

COMMUNITY DEVELOPMENT COMMITTEE
held a Meeting on
MONDAY, NOVEMBER 9th, 2020
beginning at 6:00 P.M.

CD PRESENT: Chair Callahan, Co-Chair Mitchell, Jessie, Cerra, Oswald

OTHERS PRESENT: Law Dir Deery, Safety Service Dir Feuerstein, Asst Dir Brubaker, Building Official Farkas, Bob Yost, Council Member Keys

1. Approval of the October 26th, 2020 Community Development Meeting Minutes.

Motion made by Mrs. Mitchell and second by Mr. Cerra to approve said minutes.

MOTION CARRIED

2. The matter of a request for a Conditional Use Permit for a planned Residential Development at Fowl Road and West Ridge Roads for Cluster Homes in a R-LD District (Residential-Low Density District).

Referred by: Bob Yost of Yost Construction

This matter was approved by Planning Commission on November 4th, 2020 with the Condition that the Property be Re-Zoned from R-LD District (Residential-Low Density District) to R-MD (Residential-Medium Density District).

Bob Yost, Yost Construction, 260 S. Logan St., Elyria.

Mr. Yost is requesting a Conditional Use on personal property for a subdivision known as Ridge Water. The subdivision will be phased in 3 - 4 phases in the next 3 - 4 years.

Phase 1 is what they are asking the Conditional Use for will have 9 single family lots, 26 single family cluster homes and 13 buildings with 4 units per building, similar to Stone Hedge, off of Chestnut Ridge.

Paperwork has been submitted to PC. Engineer drawings have been reviewed by Mr. Schneider and approved.

Mr. Mitchell asked where the development is? Mr. Yost said it's about 1500 feet west of West Ridge Rd. off of Fowl Rd. There will be an entrance on Fowl, Bethesda and one on Route 113. Three means of egresses into the subdivision. The property is in the farmland before the apartment building.

Mr. Tollett asked if potential to cause flooding on neighbors who are existing?

Mr. Yost said with the calculations that have been submitted to the City Engineer their don't see that.

Mr. Schneider said he has review those calculations. He said that subdivisions drain only onto their own property. Yard drains will be established at all properties. There will be retention ponds. It's a standard process. So there will be provisions for storm water to make sure that the water stays on the side of those properties in that new subdivision.

Mrs. Mitchell brought up straw hag ditch that's been an ongoing issue for years. Immediately after this statement their was interference and then there was no sound from anyone in Council Chambers for about 5 - 6 minutes. When the sound returned the residents who had questions about the issue were on the screen with questions and concerns. Betty Ann Domino, 8404 West Ridge Rd. Mrs. Domino said they lost the audio ~ which is that anyone watching also lost the audio. Mrs. Domino said she was wondering if these will be septic or will there be sewer line?

Mr. Yost answered and said it will be a City of Elyria sewer system, no sceptics.

Mrs. Domino asked if there is a sewer line being run thru will the existing home owners be required to tap into it? Mr Yost said no, they shouldn't be, if it's not within 200 feet.

Mrs. Davis asked what the prices of the homes will be?

Mr. Yost said the first phase of the single family homes will start at \$200,000. The next phase of the single family homes will start at \$225,000 and the multi homes \$150,000 to \$160,000.

Mr. Callahan said that would be a Lorain County Engineer's Department issue.

Law Dir Deery said for the record she stated that Planning Commission did approve this matter of a Conditional Use Permit with the condition that the property be rezoned. It's the recommendation of the Law Office that Council would deal with the Rezoning and Conditional Use Permit at the same time, if agreed upon by the committee.

Mr. Yost said the City did receive a letter from Mr. Standen who is a resident on Bethesda. Mr. Yost said he spoke to Mr. Standen and told him the same comments that were just discussed at this meeting and it was a good conversation and Mr. Standen was pleased.

Mr. Callahan said at this will have to go thru the rezoning process as well. Another resident came to the microphone to speak on this matter.

Carol Gallardo, 8537 West Ridge Rd., across the street. She thinks this subdivision is a great idea. She where the sewers will be? Will they tie in to the ones on West Ridge Rd.? The answer was inaudible but Mrs. Gallardo answered that it will be a new sewer line on the property?

Mr. Yost said that he would be glad to answer more questions and show the prints and diagrams that he brought with him. He said he can answer question by showing on the diagram.

Mrs. Gallardo said she is concerned about the Straw Hag Ditch because she lives across where there are no houses and that land floods all the time. And if the draining runs to the north, but that goes to the south and that's where the ditch is and it's always plugged up. The township did clean it out as well as the County Engineers, but the backyards on the east side all run into that ditch. If the ditch floods, it will flood the properties on that side and she's not sure what would happen to the properties on the other side of the street because all of their backyards abut that property. There is a concern there.

Chair Callahan asked Building Official Farkas where the rezoning is in the process.

Mr. Farkas said the Conditional Use was proposed for a 7 parcel project which consisted of 2 distinct zoning districts; residential low density and residential medium density. A cluster development is only permitted in a residential medium density district. Part of phase 1 morphed into part of the other zoning which wouldn't permit the cluster use. It was recommended that the entire subdivision is rezoned to residential medium density, just in case he changes his flow of projects.

Mrs. Mitchell moved and Mrs. Cerra second the motion to approve the 'said' Conditional Use Request.

MOTION CARRIED

COMMITTEE REPORT WRITTEN

Mrs. Mitchell moved and Mr. Cerra seconded to adjourn the Community Development Committee's portion the this evening's meetings at 6:25 P.M.

MOTION CARRIED

Respectfully submitted by,

Colleen Rosado, Council Clerk Secretary

(Meeting was attended by Secretary Rosado and Meeting Minutes completed by Secretary Rosado)