



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, June 18, 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 June 4, 2007

motion to approve _____ 2nd _____ vote _____

Please note:

Board of Zoning and Building Appeals Minutes of regular meeting May 24, 2007
Planning Commission Minutes of regular meeting June 12, 2007

6. MAYOR AND DIRECTORS REPORTS:

- **Mayor**
- **Safety-Service Director**
- **Engineer**
- **Auditor**

Auditor's Written Financial Report for May 2007

motion to approve _____ 2nd _____ vote _____

• **Other Reports**

Please Note:

Mayor's Court Monthly Report for May
Water System Operation Report for May 2007

Planning Commission Report to Council of regular meeting June 12, 2007:

APPLICANT: Kevin Crow, Harvest Ridge Assembly of God, 35600 Lorain Road
 OWNER: Harvest Ridge Assembly of God, 35600 Lorain Road
 REQUEST: Approval to add 20 parking spaces to an existing off-street parking facility
 LOCATION: 35600 Lorain Road in an R-1 and I-2 District
 Permanent Parcel No. 07-00-024-101-109
 PC ACTION: Approved by a vote of five to zero with a condition that the retention calculations be presented to the Engineer

motion to approve _____ 2nd _____ vote _____

APPLICANT: Daniel J. Neff, P.E., Neff & Associates, 6405 York Road, Parma Heights, OH 44130
OWNER: Butternut Grove Partners, 25700 Science Park Drive, Suite 270, Beachwood, OH 44122
REQUEST: Preliminary plan approval for Subdivision known as Butternut Grove, Phase 3
LOCATION: End of existing Plantation Place in an R-1 District
Permanent Parcel No. 07-00-013-000-436 & a portion of 07-00-013-000-135
PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Daniel J. Neff, P.E., Neff & Associates, 6405 York Road, Parma Heights, OH 44130
OWNER: Butternut Grove Partners, 25700 Science Park Drive, Suite 270, Beachwood, OH 44122
REQUEST: Final plat approval for Subdivision known as Butternut Grove, Phase 3
LOCATION: End of existing Plantation Place in an R-1 District
Permanent Parcel No. 07-00-013-000-436 & a portion of 07-00-013-000-135
PC ACTION: Approved by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Valore Properties, Inc., 23550 Center Ridge Road
OWNER: Same
REQUEST: Final plat approval for Hampton Place Subdivision
LOCATION: Vacant lots on Avon Belden Road in an R-1 District
Permanent Parcel Nos. 07-00-029-000-003, -004, -005, -006, -068, -074, -075, -076 & -081
PC ACTION: Approved by a vote of five to zero contingent upon the sewer plan being agreeable to the Engineer and street names being agreeable to emergency services

motion to approve _____ 2nd _____ vote _____

APPLICANT: John T. O’Neill, Center Ridge Nursing Home, 38600 Center Ridge Road
 OWNER: Bradley Center Ltd., 34100 Center Ridge Road, Suite10
 REQUEST: Approval to add assisted living units and parking to existing nursing home facility
 LOCATION: 38600 Center Ridge Road in a B-3 District
 Permanent Parcel No. 07-00-046-107-016
 PC ACTION: Approved by a vote of five to zero contingent based on a west road access for the Fire Department, storm water management and a variance being approved by the BZA

motion to approve _____ 2nd _____ vote _____

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 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.

PC ACTION: Recommended approval by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

T 51-2007 A RESOLUTION ACCEPTING THE DONATION OF A PARCEL OF LAND UPON WHICH THE CUL-DE-SAC OF NOLL DRIVE IS LOCATED AND DEDICATING IT FOR PUBLIC PURPOSES.

PC ACTION: Recommended approval by a vote of five to zero

motion to approve _____ 2nd _____ vote _____

7. COUNCIL COMMITTEE REPORTS:

- 1) BUILDINGS & LANDS COMMITTEE REPORT #5658 recommend adoption of T 47-2007, approval procedure for subdivisions involving more than five lots; and T 48-2007, building permits and certificates of occupancy required; certificates for nonconforming uses; issuance of street numbers for structures; time limitation for commencement of work

motion to accept _____ 2nd _____ vote _____

- 2) BUILDINGS & LANDS COMMITTEE REPORT #5658 recommend adoption of T 61-2007, connection charges, to permit modification or waiver of the sewer interceptor fee under the appropriate circumstances

motion to accept _____ 2nd _____ vote _____

8. CORRESPONDENCE:

9. NEW BUSINESS:

10. AUDIENCE PARTICIPATION (Lobby):

11. RECESS:

12. ORDINANCES AND RESOLUTIONS:

• **Ordinances & Resolutions Submittals**

T 78-2007 *Introduced by Mayor Gillock 6-18-2007;*
A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO APPLY TO THE OHIO DEPARTMENT OF DEVELOPMENT FOR FUNDING UNDER THE OHIO SMALL CITIES COMMUNITY DEVELOPMENT

BLOCK GRANT COMMUNITY DEVELOPMENT PROGRAM
FOR FISCAL YEAR 2007.

