

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Chairman James Smolik

Vice-Chairwoman Jennifer Swallow
Member Steve Ali

7307 Avon Belden Road
North Ridgeville, Ohio 44039
(440) 353-0513

Member Paul Graupmann
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, APRIL 13, 2021

TO ORDER: 7:00 PM

ROLL CALL:

MINUTES: Regular meeting held Tuesday, February 9, 2021

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: COUNCIL REFERRAL

Christopher Minick
1195 Adams St, Vermilion, OH 44089

OWNER: Slow Pitch Properties, LLC
32629 Heron Cir, North Ridgeville, OH 44039

REQUEST: Approval to rezone a parcel of land from RS-2 General Residence District to B-3 Highway Commercial District

LOCATION: 6001 Lear Nagle Rd
Permanent Parcel No. 07-00-008-111-077
Temporary ordinance number assigned by Council as T 31-2021 and referred to Planning Commission during the Council meeting held 3/1/2021

APPLICANT: COUNCIL REFERRAL

Michael Jaworski
32113 Bexley Cir, Avon Lake, OH 44012

OWNER: JCL Group, LLC
32113 Bexley Cir, Avon Lake, OH 44012

REQUEST: Approval to rezone 2 parcels of land from R-2 Multiple Residence District to B-2 Central Business District

LOCATION: 36046 Center Ridge Rd and 6838 Avon Belden Rd
Permanent Parcel Nos. 07-00-028-102-066 and 07-00-028-102-042
Temporary ordinance number assigned by Council as T 32-2021 and referred to Planning Commission during the Council meeting held 3/1/2021

NEXT REGULAR MEETING WILL BE HELD TUESDAY, MAY 11, 2021

ADJOURNMENT:

NOTICE TO THE PUBLIC

Due to current restrictions associated with the ongoing coronavirus pandemic (COVID-19), physical attendance at the meeting is prohibited. You have two options to view and participate in the meeting:

Join through our YouTube Channel at
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

There is a chat feature to type your questions or comments. We encourage you to email comments and questions in advance to Lisa Ciofani at lciofani@nridgeville.org

-OR-

Join through Zoom at <https://us02web.zoom.us/j/87553476109>
Meeting ID: 875 5347 6109
Or dial in with audio only at +1 646 558 8656

Visit the Planning Commission web site to access the electronic agenda, along with agenda items: www.nridgeville.org/PlanningCommission.aspx

*DON'T FORGET TO **SUBSCRIBE** TO OUR **YOUTUBE CHANNEL** TO TUNE
IN TO **ALL CITY PUBLIC MEETINGS!***

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, FEBRUARY 9, 2021**

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 Jennifer Swallow (via Zoom), Steve Ali, James Smolik (via Zoom), and Council Liaison Bruce Abens.

Also present were Assistant Law Director Toni Morgan (via Zoom), Chief Building Official Fursdon, City Engineer Dan Rodriguez (via Zoom), and Deputy Clerk of Council Lisa Ciofani.

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, January 12, 2021. He asked if there were any corrections. Hearing no corrections, the minutes were received and filed.

CORRESPONDENCE:

Letter of resignation received from Jason Jacobs due to appointment to City Council.

OLD BUSINESS:

NEW BUSINESS:

Chairman Smolik advised due to Jason Jacobs' appointment to City Council, there is a vacancy for Alternate Liaison to the Board of Zoning and Building Appeals. He opened the floor for nominations.

Vice-Chairwoman Swallow nominated Member Ali. Chairman Smolik seconded the nomination.

Member Ali accepted the nomination and as there were no further nominations, Member Ali was appointed as the Alternate Liaison to the Board of Zoning and Building Appeals.

APPLICANT: Stacey Dasher, Everstream Solutions LLC
1228 Euclid Ave #250, Cleveland, OH 44115

OWNER: City of North Ridgeville
7307 Avon Belden Rd, North Ridgeville, OH 44039

REQUEST: Install and maintain 2" fiber conduit in right-of-way of Taylor Pkwy, Bender Rd, and Sugar Ridge Rd

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, FEBRUARY 9, 2021**

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LOCATION: Right-of-way of Taylor Pkwy, Bender Rd, and Sugar Ridge Rd, North Ridgeville, OH 44039, in an I2, R1 Zoning District
Permanent Parcel No. 07-00-038-900-006

Application was read.

Administrative comments were read.

Chairman Smolik asked if there was a member of the audience who was representing the applicant.

Christopher Hunke, Ironclaw Engineering, 979 E 179th St, Cleveland, OH 44113, stated he is working with the applicant as the engineer and they are planning on installing a 2" directional bore fiber conduit in the right-of-way of Taylor Pkwy and Bender Rd to service the Invacare facility on Taylor Pkwy. He advised the work is for a diverse path from Invacare's facility on Taylor Pkwy down Taylor Pkwy up to Bender Rd to Sugar Ridge Rd where there is an existing Everstream facility.

Chairman Smolik asked for any questions or comments from the Commission. No discussion was offered.

Chairman Smolik asked Mr. Hunke if this is solely for Invacare or if this could serve other customers in the future.

Mr. Hunke advised it could serve additional customers in the future. He stated there are manufacturing facilities on Taylor Pkwy that are serviced on the existing fiber going west into Elyria and this project would serve as a diverse path for all of them.

Chairman Smolik asked Mr. Hunke if all of this is occurring in the City right-of-way.

Mr. Hunke advised yes.

Chairman Smolik asked for any further questions or comments from the Commission. No discussion was offered.

Chairman Smolik asked for any questions or comments from the administration.

Assistant Law Director Morgan advised Mayor Corcoran talked about an indemnification agreement and part of that is what is contained in the right-of-way agreement that she sent to the applicant. She asked Mr. Hunke if he knows anything about the agreement, as her office has not received it back yet. She recommended if this application is approved, that it be approved conditioned on the completed agreement.

Stacey Dasher with Everstream advised she was under the impression that she sent it back to the City the same day that her office received it. She stated it has been through their legal

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, FEBRUARY 9, 2021**

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department and it was approved and it may still be waiting on signatures. Ms. Dasher advised they are in full agreement of that document with no disputes.

Chairman Smolik asked for any further questions or comments from the administration. No discussion was offered.

Chairman Smolik asked for any questions or comments from YouTube live.

Deputy Clerk of Council advised there were no further questions or comments.

It was moved by Vice-Chairwoman Swallow with the condition of receiving the indemnification right-of-way agreement and seconded by Ali to approve the request as submitted.

A voice vote was taken and the motion carried with the condition of receiving the indemnification right-of-way agreement.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:10 PM.

James Smolik
Chairman

Lisa M. Ciofani
Deputy Clerk of Council

Tuesday, April 13, 2021
Date Approved

COUNCIL CLERK

2/19/2021
sna

PETITION FOR REZONING CLASSIFICATION

Owner Slow Pitch Properties, LLC
Signature of Owner [Signature]
Address: 32629 Heron Circle
City/State/Zip: N Ridgeville OH 44039
Telephone No.: (216) 570-9820
Email Address: dauidb007c@worldway.com

Petitioner: Christopher Minick
Signature of Petitioner: [Signature]
Address: 1195 Adams St
City/State/Zip: Vermilion, OH, 44089
Telephone No.: 440-714-5398
Email Address: Minick57@gmail.com

If there is more than one owner, please use additional sheets providing names and signatures of all owners.

The above listed as the owner of property located at 6001 Leav ^{Nagle} Rd
North Ridgeville, Ohio is hereby in agreement with this petition to Council of the City of North Ridgeville, Ohio to amend the zoning Ordinance and zoning map of the City of North Ridgeville, Ohio, by amending the zoning classification of the above mentioned property from
RS-2 to B3

My above signature certifies that the accompanying documentation is included with this Petition as to form:

- ☒ 1. A legal description of the area;
- ☒ 2. A brief description of the land as to its location of the area, zone or district proposed to be changed in relation to City streets and numbers or its distance from an indicated intersection;
- ☒ 3. The name of the property owner or owners within the land to be rezoned if there are ten owners or less. If there are more than ten property owners, then the name of the petitioner shall be recited in the ordinance;
- ☒ 4. A list of the names and address of the owners of property as they appear upon the County Treasurer's tax list or as they appear in his or her index of tax mailing addresses, lying within 500 feet of the perimeter of the area, zone or district proposed to be changed. A certificate certifying that the names and addresses were obtained through the County Treasurer's Tax List or his or her Index of Tax Mailing Address or the Office of the Auditor of Lorain County (Certificate of filing attached hereto.);
5. A fee of \$235.00 to defray the costs of notices and other expenses connected with the hearings required by this section. In addition to the aforesaid fee, the applicant shall pay for the actual cost of the legal advertising, with the applicant paying for such costs prior to the date of the public hearings;
6. Two duplicate originals of the Planning Commission Request for Action form along with one full size 24 x 36 original plat plan (with the seal of a licensed professional engineer or registered surveyor) which shall include and nine additional copied sets to be of lesser size as long as legible and no smaller than 11 x 17.

**CERTIFICATE OF NAMES, ADDRESSES, AND PERMANENT PARCEL NUMBERS FOR
SECURING CHANGES IN THE ZONING CLASSIFICATION OF PROPERTIES**

**CITY OF NORTH RIDGEVILLE
OFFICE OF THE CLERK OF COUNCIL**

I, Christopher Minick, requesting a change in zoning classification in the area, zone or
district located at 6001 Lear ^{Nagle} Rd N. Ridgeville, OH 44039 from

RS2 Zoning District to B3 Zoning District do hereby certify that the names,

addresses and permanent parcel numbers herein provided were obtained from the County Auditor's

Office, County Treasurer's Tax List or as they appear on his or her Index of Tax Mailing Addresses.

Christopher Minick
NAME

1195 Adams St
ADDRESS

Vermilion, OH, 44089
CITY/STATE/ZIP

440-714-5348
TELEPHONE NUMBER

02-17-21
DATE

Is this in a TIF area _____
TIF area _____

Engineering Fee Paid: \$ _____
See attached for description of fees

Planning Commission & Bldg. Admin. Fees: \$ _____
Receipt No. _____



See attached for description of fees

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

Received: _____ Date released to Planning Commission: _____

Date of Planning Commission meeting: _____ (unless otherwise notified)

APPLICANT INFORMATION AND REQUEST:

APPLICANT: Christopher Minick PROPERTY OWNER: Slow Pitch Properties, LLC
COMPANY NAME: Minco Estates Limited ADDRESS: 32629 Heron Circle
ADDRESS: 1195 Adams St CITY/STATE: N Ridgeville OH ZIP: 44039
CITY / STATE: Vulmilion/oh ZIP: 44089 PHONE NO: (216) 570-9820
PHONE NO.: 980-764-5248 SIGNATURE: [Signature]
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: Minick57@gmail.com

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the Planning meeting.

LOCATION OF PROPERTY/ADDRESS: 6001 Leaf Nagsel Rd
PERMANENT PARCEL NO.: 070000811077 ZONING OF PROPERTY: RS2
ZONING OF ADJACENT PROPERTY TO: NORTH RS-2 EAST RS-2 SOUTH RS-2 WEST R-1
DESCRIPTION OF REQUEST: To be zoned R3

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒ If yes, list dates and nature of each: _____

owner(s) name, permanent parcel number and mailing address. Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

- ☐ Board of Building & Zoning Appeals approval required
☐ Conditions as set forth by the Commission on this date are _____

Date: _____ Signature: _____
(Presiding officer at meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

PETITION FOR REZONING CLASSIFICATION

Legal Description

Petitioner	Christopher Minick	Owner	Slow Pitch Properties, LLC
Address	1195 Adams Street	Address	32629 Heron Circle
City/State/Zip	Vermilion, OH 44089	City/State/Zip	N. Ridgeville, OH 44039
Telephone	(440) 714.5348	Telephone	(216) 570-9820
Email	Minick57@gmail.com	Email	Davidb007@wowway.com
Parcel No	07-00-008-111-077		

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and known as being Sublot Nos. 60, 61, 62, 63, 64, 65 Block D, in Ridgeville Heights Allotment of part of Original Ridgeville Township Lot Nos. 7 and 8, as shown by the recorded plat in Volume 10, Page 11 of Lorain County Records and together forming a parcel of land 120 feet front on the Easterly side of Krebs Road, now known as Lear Nagle Road, and extending back 136.95 feet on the Northerly line and 137.61 feet on the Southerly line and having a rear line of 120 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Legal Description Of Building

6001 Lear Nagle Road North Ridgeville Oh 44039

RIDGEVILLE HTS 120 X 137 93-E-34/GRANTED BLOCK D

Brief Description of Land as to its location in the city

The Land is 848 feet from the Lear Nagle Center Ridge Intersection

The Land is currently zoned RS2



J.Craig Snodgrass, CPA, CGFM

Lorain County Auditor



Basic Search ▼

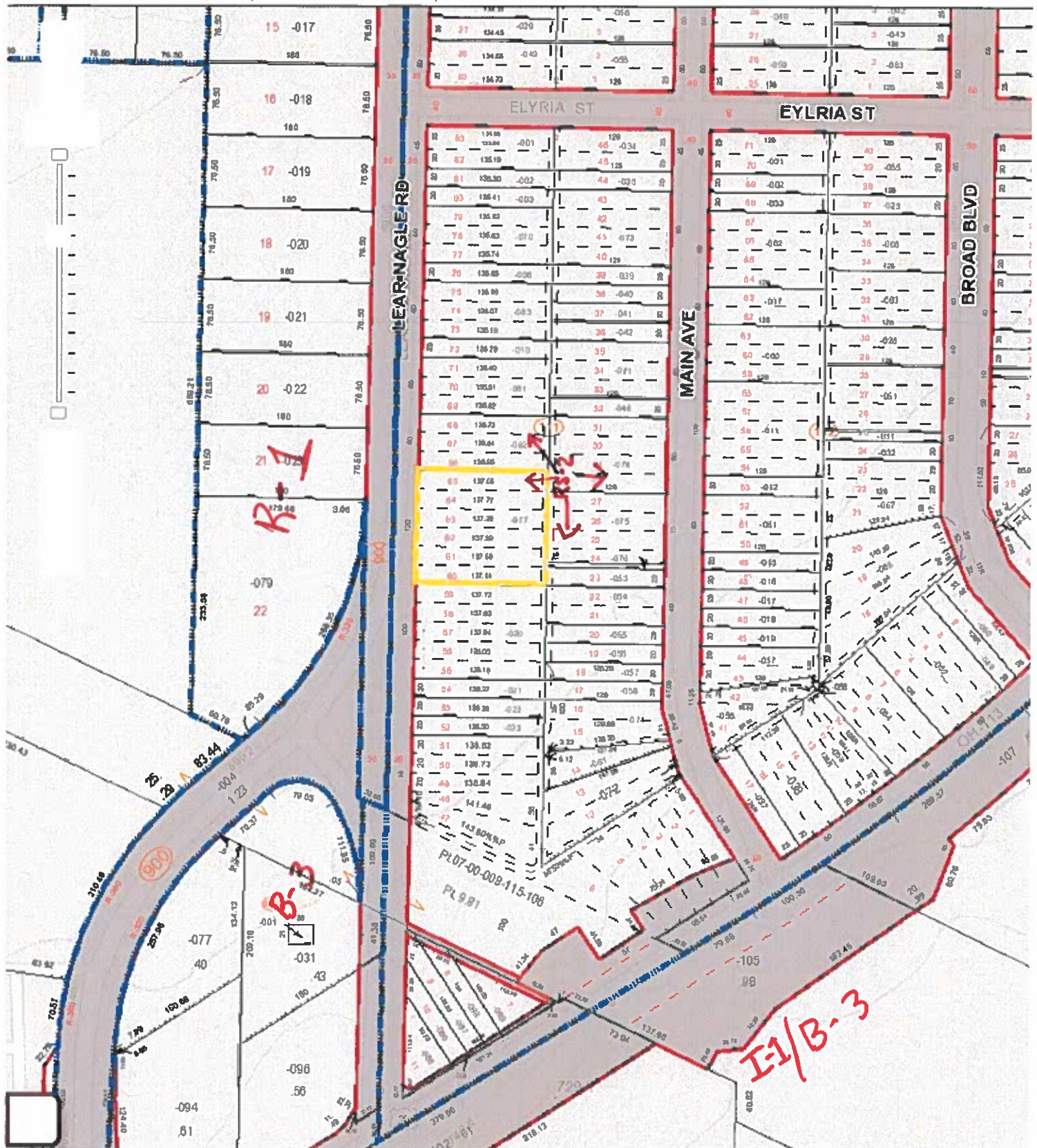
Advanced Search ▼

Select

Sales

Layers

More...



