



NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road

President of Council Dr. Ronald F. Arndt

Council Member Bernadine R. Butkowski

Council Member Dennis J. Boose

President Pro-Tem Gayle L. Manning

Council Member Richard W. Jaenke

Council Member Nancy J. Buescher

Council Member Bob Olesen

Mayor G. David Gillock

Clerk of Council Charles A. Norris

Monday, July 16, 2007

AGENDA - REGULAR MEETING

1. **CALL TO ORDER: 7:30 P.M.**

2. **INVOCATION:**

3. **PLEDGE OF ALLEGIANCE:**

4. **ROLL CALL:**

5. **MINUTES - Corrections (if any) and Approval:**

Council Minutes of regular meeting held July 2, 2007

motion to approve _____ 2nd _____ vote _____

Please note:

Board of Zoning & Building Appeals Minutes of regular meeting June 28, 2007
Planning Commission Minutes of regular meeting July 10, 2007

6. MAYOR AND DIRECTORS REPORTS:

- **Mayor**

- **Safety-Service Director**

- **Engineer**

- **Auditor**

- **Other Reports**

Please Note:

Mayor's Court Monthly Report for June 2007
Fire Department Report for May 2007

Planning Commission Report to Council of regular meeting July 10, 2007:

APPLICANT: James P. Martynowski, Forest City Land Group, 50 Public Square, Suite 1050, Cleveland, OH 44113
OWNER: Sugar Chestnut, LLC, c/o FCLG, 50 Public Square, Suite 1050, Cleveland, OH 44113
REQUEST: A two-year extension of the final improvement plan and plat approvals
LOCATION: Waterbury Phases 6, 7, and 8 in a PCD District
Permanent Parcel 07-00-037-000-278
PC ACTION: Approved by a vote of three to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Robert G. Behers, R.G. Behers Electrical, 3272 Eastview Road, Bethel Park, PA 15102
 OWNER: Bentbrooke Properties, 25560 Hilliard Blvd., Westlake, OH 44145
 REQUEST: Approval to install an emergency generator at an existing cell tower site
 LOCATION: 31726 Center Ridge Road in an R-1 District
 Permanent Parcel 07-00-006-102-164
 PC ACTION: Approved by a vote of three to zero with the following conditions:
 1) Safety Service Director review the drainage dealing with the roadway
 2) Chief Building Official review the lighting issue
 3) Review the possibility of having the battery kick on first prior to the generator due to power outage

motion to approve _____ 2nd _____ vote _____

APPLICANT: Ed Pivceovich, Jr., Sweat Bros. Tree Service, 263 Cherry Lane, Avon Lake, OH 44012
 OWNER: Same
 REQUEST: Approval to construct a 30 foot by 80 foot pole building for storage
 LOCATION: Vacant land on Maddock Road in an I-2 District
 Permanent Parcel 07-00-034-000-101
 PC ACTION: Approved by a vote of three to zero with the following conditions:
 1) Storm Water Management must be approved by City Engineer
 2) Parking, drives, and aisles must be bituminous or dust free surface

motion to approve _____ 2nd _____ vote _____

7. COUNCIL COMMITTEE REPORTS:

8. CORRESPONDENCE:

9. NEW BUSINESS:

10. AUDIENCE PARTICIPATION (Lobby):

11. RECESS:

12. ORDINANCES AND RESOLUTIONS:

- **Ordinances & Resolutions Submittals**

T 94-2007 *Introduced by Mayor Gillock 7-16-2007;*
AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$700,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF IMPROVING LEAR NAGLE ROAD AND CENTER RIDGE ROAD BETWEEN CERTAIN TERMINI BY REALIGNING LEAR NAGLE ROAD AT THEIR INTERSECTION, GRADING, DRAINING, WIDENING, CURBING, PAVING, CONSTRUCTING AND RECONSTRUCTING STORM SEWERS, WATERLINES AND SIDEWALKS AND INSTALLING AND IMPROVING TRAFFIC SIGNS, SIGNALS AND SIGNALIZATION, WHERE NECESSARY, IN EACH CASE TOGETHER WITH THE NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO.

T 95-2007 *Introduced by Mayor Gillock 7-16-2007;*
AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$535,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS TO PAY COSTS OF IMPROVING LORAIN ROAD BETWEEN CERTAIN TERMINI BY GRADING, DRAINING, WIDENING, CONSTRUCTING CURBS, CATCH BASINS AND STORM SEWERS, RECONSTRUCTING THE PAVEMENT BASE AND PAVING AND IMPROVING BAGLEY ROAD AT ITS INTERSECTION WITH LORAIN ROAD AND SOUTHERLY APPROXIMATELY 450 FEET BY GRADING, DRAINING, WIDENING AND PAVING TO ADD A TURN LANE AND BY INSTALLING TRAFFIC SIGNS AND SIGNALS, IN EACH CASE TOGETHER WITH THE NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO.

- T 96-2007 *Introduced by Mayor Gillock 7-16-2007;*
AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$500,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS TO PAY COSTS OF IMPROVING THE CITY'S WATERWORKS SYSTEM BY REPLACING CERTAIN EXISTING WATER MAINS, WATER SERVICE CONNECTIONS, FIRE HYDRANTS AND VALVES ON DEBORAH DRIVE, PAULA BOULEVARD, CHARLES ROAD AND LESLIE DRIVE, TOGETHER WITH NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO.
- T 97-2007 *Introduced by Mayor Gillock 7-16-2007;*
AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$300,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS TO PAY COSTS OF ACQUIRING AN EXISTING BUILDING AND ITS SITE TO HOUSE CITY OFFICES AND FUNCTIONS.
- T 98-2007 *Introduced by Mayor Gillock 7-16-2007;*
AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$100,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS TO PAY COSTS OF REHABILITATING AND IMPROVING AN EXISTING BRIDGE ON CHESTERFIELD DRIVE BY REPLACING THE BRIDGE DECK, IMPROVING ABUTMENT BACKWALLS AND RESURFACING THE APPROACHES, TOGETHER WITH THE NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO.
- T 99-2007 *Introduced by Mayor Gillock 7-16-2007;*
AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$50,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS TO PAY COSTS OF ESTABLISHING AND IMPROVING CITY PARK AND RECREATIONAL FACILITIES BY ACQUIRING CERTAIN REAL ESTATE FOR A NEW PARK AT THE INTERSECTION OF CENTER RIDGE ROAD AND AVON BELDEN ROAD AND BY ACQUIRING AND INSTALLING A

SPLASHPAD AQUATIC RECREATION SYSTEM AND
RELATED IMPROVEMENTS AT SOUTH CENTRAL PARK.

- Introduced by Council Member Buescher 7-16-2007;*
T 100-2007 AN ORDINANCE AMENDING SECTION 1272.04 (e) BY
ADDING KENNELS AS A PROHIBITED USE IN A B-5
ARCHITECTURAL BUSINESS DISTRICT.
- Introduced by Mayor Gillock 7-16-2007;*
T 101-2007 AN ORDINANCE CREATING THE FULL-TIME JOB
POSITION OF CLERK/TYPIST.
- Introduced by Mayor Gillock 7-16-2007;*
T 102-2007 AN ORDINANCE ESTABLISHING A PAY SCALE FOR THE
FULL-TIME JOB POSITION OF CLERK/TYPIST.
- Introduced by Mayor Gillock 7-16-2007;*
T 103-2007 AN ORDINANCE CREATING THE NON-SWORN PART-TIME
POSITION OF SERVICES DIVISION ASSISTANT.
- Introduced by Mayor Gillock 7-16-2007;*
T 104-2007 AN ORDINANCE ESTABLISHING THE PAY SCALE FOR
THE NON-SWORN PART-TIME JOB POSITION OF
SERVICES DIVISION ASSISTANT.

- **First Readings**

- by petition WXZ Acquisition Co. LLC 5-7-2007; Referred to
Buildings & Lands Committee and Planning Commission
5-7-2007; Planning Commission recommendation approved
6-12-2007; Buildings & Lands Report #5666 accepted 7-2-2007;
Public Hearing 9-17-1007;*
T 64-2007 AN ORDINANCE AMENDING SECTION 1240.01 OF THE
CODIFIED ORDINANCES OF THE CITY OF NORTH
RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE

1st Ordinance No. 4439-2007

1st Resolution No. 4439-2007

1st Temporary No. 1107-2007

ORDINANCE, TO RE-ZONE THE FOLLOWING LAND: 34626 CENTER RIDGE ROAD AND 34564 CENTER RIDGE ROAD, ALSO KNOWN AS PERMANENT PARCEL NUMBERS 07-00-016-101-007 AND NO. 07-00-016-101-008 (AS SHOWN BY LEGAL DESCRIPTION BELOW); FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED BY JOZSEF AND KATALIN BURDA.