- Introduced by Mayor Gillock 6-18-2007;*
T 79-2007 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO PURCHASE THREE FORD F-550 PLOW TRUCKS, INCLUDING APPURTENANCES, FROM THE STATE CO-OP, OR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT WITH AN OUTSIDE VENDOR ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, NOT TO EXCEED \$65,000.00 PER VEHICLE OR \$195,000.00 TOTAL.
- Introduced by Mayor Gillock 6-18-2007;*
T 80-2007 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH A CONSULTING ENGINEERING FIRM TO REVIEW THE CITY'S PUBLICLY OWNED RETENTION AND DETENTION BASINS AND TO PROVIDE PLANS FOR EXPANSIONS, ADDITIONS AND IMPROVEMENTS DESIGNED TO IMPROVE THE CITY'S ABILITY TO MANAGE STORM WATER, NOT EXCEED \$40,000.00.
- Introduced by Mayor Gillock 6-18-2007;*
T 81-2007 AN ORDINANCE AMENDING ORDINANCE NO. 4370-2007 REGARDING THE INSTALLATION OF A TRAFFIC SIGNAL AT THE LORAIN ROAD AND BAGLEY ROAD INTERSECTION, INCLUDING OTHER NECESSARY APPURTENANCES AND WORK-RELATED INCIDENTALS THERETO, BY INCREASING THE AMOUNT FROM \$265,000.00 TO \$275,000.00.
- Introduced by Mayor Gillock 6-18-2007;*
T 82-2007 AN ORDINANCE AMENDING ORDINANCE NO. 4389-2007 REGARDING THE INSTALLATION OF A TRAFFIC SIGNAL AT THE AVON BELDEN ROAD AND SUGAR RIDGE ROAD INTERSECTION, INCLUDING OTHER NECESSARY

APPURTENANCES AND WORK-RELATED INCIDENTALS THERETO, BY INCREASING THE AMOUNT FROM \$200,000.00 TO \$240,000.00.

Introduced by Mayor Gillock 6-18-2007;
T 83-2007 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH A CONSULTING ENGINEERING FIRM FOR PLANS, SPECIFICATIONS, AND CONSTRUCTION PHASE SERVICES, AND TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW FOR THE IMPROVEMENT OF THE CITY'S STORM WATER DRAINAGE IN THE BEHM DRIVE AREA BY CONSTRUCTING STORM SEWERS, STORM SEWER HEADWALLS, CATCH BASINS AND IMPROVING DITCHES AND SWALES TOGETHER WITH NECESSARY APPURTENANCES AND WORK-RELATED INCIDENTALS THERETO, NOT TO EXCEED \$250,000.00.

Introduced by Mayor Gillock 6-18-2007;
T 84-2007 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE PURCHASE AND CONSTRUCTION OF A NEW MAINTENANCE BUILDING AT THE FRENCH CREEK WASTE WATER TREATMENT PLANT, INCLUDING FOUNDATION, ELECTRICAL WORK, PLUMBING, AND ALL APPURTENANCES ASSOCIATED WITH A DESIGN BUILD BUILDING, NOT TO EXCEED \$200,000.00.

Introduced by Mayor Gillock 6-18-2007;
T 85-2007 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ENTER INTO A CONTRACT WITH THE INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 2129, AFL-CIO.

- **First Readings**

- **Second Readings**

T 74-2007 *Introduced by Finance Report #5661 accepted 5-21-2007;*
AN ORDINANCE CREATING THE FULL-TIME POSITION OF
CHIEF RESIDENT PROJECT REPRESENTATIVE.

T 75-2007 *Introduced by Finance Report #5661 accepted 5-21-2007;*
AN ORDINANCE AMENDING ORDINANCE NO. 3858-02, TO
INCLUDE THE FULL-TIME POSITION OF CHIEF RESIDENT
PROJECT REPRESENTATIVE AND TO CREATE AND
ESTABLISH A WAGE RATE FOR THIS POSITION .

- **Third Readings**

T 7-2007 *Introduced by Law Director Crites 2/5/2007; Referred to*
Administrative Committee 2/5/2007; Administrative Committee
Report #5648 accepted 5-7-2007; First Reading 5-21-2007;
REVISED AN ORDINANCE OUTLINING GENERAL REQUIREMENTS
REGARDING LIENS AND APPLICABLE TO ALL LIEN
PROCEDURES CONTAINED IN THE CODIFIED
ORDINANCES.

T 51-2007 *Introduced by Mayor Gillock 5-7-2007; First Reading and*
referred to Planning Commission 5-21-2007;
A RESOLUTION ACCEPTING THE DONATION OF A
PARCEL OF LAND UPON WHICH THE CUL-DE-SAC OF
NOLL DRIVE IS LOCATED AND DEDICATING IT FOR
PUBLIC PURPOSES.

13. OLD BUSINESS:

14. UPCOMING MEETING ANNOUNCEMENTS:

Finance Committee meeting to be held Monday, June 25, 2007 at 2:00 P.M. in the Conference Room

Public Hearing to be held Monday, July 2, 2007 at 7:20 P.M. in Council Chambers regarding the 2007 for 2008 Budget

Next Regular Council Meeting Monday, July 2, 2007 at 7:30 P.M. in Council Chambers

15. ADJOURN: