Antonio and Maria Iannelli, 6760 Queensway Drive, North Royalton, OH
REQUEST: Approval to construct addition to existing building.
LOCATION: 32626 Lorain Road in a B-4 District
Permanent Parcel No. 07-00-003-101-010

Application was read along with comments from Chief Building Official Fursdon, City Engineer Wangler, Police Chief Freeman, and Fire Chief Reese.

Chairman Mollenkamp asked if there was a representative and if they could approach the mic and give their name and address.

Todd Hutchinson of 26077 Lake Road, Bay Village, Architect for Iannelli Autocars explained they are asking for approval to construct a 7,000 square foot addition to the existing business.

Chairman Mollenkamp asked if the existing oil separator will be moved out of there.

Todd Hutchinson stated that there have been discussions on moving it.

Chairman Mollenkamp addressed the City Engineer and stated that he has a concern with the 5000 gallon tank and asked if there are any issues with the EPA in moving this.

City Engineer Wangler stated that he would defer that to the EPA as he was not familiar with that subject.

Chairman Mollenkamp stated that the 5,000 gallon tank is a concern of his along with the storm water. He acknowledged that the engineers would have to provide the calculations to the City Engineer and expressed his dislike of not having that data for Planning Commission to review.

Todd Hutchinson explained that the tank is located in the rear of the property and because the property is seven acres there shouldn't be an issue with the storm water runoff as it all drains to the ditch in the rear.

Chairman Mollenkamp asked if there were any questions or comments from the Commission. Hearing none, he asked if there were any comments or questions from the Administration. He then opened the floor for questions or comments from the audience.

Michael Hrusch of 32650 Lorain Road, adjacent neighbor explained that the tank that was discussed is a 500 gallon tank and not a 5,000 gallon tank. He was one of the men who installed it. He stated that the water runoff should not be a problem because there is hard packed limestone there. He stated that they have never had a problem with them as a neighbor and they have been a good commercial neighbor.

Chairman Mollenkamp explained that the plan is in error as it is marked 5,000 gallon tank. He then asked if there were any other questions from the audience. Hearing none, he brought the discussion back to the Commission and asked if there were any other questions.

Member Olesen asked how long the company has been in town and stated he that knows it has been a very long time. He expressed his appreciation for the quality of their product and professional service if their business.

Chairman Mollenkamp stated that if there were no other comments or questions, he would entertain a motion.

It was moved by Rothgery and seconded by Anderson to approve the addition.
Chairman Mollenkamp asked the Clerk to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

Chairman Mollenkamp announced that the Commission received a referral from Council requesting the Commission's recommendation. He asked the Secretary to read the referral.

**T 99-2015 A RESOLUTION DECLARING THE CITY'S SUPPORT OF THE
PRESERVATION OF COMMERCIAL USE AND VIABILITY OF PARCELS
OF REAL PROPERTY EFFECTED BY THE U.S. ROUTE 20 (CENTER
RIDGE ROAD) IMPROVEMENT PROJECT IN CIRCUMSTANCES WHERE**

**GOVERNMENTAL ACQUISITION OR APPROPRIATION OF REAL
PROPERTY INTERESTS RENDER ANY PARCEL NONCONFORMING
UNDER THE NORTH RIDGEVILLE CODIFIED ORDINANCES ZONING
AND BUILDING REGULATIONS.**

The resolution title was read.

Chairman Mollenkamp stated this is a resolution that was submitted by Council for Planning Commission to submit a recommendation. He asked the Law Director to provide a brief summary.

Law Director Crites explained T 99-2015's intent was that because the State and City have to take ownership of portions of business owner's properties on Center Ridge in order to widen Center Ridge for the benefit of the City, the City would then create those parcels to be nonconforming in a B-3. A B-3 requires a minimum of one acre and with the taking; most parcels would no longer meet that requirement. This resolution will help BZBA to vote in favor of allowing those parcels to be nonconforming in order for the properties to maintain their value. He explained that the Attorney General's office had asked that a sweeping resolution be passed to automatically approve the nonconforming use and the City was not in favor of this and so, he drafted this legislation which the Attorney General's office was in favor of and again, the City just wants to pace sure that the existing businesses receive the variance.

Member Anderson asked if this would create precedence.

Law Director Crites responded no. That there are some instances that BZBA may feel there is a safety concern and would have to vote no.

Mayor Gillock agreed that this would not be setting precedence.

Member Rothgery asked if the variances are to be granted just on the existing businesses.

Mayor Gillock stated no, that in twenty years a parcel may be sold and the new owners would come in and request the variance. However, this resolution is part of the reason that the City does want the owner to continue to have the ability to sell or develop in a B-3 which is what it is currently zoned. However, it would not meet the strict regulations of the B-3 once the land is taken and the parcel becomes nine tenths of an acre.

Member Rothgery stated that there are current businesses already on Center Ridge who are right on the right-of-way and asked if they were to be given the variance even though the building is already in an unsafe location.

Law Director Crites explained that this resolution does nothing to diminish BZBA from saying no. He agreed that some already have tight frontages, which makes them unsafe. BZBA is not constrained from using common sense in order to protect the safety and welfare of the citizens.

Chairman Mollenkamp asked Council Liaison Olesen to provide a brief summary.

Council Liaison Olesen provided a summary in that this resolution went to Building and Lands and they provided their recommendation to Council to adopt. They felt that there has to be a plan and this one was much better than the alternative.

Chairman Mollenkamp asked if there were any questions or comments from the Commission. Hearing none, he opened the floor to the audience for questions and comments. Hearing none, he brought the conversation back to the Commission and stated if there were no further comments, he would entertain a motion to recommend.

It was moved by Anderson and seconded by Rothgery to recommend that T-99 2015 be adopted by Council as it is written.

Chairman Mollenkamp asked the Secretary to call the roll.


Yes, 5 No, 0


Motion was approved by a vote of five to zero.

ADJOURNMENT:

Chairman Mollenkamp stated that since there is no other business the meeting is adjourned.

Meeting adjourned at 7:46 p.m.


Chairman


Secretary

August 11, 2015
Date Approved