

Planning Commission
CITY HALL COUNCIL CHAMBERS
AGENDA OF MAY 14, 2024
7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting of April 9, 2024

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. PPZ2024-0258: Providence Square, 34173 Center Ridge Rd
Administrative approval of a Planning Commission application to install an accessory storage building and dumpster enclosure.
2. PPZ2024-0264: Harvest Ridge Church, 35600 Lorain Rd
Administrative approval of an amendment application to install 30 additional parking spaces.
3. PPZ2024-0266: VFW Post 9871, 6805 Lear Nagle Rd
Administrative approval of an amendment application to install an aluminum awning over existing patio.
4. PPZ2024-0268: Pulp Juice and Smoothie Bar, 35423 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for restaurant.

Other Planning Updates

1. Ridgeville Ready Master Plan
2. Active Transportation Plan
3. Zoning Code and Subdivision Regulation Diagnosis
4. Planning & Zoning Workshop

OLD BUSINESS

NEW BUSINESS

1. PPZ2024-0257: Elite K911, 31740 Cook Rd, PPN 07-00-004-110-038
Applicant: Heller Carpentry and Handyman, LLC, 227 Main St, Apt. 327, Westlake, OH 44145. Owner: Chuck Stella, 31684 Cook Rd, North Ridgeville, OH 44039. Proposal consists of constructing an addition to existing building for grooming facility. Property zoned B-3 Highway Commercial District.
2. PPZ2024-0260: Aron A. Rus, 35782 Center Ridge Rd, PPN 07-00-021-101-068
Applicant: Kevin Urig, KMU Trucking and Excavating, 4436 Center Rd, Avon, OH 44011. Proposal consists of constructing a 9,000 square foot building, parking and landscape material storage. Property zoned B-3 Highway Commercial District and R-1 Residence District.
3. PPZ2024-0261: Aron A. Rus, 35782 Center Ridge Rd, PPN 07-00-021-101-068
Applicant: Kevin Urig, KMU Trucking and Excavating, 4436 Center Rd, Avon, OH 44011. Proposal consists of rezoning the portion of the property zoned R-1 Residence District to B-3 Highway Commercial District.

ADJOURNMENT

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, APRIL 9, 2024**

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Steve Ali, Paul Graupmann, Council Liaison Bruce Abens, Vice-Chairman Paul Schumann and Chairman James Smolik.

Also present were City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on March 12, 2024. He asked if there were any corrections. Hearing none, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2024-0251: Fujisan, 35085 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a restaurant.
2. PPZ2024-0255: Tacos Del Pueblo, 34173 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a restaurant.

Chairman Smolik asked Director Lieber if she would review the Administrative approvals.

Director Lieber stated that there had been two zoning certificate approvals since the last meeting with the first being Fujisan, taking over where Main Wok was located and that they were adding hibachi. She discussed that the second was Tacos Del Pueblo, which had been open for a while, but it took them a while to hunt them down to file their required paperwork, and that was why it was a little bit late coming to the Commission.

Planning Project Updates

1. Ridgeville Ready Master Plan

Director Lieber discussed that the Ridgeville Ready Master Plan was before Council and would be on third reading and up for adoption at the April 15th City Council meeting. She stated that there would be a 30-day effective date, but she thought they would be ready to wrap up the plan and make it publicly available and to really promote it widely in the community and to begin the work of implementation.

2. Zoning Code and Subdivision Regulation Update

Director Lieber explained that they had already begun the process of conducting a comprehensive audit of the zoning code and subdivision regulations. She stated that they had engaged the firm McBride, Dale, Clarion, the same firm that did the Planning Commission training last December and in their capacity as zoning experts, were going to be in the first phase of work taking a deep dive into the code and working with staff and other stakeholders to understand what areas of weakness they had in the code, what they were hoping to change and add, and then would be creating a diagnosis document that would then lead to future code updates that they could also assist with. She mentioned that the first step was always listening and learning and there would be two days' worth of meetings, focus groups and other activities starting next Monday and Tuesday, April 15th & 16th. She stated that on the 15th, they would be meeting with the steering committee conducting a city tour and then there would be a Council workshop that evening. She discussed that on the next day there would be four focus groups, a board and commission one that the Commission had been invited to, there was a staff one, a design professional and then a developer focus group. She stated that they were trying to get a cross-section of people that interacted with the City's codes and ordinances, to provide some initial feedback to the consultant and then they would go from there.

3. Active Transportation Plan

Director Lieber explained that the active transportation plan continued but that they had rather poorly attended meeting on March 25th, which was mostly just attended by steering committee members and other supporters. She said that they had been getting good response to the survey, which was posted on the website and mentioned that they had over 500 responses so far. She remarked that it would be nice in a city of 36,000 to get more, especially when they heard how much people were invested in connectivity and bikeability and walkability and that those were the topics that that the survey covered. She stated that they were trying to promote that between then and the 15th and the next steering committee meeting for that project was May 16th. She stated that they would be having a second public meeting probably around the late June or early July timeframe.

Vice-Chairman Schumann stated that he read something about a NOACA grant that the City received for road resurfacing and asked if that was correct.

Director Lieber stated that was correct.

Vice-Chairman Schuman asked where that was and if she would tell them about it.

Director Lieber explained that NOACA had applied on behalf of the City of North Ridgeville for funds through the congressional earmark process for rehabilitation of a segment of Sugar Ridge Road, which was between Waterbury and the Bender intersection. She stated that it was a \$2 million dollar award and that NOACA was the applicant for the project but had contacted the City in order to collaborate on making the funding request. She mentioned that it was about a year ago and they found out at the end of March this year that they were successful. She discussed that that project would replace the roadway and would also add some bike and pedestrian facilities that it currently didn't have in that area by Shady Drive Complex and that with Waterbury there, it seemed like a nice amenity to add.

OLD BUSINESS:

NEW BUSINESS:

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PPZ2024-0252: RUF Briquetting Systems, 38778 Taylor Pkwy, PPN 07-00-047-000-096

Applicant: Brandon Kline/Geis Construction, 10020 Aurora-Hudson Rd, Streetsboro, OH 44241. Proposal consists of a new manufacturing facility. Property zoned I-3 Heavy Industrial District.

Application was read.

Chairman Smolik asked Director Lieber to discuss her findings of fact.

Director Lieber stated that she would leave it to the applicant to discuss their business model but was excited that they were bringing in a very sustainable manufacturing business to North Ridgeville. She discussed that the project would include an office and a distribution and manufacturing component on one of the last vacant pieces of property on Taylor Parkway. She stated that it was a ten-and-a-half-acre piece located just west of Dayton Freight. She explained that the ultimate long term build out would be a facility of about 100,000 square feet, but currently RUF was seeking approval for a 25,000 square foot facility, with future phases for both building and parking improvements. She added that only the first phase was before them for approval. She mentioned that regarding zoning, the building met all setbacks, height and lot coverage requirements and noted that there was one curb cut proposed onto Taylor Parkway, but they would be looking to potentially be adding a second one later on, once the building was expanded to accommodate truck traffic and circulation. She stated that they had responded to all of the requests for additional information, including being asked to show future parking along with the future building and had asked for them to submit additional lighting information regarding the light fixtures, which was provided and were compliant and they had cleaned up the photometric plan and exhibit, which was zoning compliant as well. She stated that she thought they did a nice job with the building architecture and also with the landscape plan that had a combination of preservation of existing trees with some new ornamental landscaping and thought it would be a very nice addition to Taylor Parkway.

Chairman Smolik asked the applicant to state their name and address for the record and explain the project.

Brandon Kline, Vice-President of Design, Geis Companies, 10020 Aurora-Hudson Rd, Streetsboro, Ohio.

Mr. Kline stated that also with him was Jim Weist, who was president of RUF's North American Division. He mentioned that it was exciting to have a manufacturing client that was so important to sustainability. He explained that their business core was basically reprocessing scraps from other manufacturing users, reclaiming them and then compounding them into briquettes that could repurpose metal scraps, wood scraps and plastic scraps, which would be able to be repurposed and reused, so that they would end up with a net zero waste. He stated that in that building they would have a few operations with one being creating and manufacturing the machines that did that work, so that they could sell those machines to other clients and then also collecting scraps from clients with contracts to compound it and process other manufacturers scraps that may not need the machine itself. He discussed that the project was located on Taylor Parkway and that the initial build was a 25,000 square foot footprint and was 5,000 square feet of office for two floors for a total of 10,000 square foot of office, and would be a 30,000 square

foot building in phase one. He mentioned that shown in the site plan, one of the beauties of that site and why it enticed the client was the ability to expand as they continued to grow and produce and sell. He stated that their hope was to be able to fit the max buildout, so the site allowed them to meet their future expansion needs. He stated that from a site plan perspective, they were trying to maintain the foliage that was along the streetscape shown in the green areas on the plan. He added that there was a front patio to the office space as an amenity and be well landscaped. He stated that one of the big items was that the site would be graded to allow for drainage to naturally flow back to its current discharge point to the rear of the site. He mentioned that currently there was a natural ditch that ran in a drainage easement that kind of meandered, but the project would be able to collect and push all that water to a storm retention pond, maintain all of the water on site and then discharge slowly to current standards that would hopefully improve the adjacent properties and adjacent areas because currently it was a naturally farmed land that allowed for some puddling and swelling from that. He discussed that from an architectural standpoint, it was a pre-engineered metal building with an enhanced front façade, emphasizing the look of the wood. He stated that with the core roots of the company RUF and that obviously nature was an important feature to sustainability, they created that wood and metal front as the core of the building with the green canopy that was their branded color. He explained that one tweak that they submitted to the Commission was material number six, that was shown in the slide, they originally proposed that the three sides of the building, both sides and the rear, to be a white pre-engineered metal siding but was changed to a light gray, so that it didn't show dirt as much.

Chairman Smolik asked if anyone from the general public had any questions or comments regarding the project, to come up to the podium and state their name and address for the record.

None were given.

Chairman Smolik asked if the retention basin was going to be phased accordingly, or if would be a full buildout.

Mr. Kline stated that they would be installing a full size for the entire build and hardscape, so that it was sized appropriately for max build.

Chairman Smolik asked if that would be right from the beginning.

Mr. Kline stated yes, right from the beginning.

Chairman Smolik asked if the second curb cut would be introduced possibly for the future buildings.

Mr. Kline stated that was correct. He explained that the current Phase 1 footprint didn't meet the needs in order to have a fire lane or fire loop around the building for fire truck access. He mentioned that as soon as they expanded to where they couldn't get 150-foot hose length from the spot that a fire truck would be parked, they would need to loop that road around. He explained that because of that, eventually there would be two-phased fire loops that would get changed and pointed to the dashed line

on the slide that sliced through the big production, which would be when they built phase two and would be an office expansion and a manufacturing expansion to the east. He stated that phase three, would be the large manufacturing expansion and the loop road would extend to the rear of the property.

Chairman Smolik stated that as the expansion happened, there would be more truck bays.

Mr. Kline commented not many. He stated that they might end up doubling to six total at full build. He explained that it wouldn't turn into a big distribution hub. He added that currently there were two docks and one drive-in and could potentially see two more and another drive-in in the future.

Chairman Smolik asked if there were any other questions or comments from the Commission.

Member Ali asked if it would be a smelting plant with recycling where they would be bringing in other particles from other companies.

Mr. Kline stated that it wouldn't be particles, but metal scraps or shrapnel, loose chippings, wood chippings, and then it would get put into a machine, like a hopper, and would get ram compacted into a cylinder or briquette.

Member Ali asked if it would be metal, steel or wood.

Mr. Kline stated that it would be all of those, metal, steel, plastic, wood.

Jim Weist, President RUF Briquetting Systems, 860 Weybridge Dr, Springfield, OH 45503.

Mr. Weist explained that they weren't smelting but made machines that would do that. He stated that they would on occasion, run tests if a customer wanted to send a couple hundred pounds of material, they would put it in their test lab, but it was all done so that they could make the machine for them and ship it to their location in North America.

Member Ali asked if there would be burning or furnaces or EPA.

Mr. Weist stated no.

Mr. Kline explained that it was all a dry process and there wouldn't be any smells, or fire or smoke.

Chairman Smolik asked if there were any other questions or comments from the Commission.

Council Liaison Abens stated that he was the Councilman for that area and hoped that all of their truck drivers would be told that they had to use Route 57 as their exit and entrance point into the plant. He asked if there was anything that they could do on their driveway to encourage the drivers to use 57.

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Mr. Kline stated they could put up a sign.

Council Liaison Abens commented that that would help.

Mr. Kline explained that there really wouldn't be much truck traffic in that facility and thought they talked about three to four trucks a day, if that, and that would be at full build.

Mr. Weist stated that they were big machines that sold for \$200,000 to \$300,000 each and the plan was to make one or two a week, so it wouldn't be a lot of trucks going in and out.

Mr. Abens remarked that just as long as he didn't hear about trucks using Sugar Ridge Road.

Chairman Smolik asked if there were any other questions or comments from the Commission.

None were given.

Moved by Schumann and seconded by Ali to approve the application.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Root Road Park, 8949 Root Rd, PPN 07-00-011-103-058

Owner: City of North Ridgeville, 7307 Avon Belden Rd, North Ridgeville, OH 44039. Proposal consists of park pavement and site improvements. Property zoned R-1 Residence District.

Application was read.

Chairman Smolik asked Director Lieber to discuss her findings of facts.

Director Lieber stated that she wanted to point out that under the charter there was a mandatory referral section that any street and other types of public improvements had to be referred to Planning Commission for review and recommendation and that particular project met that particular threshold for Planning Commission review. She explained that the project still had to go through public bidding processes and also, they were in conversation with the Ridgefield Homeowners Association, upon which a portion of the parking lot would currently exist and would be improved upon, so they were working on those details. She stated the site plan and design was for the Commission's review.

Chairman Smolik asked the representative for the application to state their name and address for the record.

Rich Fredrickson, Rafter ALTD, 42653 Oberlin-Elyria Rd, Oberlin, OH 44074.

Mr. Fredrickson stated that they had an improvement set of drawings for Root Road Park, which mostly consisted of improving the existing gravel area into an asphalt paved area. He explained that they would have 204 parking spaces available and eight of which would be ADA accessible. He stated that they had a master retention pond that was in the north area of the site that would control all of the storm water coming off of the site and would actually improve the storm water leaving the site into the Dixon Ditch that was shown on the drawing in the northwest corner. He discussed that there would be a fence at the beginning of the site entrance going in and there would be asphalt improvement all the way around. He mentioned that the driveway access would be improved, as well as a dumpster pad.

Chairman Smolik asked if there was anyone from the general public that had a question or comment regarding that project to come to the podium and state their name and address for the record.

Tom Newman, 34129 Harvest Pointe Drive, North Ridgeville, OH 44039.

Mr. Newman asked regarding the retention pond going into the ditch, how much of it would be going into the ditch. He stated that he believed it was the same ditch that ran from the back of his neighborhood. He commented that he assumed that ditch would be able to handle whatever additional water would be going into that area there and if that had been accounted for.

Chairman Smolik asked Mr. Fredrickson if he would explain the outlet for the basin and the existing capacity at Dixon Ditch.

Mr. Fredrickson explained that with all of the storm events, they would have actually less water going into the ditch than before and was basically by code or State regulations that they had to do that. He stated that it was shown on page 6.1. that for the 100-year storm event, the pre-developed flow, which would be the flow before the development, was 40.09 cubic feet per second and afterwards, they would have 10.9 cubic feet per second, so that would be a substantial reduction.

Chairman Smolik asked if any Commission members had any questions or comments.

Council Liaison Abens remarked that he heard that part of the parking lot was on Ridgefield property and asked if they had consulted with Ridgefield officials regarding that. He stated that he had some experience with them in the past on things similar to that and it was difficult.

Director Lieber stated that yes, they were currently in dialogue, and they had been aware of the project. She explained that the City currently had a lease with Ridgefield, dating back to 2013 and they were basically proposing to pave the same area that was currently part of that lease arrangement and were proposing to both improve the surface and the stormwater. She stated that they were in discussion with the HOA about the best way to move forward. She added that there was a legislative approval in 2019 that would have been an addendum to that agreement to allow for paving, but they couldn't seem to find any indication that the addendum was created or executed. She discussed that they had been down a few

rabbit holes looking for historical information but were in communication with the HOA leadership as to how they could potentially move forward with the project.

Council Liaison Abens asked if thus far they seemed to be agreeable.

Director Lieber stated that she believed so.

Chairman Smolik asked about the master plan for the park, because it was a lot of money to invest in that parking lot, if there were any changes on the proposed athletic fields and what was the final master plan for that facility.

Kevin Fougrousse, Park and Recreation Director, City of North Ridgeville, 29940 Westminster Dr, North Olmsted, OH 44070.

Mr. Fougrousse stated that the overall goal of Root Road Park was to make it more of a pocket park in the community. He explained that the City and the park system owned 22 additional acres of Shady Drive and the goal was to develop Shady Drive Complex into more of a sports complex hub for the community and turn Root Road Park and Frontier Park into pocket parks to provide more bikeability and walkability, and to alleviate some of the stress off of South Central Park as well.

Chairman Smolik asked regarding the 204 parking spots, how it was determined and if it was based on the players and turnaround per games.

Mr. Fougrousse stated that unfortunately, they didn't have much parking data because it had always just been a grindings and stone parking lot. He mentioned that a lot of their higher usage points were coming in in the morning with the younger kids. He stated that they shrank the parking lot down by about 60 spots and made it about 204 spots for the program. He commented that they didn't have any true data to physically sit there and say how many of the spots they truly needed.

Chairman Smolik remarked that they knew how many fields were striped.

Mr. Fougrousse stated that that was correct.

Chairman Smolik indicated that they could determine it from the field striping based on players and use the proportion of 1.2 cars per player.

Mr. Fougrousse explained that the soccer program was run by the NRSL and not by the City of North Ridgeville. He stated that they weren't physically up there on a day to day basis to see how many cars were there or know how many kids, parents or grandparents would be in and out of it.

Chairman Smolik asked if there was any possible location for future expansion if that parking lot was deemed too small.

Mr. Fredrickson commented that maybe a very limited amount of parking space but that there wouldn't be a whole lot of room left after the project. He stated that they had an area where they were going to stockpile spoils and there would be a mound area there that would kind of buffer on the southeast side, so not at that moment, there wasn't a lot.

Chairman Smolik asked regarding the five or six residents that lived up against the park, would the six-foot privacy fence be adequate for their needs and if the Administration had heard anything otherwise, like maybe additional mounding or plantings.

Mr. Fougrousse stated that he had gone out there on a couple of occasions to try and speak to those residents last year to try to let them know what the plans were, but unfortunately, probably because of the time of day he was going there, he wasn't able to get ahold of anyone. He stated that letters were sent to those residents as well to let them know what was going on. He explained that the 6.5-foot fence was the City's that was going up to the north.

Chairman Smolik asked if any of the Commission members had any questions or comments.

None were given.

Moved by Graupmann and seconded by Ali to recommend approval of application.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Shady Drive Complex, 37077 Shady Drive, PPN 07-00-035-102-041

Owner: City of North Ridgeville, 7307 Avon Belden Rd, North Ridgeville, OH 44039. Proposal consists of constructing a new playground. Property zoned R-1 Residence District.

Application was read.

Chairman Smolik asked Director Lieber for her findings of fact.

Director Lieber explained that the project was also a mandatory referral to Planning Commission due to it being a park improvement. She stated that there really weren't any Planning issues.

Chairman Smolik asked the applicant to state their name and address for the record.

Kevin Fougrousse, Park and Recreation Director, City of North Ridgeville, 29940 Westminster Dr, North Olmsted, OH 44070.

Mr. Fougrousse explained that the project was at Shady Drive Complex, home of their 13 baseball/softball diamonds and indoor multi-purpose facility that held batting cages and a lot of their programming, a .75 mile, six-foot-wide trail system that was completed in the spring of 2020. He stated

that the goal was to add a brand-new playground to Shady Drive Complex in between diamonds six and seven. He discussed that there was currently a Little Tikes playground at the back end of the parking lot that was installed roughly around 20 years ago. He mentioned that he understood the idea behind installing the playground in that area 20 years ago, because diamonds 10 through 13 housed the t-ball coach pitch programs, which were younger age groups, but with the growth and additional amenities added to the park system over the past 6 to 8 years and having the interlocking trail system, it made sense to have a more centralized playground for the residents and park users. He stated that they worked with Snyder Recreation for a playground to be added to that location and that there was plenty of parking. He mentioned that it had slides, swings, climbing features and would be for the ages of 5 to 12. He stated that there would be plastic boarder that would go around to keep the mulch in place. He explained that the public works department would tear down and remove the existing playground in the back and then topsoil and seed it.

Chairman Smolik asked if there was anyone from the general public that had a question or comment on the project.

None were given.

Chairman Smolik asked if any of the Commission members had any questions or comments regarding the project.

Member Ali asked about the ground covering and if it was rubber or wood chips.

Mr. Fougrousse stated that it was wood fiber chips.

Council Liaison Abens stated that having used the one at South Central Park, he found it very advantageous that there was shade and asked if there would be any shade planned there.

Mr. Fougrousse stated that there wasn't other than what was shown on the playground on top of the slide.

Council Liaison Abens commented that in the summertime it would get hot and that they might want to think about some trees.

Mr. Fougrousse stated that he would think about it.

Chairman Smolik asked that as far as the layout went, based on the programming and those fields, he asked if there was any way if a home run happened that it would go to that area.

Mr. Fougrousse stated that the age groups that played there were 7 and 8 and he didn't think that would be an issue. He stated that the only time he had ever seen anything go over that fence was when they help the USA National Softball Qualifier up there, but that was 16-year-old girls out there with talent scouts out there scouting them and the balls would go flying, but other than that, no.

Chairman Smolik asked if there was any planned seating for the parents around that playground.

Mr. Fougrousse stated that he didn't believe they had any seating in that area currently.

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Chairman Smolik asked if that was something that could be a possibility.

Mr. Fougrousse stated that it was.

Council Liaison Abens stated that the biggest problem that he saw was the coaches keeping their kids' minds on the game rather than that playground.

Chairman Smolik asked if there were any further questions or comments.

None were given.

Moved by Schumann and seconded by Ali to approve the application.

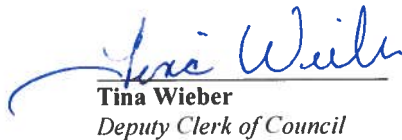
A roll call vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

Chairman Smolik adjourned the meeting at 7:36 PM.


James Smolik
Chairman


Tina Wieber
Deputy Clerk of Council

Tuesday, May 14, 2024
Date Approved



April 4, 2024

Providence Square LLC
23550 Center Ridge Road
Westlake, OH 44145

Re: PPZ2024-0258 Providence Square (34173 Center Ridge Road)

To Whom It May Concern:

Your Planning Commission application to install an accessory storage building and dumpster enclosure at the above referenced address has been administratively approved.

This administrative approval does not constitute approval of building permits or waive any requirements of the Building Division. Please contact the Building Division for plan approval and permit for these structures.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Division. Plans shall be collated, folded and easily legible.
- **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- **Variances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

34173 CENTER RIDGE RD
Location address
07-00-016-112-043 (45)
Parcel number
B-3
Current zoning
Storage Building
Proposed project

APPLICANT/AGENT INFORMATION

Valora Properties - Provision Square LLC.
Name/Company
23550 CENTER RIDGE RD
Applicant address
216-789-2005
Applicant phone
Office@VALORA-BUILDINGS.COM
Applicant email

PROPERTY OWNER INFORMATION

Provision Sq. LLC - Anthony M. Valora
Name/Company
23550 CENTER RIDGE RD
Property owner address
216-789-2005
Property owner phone
Office@VALORA-BUILDINGS.COM
Property owner email

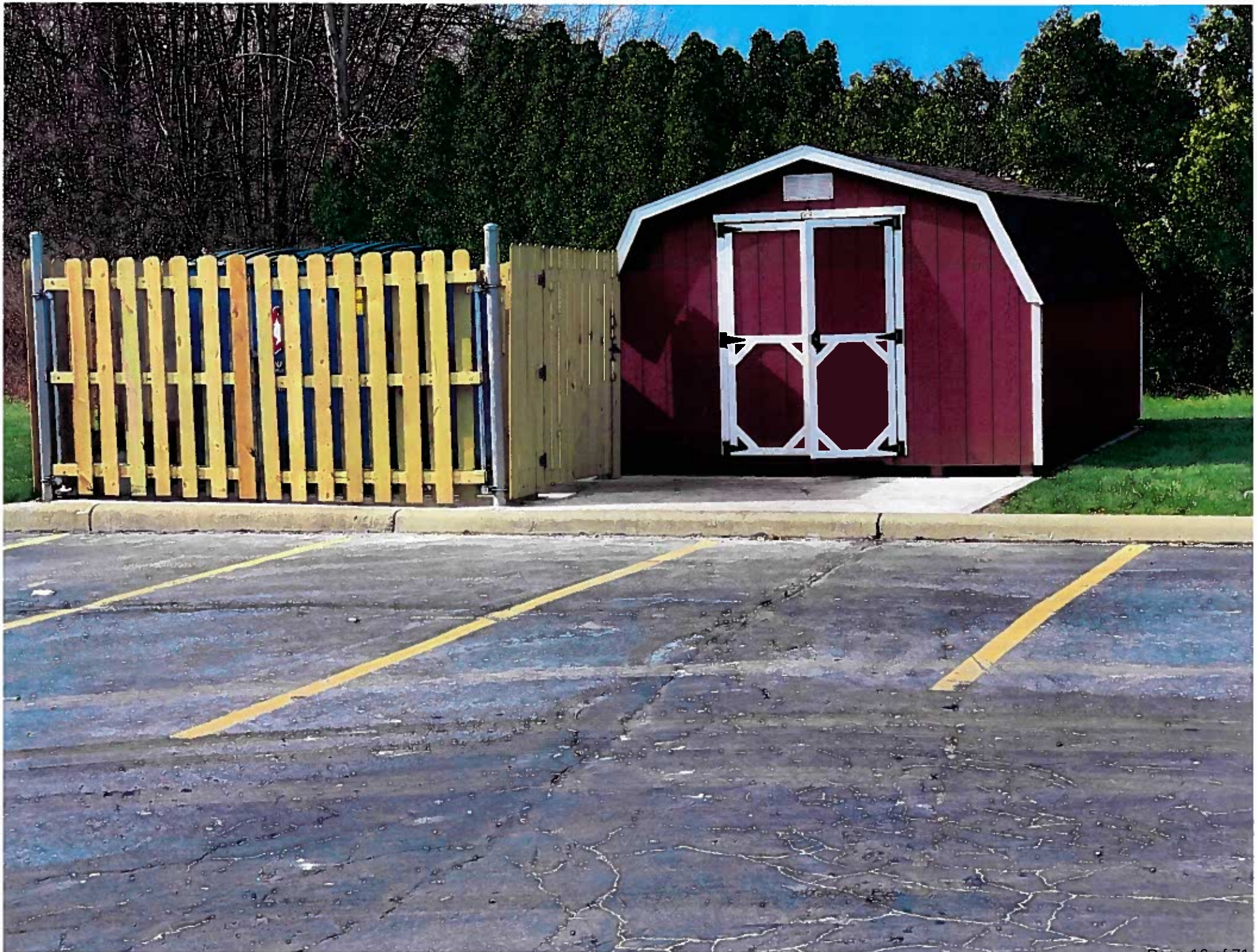
AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No. PPZ-0258	Date Received APR 4 2024	ACTION approved 4/4/24 KJ
	Planning Fee Paid 150.00 #5985	Engineering Fee Paid	



Providence Square: Dry Storage Out Building

34173 Center Ridge Road North Ridgeville, OH 44039

johnwilson, architect llc

291 CORNING DRIVE BRATENAHL, OHIO 44108 (216) 308-0634 EMAIL: johnew@roadrunner.com

Valore Builders

23550 Center Ridge Road, Suite #101 Westlake, Ohio 44145 (440) 331-1900

DRAWING INDEX

- A-1 COVER SHEET / LOCATION PLAN
A-2 DRY STORAGE BUILDING PLAN & ELEV.

MATERIAL DESIGN STRESSES:

ALL LUMBER USED FOR FRAMING SHALL BE OF THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES:

FRAMING MEMBERS	Fb	Fv	Fc	E
WOOD BEAMS & HEADERS	875	95	1300	1,600,000
WOOD JOISTS	875/1000	70	1100	1,400,000
WD. STUDS & MISC. FR.	675	70	675	1,200,000
GLULAM BEAMS	2400	200	650	1,800,000
MICROLAM BEAMS	2800	285	500	1,900,000

Fb = 1000 FOR REPETITIVE MEMBER USE

DESIGN LOADS:

FLOOR LIVE LOAD:	40 PSF
ROOF LIVE LOAD:	20 PSF
ROOF SNOW LOAD:	25 PSF
WIND LOAD:	17 PSF

NOTE: ROOF TRUSS DESIGN BY TRUSS MANUFACTURER TO CONFORM TO ALL MIN. DESIGN LOAD REQUIREMENTS

LIABILITY INSURANCE:

• THE CONTRACTOR SHALL CARRY FOR THIS PROJECT CONTRACTORS PUBLIC LIABILITY INSURANCE (INCLUDING PRODUCT AND COMPLETED OPERATIONS) IN THE AMOUNT OF NOT LESS THAN \$1,000,000.00 PER OCCURRENCE OF BODILY INJURY AND THE SAME AMOUNT FOR PROPERTY DAMAGE.

CONSTRUCTION DEBRIS:

• THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DIRT AND DEBRIS FROM THE EXCAVATION, DEMOLITION, AND CONSTRUCTION AS REQUIRED.

ENGINEERING:

• THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY TYPE OF ENGINEERING THAT MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROPOSED WORK. SHOULD ANY TYPE OF ENGINEERING BE REQUIRED, SUCH AS STRUCTURAL, MECHANICAL, ELECTRICAL, SITE, ETC., THE ARCHITECT SHALL BE NOTIFIED TO COORDINATE THESE SERVICES. THE OWNER SHALL ASSUME ALL RESPONSIBILITY FOR PAYMENT OF SUCH PROFESSIONAL SERVICES.

DOCUMENT OWNERSHIP:

• ALL DRAWINGS AND SPECIFICATIONS PREPARED AS PART OF THIS COMMISSION ARE THE PROPERTY OF JOHN E. WILSON, ARCHITECT, LLC, AND WILL NOT BE TRANSFERRED OR USED ON ANY OTHER PROJECT WITHOUT WRITTEN AGREEMENT.

GENERAL REQUIREMENTS:

• WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
(1) PACKAGE CONTAINING BOTH SPECIFICATIONS AND DRAWINGS.
(2) APPLICABLE STATE AND LOCAL BUILDING CODES AND THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE WORK.

INTENT OF CONTRACT DOCUMENTS:

• THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR.

WORKMANSHIP:

• ALL WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND ACCEPTABLE BUILDING STANDARDS. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES.

ON-SITE VERIFICATION:

• THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING THE WORK. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

COORDINATION OF THE WORK:

• THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK AND THE METHODS OF CONSTRUCTION.

INTERPRETATION OF CONTRACT DOCUMENTS:

• SHOULD DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM, THE DRAWINGS OR SPECIFICATIONS BE FOUND, OR INQUIRIES RELATIVE TO THE MEANING OR INTENT OF THE CONTRACT DOCUMENTS ARISE, THEY SHALL BE SUBMITTED TO THE ARCHITECT AND WILL BE ANSWERED BY ADDENDA. SUCH INSTRUCTIONS AND OTHER ADDENDA ISSUED PRIOR TO THE DATE OF THE SIGNING OF THE AGREEMENT WILL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND BE BINDING TO THE CONTRACTOR.

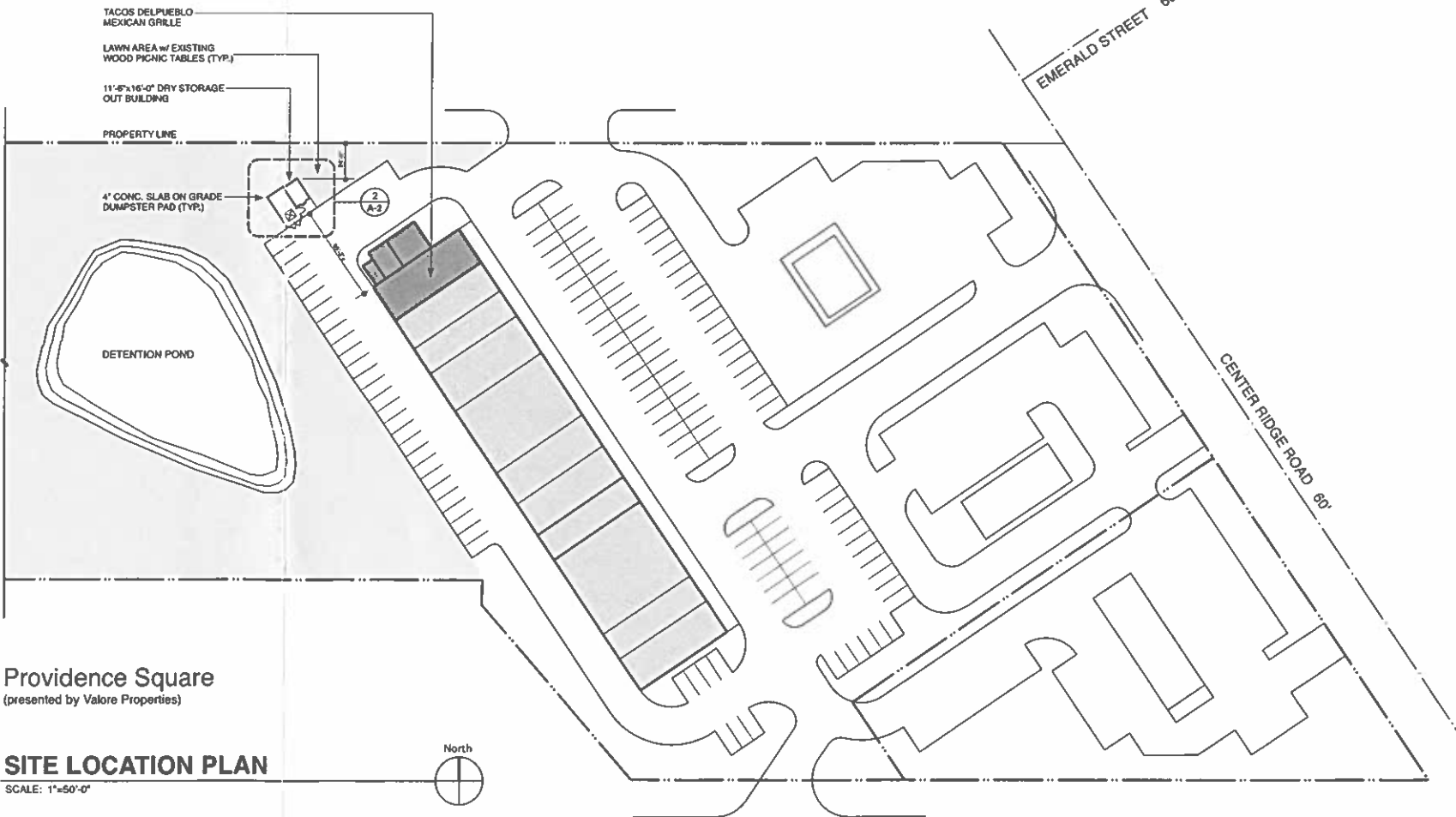
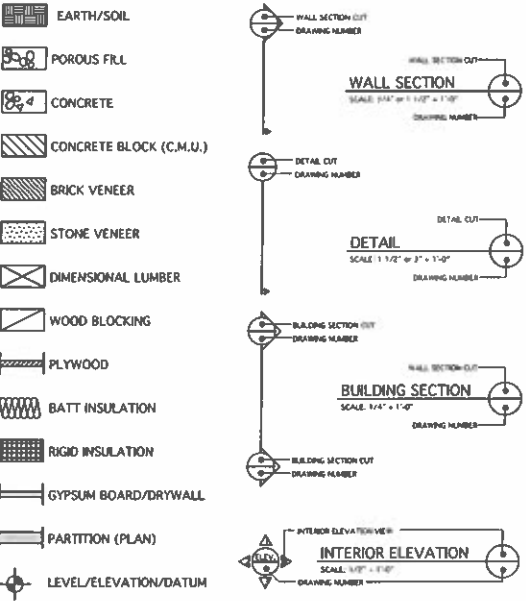
MANUFACTURER'S PRODUCTS AND FABRICATIONS:

• ALL MANUFACTURER'S AND FABRICATOR'S PRINTED WARNINGS FOR HANDLING OF HIS PRODUCTS MUST BE STRICTLY OBSERVED, ALSO AS PER LOCAL CODES AND REQUIREMENTS.
• ALL PRODUCTS AND MATERIALS MUST BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS OR THE SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS, NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

GUARANTEE:

• CONTRACTOR SHALL GUARANTEE THAT ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF ALL WORK AND THAT ALL DEFECTS ARISING WITHIN THIS PERIOD OF TIME SHALL BE CORRECTED, REPAIRED OR REPLACED WITHIN 30 DAYS OF NOTIFICATION OF SUCH DEFECTS BY OWNER OR ARCHITECT.

KEY TO SYMBOLS



Cover Sheet / Site Location Plan

Tacos del Pueblo Mexican Grille
34173 Center Ridge Road North Ridgeville, OH 44039

DATE 03-11-2024

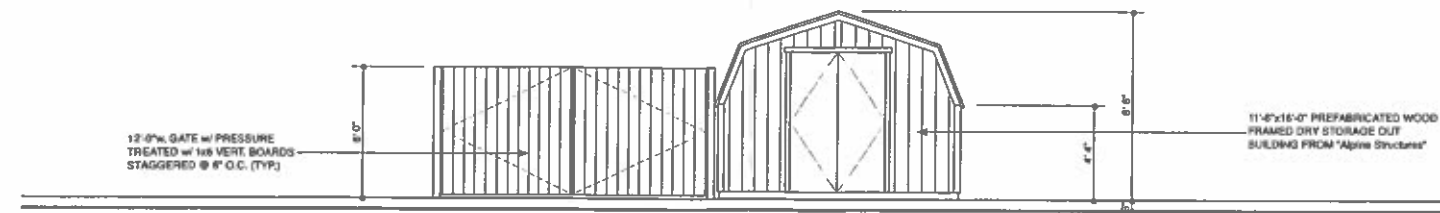
DRAWING NUMBER

A-1

johnwilson, architect LLC
291 Corning Drive Bratenahl, OH 44108 216-308-0634



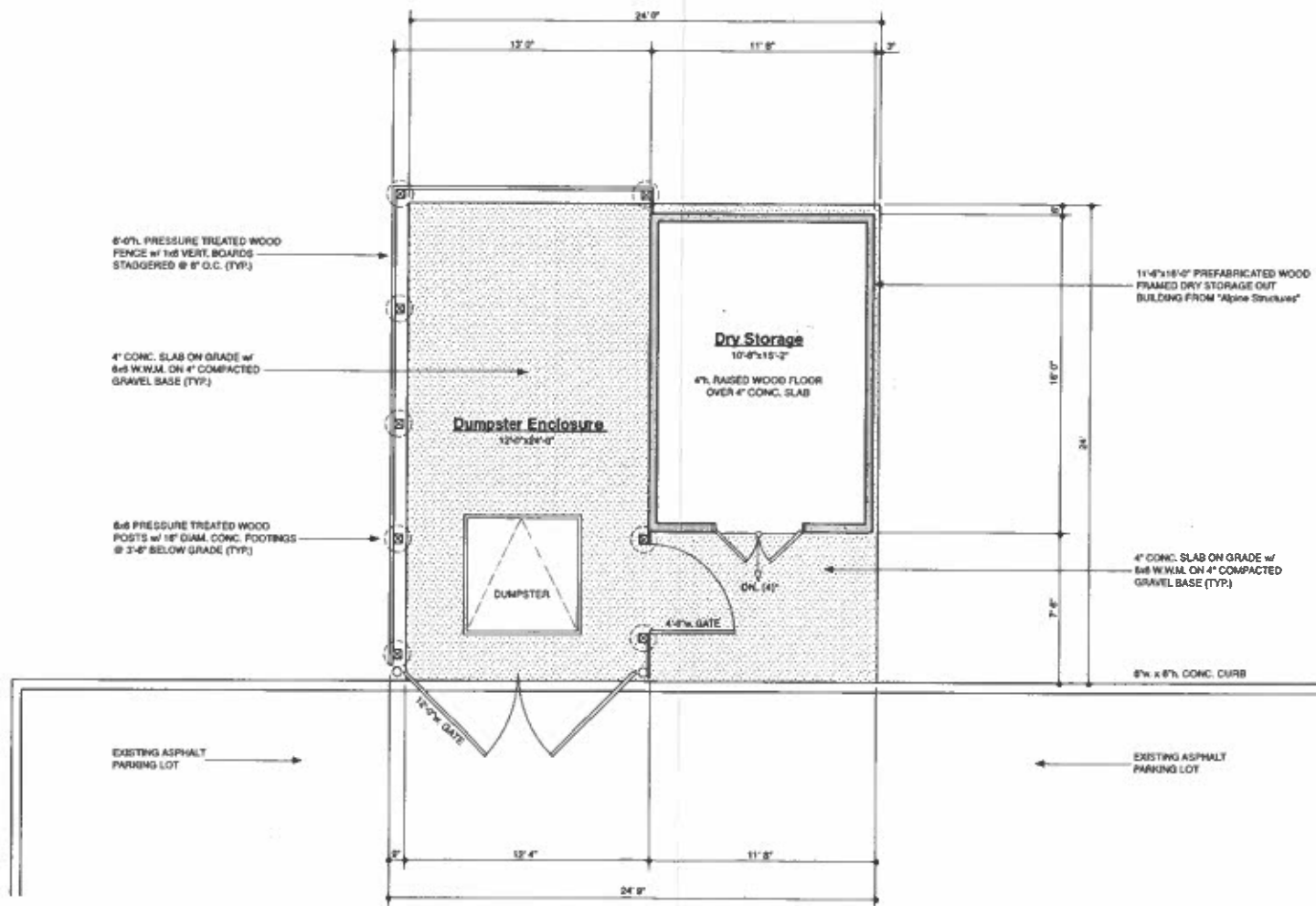
REV.	DATE	DESCRIPTION



FRONT ELEVATION

SCALE: 1/4"=1'-0"

1
A-2



FLOOR PLAN

SCALE: 1/4"=1'-0"

2
A-2

johnwilson, architect LLC
291 Coming Drive Bratenahl, OH 44108 215-308-0634



REV.	DATE	DESCRIPTION

Dry Storage Out Building
SCALE: 1/4"=1'-0"

Tacos del Pueblo Mexican Grille
34173 Center Ridge Road North Ridgeville, OH 44039

CONSTRUCTION NUMBER
DATE 03-11-2024

DRAWING NUMBER

A-2



April 22, 2024

Kevin Crow
Harvest Ridge Church
35600 Lorain Road
North Ridgeville, OH 44039

Re: PPZ2024-0264 Harvest Ridge Church (35600 Lorain Road)

Dear Pastor Crow:

Your Amendment Application to install 30 additional parking spaces at the above referenced address has been administratively approved.

This administrative approval does not provide authorization to initiate any construction work. Any construction activities or site work must be approved and permitted by the Building and/or Engineering Divisions prior to performance.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development

Application for Plan Amendment



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Reviews for amendments to previously approved plans will be carried out in accordance with Chapter 1243.07 of the City's Zoning Code. To be considered as an amendment, the changes must comply with all requirements of the Zoning Code. Applicants are encouraged to discuss proposed changes with city staff before submitting this application.

- **Changes to Administrative Review Plan.** Where a development plan was originally approved via Administrative Review, amendments may be approved administratively using this application.
- **Changes to Council Review Plan.** Where a development plan was originally approved via Council Review, minor changes that do not alter the basic design and character of the plan or any condition of approval may be approved administratively using this application. Major changes to any development plan must be submitted as a new Planning Commission application.
- **Application Submittal.** Applicants shall submit this completed application, \$50 fee and three (3) sets of all necessary exhibits. All submissions shall be made in hard copy to the Building Department.
- **Staff Review.** Applicants may be required to attend a staff review meeting depending on the nature of the changes proposed.

PROJECT INFORMATION

Harvest Ridge Church

Business/Project name

35600 Lorain Road

Location address

Parcel number

0700024101109

add parking along back driveway

Description of proposed changes

APPLICANT/AGENT INFORMATION

Harvest Ridge Church

Name/Company

35600 Lorain Road

Applicant address

440-327-0024

Applicant phone

kcrow@harvestridge.net

Applicant email

PROPERTY OWNER INFORMATION

HarvestRidgeChurch

Name/Company

35600 Lorain Road

Property owner address

440-327-0024

Property owner phone

kcrow@harvestridge.net

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT


Applicant signature

 - Pastor
Property owner signature

I hereby authorize the City of North Ridgeville to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

approved 4/22/24 KJ

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
	PP22024-0264	APR 18 2024	\$50.00	# 31761

Eng. Rec 144065 - \$1125.00



April 25, 2024

Mike Sheets
Bright Covers
3453 West 10th Street
Cleveland, OH 44111

Re: PPZ2024-0266 VFW Post 9871 (6805 Lear Nagle Road)

Dear Mr. Sheets:

Your Amendment Application to install an aluminum awning over the existing patio at the above referenced address has been administratively approved.

This administrative approval does not provide authorization to initiate any construction work. Any construction activities or site work must be approved and permitted by the Building and/or Engineering Divisions prior to performance.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development

Application for Plan Amendment



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Reviews for amendments to previously approved plans will be carried out in accordance with Chapter 1243.07 of the City's Zoning Code. To be considered as an amendment, the changes must comply with all requirements of the Zoning Code. Applicants are encouraged to discuss proposed changes with city staff before submitting this application.

- **Changes to Administrative Review Plan.** Where a development plan was originally approved via Administrative Review, amendments may be approved administratively using this application.
- **Changes to Council Review Plan.** Where a development plan was originally approved via Council Review, minor changes that do not alter the basic design and character of the plan or any condition of approval may be approved administratively using this application. Major changes to any development plan must be submitted as a new Planning Commission application.
- **Application Submittal.** Applicants shall submit this completed application, \$50 fee and three (3) sets of all necessary exhibits. All submissions shall be made in hard copy to the Building Department.
- **Staff Review.** Applicants may be required to attend a staff review meeting depending on the nature of the changes proposed.

PROJECT INFORMATION

VFW Post 971

Business/Project name

6805 Lear Nagle Rd

Location address

0700004104009

Parcel number

Aluminum awning over existing patio.

Description of proposed changes

APPLICANT/AGENT INFORMATION

Mike Sheets/BrightCovers

Name/Company

3453 W 140th St. Cleveland, OH, 44111

Applicant address

440-855-1535

Applicant phone

Permits@brightcovers.com

Applicant email

PROPERTY OWNER INFORMATION

Ronald McGregor/VFW Post

Name/Company

6805 Lear Nagle Rd

Property owner address

440-327-4088

Property owner phone

vfwpost9871@NEOhio.twcbc.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

M. Sheets
Applicant signature

Ronald W. McGregor
Property owner signature

I hereby authorize the City of North Ridgeville to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

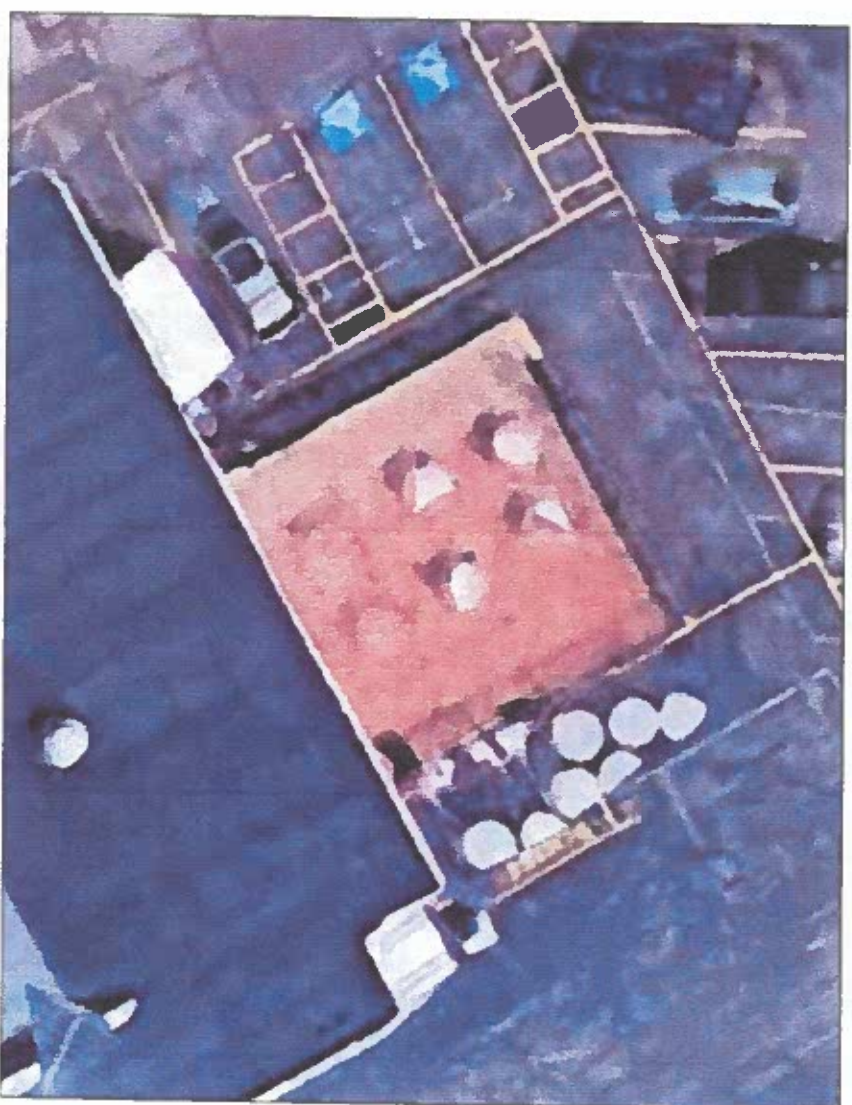
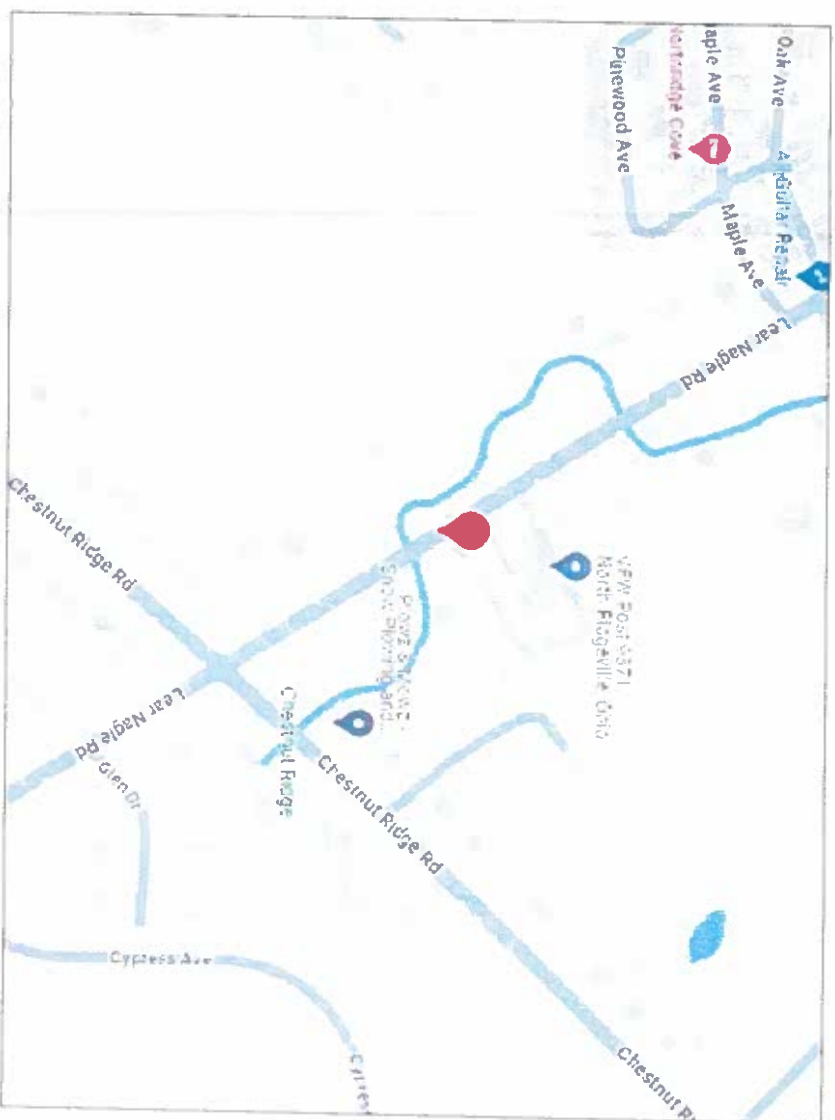
Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
	PPZ 2024-266	APR 24 2024	\$0.00	VISA

CITY OF NORTH RIDGEVILLE

(440) 353-0819 nridgeville.org

BC006-0922

approved
4/25/24

**PROPOSED LOCATION**

VICINITY MAP

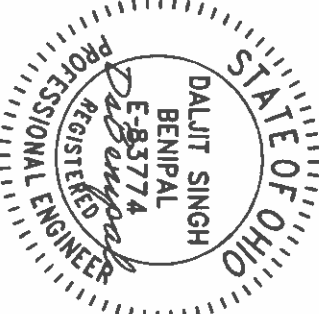
DRAWING INDEX	
<u>SHEET #</u>	<u>SHEET TITLE</u>
1	COVER SHEET
2	SITE PLAN
3	CONSTRUCTION PLAN
4	SECTION PLAN
5A	FREE STANDING ATTACHMENT DETAILS
5B	BEAM ATTACHMENT DETAILS
5C	DROP DOWN ATTACHMENT DETAILS
5D	PANEL, RAFTERS & GUTTER DETAILS
6	SNOW LOAD TABLES

VF-W
BRIGHTCOVERS ADDITION

approved KJ
4/25/24



EXAMPLE ONLY

TRANSILUCENT	
	
3453 West 140th Street Cleveland, OH 44111 (855) 412-7444 www.BrightCovers.com permits@BrightCovers.com	
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NOTES: 1. ALL DIMENSIONS SHALL BE FIELD VERIFIED. (UNLESS WHERE REFERENCE (REF.) IS SHOWN) 2. PARTS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING: - 2019 OHIO RESIDENTIAL CODE (ORC) - 2017 OHIO BUILDING CODE (OBC) - 2020 AA ALUMINUM DESIGN MANUAL (ADM) - 2017 AA ALUMINUM STANDARDS AND DATA 3. STRUCTURAL LOADS IN ACCORDANCE WITH THE FOLLOWING: - ASCE 7-16 (MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES), REF. ATTACHED LOAD TABLES.	
CUSTOMER:	VFW 6805 LEAR NAGLE ROAD NORTH RIDGEVILLE, OH 44039 LORAIN COUNTY PARCEL# 0700004.104009
DESCRIPTION:	28' WIDTH X 30' LENGTH FREESTANDING DROP DOWN TO SLAB COLORS - TBD
JOB #:	2024/MAY/VFW
PIN:	28X30.4F.X24-45J.X24-4FJ.X24-4FJ.G42
DRAWN BY:	SL DATE: 03/26/24
NO.	SUBMISSIONS DATE
	ISSUE FOR PERMIT XX/XX/XX
TITLE:	COVER SHEET
SHEET: 1	REV: 0

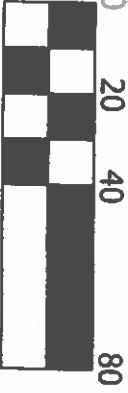
For Canopy over
Existing Slab

APR 03 2024

PROPOSED 840 sq ft
BRIGHTCOVERS®
ADDITION

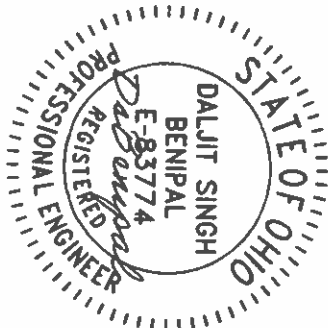
approved KJ
4/25/24

SITE PLAN
SCALE: 1" = 40'



3453 West 140th Street
Cleveland, OH 44111
(855) 412-7444
www.BrightCovers.com
permits@BrightCovers.com

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NOTES:

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED
(UNLESS WHERE REFERENCE (REF.) IS SHOWN)
2. PARTS DESIGNED AND INSTALLED IN ACCORDANCE WITH
THE FOLLOWING:
- 2019 OHIO RESIDENTIAL CODE (ORC)
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- 2020 AA ALUMINUM DESIGN MANUAL (ADM)
- 2017 AA ALUMINUM STANDARDS AND DATA.
3. STRUCTURAL LOADS IN ACCORDANCE WITH
THE FOLLOWING:
- ASCE 7-16 (MINIMUM DESIGN LOADS FOR BUILDINGS
AND OTHER STRUCTURES); REF. ATTACHED LOAD TABLES

CUSTOMER:

VFW
6805 LEAR NAGLE ROAD
NORTH RIDGEVILLE, OH 44039
LORAIN COUNTY
PARCEL# 0700004104009

DESCRIPTION:

28' WIDTH X 30' LENGTH
FREESTANDING DROP DOWN TO SLAB
COLORS - TBD

JOB #: 2024/NAV/VFW

PIN: 28X30.4F.X24-4F2.X24-4F2.X24-4F2.G42

DRAWN BY: SL DATE: 03/26/24

NO.	SUBMISSIONS	DATE
1	ISSUE FOR PERMIT	XX/XX/XX

TITLE:

SITE PLAN

SHEET: 2 REV: 0

LEXAN™ THERMOCLEAR™ 15

POLYCARBONATE SHEET

PRODUCT DATASHEET

DESCRIPTION

LEXAN™ THERMOCLEAR™ 15 sheet grades are members of the LEXAN THERMOCLEAR sheet range of high quality, multi-wall polycarbonate glazing sheets extruded from LEXAN resin. The complete range offers remarkable impact strength, high light transmission, light weight, long term weather resistance and, due to the multi-wall construction, outstanding thermal insulation properties and is available with 1 or 2 sides UV protection. LEXAN THERMOCLEAR 15 sheet grades are available in colors: Clear, Opal White, Bronze, Solar Control IR Green and Metallic.

TYPICAL PROPERTY VALUES♦

GRADE 1UV / 2UV / 1UV1DG COLOR	GAUGE IN/MM	Weight lb/ft ² kg/m ²	SOUND RED. VALUE † (DB)	U-Value‡ BTU/hr ft ² °F W/m ² K	Impact Test¶ Gardner	LT* D65 %LT	DST* %DST	TST* %TST	SHGC *	LSGR *	SC*
LC1526/LT1526/LTD2R6											
Clear	0.236 / 6	0.266 / 1.3	17	0.627 / 3.56	>72	82	76	82	0.82	1.00	0.94
White	0.236 / 6	0.266 / 1.3	17	0.627 / 3.56	>72	20	31	35	0.35	0.57	0.40
Opal	0.236 / 6	0.266 / 1.3	17	0.627 / 3.56	>72	40	49	53	0.53	0.75	0.61
Bronze	0.236 / 6	0.266 / 1.3	17	0.627 / 3.56	>72	52	54	62	0.62	0.84	0.71
IR-Green	0.236 / 6	0.266 / 1.3	17	0.627 / 3.56	>72	66	47	60	0.60	1.10	0.69
Metallic	0.236 / 6	0.266 / 1.3	17	0.627 / 3.56	>72	16	15	34	0.34	0.47	0.39
Softlite	0.236 / 6	0.266 / 1.3	17	0.627 / 3.56	>72	79	73	77	0.77	1.03	0.89
LC1528/LT1528/LTD2R8											
Clear	0.315 / 8	0.348 / 1.7	18	0.574 / 3.26	>72	81	77	82	0.82	0.99	0.94
White	0.315 / 8	0.348 / 1.7	18	0.574 / 3.26	>72	27	33	37	0.37	0.73	0.43
Opal	0.315 / 8	0.348 / 1.7	18	0.574 / 3.26	>72	47	52	55	0.55	0.85	0.63
Bronze	0.315 / 8	0.348 / 1.7	18	0.574 / 3.26	>72	50	43	59	0.59	0.64	0.68
IR-Green	0.315 / 8	0.348 / 1.7	18	0.574 / 3.26	>72	65	47	61	0.61	1.07	0.70
Metallic	0.315 / 8	0.348 / 1.7	18	0.574 / 3.26	>72	17	17	31	0.31	0.35	0.36
Softlite	0.315 / 8	0.348 / 1.7	18	0.574 / 3.26	>72	79	73	77	0.77	1.03	0.89
LC1538/LT1538/LTD3T8											
Clear	0.315 / 8	0.348 / 1.7	18	0.514 / 2.92	>72	73		75	0.75	0.97	0.86
White	0.315 / 8	0.348 / 1.7	18	0.514 / 2.92	>72	20					
Opal	0.315 / 8	0.348 / 1.7	18	0.514 / 2.92	>72	40					
Bronze	0.315 / 8	0.348 / 1.7	18	0.514 / 2.92	>72	50					
IR-Green	0.315 / 8	0.348 / 1.7	18	0.514 / 2.92	>72	66					
Metallic	0.315 / 8	0.348 / 1.7	18	0.514 / 2.92	>72	16					
Softlite											
LC15210/LT15210/LTD2R10											
Clear	0.394 / 10	0.409 / 2.0	19	0.532 / 3.02	>72	81	76	80	0.80	1.01	0.92
White	0.394 / 10	0.409 / 2.0	19	0.532 / 3.02	>72	20	39	43	0.43	0.46	0.50
Opal	0.394 / 10	0.409 / 2.0	19	0.532 / 3.02	>72	40	56	59	0.59	0.68	0.68
Bronze	0.394 / 10	0.409 / 2.0	19	0.532 / 3.02	>72	50	44	55	0.55	0.64	0.63
IR-Green	0.394 / 10	0.409 / 2.0	19	0.532 / 3.02	>72	65	45	60	0.60	1.08	0.69
Metallic	0.394 / 10	0.409 / 2.0	19	0.532 / 3.02	>72	16	15	29	0.29	0.55	0.33
Softlite											
LC15310/LT15310/LTD3T10											
Clear	0.394 / 10	0.409 / 2.0	21	0.472 / 2.68	>72	74		78	0.78	0.95	0.85
White	0.394 / 10	0.409 / 2.0	21	0.472 / 2.68	>72	20					
Opal	0.394 / 10	0.409 / 2.0	21	0.472 / 2.68	>72	40					
Bronze	0.394 / 10	0.409 / 2.0	21	0.472 / 2.68	>72	50					
IR-Green	0.394 / 10	0.409 / 2.0	21	0.472 / 2.68	>72	65					
Metallic	0.394 / 10	0.409 / 2.0	21	0.472 / 2.68	>72	16	15	29	0.29	0.55	0.33
Softlite											

TYPICAL PROPERTY VALUES♦ (Continued)

GRADE 1UV / 2UV / 1UV1DG COLOR	GAUGE IN/MM	Weight lb/ft² kg/m²	SOUND RED. VALUE † (DB)	U-Value‡ BTU/hr ft²°F W/m²K	Impact Test¶ Gardner	LT* D65 %LT	DST* %DST	TST* %TST	SHGC #	LSGR#	SC#
LC15316/LT15316/LTD3T16											
Clear	0.63 / 16	0.573 / 2.8	21	0.399 / 2.27	>72	74	70	78	0.78	0.95	0.90
White	0.63 / 16	0.573 / 2.8	21	0.399 / 2.27	>72	20	40	45	0.45	0.44	0.52
Opal	0.63 / 16	0.573 / 2.8	21	0.399 / 2.27	>72	40	55	59	0.59	0.68	0.68
Bronze	0.63 / 16	0.573 / 2.8	21	0.399 / 2.27	>72	52	38	53	0.53	0.60	0.61
IR-Green	0.63 / 16	0.573 / 2.8	21	0.399 / 2.27	>72	55	36	52	0.52	1.06	0.60
Metallic	0.63 / 16	0.573 / 2.8	21	0.399 / 2.27	>72	16	15	22	0.22	0.73	0.26
Softlite	0.63 / 16	0.573 / 2.8	21	0.399 / 2.27	>72	72	67	73	0.73	0.99	0.84
LC15320/LT15320											
Clear	0.787 / 20	0.614 / 3.0	22	0.366 / 2.08	>72	70	66	70	0.70	1.00	0.80
White	0.787 / 20	0.614 / 3.0	22	0.366 / 2.08	>72	20					
Opal	0.787 / 20	0.614 / 3.0	22	0.366 / 2.08	>72	40					
Bronze	0.787 / 20	0.614 / 3.0	22	0.366 / 2.08	>72	52					
IR-Green	0.787 / 20	0.614 / 3.0	22	0.366 / 2.08	>72	65					
Metallic	0.787 / 20	0.614 / 3.0	22	0.366 / 2.08	>72	16					
Softlite	0.787 / 20	0.614 / 3.0	22	0.366 / 2.08	>72	68	64				
LC15325/LT15325											
Clear	0.987 / 25	0.655 / 3.2	23	0.338 / 1.92	>72	70	66	69	0.69	1.01	0.79
White	0.987 / 25	0.655 / 3.2	23	0.338 / 1.92	>72	27					
Opal	0.987 / 25	0.655 / 3.2	23	0.338 / 1.92	>72	47					
Bronze	0.987 / 25	0.655 / 3.2	23	0.338 / 1.92	>72	50					
IR-Green	0.987 / 25	0.655 / 3.2	23	0.338 / 1.92	>72	65					
Metallic	0.987 / 25	0.655 / 3.2	23	0.338 / 1.92	>72	17					
Softlite	0.987 / 25	0.655 / 3.2	23	0.338 / 1.92	>72	68	64	67	0.67	1.01	0.77

♦ These property values have been derived from LEXAN™ resin data for the material used to produce this sheet product.

† Sound reduction value based on SABIC calculated values according DIN 52210-75

‡ U-values based on SABIC calculated values according ISO 10077 (EN673)

§ Impact test using Gardner Impact method ASTM D4226, D5420, D5628, A2LA Accredited.

* LT (Light Transmission) and TST (Total Solar Transmission) measurements according ISO 9050 (EN 410) on 600x600 mm samples.

TST (Total Solar Transmission) divided by 100 equals Solar Heat Gain Coefficient (SHGC) or g-value.

™ Trademarks of SABIC.

Color number reference table:

COLOR	COLOR NUMBER
Clear	112
Opal (40%LT)	825074
White (20%LT)	825075
Bronze	5109
IR-Green	GN8B038T
Metallic	GY6A744M
Softlite	SOFTL

DEFINITIONS

SOLAR TRANSMISSION

Transparent grades of LEXAN THERMOCLEAR have excellent light transmission. Although LEXAN THERMOCLEAR has less solar transmission versus traditional glass, we advise for buildings in hot climates or facing south, LEXAN THERMOCLEAR in IR version (absorbing infra-red) which will reduce the solar transmission substantially up to 70%.

UV RESISTANCE

Despite transmitting visible light very well, LEXAN THERMOCLEAR 15 sheet is almost opaque to radiation in the UV and far infra-red region. This useful shielding property can prevent discoloration of sensitive materials such as fabrics or other organic materials placed under or behind LEXAN THERMOCLEAR 15 sheet glazing in, for example, a factory warehouse, museum or shopping center. The complete LEXAN THERMOCLEAR 15 sheet range features a proprietary two sides surface treatment designed to protect the sheet against the degrading effects of ultra-violet radiation in natural sunlight. It has excellent resistance to outdoor weathering.

WARRANTY

SABIC offers a Fifteen (15) Year Limited Written Warranty on LEXAN THERMOCLEAR 15 sheet covering discoloration, loss of light transmission and loss of strength due to weathering. For detailed information, please contact your local SABIC Service Center or authorized distributor.

THERMAL INSULATION

The multi-wall structure of LEXAN THERMOCLEAR 15 sheet offers significant advantages where thermal insulation is a major consideration. The hollow form provides excellent insulation characteristics with heat losses significantly lower than mono-walls glazing materials.

FIRE TEST PERFORMANCE

LEXAN THERMOCLEAR 15 sheet has good fire behavior characteristics, with a CC1 and Class A rating according to ASTM D635 and E84 testing respectively. More detailed information is available from your local SABIC service Center or authorized distributor.

SOUND INSULATION

The sound insulation characteristics of a material are largely pre-determined by its stiffness, mass and physical construction. According to DIN 5210-75, the maximum obtainable sound is 21dB.

IMPACT STRENGTH

LEXAN THERMOCLEAR 15 sheet has outstanding impact performance over a wide temperature range, -40°F to 248°F, (-40°C to 120°C) and also after prolonged outdoor exposure.

HAIL RESISTANCE

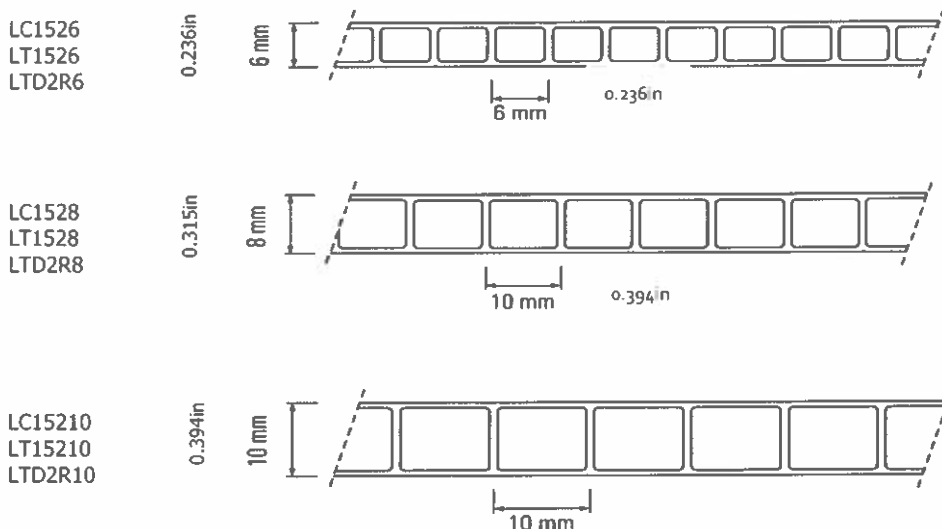
As roofing material LEXAN THERMOCLEAR 15 sheet is subjected to the extremes of weather; like storms, hail, wind, snowfall and ice formation. Under these conditions, the product is virtually unbreakable and is able to accommodate the subsequent temperature change to sunny conditions without breaking or buckling. It should be noted that when glass and acrylic are tested their failure characteristics are typical brittle, whilst LEXAN THERMOCLEAR 15 sheet shows a ductile deformation one, e.g. small indentations. SABIC offers a Fifteen Year (15) Limited Written Warranty on LEXAN THERMOCLEAR 15 sheet covering loss of strength or impact due to weathering.

INNER SURFACE: ANTI-DRIP

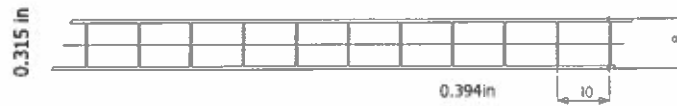
In addition to the standard UV-grade-color combinations we have other optional sheet configurations available in LEXAN THERMOCLEAR 15 sheet. A unique inside surface treatment was developed to give specific added-value properties to the sheet.

LEXAN THERMOCLEAR 15 Driggard sheet is suitable for any roof glazing application in which water droplets are unacceptable, such as commercial greenhouses where they could cause crop spoilage. This innovative product has UV protection on the outer surface and a specially developed hydrophilic coating on the inner surface. This coating reduces the formation of condensation droplets by increasing the surface tension of the sheet and decreasing the contact angle. As a consequence, a thin mist of water will form on the inner surface of the sheet, which will not drip and will not affect the excellent light transmission of the material.

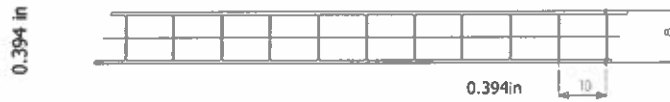
STRUCTURES AND NOMENCLATURES



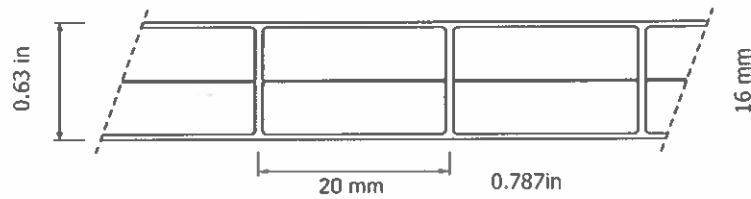
LC1538
LT1538
LTD3T8



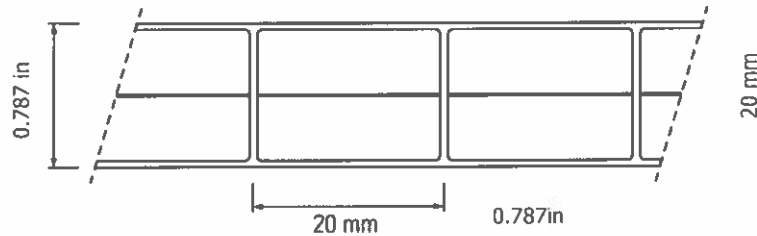
LC15310
LT15310
LTD3T10



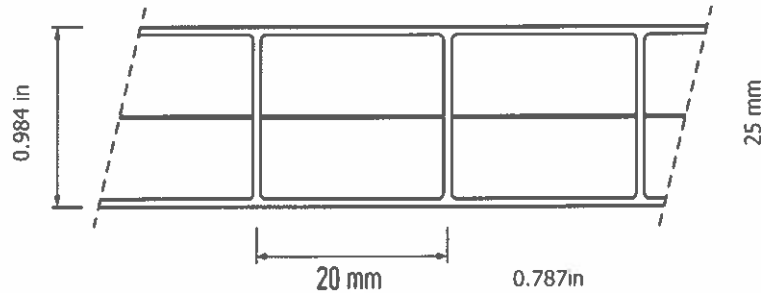
LC15316
LT15316
LTD3T16



LC15320
LT15320
LTD3T20



LC15325
LT15325
LTD3T25



TOLERANCES ON DIMENSIONS

GAUGE/WEIGHT	STRUCTURE	WEIGHT	GAUGE	WIDTH	LENGTH < 20FT/6M	LENGTH > 20FT/6M
0.177in 0.205lb/ft ²	2RS	+/- 1%	+/-7%	+/-0.5%	+0.472in	+1.81in
4.5mm 1.0 kg/m ²					+12mm	+30mm
0.236in 0.266 lb/ft ²	2RS	+/- 1%	+/-5%	+/-0.5%	+0.472in	+1.81in
6.0mm 1.3 kg/m ²					+12mm	+30mm
0.315in 0.348 lb/ft ²	2RS/3TS	+/- 1%	+/-5%	+/-0.5%	+0.472in	+1.81in
8.0mm 1.7 kg/m ²					+12mm	+30mm
0.394in 0.409 lb/ft ²	2RS/3TS	+/- 1%	+/-5%	+/-0.5%	+0.472in	+1.81in
16.0mm 2.0 kg/m ²					+12mm	+30mm
0.63in 0.573 lb/ft ²	3TS	+/- 2%	+/-3%	+/-0.5%	+0.472in	+1.81in
16.0mm 2.8 kg/m ²					+12mm	+30mm
0.787in 0.614 lb/ft ²	3TS	+/- 2%	+/-3%	+/-0.5%	+0.472in	+1.81in
20.0mm 3.0 kg/m ²					+12mm	+30mm
0.984in 0.655 lb/ft ²	3TS	+/- 2%	+/-3%	+/-0.5%	+0.472in	+1.81in
25.0mm 3.2 kg/m ²					+12mm	+30mm

GENERAL GUIDELINES

STORAGE

LEXAN THERMOCLEAR 15 sheet should be stored and protected against atmospheric influences like sun, rain, etc. Care should be exercised when handling and transporting LEXAN THERMOCLEAR 15 sheet in order to prevent scratches on the panel surface and damage to the panel edges.

CLEANING

SABIC recommends the following cleaning agent SUMALIGHT D12 from Johnson Diversey Lever (check Technical manual for further details). Small surfaces can be cleaned with lukewarm water, using a soft sponge and a solution of mild soap. Do not use any corrosive materials or chemicals to clean LEXAN THERMOCLEAR 15 sheet s. Using any other cleaning agents than the recommended one must have the prior approval of SABIC in order to validate the LEXAN THERMOCLEAR 15 sheet warranty.

CHEMICAL RESISTANCE

Neoprene, EPT or EPDM rubbers with an approximate Shore Hardness of A65 are recommended. When using glazing compounds it is essential that the sealant system accepts a certain amount of movement to allow for thermal expansion, without loss of adhesion to the frame or sheet. Silicone sealants are generally recommended for use with LEXAN THERMOCLEAR 15 sheet. It is strongly advised when using sealing to check compatibility before use.

SAWING

LEXAN THERMOCLEAR 15 sheet can be cut easily and accurately with standard workshop equipment. This includes common circular, hand and hacksaws. Saw dust should be blown out of the channels using clean compressed air. Circular saw blade should be fine-toothed panel blades. When hand or power hacksaws are used, the sheet should be clamped to the worktable to avoid undesirable vibration.

THERMAL EXPANSION ALLOWANCE

Since LEXAN THERMOCLEAR 15 sheet has a greater linear thermal expansion coefficient than that of traditional glazing materials, care should be taken to allow for free expansion of the sheet to prevent bowing and internal thermal stress. Thermal expansion allowance must be made for both the length and width of the LEXAN THERMOCLEAR 15 sheet. In general, thermal expansion of the sheet is approximately 0.036in per linear foot or 3mm per linear meter.

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www.sabic.com/sfs





May 1, 2024

Matt Rotheram
Rotheram Enterprises LLC
36599 Stockport Mill Drive
North Ridgeville, OH 44039

Re: New Business at 35423 Center Ridge Road (Pulp Juice and Smoothie Bar)

Dear Mr. Rotheram,

The zoning certificate for your new business has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 490-2081.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 490-2040.**

We welcome your new business to North Ridgeville and wish you much success in our community.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development



Certificate of Zoning Compliance

PULP JUICE AND SMOOTHIE BAR
35423 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2024-0268

Proposed Use: Restaurant

Current Zoning: B-3 Commercial Highway District

Applicant: Matt Rotheram, Rotheram Enterprises LLC

Property Owner: Wink Royalton, Inc.

Conditions/Notes:

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.

Signature of Approving Official

May 1, 2024

Date Issued

Application for New Business or Change in Use



APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. If so, DO NOT submit this form. Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

<u>Polp</u> Business name	<u>35423 Center Ridge Rd</u> Business address
<u>Rotheram Enterprises 2 LLC</u> Business owner	<u>Matt. Rotheram @ Rotheramenterprises.com</u> Business owner email
<u>36599 Stockport Mill Dr.</u> Business owner home address	<u>N. Ridgeville Ohio 44039</u> City, state, zip
<u>440-799-2053</u> Business owner phone number	<u>440-455-9240</u> Emergency phone number

PROPERTY OWNER INFORMATION

<u>Wink Royaltan</u> Property owner name	<u>N. Ridgeville OH 44039</u> City, state, zip
<u>5640 Broad Blvd</u> Property owner address	<u>winkelectric69@gmail</u> Property owner email
<u>4403095871</u> Property owner phone	

USE INFORMATION

<u>Chemical Bank</u> Previous use/occupant	<u>4200 sq. Ft.</u> Building/unit area (square feet)
<u>Smoothie, juices, wraps, Frozen yogurt in approx 1900 sq. ft</u> Describe proposed use*	

*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.

AUTHORIZATION AND ACKNOWLEDGEMENT

<u>[Signature]</u> Applicant signature	<u>[Signature]</u> Property owner signature
---	--

Submit this application to the Building Department with the \$50 application fee.

I hereby authorize the City of North Ridgeville to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

RECEIVED

OFFICE	PPZ No. <u>PPZ2024-0268</u>	Date Received <u>APR 30 2024</u>	Amount Paid <u>\$50.00</u> ✓ # <u>1152</u>
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Zoning Amendment & Rezoning Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Reviews for proposed zoning amendments, including any rezoning of property or zoning code text amendments, will be carried out according to the process described in Chapter 1246 of the City's Zoning Code.

- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss the proposed rezoning or text amendment.
- **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, \$400 fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department.
- **Staff Review.** The applicant shall attend a staff review meeting and may be required to provide additional information based upon staff comments.
- **Referral.** Following staff review, complete applications shall be forwarded to the Law Director to be prepared in ordinance form for introduction to Council. The ordinance will be subject to Planning Commission review and public hearing prior to any action by Council.

PROPERTY INFORMATION

07-00-021-101-068

Parcel number(s)

35782 Center Ridge Road

Location address

B-3 and R-1

Current zoning

B-3 Highway Commercial District

Proposed zoning

APPLICANT/AGENT INFORMATION

Kevin Urig / KMU Trucking and Excavating

Name/Company

4436 Center Road, Avon, 44011

Applicant address

440-223-3497

Applicant phone

kmukevin@gmail.com

Applicant email

PROPERTY OWNER INFORMATION

Aron A. Rus / Twin Power Investments LLC

Name/Company

35782 Center Ridge Road

Property owner address

440-552-8789

Property owner phone

aron76usa@yahoo.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT


Applicant signature


Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
	PPZ 2024-0261	APR 05 2024	\$400.00 #12210	

Planning Review

May 6, 2024

Location: 35782 Center Ridge Road
PPNs: 07-00-021-101-068
District: B-3 Highway Commercial District/R-1 Residence District

Project Summary:

The applicant has recently purchased the subject property for his landscaping company and proposes to construct a 9,000 square foot metal building, parking and other site improvements for the business. The property is currently split zoned. The front 500-foot-deep portion of the property is zoned B-3 Highway Commercial District and the rear is zoned R-1 Residence District. This split zoning exists on the neighboring properties to the east and west, as well. The applicant has proposed a rezoning of the residential portion to B-3 so that the entire lot may be used for business purposes.

Rezoning:

Split zoning is a barrier to efficient development, where frontage is zoned commercial and the rear property is zoned residential. The B-3 district permits no residential uses and the R-1 district permits no business uses. It is unreasonable to think the rear portion of the property could ever be developed for residential use where the only access would have to go through the commercial portion of the lot. The residentially zoned portion of the lot, in effect, becomes an unusable buffer -- a much larger buffer than code would otherwise require adjacent to residential uses.

Center Ridge Road is the main commercial corridor in the city. One of the recent master plan's recommendations is to improve underutilized areas along Center Ridge Road through zoning updates. The recommendation cites split zoning as a condition that limits the development potential of commercial corridors. This property is a good example of that situation. Given the narrow and unusual lot configuration, particularly along the frontage of the property, there is not much that could be constructed on the commercially zoned portion of the lot. With the need to provide any proposed use driveway access, the lot would only support a structure where the lot jogs to the west, about 360 feet back from the ROW. Very little land remains upon which to construct a commercial building.

Development Plan:

The applicant is proposing phased construction. The first phase would include the main building, driveway, parking, material storage and other site improvements, including stormwater management sized for the entire future buildout of the property. The proposed building would be placed 10 feet from the west property line. A portion of the building abuts property zoned R-1; therefore, a 20-foot setback is required. The applicant will need to seek a 10-foot building setback variance from the BZBA.

While there are no required setbacks for driveways or parking lots, the zoning code does require buffering where a commercial use abuts a residential district. "Residential district" is defined as any residentially zoned land or any land with a current residential use. The required buffer is a 10-foot-deep area along any adjacent property line, which is required to be improved with landscape plantings to provide screening. The proposed site plan shows pavement encroaching into the required buffer in several areas. The asphalt pavement is shown 5 feet from both the east and west property lines. The applicant will need to seek a 5-foot variance to the required buffer depths.

No landscaping or screening is provided along the west property line where the project abuts partially wooded vacant land. To the rear of the building, a dumpster enclosure and bins for landscape materials comprised of concrete barrier walls will provide containment. Along the east property line, the applicant shows a 3-foot mound with giant green arborvitae along the majority of the driveway. Where the drive angles, and the side yard narrows, the applicant proposes a 5-foot chain link fence heading north where it appears to terminate between the Phase 2 and Phase 3 development areas. For the purposes of screening, a 6-foot fence made of solid material such as wood or vinyl would be recommended.

One curb cut is proposed, which meets the required width, despite the narrow lot frontage. Sufficient parking is provided based upon the applicant's indication of number of employees. No customer traffic is expected at the site. A truck turn exhibit was provided. The applicant indicated that the only lighting to be provided will be limited to building lighting. Full cut off fixtures are required and no light may bleed over any residential property line.

Planning Commission Comment Sheet



PROJECT INFORMATION

Rezone from R-1 to B-3 District

Proposed project

35782 Center Ridge

Location

May 14, 2024

Meeting date

07-00-021-101-068

Parcel number

May 2, 2024

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

No comment at this time.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date: April 29, 2024

Project: 35782 Center Ridge Rd, North Ridgeville, OH 44039

Applicant: Kevin Urig/KMU Trucking and Excavating, 4436 Center Ridge Rd, Avon, OH 44011

Zoning: B-3 Highway Commercial District and R-1 Residence District

In Attendance: Kevin Corcoran, Mayor
Kim Lieber, Planning & Development Director
Guy Fursdon, Chief Building Official
Justin Reed, Assistant Chief Building Official
Eric Brown, Civil Engineer
Toni Morgan, Assistant Law Director
Mike Freeman, Police Chief
John Reese, Fire Chief
Mike Uhnak, Assistant Fire Chief
Tina Wieber, Deputy Clerk of Council
Kevin Urig/KMU Trucking and Excavating

Project Introduction

- Kevin stated that it was a unique piece of property because it was so narrow and that they were asking for a rezoning and a small variance. He explained that they were trying to utilize as much of the real estate as they could to get the buildings in there. He said that the business was landscape maintenance, as well as hardscape installation, which was the primary business. He said that they had six to eight employees and that they worked for 9 to 10 months out of the year depending on the weather and would shut down for a couple of months during the winter. He explained that there wouldn't be any retail sales and they would not have any public traffic going in and out. He stated that the bins they would have would be just for storage of materials. He asked that since the parking section had to be all hard surface, if they had to be out front or in the back, as they were trying to reduce the amount of hard surface they needed.
- Kim stated that they could put some spaces next to the bin if they wanted to reduce the ones in the front. He stated that since Bramhall marked the property for them, they were really tight at the driveway and that the neighbor's driveway encroaches on their property. He mentioned that he might need to move the driveway out a little bit to keep separation. He stated that they wanted to keep a little buffer. Kim explained that buffering was a requirement when abutting anywhere zoned residential or a residential use with a 10-foot required buffered setback. He stated that regarding noise he thought he would blend in pretty well with the car wash as well as the other landscaper there and wouldn't over burden anyone else.

Staff Comments

- Kim asked if the first phase was the area from the street through the bin location before the second building and Kevin stated that was correct. She asked that the building, the parking areas, the drive, the storage area and the dumpster enclosure would all be constructed in phase 1 and Kevin stated that was correct. Kim mentioned that they showed six parking spots and an accessible and asked if that was sufficient for the number of employees that would be working there. Kevin commented that it would be for the main employees but that they would park out back or wherever was necessary. Kim explained that often the number of parking spots was based on building square footage but with that use it didn't make sense because it was more employee based. She asked if there would be any parking of contractor vehicles and Kevin stated that there would not and that most of his things

would be stored inside the building. Kim stated that they made the changes to the drive aisle and the parking field which would require fewer variances there but thought that they would end up requiring a variance setback probably because their pavement would come in closer than that 10 feet to residential and possibly need a second variance. She mentioned that they could probably overcome that by screening. She asked if they were installing any lighting and Kevin stated that there might be a few security lights in the back and a very dim light to show off the building a little bit. Kim stated that down lights were required (full cutoff).

- Mike Uhnak explained that they would need a fire hydrant within 300 feet of all areas of the building. Kevin asked if he would need it for phase 1. Mike stated that it looked like phase 1 but the hydrants weren't marked on the plans so they would need to check that. He asked about turnaround for the fire trucks and asked if they would have to back in. Kevin stated that they would have to back up because it was so narrow, but they would be able to get semis back there to dump material, so it would be a strong enough base for them as well. Mike asked that they show the truck turnaround on the plans.
- Mike Freeman asked about hours of operation, if they would be working on the weekends and if there would be heavy machinery. Kevin stated that they had little Bobcats and mini excavators. He said that he would start around 7:00 am and would be working a little on Saturdays. Mike asked that they be mindful of the City Ordinance regarding noise and machinery times for the weekdays and Saturdays. He asked if the driveway would be paved, so that there wouldn't be a dust problem. Kevin stated that it would. He asked about machinery that chipped wood. Kevin explained that that wouldn't be done there and that they would buy processed material to store in the bins such as mulch, limestone - four or five different products that would be delivered there.
- Guy stated that the start time regarding noise on Saturdays was 9:00 am and 10:00 am on Sundays.
- Fire Chief Reese asked if he did snow plowing. Kevin stated that he did not.
- Kim asked that they submit any updates regarding parking elsewhere and screening or buffering and what that would entail by Friday. She also asked that they bring colors at least to the meeting.

Next Steps

- The applicant will update the plans to show any parking elsewhere, screening or buffering, light fixture cut sheet and the location of the turnaround for the fire trucks to be provided by Friday, May 3, 2024.

From: [Kim Lieber](#)
To: [Tina Wieber](#)
Subject: FW: 35782 Center Ridge Road, Overall Exhibit for Rezoning, Planning and Variances
Date: Thursday, May 2, 2024 3:17:32 PM
Attachments: [image001.png](#)
[\(1\) 35782 CENTER ROAD OVERALL EXHIBIT.pdf](#)
[\(2\) 35782 CENTER ROAD FIRETRUCK EXHIBIT.pdf](#)

Kim Lieber, AICP

Director of Planning & Development
City of North Ridgeville

From: George Webb <gwebb@bramhall-engineering.com>
Sent: Thursday, May 2, 2024 3:10 PM
To: Kim Lieber <klieber@nridgeville.org>
Cc: Aaron Appell <aappell@bramhall-engineering.com>; Kevin Urig (kmukevin@gmail.com) <kmukevin@gmail.com>
Subject: RE: 35782 Center Ridge Road, Overall Exhibit for Rezoning, Planning and Variances

Kim,

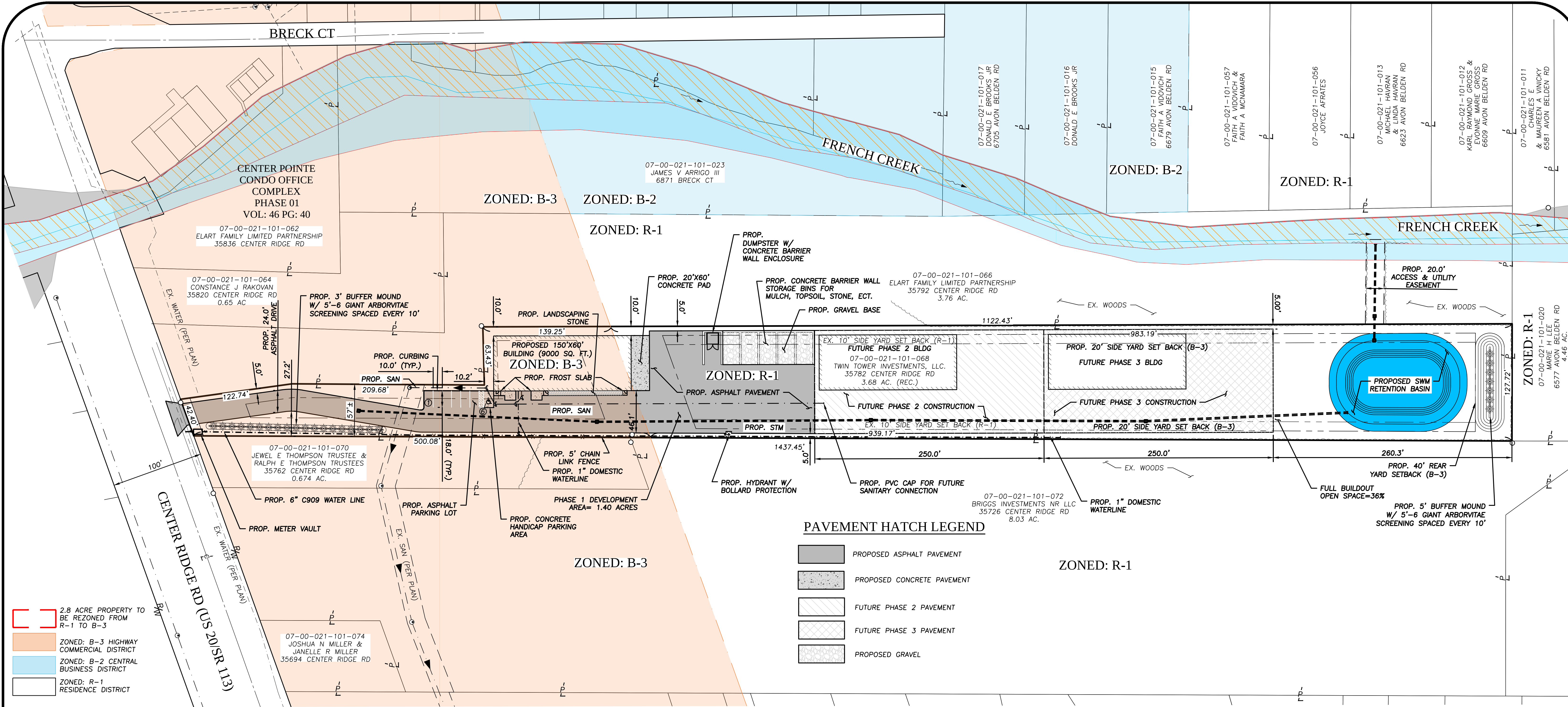
In response to your questions from yesterday regarding the site:

- It appears the privacy fence picks up where the landscape mound ends and runs north to terminate at the end of the Phase 2 development area. Is that the case? What is the fence height and material? Can you verify that the setback from the east property line to the edge of pavement is 5 feet? **I can confirm the setback from the east property line to the edge of the pavement is 5 feet. The proposed privacy fence shown is 5' chain link and extends from the end of the buffer mound to the end of the B-3 zoning district..**
- Can you provide a proposed mound height, proposed tree species, quantity, spacing and size of tree at planting? **The proposed mound height will be 3 feet. The proposed screening will be 5'-6' giant arborvitae spaced approximately every 10 feet.**
- On the west side of the property, the building is set back 10 feet from the property line. I'm not seeing a dimension for the setback of the pavement. Can you please provide? **The setback for the asphalt parking lot to the west property line is 5'.**
- What is the material of the dumpster enclosure and the proposed storage bins? **The dumpster enclosure and storage bins are to be concrete barrier walls.**

These answers are also incorporated into the updated site plans attached.

Feel free to let me know if there are any more questions or concerns.

Thank you,
George Webb, P.E.



PART OF THE SUBJECT PREMISES IS LOCATED WITHIN "B-3 HIGHWAY COMMERCIAL DISTRICT:" AS SHOWN ON THE ZONE MAP OF THE CITY OF NORTH RIDGEVILLE. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF NORTH RIDGEVILLE - PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

- 1268.03 BUILDING HEIGHT**
65 FEET MAX
- 1268.04 LOT AND YARD REQUIREMENTS**
- (A) REQUIRED LOT AREA AND WIDTH.
LOT AREA - 1 ACRE MIN
LOT WIDTH - 150 FEET MIN
- (B) REQUIRED YARDS
FRONT YARDS - 50 FEET MIN
REAR YARDS - 40 FEET MIN
SIDE YARDS - THERE SHALL BE TWO SIDE YARDS FOR EACH LOT IN A B-3 DISTRICT, THE SUM OF WHICH SHALL BE NOT LESS THAN THIRTY-FIVE FEET, AND EACH SIDE YARD SHALL BE NOT LESS THAN FIFTEEN FEET, EXCEPT AS OTHERWISE PROVIDED IN THIS ZONING CODE. WHERE ANY SIDE LOT LINE ADJOINS A RESIDENTIAL DISTRICT, THE SIDE YARD ADJACENT TO THAT LOT LINE SHALL BE NOT LESS THAN TWENTY FEET.

- 1268.05 LOT COVERAGE**
BUILDINGS, TOGETHER WITH THEIR ACCESSORY USES, SHALL COVER NOT MORE THAN TWENTY-FIVE PERCENT OF THE AREA OF THE LOT.
- 1268.07 OFF-STREET PARKING AND LOADING**
PROVISIONS RELATING TO OFF-STREET PARKING AND LOADING IN A B-3 HIGHWAY COMMERCIAL DISTRICT SHALL BE AS PROVIDED IN CHAPTER 1285.
- 1285.03 REQUIRED PARKING SPACES**
FROM TABLE 1285.03-1:
OFFICES, PROFESSIONAL - 1 PER 400 SQUARE FEET
PHASE 1 - 800 SQUARE FEET OF OFFICE SPACE - 2 SPACES PROVIDED
WAREHOUSE AND STORAGE ESTABLISHMENTS - 0.5 PER EMPLOYEE PLUS SPACES FOR BUSINESS VEHICLES
PHASE 1 - 4 ASSUMED EMPLOYEES - 2 SPACES PROVIDED, 2 ADDITIONAL SPACES FOR BUSINESS VEHICLES.

PART OF THE SUBJECT PREMISES IS LOCATED WITHIN "R-1 RESIDENCE DISTRICT:" AS SHOWN ON THE ZONE MAP OF THE CITY OF NORTH RIDGEVILLE. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF NORTH RIDGEVILLE - PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

- 1250.03 BUILDING HEIGHT**
35 FEET MAX
- 1250.04 LOT AND YARD REQUIREMENTS**
- (A) REQUIRED LOT AREA AND WIDTH.
LOT AREA - 1 ACRE MIN
LOT WIDTH - 150 FEET MIN
- (B) REQUIRED YARDS
FRONT YARDS - 50 FEET MIN
REAR YARDS - 50 FEET MIN
SIDE YARDS - THE SUM OF THE SIDE YARDS FOR A SINGLE-FAMILY RESIDENCE SHALL BE NOT LESS THAN TWENTY FEET, AND NEITHER SIDE YARD SHALL BE LESS THAN TEN FEET. THE SUM OF THE SIDE YARDS FOR A TWO-FAMILY DWELLING SHALL BE NOT LESS THAN FORTY FEET, AND NEITHER SIDE YARD SHALL BE LESS THAN TWENTY FEET.
FRONTAGE - NO DWELLING SHALL BE ERRECTED ON A LOT HAVING FRONTAGE OF LESS

THAN SIXTY FEET AT THE RIGHT-OF-WAY LINE, UNLESS SUCH LOT WAS DESIGNATED ON A RECORDED PLAT OR SEPARATELY OWNED ON THE EFFECTIVE DATE OF THIS ZONING CODE (ORDINANCE 335-66, PASSED JULY 5, 1966) AND CANNOT BE PRACTICALLY ENLARGED TO COMPLY WITH THIS REQUIREMENT. FURTHER, SAID LOT SHALL NOT DIMINISH TO LESS THAN SIXTY FEET FROM THE RIGHT-OF-WAY LINE TO THE BUILDING.

- 1250.06 OFF-STREET PARKING AND LOADING**
PROVISIONS RELATING TO OFF-STREET PARKING AND LOADING IN AN R-1 RESIDENCE DISTRICT SHALL BE AS PROVIDED IN CHAPTER 1285.
- FEMA**
FIRM Panels: 39093C0144D Map Effective Date: 8/18/2008 8:00 PM
FEMA 500 YEAR
FLOOD HAZARD ZONES: X/ 0.2 PCT
ANNUAL CHANCE FLOOD HAZARD
FEMA 100 YEAR
FLOOD HAZARD ZONES: AE.
FEMA FLOOD PLAIN
FLOOD HAZARD ZONES: AE / FLOODWAY
EX. FLOOD HAZARD

DATE:	BY:	DESCRIPTION:
02-02-2024	APA	ISSUE TO CITY FOR REVIEW
03-05-2024	APA	ISSUE TO CLIENT FOR REVIEW
03-19-2024	APA	ISSUE TO CLIENT FOR REVIEW
03-29-2024	APA	ISSUE TO CLIENT FOR REVIEW
04-05-2024	APA	ISSUE TO CITY FOR REVIEW
04-30-2024	APA	REVISED PER CITY COMMENTS
05-02-2024	APA	REVISED PER CITY COMMENTS

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
KMU TRUCKING AND EXCAVATING
4436 CENTER ROAD
AVON, OH 44011
440-934-1008

35782 CENTER RIDGE ROAD
OVERALL EXHIBIT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 2
JOB NO.
23-6079



Diagram illustrating the proposed and future pavement types for the project:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- FUTURE PHASE 2 PAVEMENT
- FUTURE PHASE 3 PAVEMENT
- PROPOSED GRAVEL

— VEHICLE WHEEL PATH

— VEHICLE BODY PATH

	DATE:	BY:	DESCRIPTION:
REVISION	02-02-2024	APA	ISSUE TO CITY FOR REVIEW
	03-05-2024	APA	ISSUE TO CLIENT FOR REVIEW
	03-19-2024	APA	ISSUE TO CLIENT FOR REVIEW
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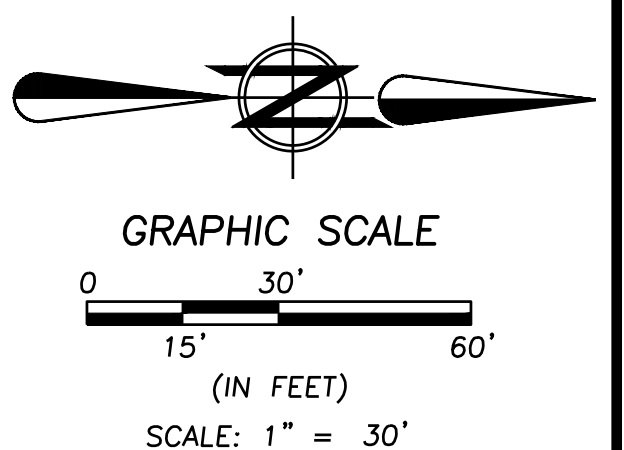
CHECKED BY: APA

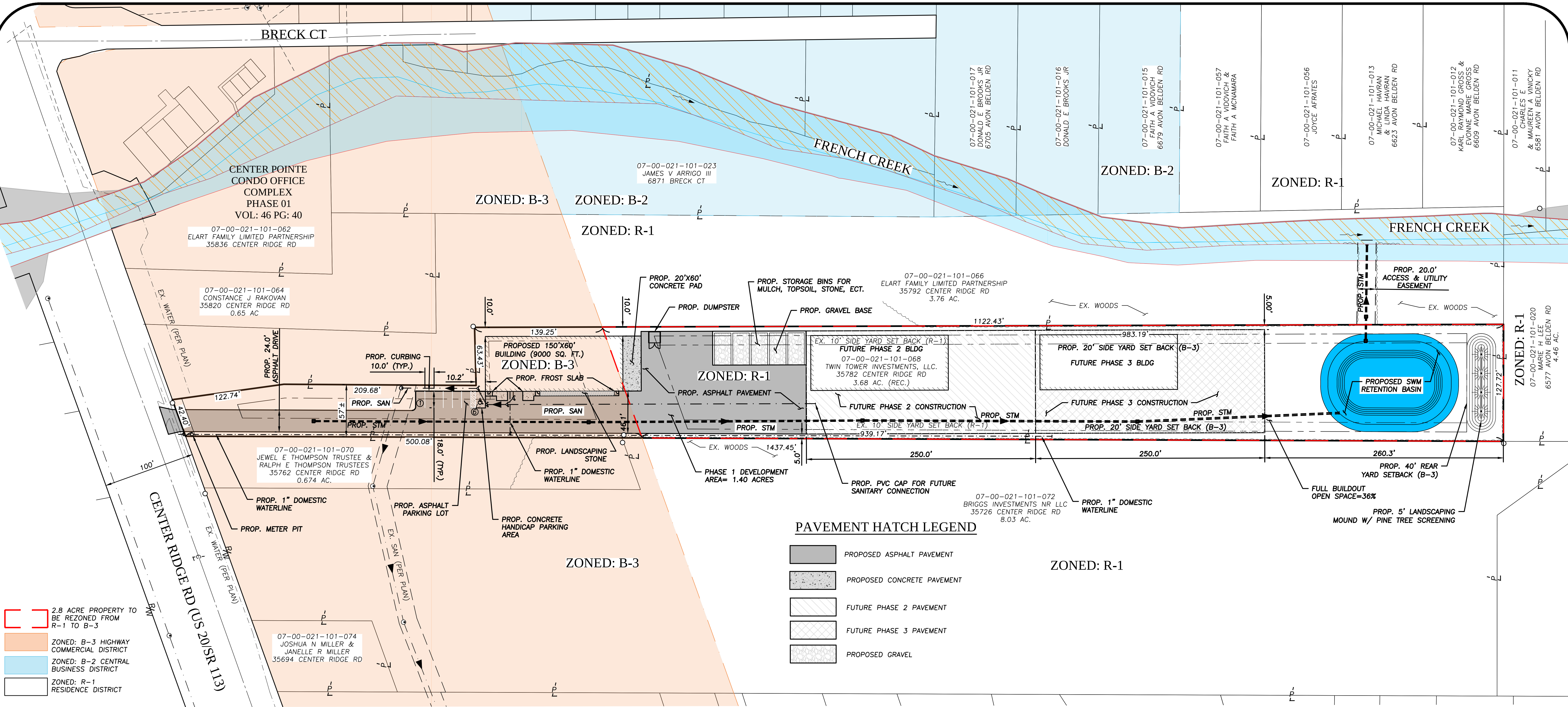


KMU TRUCKING AND EXCAVATING
4436 CENTER ROAD
AVON, OH 44011
440-934-1008

35782 CENTER RIDGE ROAD
FIRE TRUCK EXHIBIT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
OF 2
JOB NO.
23-6079





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1268.03 BUILDING HEIGHT

65 FEET MAX

1268.04 LOT AND YARD REQUIREMENTS

(A) REQUIRED LOT AREA AND WIDTH.
LOT AREA - 1 ACRE MIN
LOT WIDTH - 150 FEET MIN

(B) REQUIRED YARDS
FRONT YARDS - 50 FEET MIN
REAR YARDS - 40 FEET MIN
SIDE YARDS - THERE SHALL BE TWO SIDE YARDS FOR EACH LOT IN A B-3 DISTRICT, THE SUM OF WHICH SHALL BE NOT LESS THAN THIRTY-FIVE FEET, AND EACH SIDE YARD SHALL BE NOT LESS THAN FIFTEEN FEET, EXCEPT AS OTHERWISE PROVIDED IN THIS ZONING CODE. WHERE ANY SIDE LOT LINE ADJOINS A RESIDENTIAL DISTRICT, THE SIDE YARD ADJACENT TO THAT LOT LINE SHALL BE NOT LESS THAN TWENTY FEET.

1268.05 LOT COVERAGE

BUILDINGS, TOGETHER WITH THEIR ACCESSORY USES, SHALL COVER NOT MORE THAN TWENTY-FIVE PERCENT OF THE AREA OF THE LOT.

1268.07 OFF-STREET PARKING AND LOADING

PROVISIONS RELATING TO OFF-STREET PARKING AND LOADING IN A B-3 HIGHWAY COMMERCIAL DISTRICT SHALL BE AS PROVIDED IN CHAPTER 1285.

1285.03 REQUIRED PARKING SPACES

FROM TABLE 1285.03-1:

OFFICES, PROFESSIONAL - 1 PER 400 SQUARE FEET

PHASE 1 - 800 SQUARE FEET OF OFFICE SPACE - 2 SPACES PROVIDED

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PHASE 1 - 4 ASSUMED EMPLOYEES - 2 SPACES PROVIDED, 2 ADDITIONAL SPACES FOR BUSINESS VEHICLES.

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1250.03 BUILDING HEIGHT

35 FEET MAX

1250.04 LOT AND YARD REQUIREMENTS

(A) REQUIRED LOT AREA AND WIDTH.
LOT AREA - 1 ACRE MIN
LOT WIDTH - 150 FEET MIN

(B) REQUIRED YARDS
FRONT YARDS - 50 FEET MIN
REAR YARDS - 50 FEET MIN
SIDE YARDS - THE SUM OF THE SIDE YARDS FOR A SINGLE-FAMILY RESIDENCE SHALL BE NOT LESS THAN TWENTY FEET, AND NEITHER SIDE YARD SHALL BE LESS THAN TEN FEET. THE SUM OF THE SIDE YARDS FOR A TWO-FAMILY DWELLING SHALL BE NOT LESS THAN FORTY FEET, AND NEITHER SIDE YARD SHALL BE LESS THAN TWENTY FEET.
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1250.06 OFF-STREET PARKING AND LOADING

PROVISIONS RELATING TO OFF-STREET PARKING AND LOADING IN AN R-1 RESIDENCE DISTRICT SHALL BE AS PROVIDED IN CHAPTER 1285.

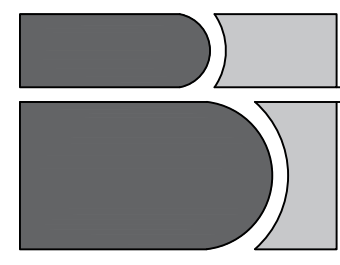
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FEMA 100 YEAR
FLOOD HAZARD ZONES: AE.
FEMA FLOOD PLAIN
FLOOD HAZARD ZONES: AE / FLOODWAY
EX. FLOOD HAZARD

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04-05-2024	APA	ISSUE TO CITY FOR REVIEW

DRAWN BY:
GEW

CHECKED BY:
APA



BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

KMU TRUCKING AND EXCAVATING
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35782 CENTER RIDGE ROAD
OVERALL EXHIBIT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 1
JOB NO.
23-6079



10. ALL TOPS OF COLUMNS AND WALLS SHALL BE ADEQUATELY BRACED UNTIL THE ROOF SHEATHING IS COMPLETELY NAILED IN PLACE.

11. MAXIMUM STUD HEIGHT AND SPACING PER OBC 2017, TABLE 2308.5.1. MAXIMUM CEILING JOIST SPANS SHALL BE PER OBC SPAN TABLES. PROVIDE BLOCKING AT 8'-0" O.C.

SCALE: 3/16" = 1'-0"



Page 44 of 71

DATE:	<u>April 15, 2024</u>	1 ST READING:	<u>April 15, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>

ORDINANCE NO. 2024-48

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT THE PORTION OF PERMANENT PARCEL NUMBER 07-00-021-101-068 LOCATED AT 35782 CENTER RIDGE ROAD THAT IS CURRENTLY ZONED R-1 RESIDENCE DISTRICT BE REZONED TO B-3 HIGHWAY COMMERCIAL DISTRICT.

WHEREAS, by the present and official Zoning Map of the City of North Ridgeville, the subject parcel is split zoned, such that the frontage of the property at a depth of approximately 500 feet is presently zoned B-3 Highway Commercial District and the remainder of the property is zoned R-1 Residence District; and

WHEREAS, the subject property, as described in the attached **Exhibit A** is owned by Twins Power Investments, LLC, who has filed a petition to rezone the residential portion of the property to B-3 Highway Commercial District; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendment at their meeting of _____ and by formal motion recommended that the ordinance be (approved/not approved); and

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the ____ day of _____ 2023; and

WHEREAS, it is the desire of this Council to amend the official Zoning Map of the City of North Ridgeville.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The official Zoning Map of the City of North Ridgeville is hereby amended so as to provide that from and after the effective date of this Ordinance, that the residential portion of Permanent Parcel Number 07-00-021-101-068 located at 35782 Center Ridge Road, as particularly described in **Exhibit A** be hereby changed from R-1 Residence District to B-3 Highway Commercial District.

SECTION 2. Upon the effective date of this Ordinance, the Chief Building Official shall cause the official Zoning Map to be changed and corrected so as to reflect the rezoning authorized by this Ordinance.

SECTION 3. In all other respects, the North Ridgeville Zoning Map, as amended from time to time, shall remain in full force and effect.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____

PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____

MAYOR

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Division. Plans shall be collated, folded and easily legible.
- **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- **Variances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

35782 Center Ridge Road

Location address

07-00-021-101-068

Parcel number

B-3 and R-1

Current zoning

Phase 1 including a 9,000 sqft building, parking and landscape material storage.

Proposed project

APPLICANT/AGENT INFORMATION

Kevin Urig / KMU Trucking and Excavating

Name/Company

4436 Center Road, Avon, 44011

Applicant address

440-223-3497

Applicant phone

kmukevin@gmail.com

Applicant email

PROPERTY OWNER INFORMATION

Aron A. Rus / Twin Power Investments LLC

Name/Company

35782 Center Ridge Road

Property owner address

440-552-8789

Property owner phone

aron76usa@yahoo.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	ACTION
	PPZ 2024.0260	4.5.24	
	Planning Fee Paid	Engineering Fee Paid	
	150.00 CLK 12211		Denied 4/5/24



Planning Review

May 6, 2024

Location: 35782 Center Ridge Road
PPNs: 07-00-021-101-068
District: B-3 Highway Commercial District/R-1 Residence District

Project Summary:

The applicant has recently purchased the subject property for his landscaping company and proposes to construct a 9,000 square foot metal building, parking and other site improvements for the business. The property is currently split zoned. The front 500-foot-deep portion of the property is zoned B-3 Highway Commercial District and the rear is zoned R-1 Residence District. This split zoning exists on the neighboring properties to the east and west, as well. The applicant has proposed a rezoning of the residential portion to B-3 so that the entire lot may be used for business purposes.

Rezoning:

Split zoning is a barrier to efficient development, where frontage is zoned commercial and the rear property is zoned residential. The B-3 district permits no residential uses and the R-1 district permits no business uses. It is unreasonable to think the rear portion of the property could ever be developed for residential use where the only access would have to go through the commercial portion of the lot. The residentially zoned portion of the lot, in effect, becomes an unusable buffer -- a much larger buffer than code would otherwise require adjacent to residential uses.

Center Ridge Road is the main commercial corridor in the city. One of the recent master plan's recommendations is to improve underutilized areas along Center Ridge Road through zoning updates. The recommendation cites split zoning as a condition that limits the development potential of commercial corridors. This property is a good example of that situation. Given the narrow and unusual lot configuration, particularly along the frontage of the property, there is not much that could be constructed on the commercially zoned portion of the lot. With the need to provide any proposed use driveway access, the lot would only support a structure where the lot jogs to the west, about 360 feet back from the ROW. Very little land remains upon which to construct a commercial building.

Development Plan:

The applicant is proposing phased construction. The first phase would include the main building, driveway, parking, material storage and other site improvements, including stormwater management sized for the entire future buildout of the property. The proposed building would be placed 10 feet from the west property line. A portion of the building abuts property zoned R-1; therefore, a 20-foot setback is required. The applicant will need to seek a 10-foot building setback variance from the BZBA.

While there are no required setbacks for driveways or parking lots, the zoning code does require buffering where a commercial use abuts a residential district. "Residential district" is defined as any residentially zoned land or any land with a current residential use. The required buffer is a 10-foot-deep area along any adjacent property line, which is required to be improved with landscape plantings to provide screening. The proposed site plan shows pavement encroaching into the required buffer in several areas. The asphalt pavement is shown 5 feet from both the east and west property lines. The applicant will need to seek a 5-foot variance to the required buffer depths.

No landscaping or screening is provided along the west property line where the project abuts partially wooded vacant land. To the rear of the building, a dumpster enclosure and bins for landscape materials comprised of concrete barrier walls will provide containment. Along the east property line, the applicant shows a 3-foot mound with giant green arborvitae along the majority of the driveway. Where the drive angles, and the side yard narrows, the applicant proposes a 5-foot chain link fence heading north where it appears to terminate between the Phase 2 and Phase 3 development areas. For the purposes of screening, a 6-foot fence made of solid material such as wood or vinyl would be recommended.

One curb cut is proposed, which meets the required width, despite the narrow lot frontage. Sufficient parking is provided based upon the applicant's indication of number of employees. No customer traffic is expected at the site. A truck turn exhibit was provided. The applicant indicated that the only lighting to be provided will be limited to building lighting. Full cut off fixtures are required and no light may bleed over any residential property line.

Planning Commission Comment Sheet



PROJECT INFORMATION

Construct a 9,000 sq ft building, parking and landscape material storage

Proposed project

35782 Center Ridge

Location

May 14, 2024

Meeting date

07-00-021-101-068

Parcel number

May 2, 2024

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1268.04 (b)(3) B-3 zoning requires a minimum 15 foot side yard. Applicant proposing a 10 foot side yard that would require a variance.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet



PROJECT INFORMATION

Construct a 9,000 sq ft building, parking and landscape material storage

Proposed project

35782 Center Ridge

07-00-021-101-068

Location

Parcel number

May 14, 2024

May 2, 2024

Meeting date

Comments due

RECOMMENDATIONS

Please contact Asst. Chief Mike Uhnak to discuss the following code requirements of the Ohio Fire Code and Chapter 16

Fire Prevention of the Codified Ordinance of North Ridgeville.

North Ridgeville Fire Department

Fire Prevention

(440)653-6362

1-OFC Rule 5 Fire Service Features.

Section 503 Fire Access Roads

Section 506 Key Boxes

Section 507 Fire Protection Water Supply

2-OFC Rule 33 Fire Safety During Construction And Demolition

n.

3-NFPA 241 Standard For Safeguarding Construction, Alteration, And Demolition Operations.

4-NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water Base Fire Protection Systems.

5-Chapter 16 Fire Prevention NR Ordinance.

All portions of the building must be within 300 ft. Of a fire hydrant.

Thanks for your cooperation.

Planning Commission Comment Sheet



SUBMITTED BY

Mike uhnak

Administrative officer signature

Choose an item.

Title

Staff Meeting Bulletin

Meeting Date: April 29, 2024

Project: 35782 Center Ridge Rd, North Ridgeville, OH 44039

Applicant: Kevin Urig/KMU Trucking and Excavating, 4436 Center Ridge Rd, Avon, OH 44011

Zoning: B-3 Highway Commercial District and R-1 Residence District

In Attendance: Kevin Corcoran, Mayor
Kim Lieber, Planning & Development Director
Guy Fursdon, Chief Building Official
Justin Reed, Assistant Chief Building Official
Eric Brown, Civil Engineer
Toni Morgan, Assistant Law Director
Mike Freeman, Police Chief
John Reese, Fire Chief
Mike Uhnak, Assistant Fire Chief
Tina Wieber, Deputy Clerk of Council
Kevin Urig/KMU Trucking and Excavating

Project Introduction

- Kevin stated that it was a unique piece of property because it was so narrow and that they were asking for a rezoning and a small variance. He explained that they were trying to utilize as much of the real estate as they could to get the buildings in there. He said that the business was landscape maintenance, as well as hardscape installation, which was the primary business. He said that they had six to eight employees and that they worked for 9 to 10 months out of the year depending on the weather and would shut down for a couple of months during the winter. He explained that there wouldn't be any retail sales and they would not have any public traffic going in and out. He stated that the bins they would have would be just for storage of materials. He asked that since the parking section had to be all hard surface, if they had to be out front or in the back, as they were trying to reduce the amount of hard surface they needed.
- Kim stated that they could put some spaces next to the bin if they wanted to reduce the ones in the front. He stated that since Bramhall marked the property for them, they were really tight at the driveway and that the neighbor's driveway encroaches on their property. He mentioned that he might need to move the driveway out a little bit to keep separation. He stated that they wanted to keep a little buffer. Kim explained that buffering was a requirement when abutting anywhere zoned residential or a residential use with a 10-foot required buffered setback. He stated that regarding noise he thought he would blend in pretty well with the car wash as well as the other landscaper there and wouldn't over burden anyone else.

Staff Comments

- Kim asked if the first phase was the area from the street through the bin location before the second building and Kevin stated that was correct. She asked that the building, the parking areas, the drive, the storage area and the dumpster enclosure would all be constructed in phase 1 and Kevin stated that was correct. Kim mentioned that they showed six parking spots and an accessible and asked if that was sufficient for the number of employees that would be working there. Kevin commented that it would be for the main employees but that they would park out back or wherever was necessary. Kim explained that often the number of parking spots was based on building square footage but with that use it didn't make sense because it was more employee based. She asked if there would be any parking of contractor vehicles and Kevin stated that there would not and that most of his things

would be stored inside the building. Kim stated that they made the changes to the drive aisle and the parking field which would require fewer variances there but thought that they would end up requiring a variance setback probably because their pavement would come in closer than that 10 feet to residential and possibly need a second variance. She mentioned that they could probably overcome that by screening. She asked if they were installing any lighting and Kevin stated that there might be a few security lights in the back and a very dim light to show off the building a little bit. Kim stated that down lights were required (full cutoff).

- Mike Uhnak explained that they would need a fire hydrant within 300 feet of all areas of the building. Kevin asked if he would need it for phase 1. Mike stated that it looked like phase 1 but the hydrants weren't marked on the plans so they would need to check that. He asked about turnaround for the fire trucks and asked if they would have to back in. Kevin stated that they would have to back up because it was so narrow, but they would be able to get semis back there to dump material, so it would be a strong enough base for them as well. Mike asked that they show the truck turnaround on the plans.
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Next Steps

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To: [Tina Wieber](#)
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Date: Thursday, May 2, 2024 3:17:32 PM
Attachments: [image001.png](#)
[\(1\) 35782 CENTER ROAD OVERALL EXHIBIT.pdf](#)
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Kim Lieber, AICP

Director of Planning & Development
City of North Ridgeville

From: George Webb <gwebb@bramhall-engineering.com>
Sent: Thursday, May 2, 2024 3:10 PM
To: Kim Lieber <klieber@nridgeville.org>
Cc: Aaron Appell <aappell@bramhall-engineering.com>; Kevin Urig (kmukevin@gmail.com) <kmukevin@gmail.com>
Subject: RE: 35782 Center Ridge Road, Overall Exhibit for Rezoning, Planning and Variances

Kim,

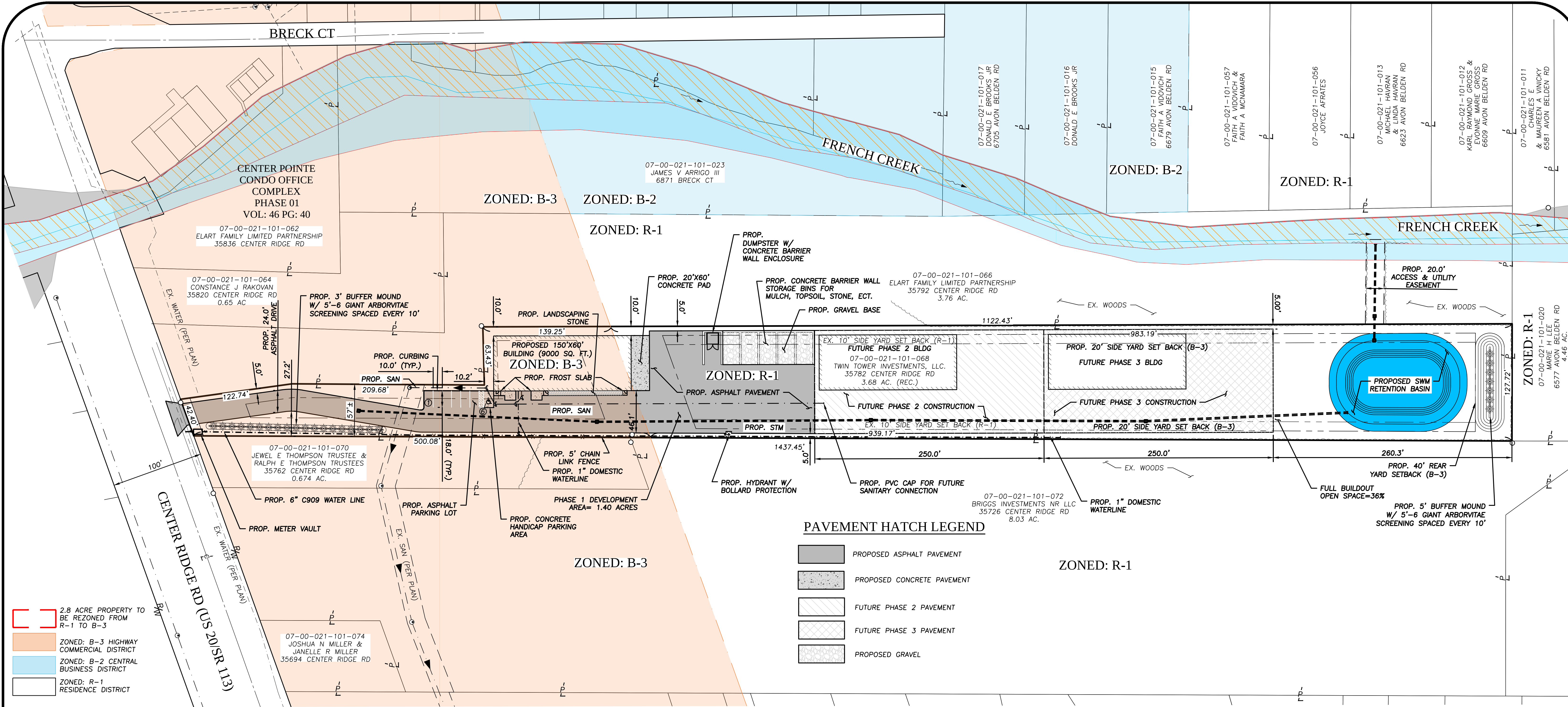
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- It appears the privacy fence picks up where the landscape mound ends and runs north to terminate at the end of the Phase 2 development area. Is that the case? What is the fence height and material? Can you verify that the setback from the east property line to the edge of pavement is 5 feet? **I can confirm the setback from the east property line to the edge of the pavement is 5 feet. The proposed privacy fence shown is 5' chain link and extends from the end of the buffer mound to the end of the B-3 zoning district..**
- Can you provide a proposed mound height, proposed tree species, quantity, spacing and size of tree at planting? **The proposed mound height will be 3 feet. The proposed screening will be 5'-6' giant arborvitae spaced approximately every 10 feet.**
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- What is the material of the dumpster enclosure and the proposed storage bins? **The dumpster enclosure and storage bins are to be concrete barrier walls.**

These answers are also incorporated into the updated site plans attached.

Feel free to let me know if there are any more questions or concerns.

Thank you,
George Webb, P.E.



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65 FEET MAX
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- (A) REQUIRED LOT AREA AND WIDTH.
LOT AREA - 1 ACRE MIN
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FRONT YARDS - 50 FEET MIN
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SIDE YARDS - THERE SHALL BE TWO SIDE YARDS FOR EACH LOT IN A B-3 DISTRICT, THE SUM OF WHICH SHALL BE NOT LESS THAN THIRTY-FIVE FEET, AND EACH SIDE YARD SHALL BE NOT LESS THAN FIFTEEN FEET, EXCEPT AS OTHERWISE PROVIDED IN THIS ZONING CODE. WHERE ANY SIDE LOT LINE ADJOINS A RESIDENTIAL DISTRICT, THE SIDE YARD ADJACENT TO THAT LOT LINE SHALL BE NOT LESS THAN TWENTY FEET.

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BUILDINGS, TOGETHER WITH THEIR ACCESSORY USES, SHALL COVER NOT MORE THAN TWENTY-FIVE PERCENT OF THE AREA OF THE LOT.
- 1268.07 OFF-STREET PARKING AND LOADING**
PROVISIONS RELATING TO OFF-STREET PARKING AND LOADING IN A B-3 HIGHWAY COMMERCIAL DISTRICT SHALL BE AS PROVIDED IN CHAPTER 1285.
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FROM TABLE 1285.03-1:
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PHASE 1 - 800 SQUARE FEET OF OFFICE SPACE - 2 SPACES PROVIDED
WAREHOUSE AND STORAGE ESTABLISHMENTS - 0.5 PER EMPLOYEE PLUS SPACES FOR BUSINESS VEHICLES
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FRONT YARDS - 50 FEET MIN
REAR YARDS - 50 FEET MIN
SIDE YARDS - THE SUM OF THE SIDE YARDS FOR A SINGLE-FAMILY RESIDENCE SHALL BE NOT LESS THAN TWENTY FEET, AND NEITHER SIDE YARD SHALL BE LESS THAN TEN FEET. THE SUM OF THE SIDE YARDS FOR A TWO-FAMILY DWELLING SHALL BE NOT LESS THAN FORTY FEET, AND NEITHER SIDE YARD SHALL BE LESS THAN TWENTY FEET.
FRONTAGE - NO DWELLING SHALL BE ERRECTED ON A LOT HAVING FRONTAGE OF LESS

THAN SIXTY FEET AT THE RIGHT-OF-WAY LINE, UNLESS SUCH LOT WAS DESIGNATED ON A RECORDED PLAT OR SEPARATELY OWNED ON THE EFFECTIVE DATE OF THIS ZONING CODE (ORDINANCE 335-66, PASSED JULY 5, 1966) AND CANNOT BE PRACTICALLY ENLARGED TO COMPLY WITH THIS REQUIREMENT. FURTHER, SAID LOT SHALL NOT DIMINISH TO LESS THAN SIXTY FEET FROM THE RIGHT-OF-WAY LINE TO THE BUILDING.

- 1250.06 OFF-STREET PARKING AND LOADING**
PROVISIONS RELATING TO OFF-STREET PARKING AND LOADING IN AN R-1 RESIDENCE DISTRICT SHALL BE AS PROVIDED IN CHAPTER 1285.
- FEMA**
FIRM Panels: 39093C0144D Map Effective Date: 8/18/2008 8:00 PM
FEMA 500 YEAR
FLOOD HAZARD ZONES: X/ 0.2 PCT
ANNUAL CHANCE FLOOD HAZARD
FEMA 100 YEAR
FLOOD HAZARD ZONES: AE.
FEMA FLOOD PLAIN
FLOOD HAZARD ZONES: AE / FLOODWAY
EX. FLOOD HAZARD

DATE:	BY:	DESCRIPTION:
02-02-2024	APA	ISSUE TO CITY FOR REVIEW
03-05-2024	APA	ISSUE TO CLIENT FOR REVIEW
03-19-2024	APA	ISSUE TO CLIENT FOR REVIEW
03-29-2024	APA	ISSUE TO CLIENT FOR REVIEW
04-05-2024	APA	ISSUE TO CITY FOR REVIEW
04-30-2024	APA	REVISED PER CITY COMMENTS
05-02-2024	APA	REVISED PER CITY COMMENTS

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
KMU TRUCKING AND EXCAVATING
4436 CENTER ROAD
AVON, OH 44011
440-934-1008

35782 CENTER RIDGE ROAD
OVERALL EXHIBIT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 2
JOB NO.
23-6079



Diagram illustrating the proposed and future pavement types for the project:

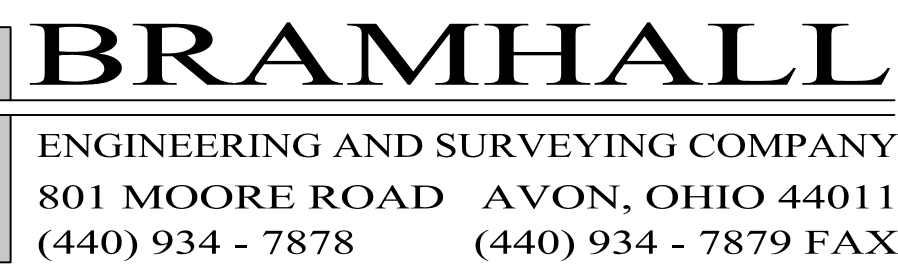
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- FUTURE PHASE 2 PAVEMENT
- FUTURE PHASE 3 PAVEMENT
- PROPOSED GRAVEL

VEHICLE WHEEL PATH

VEHICLE BODY PATH

	DATE:	BY:	DESCRIPTION:
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	04-30-2024	APA	REVISED PER CITY COMMENTS
	05-02-2024	APA	REVISED PER CITY COMMENTS

CHECKED BY:
APA



KMU TRUCKING AND EXCAVATING
4436 CENTER ROAD
AVON, OH 44011
440-934-1008

35782 CENTER RIDGE ROAD
FIRE TRUCK EXHIBIT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
OF 2
JOB NO.
23-6079



EQUIPMENT STORAGE

1210.2.1 FLOORS AND WALL BASES. IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL SURFACE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES (102 mm).

1210.2.2 WALLS AND PARTITIONS. WALLS AND PARTITIONS WITHIN 2 FEET (610 mm) OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET (1219 mm) ABOVE FLOOR, EXCEPT FOR STRUCTURAL ELEMENTS. THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

SCALE: 3/16" = 1'-0"



* ALL GLASS IN DOORS MUST BE SAFETY GLASS
(PER OBC SECTION 2406.4)

Page 58 of 71

Zoning Amendment & Rezoning Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Reviews for proposed zoning amendments, including any rezoning of property or zoning code text amendments, will be carried out according to the process described in Chapter 1246 of the City's Zoning Code.

- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss the proposed rezoning or text amendment.
- **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, \$400 fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department.
- **Staff Review.** The applicant shall attend a staff review meeting and may be required to provide additional information based upon staff comments.
- **Referral.** Following staff review, complete applications shall be forwarded to the Law Director to be prepared in ordinance form for introduction to Council. The ordinance will be subject to Planning Commission review and public hearing prior to any action by Council.

PROPERTY INFORMATION

07-00-021-101-068

Parcel number(s)

35782 Center Ridge Road

Location address

B-3 and R-1

Current zoning

B-3 Highway Commercial District

Proposed zoning

APPLICANT/AGENT INFORMATION

Kevin Urig / KMU Trucking and Excavating

Name/Company

4436 Center Road, Avon, 44011

Applicant address

440-223-3497

Applicant phone

kmukevin@gmail.com

Applicant email

PROPERTY OWNER INFORMATION

Aron A. Rus / Twin Power Investments LLC

Name/Company

35782 Center Ridge Road

Property owner address

440-552-8789

Property owner phone

aron76usa@yahoo.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
	PPZ 2024-0261	APR 05 2024	\$400.00 #12210	

Planning Review

May 6, 2024

Location: 35782 Center Ridge Road
PPNs: 07-00-021-101-068
District: B-3 Highway Commercial District/R-1 Residence District

Project Summary:

The applicant has recently purchased the subject property for his landscaping company and proposes to construct a 9,000 square foot metal building, parking and other site improvements for the business. The property is currently split zoned. The front 500-foot-deep portion of the property is zoned B-3 Highway Commercial District and the rear is zoned R-1 Residence District. This split zoning exists on the neighboring properties to the east and west, as well. The applicant has proposed a rezoning of the residential portion to B-3 so that the entire lot may be used for business purposes.

Rezoning:

Split zoning is a barrier to efficient development, where frontage is zoned commercial and the rear property is zoned residential. The B-3 district permits no residential uses and the R-1 district permits no business uses. It is unreasonable to think the rear portion of the property could ever be developed for residential use where the only access would have to go through the commercial portion of the lot. The residentially zoned portion of the lot, in effect, becomes an unusable buffer -- a much larger buffer than code would otherwise require adjacent to residential uses.

Center Ridge Road is the main commercial corridor in the city. One of the recent master plan's recommendations is to improve underutilized areas along Center Ridge Road through zoning updates. The recommendation cites split zoning as a condition that limits the development potential of commercial corridors. This property is a good example of that situation. Given the narrow and unusual lot configuration, particularly along the frontage of the property, there is not much that could be constructed on the commercially zoned portion of the lot. With the need to provide any proposed use driveway access, the lot would only support a structure where the lot jogs to the west, about 360 feet back from the ROW. Very little land remains upon which to construct a commercial building.

Development Plan:

The applicant is proposing phased construction. The first phase would include the main building, driveway, parking, material storage and other site improvements, including stormwater management sized for the entire future buildout of the property. The proposed building would be placed 10 feet from the west property line. A portion of the building abuts property zoned R-1; therefore, a 20-foot setback is required. The applicant will need to seek a 10-foot building setback variance from the BZBA.

While there are no required setbacks for driveways or parking lots, the zoning code does require buffering where a commercial use abuts a residential district. "Residential district" is defined as any residentially zoned land or any land with a current residential use. The required buffer is a 10-foot-deep area along any adjacent property line, which is required to be improved with landscape plantings to provide screening. The proposed site plan shows pavement encroaching into the required buffer in several areas. The asphalt pavement is shown 5 feet from both the east and west property lines. The applicant will need to seek a 5-foot variance to the required buffer depths.

No landscaping or screening is provided along the west property line where the project abuts partially wooded vacant land. To the rear of the building, a dumpster enclosure and bins for landscape materials comprised of concrete barrier walls will provide containment. Along the east property line, the applicant shows a 3-foot mound with giant green arborvitae along the majority of the driveway. Where the drive angles, and the side yard narrows, the applicant proposes a 5-foot chain link fence heading north where it appears to terminate between the Phase 2 and Phase 3 development areas. For the purposes of screening, a 6-foot fence made of solid material such as wood or vinyl would be recommended.

One curb cut is proposed, which meets the required width, despite the narrow lot frontage. Sufficient parking is provided based upon the applicant's indication of number of employees. No customer traffic is expected at the site. A truck turn exhibit was provided. The applicant indicated that the only lighting to be provided will be limited to building lighting. Full cut off fixtures are required and no light may bleed over any residential property line.

Planning Commission Comment Sheet



PROJECT INFORMATION

Rezone from R-1 to B-3 District

Proposed project

35782 Center Ridge

Location

May 14, 2024

Meeting date

07-00-021-101-068

Parcel number

May 2, 2024

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

No comment at this time.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date: April 29, 2024

Project: 35782 Center Ridge Rd, North Ridgeville, OH 44039

Applicant: Kevin Urig/KMU Trucking and Excavating, 4436 Center Ridge Rd, Avon, OH 44011

Zoning: B-3 Highway Commercial District and R-1 Residence District

In Attendance: Kevin Corcoran, Mayor
Kim Lieber, Planning & Development Director
Guy Fursdon, Chief Building Official
Justin Reed, Assistant Chief Building Official
Eric Brown, Civil Engineer
Toni Morgan, Assistant Law Director
Mike Freeman, Police Chief
John Reese, Fire Chief
Mike Uhnak, Assistant Fire Chief
Tina Wieber, Deputy Clerk of Council
Kevin Urig/KMU Trucking and Excavating

Project Introduction

- Kevin stated that it was a unique piece of property because it was so narrow and that they were asking for a rezoning and a small variance. He explained that they were trying to utilize as much of the real estate as they could to get the buildings in there. He said that the business was landscape maintenance, as well as hardscape installation, which was the primary business. He said that they had six to eight employees and that they worked for 9 to 10 months out of the year depending on the weather and would shut down for a couple of months during the winter. He explained that there wouldn't be any retail sales and they would not have any public traffic going in and out. He stated that the bins they would have would be just for storage of materials. He asked that since the parking section had to be all hard surface, if they had to be out front or in the back, as they were trying to reduce the amount of hard surface they needed.
- Kim stated that they could put some spaces next to the bin if they wanted to reduce the ones in the front. He stated that since Bramhall marked the property for them, they were really tight at the driveway and that the neighbor's driveway encroaches on their property. He mentioned that he might need to move the driveway out a little bit to keep separation. He stated that they wanted to keep a little buffer. Kim explained that buffering was a requirement when abutting anywhere zoned residential or a residential use with a 10-foot required buffered setback. He stated that regarding noise he thought he would blend in pretty well with the car wash as well as the other landscaper there and wouldn't over burden anyone else.

Staff Comments

- Kim asked if the first phase was the area from the street through the bin location before the second building and Kevin stated that was correct. She asked that the building, the parking areas, the drive, the storage area and the dumpster enclosure would all be constructed in phase 1 and Kevin stated that was correct. Kim mentioned that they showed six parking spots and an accessible and asked if that was sufficient for the number of employees that would be working there. Kevin commented that it would be for the main employees but that they would park out back or wherever was necessary. Kim explained that often the number of parking spots was based on building square footage but with that use it didn't make sense because it was more employee based. She asked if there would be any parking of contractor vehicles and Kevin stated that there would not and that most of his things

would be stored inside the building. Kim stated that they made the changes to the drive aisle and the parking field which would require fewer variances there but thought that they would end up requiring a variance setback probably because their pavement would come in closer than that 10 feet to residential and possibly need a second variance. She mentioned that they could probably overcome that by screening. She asked if they were installing any lighting and Kevin stated that there might be a few security lights in the back and a very dim light to show off the building a little bit. Kim stated that down lights were required (full cutoff).

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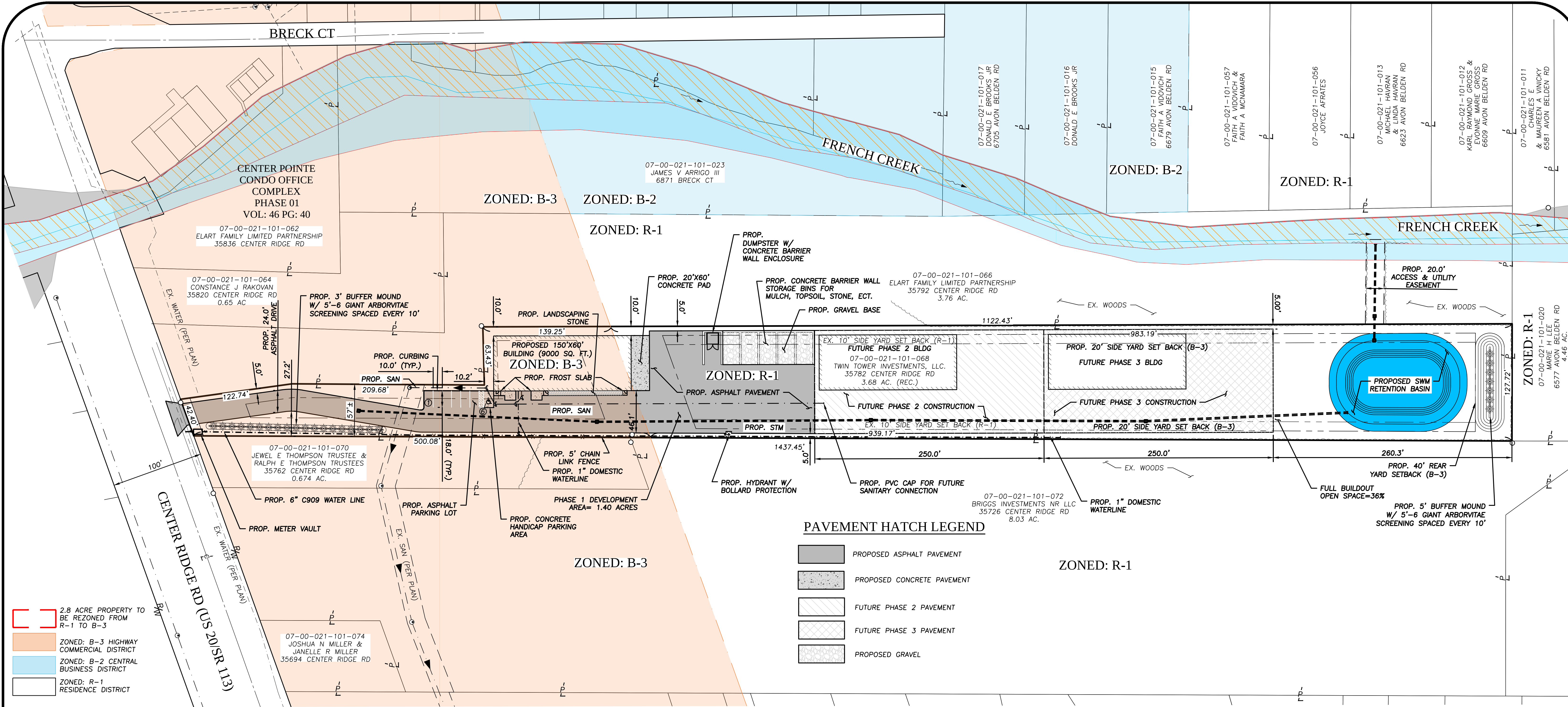
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35 FEET MAX
- 1250.04 LOT AND YARD REQUIREMENTS**
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LOT WIDTH - 150 FEET MIN
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SIDE YARDS - THE SUM OF THE SIDE YARDS FOR A SINGLE-FAMILY RESIDENCE SHALL BE NOT LESS THAN TWENTY FEET, AND NEITHER SIDE YARD SHALL BE LESS THAN TEN FEET. THE SUM OF THE SIDE YARDS FOR A TWO-FAMILY DWELLING SHALL BE NOT LESS THAN FORTY FEET, AND NEITHER SIDE YARD SHALL BE LESS THAN TWENTY FEET.
FRONTAGE - NO DWELLING SHALL BE ERRECTED ON A LOT HAVING FRONTAGE OF LESS

THAN SIXTY FEET AT THE RIGHT-OF-WAY LINE, UNLESS SUCH LOT WAS DESIGNATED ON A RECORDED PLAT OR SEPARATELY OWNED ON THE EFFECTIVE DATE OF THIS ZONING CODE (ORDINANCE 335-66, PASSED JULY 5, 1966) AND CANNOT BE PRACTICALLY ENLARGED TO COMPLY WITH THIS REQUIREMENT. FURTHER, SAID LOT SHALL NOT DIMINISH TO LESS THAN SIXTY FEET FROM THE RIGHT-OF-WAY LINE TO THE BUILDING.

- 1250.06 OFF-STREET PARKING AND LOADING**
PROVISIONS RELATING TO OFF-STREET PARKING AND LOADING IN AN R-1 RESIDENCE DISTRICT SHALL BE AS PROVIDED IN CHAPTER 1285.

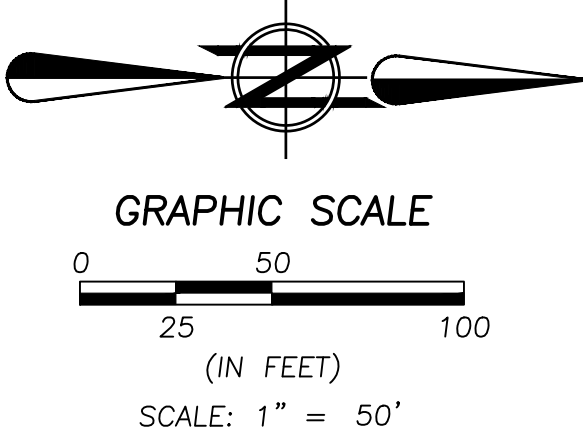
FEMA FIRM Panels: 39093C0144D Map Effective Date: 8/18/2008 8:00 PM

FEMA 500 YEAR
FLOOD HAZARD ZONES: X/ 0.2 PCT
ANNUAL CHANCE FLOOD HAZARD

FEMA 100 YEAR
FLOOD HAZARD ZONES: AE.

FEMA FLOOD PLAIN
FLOOD HAZARD ZONES: AE / FLOODWAY

EX. FLOOD HAZARD



DATE:	BY:	DESCRIPTION:
02-02-2024	APA	ISSUE TO CITY FOR REVIEW
03-05-2024	APA	ISSUE TO CLIENT FOR REVIEW
03-19-2024	APA	ISSUE TO CLIENT FOR REVIEW
03-29-2024	APA	ISSUE TO CLIENT FOR REVIEW
04-05-2024	APA	ISSUE TO CITY FOR REVIEW
04-30-2024	APA	REVISED PER CITY COMMENTS
05-02-2024	APA	REVISED PER CITY COMMENTS

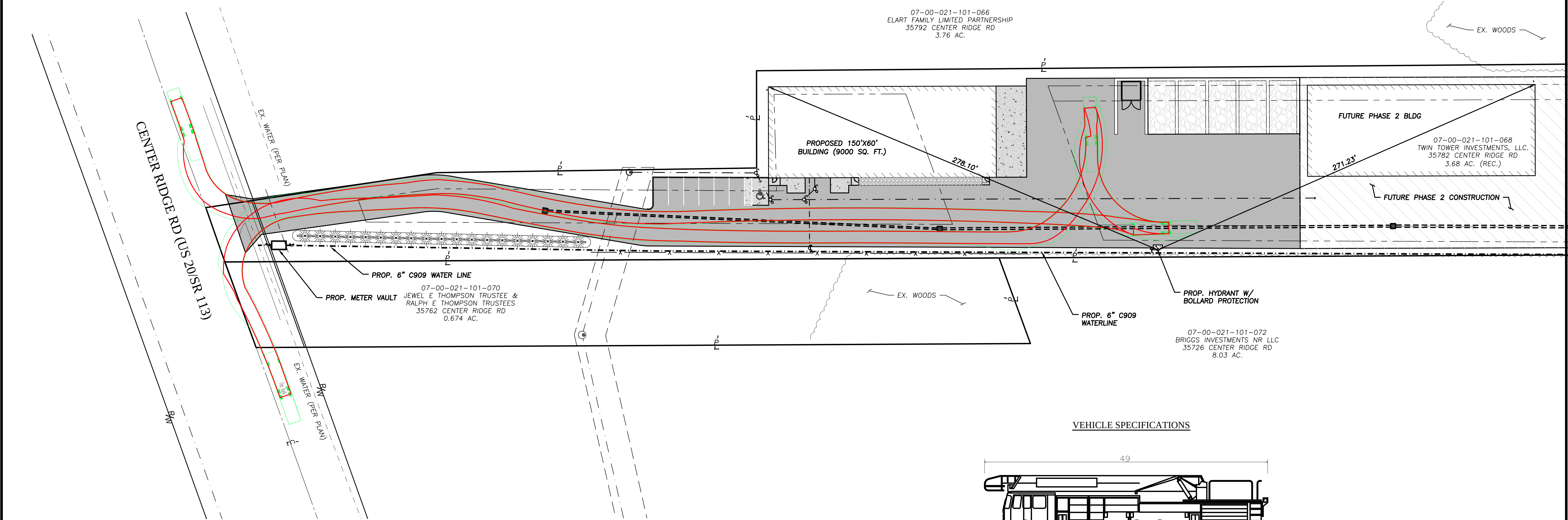
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
KMU TRUCKING AND EXCAVATING
4436 CENTER ROAD
AVON, OH 44011
440-934-1008

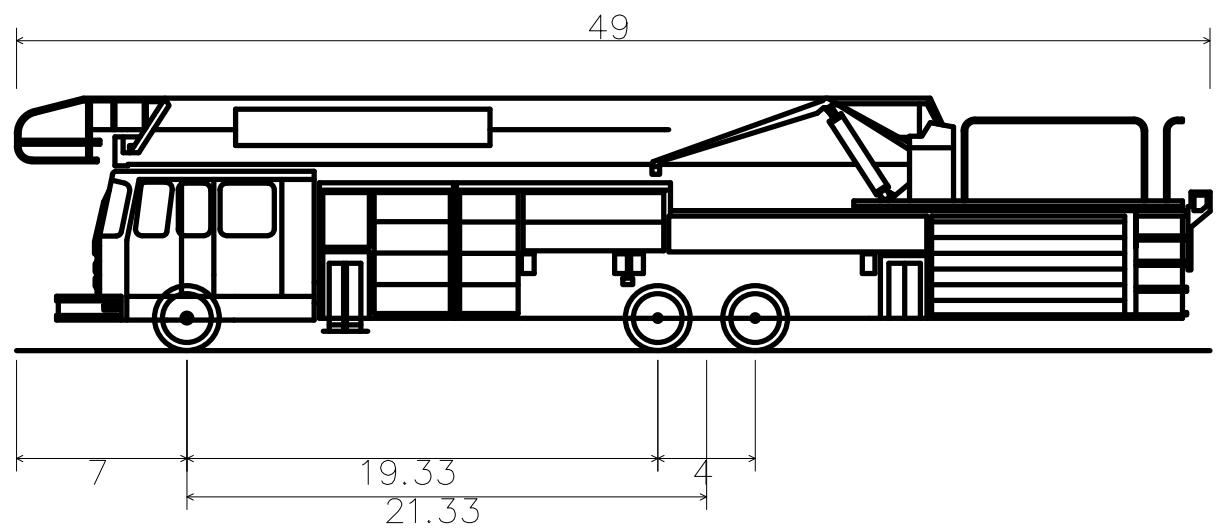
35782 CENTER RIDGE ROAD
OVERALL EXHIBIT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 2
JOB NO.
23-6079

J:\28079 35782 CENTER ROAD\DRAWINGS\23-6079 35782 CENTER ROAD OVERALL EXHIBIT.dwg, Plotted: May 02, 2024 - 2:55pm



VEHICLE SPECIFICATIONS



Fire Truck
Overall Length 49.000ft
Overall Width 8.330ft
Overall Body Height 10.363ft
Min Body Ground Clearance 0.794ft
Track Width 7.610ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 30.90°

PAVEMENT HATCH LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	FUTURE PHASE 2 PAVEMENT
	FUTURE PHASE 3 PAVEMENT
	PROPOSED GRAVEL

LINETYPE LEGEND

	VEHICLE WHEEL PATH
	VEHICLE BODY PATH

REVISION	DATE	BY	DESCRIPTION
	02-02-2024	APA	ISSUE TO CITY FOR REVIEW
	03-05-2024	APA	ISSUE TO CLIENT FOR REVIEW
	03-19-2024	APA	ISSUE TO CLIENT FOR REVIEW
	03-29-2024	APA	ISSUE TO CLIENT FOR REVIEW
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	04-30-2024	APA	REVISED PER CITY COMMENTS
	05-02-2024	APA	REVISED PER CITY COMMENTS

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GEW

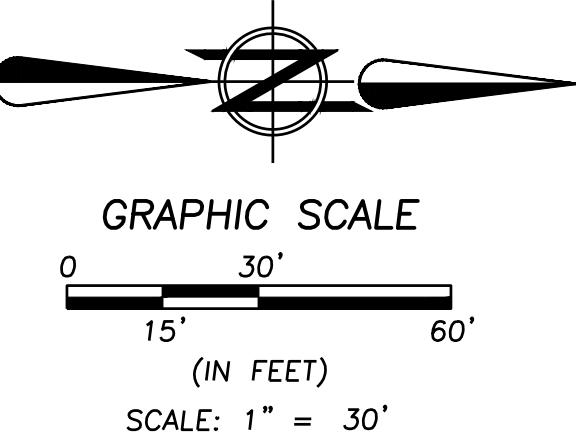
CHECKED BY:
APA

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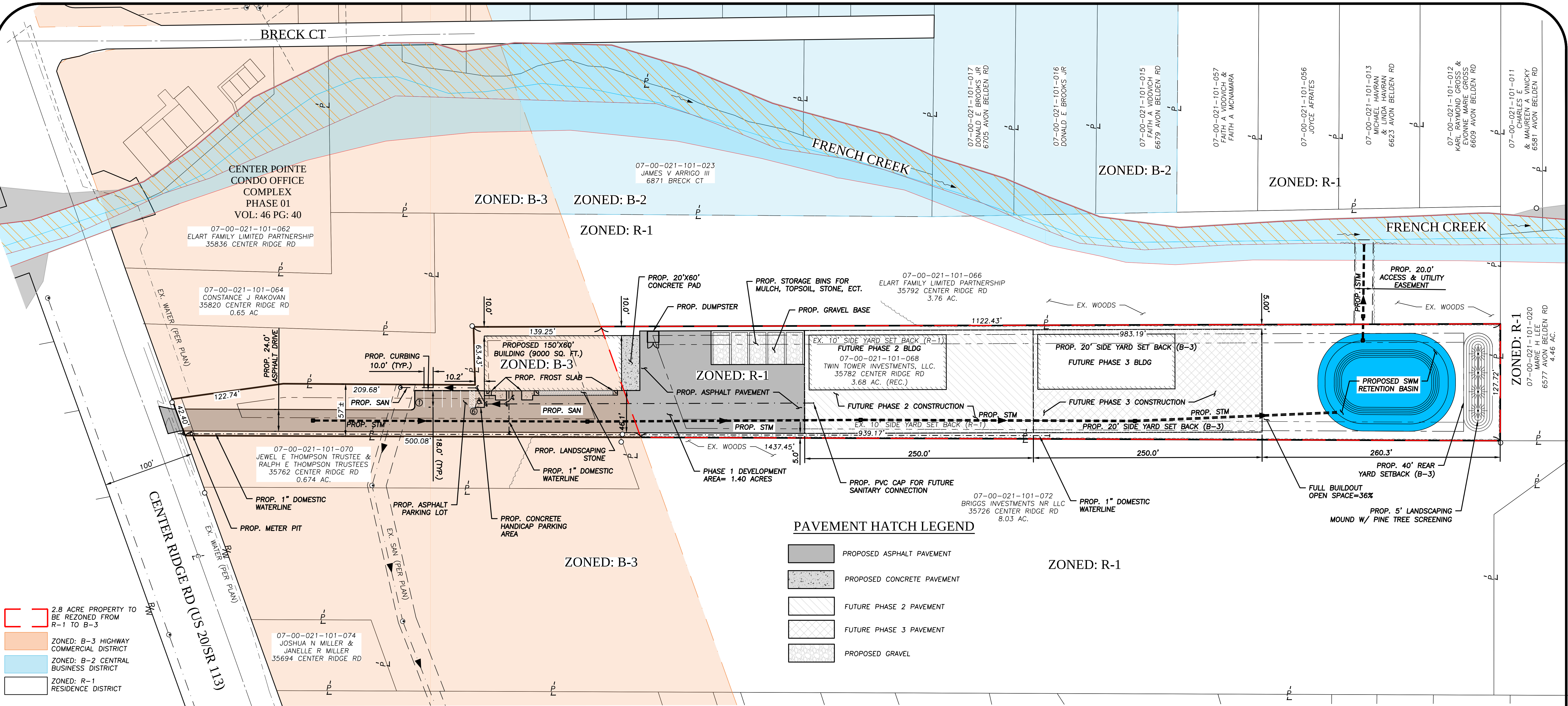
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35782 CENTER RIDGE ROAD
FIRE TRUCK EXHIBIT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
2 OF 2
JOB NO.
23-6079



J:\28079 35762 CENTER ROAD INFO\DRAWING\2823-6079 35762 CENTER ROAD OVERALL EXHIBIT.dwg, Plotted: Apr 05, 2024 - 6:48am



PART OF THE SUBJECT PREMISES IS LOCATED WITHIN "B-3 HIGHWAY COMMERCIAL DISTRICT:" AS SHOWN ON THE ZONE MAP OF THE CITY OF NORTH RIDGEVILLE. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF NORTH RIDGEVILLE - PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

- 1268.03 BUILDING HEIGHT**
65 FEET MAX
- 1268.04 LOT AND YARD REQUIREMENTS**
- (A) REQUIRED LOT AREA AND WIDTH.
LOT AREA - 1 ACRE MIN
LOT WIDTH - 150 FEET MIN
- (B) REQUIRED YARDS
FRONT YARDS - 50 FEET MIN
REAR YARDS - 40 FEET MIN
SIDE YARDS - THERE SHALL BE TWO SIDE YARDS FOR EACH LOT IN A B-3 DISTRICT, THE SUM OF WHICH SHALL BE NOT LESS THAN THIRTY-FIVE FEET, AND EACH SIDE YARD SHALL BE NOT LESS THAN FIFTEEN FEET, EXCEPT AS OTHERWISE PROVIDED IN THIS ZONING CODE. WHERE ANY SIDE LOT LINE ADJOINS A RESIDENTIAL DISTRICT, THE SIDE YARD ADJACENT TO THAT LOT LINE SHALL BE NOT LESS THAN TWENTY FEET.

- 1268.05 LOT COVERAGE**
BUILDINGS, TOGETHER WITH THEIR ACCESSORY USES, SHALL COVER NOT MORE THAN TWENTY-FIVE PERCENT OF THE AREA OF THE LOT.
- 1268.07 OFF-STREET PARKING AND LOADING**
PROVISIONS RELATING TO OFF-STREET PARKING AND LOADING IN A B-3 HIGHWAY COMMERCIAL DISTRICT SHALL BE AS PROVIDED IN CHAPTER 1285.
- 1285.03 REQUIRED PARKING SPACES**
FROM TABLE 1285.03-1:
OFFICES, PROFESSIONAL - 1 PER 400 SQUARE FEET
PHASE 1 - 800 SQUARE FEET OF OFFICE SPACE - 2 SPACES PROVIDED
WAREHOUSE AND STORAGE ESTABLISHMENTS - 0.5 PER EMPLOYEE PLUS SPACES FOR BUSINESS VEHICLES
PHASE 1 - 4 ASSUMED EMPLOYEES - 2 SPACES PROVIDED, 2 ADDITIONAL SPACES FOR BUSINESS VEHICLES.

PART OF THE SUBJECT PREMISES IS LOCATED WITHIN "R-1 RESIDENCE DISTRICT:" AS SHOWN ON THE ZONE MAP OF THE CITY OF NORTH RIDGEVILLE. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF NORTH RIDGEVILLE - PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

- 1250.03 BUILDING HEIGHT**
35 FEET MAX
- 1250.04 LOT AND YARD REQUIREMENTS**
- (A) REQUIRED LOT AREA AND WIDTH.
LOT AREA - 1 ACRE MIN
LOT WIDTH - 150 FEET MIN
- (B) REQUIRED YARDS
FRONT YARDS - 50 FEET MIN
REAR YARDS - 50 FEET MIN
SIDE YARDS - THE SUM OF THE SIDE YARDS FOR A SINGLE-FAMILY RESIDENCE SHALL BE NOT LESS THAN TWENTY FEET, AND NEITHER SIDE YARD SHALL BE LESS THAN TEN FEET. THE SUM OF THE SIDE YARDS FOR A TWO-FAMILY DWELLING SHALL BE NOT LESS THAN FORTY FEET, AND NEITHER SIDE YARD SHALL BE LESS THAN TWENTY FEET.
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- 1250.06 OFF-STREET PARKING AND LOADING**
PROVISIONS RELATING TO OFF-STREET PARKING AND LOADING IN AN R-1 RESIDENCE DISTRICT SHALL BE AS PROVIDED IN CHAPTER 1285.
- FEMA**
FIRM Panels: 39093C0144D Map Effective Date: 8/18/2008 8:00 PM
FEMA 500 YEAR
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EX. FLOOD HAZARD

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GEW

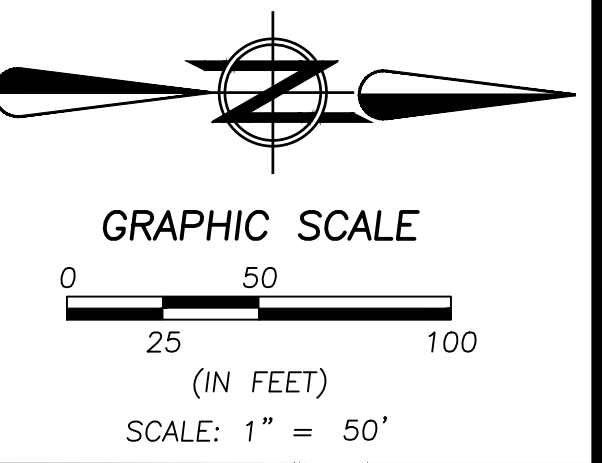
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SHEET
1 OF 1
JOB NO.
23-6079





Page 69 of 7

DATE:	<u>April 15, 2024</u>	1 ST READING:	<u>April 15, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>

ORDINANCE NO. 2024-48

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT THE PORTION OF PERMANENT PARCEL NUMBER 07-00-021-101-068 LOCATED AT 35782 CENTER RIDGE ROAD THAT IS CURRENTLY ZONED R-1 RESIDENCE DISTRICT BE REZONED TO B-3 HIGHWAY COMMERCIAL DISTRICT.

WHEREAS, by the present and official Zoning Map of the City of North Ridgeville, the subject parcel is split zoned, such that the frontage of the property at a depth of approximately 500 feet is presently zoned B-3 Highway Commercial District and the remainder of the property is zoned R-1 Residence District; and

WHEREAS, the subject property, as described in the attached **Exhibit A** is owned by Twins Power Investments, LLC, who has filed a petition to rezone the residential portion of the property to B-3 Highway Commercial District; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendment at their meeting of _____ and by formal motion recommended that the ordinance be (approved/not approved); and

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the ____ day of _____ 2023; and

WHEREAS, it is the desire of this Council to amend the official Zoning Map of the City of North Ridgeville.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The official Zoning Map of the City of North Ridgeville is hereby amended so as to provide that from and after the effective date of this Ordinance, that the residential portion of Permanent Parcel Number 07-00-021-101-068 located at 35782 Center Ridge Road, as particularly described in **Exhibit A** be hereby changed from R-1 Residence District to B-3 Highway Commercial District.

SECTION 2. Upon the effective date of this Ordinance, the Chief Building Official shall cause the official Zoning Map to be changed and corrected so as to reflect the rezoning authorized by this Ordinance.

SECTION 3. In all other respects, the North Ridgeville Zoning Map, as amended from time to time, shall remain in full force and effect.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____

PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____

MAYOR