Introduced by Mayor Gillock 7-2-2007; Referred to Planning Commission 7-2-2007;

T 91-2007 AN ORDINANCE DEDICATING PERMANENT PARCEL NO. 07-00-020-138-012 FOR PUBLIC PURPOSES.

Finance Committee Report #5663 accepted 5-21-2007;

T 105-2007 AN ORDINANCE AMENDING DEPARTMENT HEAD SALARY ORDINANCE NO. 3858-2002 BY REPLACING EXHIBIT A WITH A REVISED EXHIBIT A.

Finance Committee Report #5664 accepted 5-21-2007;

T 106-2007 AN ORDINANCE CREATING THE SUPPLEMENTAL JOB POSITION OF RECORDS MANAGER.

Finance Committee Report #5665 accepted 7-2-2007;

T 107-2007 AN ORDINANCE ESTABLISHING THE COMPENSATION FOR THE SUPPLEMENTAL JOB POSITION OF RECORDS MANAGER.

Utilities Committee Report #5667 accepted 7-2-2007;

T 108-2007 AN ORDINANCE AMENDING NRCO SECTION 1046.06 BILLING TO ADD THE LIEN PROCEDURES CONTAINED IN ORDINANCE NO. 4429-2007 FOR COLLECTING DELINQUENT DEBTS.

Utilities Committee Report #5668 accepted 7-2-2007;

T 109-2007 AN ORDINANCE AMENDING NRCO SECTION 1046.18 SECURITY DEPOSITS.

- **Second Readings**

Introduced by Law Director Crites 4-16-2007; Referred to Planning Commission and Buildings & Lands Committee 04-16-2007; Planning Commission recommendation approved 6-18-2007; Buildings & Lands Report #5658 accepted 6-18-2007; First Reading 7-2-2007; Public Hearing 9-4-2007;

T 47-2007 AN ORDINANCE AMENDING NRCO SECTION 1224.05 APPROVAL PROCEDURE FOR SUBDIVISIONS INVOLVING MORE THAN FIVE LOTS.

Introduced by Law Director Crites 4-16-2007; Referred to Planning Commission and Buildings & Lands Committee 04-16-2007; Planning Commission recommendation approved 6-18-2007; Buildings & Lands Report #5658 accepted 6-18-2007; First Reading 7-2-2007; Public Hearing 9-4-2007;

T 48-2007 AN ORDINANCE AMENDING NRCO SECTION 1242.03 BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY REQUIRED; CERTIFICATES FOR NONCONFORMING USES; ISSUANCE OF STREET NUMBERS FOR STRUCTURES; TIME LIMITATION FOR COMMENCEMENT OF WORK.

Council authorization 6-18-2007; First Reading 7-2-2007

T 93-2007 AN ORDINANCE APPROVING THE FINAL PLAT OF HAMPTON PLACE SUBDIVISION FOR RECORDING PURPOSES ONLY.

- **Third Readings**

13. OLD BUSINESS:

Introduced by Mayor Gillock 7-2-2007; First Reading; First Reading; Second and Third Readings dispensed with 7-2-2007; Public Hearing 9-4-2007;

T 87-2007

A RESOLUTION ESTABLISHING THE PRELIMINARY PROCEDURES FOR THE CREATION OF A JOINT ECONOMIC DEVELOPMENT DISTRICT WITH EATON TOWNSHIP.

14. UPCOMING MEETING ANNOUNCEMENTS:

Special Council Meeting Tuesday, July 17, 2007 at 7:00 P.M. at the North Ridgeville Education Center, 5490 Mills Creek Lane to discuss future building and funding plans

Public Hearings Tuesday September 4, 2007 beginning at 7:15 P.M. in the following order:

- 1) T 47-2007, amend Section 1224.05 approval procedure for subdivisions involving more than five lots, and
- 2) T 48-2007, amend Section 1242.03 building permits and certificates of occupancy required; certificates for nonconforming uses; issuance of street numbers for structures; time limitation for commencement of work

Public Hearing Tuesday, September 4, 2007 at 7:20 P.M. regarding T 87-2007 establishing preliminary procedures for the creation of a JEDD with Eaton Township

Next Regular Council Meeting Tuesday, September 4, 2007 at 7:30 P.M. in Council Chambers

Public Hearing Monday, September 17, 2007 at 7:20 P.M. regarding T 64-2007 to rezone 34626 and 34564 Center Ridge Road from R-1 to B-3

15. ADJOURN: