

**NORTH RIDGEVILLE CITY COUNCIL  
REGULAR MEETING MINUTES  
May 20, 2024**

**CALL TO ORDER:**

President Jacobs called the Monday, May 20, 2024, Council meeting to order at 7:00 p.m.

**INVOCATION:**

Led by President Jacobs.

**PLEDGE OF ALLEGIANCE:**

Led by President Jacobs.

**ROLL CALL:**

Present were Council members President Jason Jacobs, Holly A. Swenk, Eric Shaffer, Bruce Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Also present were Mayor Kevin Corcoran, City Engineer Christina Eavenson, Finance Director April Wilkerson, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

Moved by President Jacobs and seconded by Winkel to amend the Regular City Council agenda dated May 20, 2024, by removing Ordinance Number 2024-60.

The request to go out to bid is no longer needed from the administration.

A roll call vote was taken, and the motion carried.

Yes – 7                      No – 0

**MINUTES - Corrections (if any) and approval:**

President Jacobs asked if there were any corrections to the Committee of the Whole Meeting Minutes dated May 6, 2024, and Regular City Council Meeting Minutes dated May 6, 2024. No discussion was offered. The meeting minutes stand approved as submitted.

**LOBBY:**

President Jacobs opened the lobby session. He reminded everyone that the lobby session was not meant to be an interactive question-and-answer session. However, it was an opportunity for the public to address the City Council and its administration. He asked anyone who would like to speak to come to the podium and state their name and address. He further added that each person is allowed three minutes to speak.

**Sugar Ridge Road Truck Issues**

Albert Krage, residing at 37903 Sugar Ridge Road, expressed his concerns regarding multiple visits by the Building Department to his property. He stated that this visit marked the fourth occurrence since he moved into the city. Mr. Krage mentioned that other properties in the area are in worse condition than his own. He believed this was retaliation against him for voicing concerns about the Sugar Ridge Road Rehabilitation Project. He requested clarification on this issue.

**Ordinance Number 2024-45 – Recreational Marijuana**

Rudy Ringwall, a resident at 31966 Center Ridge Road, urged the City Council to vote against or table Ordinance Number 2024-45. He suggested that they should take a deeper dive into the subject and research the tax law. Mr. Ringwall remarked that the property tax revenue from these facilities would receive 36% of the state tax money. There are restrictions on how many licenses can be issued. He also added that the regulation of recreational marijuana is similar to medical marijuana. He advised City council to look at this opportunity for big commercial development in the city.

**Sugar Ridge Road Expansion**

Kathy Zaleski, residing at 37814 Sugar Ridge Road, voiced her concerns about the Sugar Ridge Road expansion. She requested information on the plans for her property.

**Sugar Ridge Road Rehabilitation Project**

Kim Stermole, residing at 37872 Sugar Ridge Road, noted that she lives across from Albert Krage and she has never had an issue with his yard for 35 years. She advised the City Council to look at creating a policy to allow complaints to be a public record.

**Sugar Ridge Road Rehabilitation Project**

Frank Nehls, a resident of 6502 Ridge Plaza Drive, addressed the water issues that would come off Center Ridge Road. The cause of the water issues is from commercial properties on Center Ridge Road which could cause flooding.

**ADMINISTRATORS REPORTS:**

**1. Mayor:**

Mayor Corcoran remarked the following.:

- Under the first readings, he requested an emergency passage on several pieces of legislation that would need the emergency for ORD NO. 2024-55, ORD. NO. 2024-56, ORD. NO. 52-2024, and NO. 2024-57.
- North Ridgeville Zoning Code Community Survey - Planning and zoning ordinances are tools a city could use to establish how land may be used, the types of housing and businesses permitted in certain areas, and the density of development, as well as elements such as signage, landscaping, building design, parking, and access. With the recent adoption of the Ridgeville Ready Master Plan, the City has embarked on a process to modernize its planning, zoning, and subdivision regulations to ensure future development meets the goals of the city and its residents.

As a first phase in this process, the city is working with a consultant to assess the need for changes to its existing planning and zoning ordinances. The audit will summarize the strengths and weaknesses of the existing regulations in terms of usability, organization, and substantive standards, and provide recommendations for improvement. The consultant will develop a proposed outline for a reorganized zoning code to improve usability by staff, residents, business owners, and city officials.

Mayor Corcoran asked the community to participate in the City's community survey. The survey is accessible on the city's website at [nridgeville.org](http://nridgeville.org).

- Notice of Examination: Full-Time Patrol Officer Class "D" AND Full-Time Firefighter/Paramedic Class "D" Come - The Civil Service Commission is offering open, competitive written examinations to establish an eligibility list for both entry-level Patrol Officer Class "D" and entry-level Firefighter/Paramedic Class "D" positions. Testing and applications will be accepted through May 27, 2024. Application packets could be obtained from the City's website at [nridgeville.org](http://nridgeville.org).
- Memorial Day & One Day Delay in Refuse Collection - City Offices will be closed on Monday, May 27, 2024, in observance of the Memorial Day holiday. This holiday will also impact trash collection. Republic Services will be operating on a one-day delay. Trash pick-up resumes city on Wednesday, May 29, 2024.
- Memorial Day Parade and Memorial Service - Join us for the Memorial Day Parade on Monday, May 27, 2024, at 9:45 a.m. departing from the North Ridgeville High School on Bainbridge Road and concluding at the new Veterans Memorial in South Central Park across from the Senior Center. There will be a memorial service held at the Veterans Memorial in association with the North Ridgeville Lions Club, VFW Post 9871, and the Veterans Memorial Committee. Parking is available across the street at the Senior Center and City Hall.
- The Hometown Heroes streetscape banners on Bainbridge Road to honor those who have served the country. They are a great addition to the city!
- Citywide Garage Sale Days, June 5, 2024, to June 8, 2024 - North Ridgeville Chamber of Commerce/Visitors Bureau will be sponsoring their annual citywide Garage Sale Days. The cost to participate is \$5. Drive-thru registration will be held at North Ridgeville Community Care (behind Arby's) on Thursday, May 30, 2024, and Friday, May 31, 2024, from 9:00 a.m. until 3:00 p.m. For more information, contact the Chamber of Commerce/Visitors Bureau at (440) 327-3737.

Moved by Mayor Corcoran and seconded by DeVries into an Executive Session to discuss pending or imminent court action.

A roll call vote was taken, and the motion carried.

Yes – 7                      No – 0

Adjourned into Executive Session at 7:16 p.m.

Reconvened into the Regular Council meeting at 7:57 p.m.

Moved by Swenk and seconded by Winkel to adjourn the executive session.

A roll call vote was taken, and the motion carried.

Yes – 7                      No – 0

Mayor Corcoran concluded his report.

## **2. Engineer:**

City Engineer Christina Eavenson provided the following updates:

- Diggers of Ohio, LLC is making progress on the hydrant replacement project and has only twelve left to replace.
- The crack seal and traffic striping for the Stony Ridge roundabout project is ongoing.
- The state of Ohio has established a grade-crossing elimination program for the fiscal years 2024 and 2025. North Ridgeville has been awarded an \$84,000 grant from the Rail Development Commission to fund a planning study for grade separation at Race Road. An emergency is needed for Ordinance 2024-56 because the deadline for the application is in July.
- Resolution 2024-52 - An Ordinance Authorizing the Mayor of the City of North Ridgeville to enter into a cooperative agreement with Lorain County for the replacement of the Chestnut Ridge Road Bridge #0531, the relocation of the city watermain and other appurtenances - an emergency is needed to receive the funding.
- The Engineering Division is currently seeking a Resident Project Representative.

City Engineer Eavenson concluded her report.

## **3. Director of Finance:**

Finance Director April Wilkerson:

April Wilkerson, the Finance Director, requested the inclusion of an emergency clause to ensure that the Finance Department has the required resources to reach its financial obligations for the following legislation.

Ordinance No. 2024-59 – Amending the 2024 annual appropriation.

Finance Director April Wilkerson concluded her report.

## **4. Other Reports:**

President Jacobs noted the following report:

April 2024 Building Division Report  
April 2024 Water Distribution and EPA Report

## **COUNCIL COMMITTEE REPORT(S):**

There were none.

## **CORRESPONDENCE:**

There were none.

## **OLD BUSINESS:**

There were none.

**NEW BUSINESS:**

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of May 14, 2024:

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.

PC ACTION: Tabled by a vote of 5-0 to next meeting in order to update plans

(Council approval is required for all plans and recommendations from Planning Commission).

Councilman Abens remarked that the owner wanted to provide more detailed information for the project.

Moved by Abens and seconded by Swenk to approve the Planning Commission's action for Elite K911's request.

A voice vote was taken, and the motion was carried.

Yes – 7                      No – 0

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.

PC ACTION: Denied by a vote of 4-1 (Ali)

(Council approval is required for all plans and recommendations from Planning Commission)

Councilman Abens remarked that the applicant had too many variances.

Moved by Abens and seconded by Swenk to approve the Planning Commission's action for Kevin Urig's project.

A voice vote was taken, and the motion was carried.

Yes – 7                      No – 0

PPZ2024-0261: Aron A. Rus, 35782 Center Ridge Rd, PPN 07-00-021-101-068

3. 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.

PC ACTION: Approved by a vote of 3-2 (Schumann, Smolik)

(Council approval is required for all plans and recommendations from Planning Commission)

Councilman Abens remarked that part of the property is zoned for R-1 and the other part is zoned for B-3. He believed that it is not conclusive for future growth.

Moved by Abens and seconded by Swenk to approve the Planning Commission's action for Kevin Urig's rezoning request.

A voice vote was taken, and the motion was carried.

Yes – 6                      No – 1 (Swenk)

**RECESS:**

Moved by Winkel and seconded by Awig to dispense with recess.

A voice vote was taken, and the motion was carried.

Yes – 7                      No – 0

**FIRST READINGS:**

**Ordinance and Resolution submittal(s)**

**Clerk of Council Nicholas Ciofani:**

2024-55                      A Resolution Authorizing the Mayor of the City of North Ridgeville to accept a grant through the Ohio Rail Development Commission for the Race Road Grade Separation Study.  
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2024-55.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to complete the study before the deadline for submission in July 2024.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2024-55 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-55.**

Yes – 7                      No – 0

**Clerk of Council Nicholas Ciofani:**

2024-56                      An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into a contract according to law and in a manner prescribed by law with TranSystems for the Race Road Grade Separation Study, not to exceed \$84,454.00.  
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2024-56.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to complete the study before the federal deadline for submission in July 2024.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7                      No – 0

Moved by DeVries and seconded by Awig to adopt 2024-56 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-56.**

Yes – 7                      No – 0

**Clerk of Council Nicholas Ciofani:**

2024-57                      An Ordinance approving the sale of certain personal property owned by the City of North Ridgeville pursuant to O.R.C. Section 721.15(D).  
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2024-57.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause to sell a camera that is over the threshold of \$1,000.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt 2024-57 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-57.**

Yes – 7                      No – 0

**Clerk of Council Nicholas Ciofani:**

2024-58                      An Ordinance amending North Ridgeville Codified Ordinance Section 660.13 Smoking in Places of Public Assembly.  
(Introduced by Mayor Corcoran)

Ordinance Number 2024-58 was referred to the Safety Committee for further review.

**Clerk of Council Nicholas Ciofani:**

2024-59                      An Ordinance amending Ordinance Number 6121-2023 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2024 and ending December 31, 2024.  
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-59.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to meet the City's financial obligations in a timely manner.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7                      No – 0

Moved by DeVries and seconded by Awig to adopt 2024-59 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-59.**

Yes – 7                      No – 0

**SECOND READINGS:**

**Clerk of Council Nicholas Ciofani:**

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. (Introduced by Mayor Corcoran, First Reading on 04-15-2024, Planning Commission on 05-14-2024)

Ordinance Number 2024-48 was referred to the Building and Lands Committee for further review.

**Clerk of Council Nicholas Ciofani:**

2024-45                      An Ordinance prohibiting adult use cannabis processing, cultivation, retail dispensaries or other North Ridgeville business intending to process, provide, or sell cannabis as defined in Sections 3780.01 through 3780.99 of the Ohio Revised Code. (Introduced by Mayor Corcoran; First Reading on 04-15-2024; Committee of the Whole on 05-06-2024)

Councilman Shaffer noted that he hasn't heard anyone object to cultivation, only dispensaries. He suggested narrowing the legislation to only dispensaries.

Ordinance Number 2024-52 moved to third reading.

**Clerk of Council Nicholas Ciofani:**

2024-52                      An Ordinance Authorizing the Mayor of the City of North Ridgeville to enter into a cooperative agreement with Lorain County for the replacement of the Chestnut Ridge Road Bridge #0531, the relocation of the city watermain and other appurtenances. (Introduced by Mayor Corcoran; First Reading on 05-06-2024)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the third reading for 2024-52.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause in order to start the project.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt 2024-52 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-52.**

Yes – 7                      No – 0



**Clerk of Council Nicholas Ciofani:**

2024-54      An Ordinance Amending Ordinance 2024-22 Exhibit "A" by creating the position of Recreation Services Administrator.  
(Introduced by Mayor Corcoran; First Reading on 05-06-2024)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the third reading for 2024-54.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause in order to create the position for staffing needs.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Swenk to adopt 2024-54 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-54.**

Yes – 7                      No – 0

**THIRD READINGS:**

There was none.

**MEETING ANNOUNCEMENTS:**

President Jacobs noted the following:

1. The next Regular City Council meeting will be on Monday, June 3, 2024, at 7:00 p.m. in Council Chambers.

**ADJOURNMENT:**

President Jacobs adjourned the meeting at 8:21 p.m.

Approval of minutes on June 3, 2024:



Jason Jacobs  
PRESIDENT OF COUNCIL



Nicholas Ciofani  
CLERK OF COUNCIL