200ft

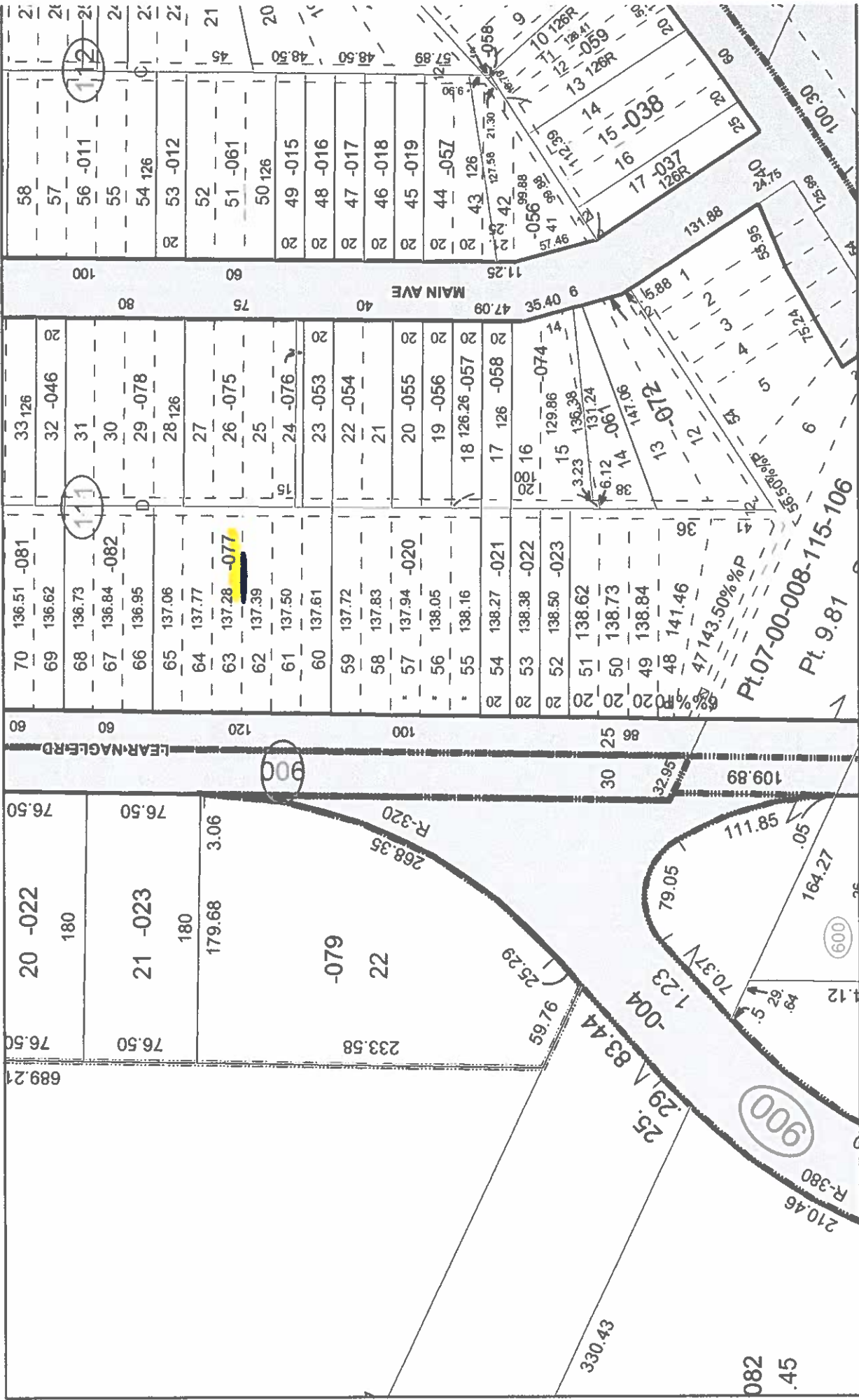
[Click here for Legal Disclaimer](#)



6001 Lear Nagle

February 17, 2021 4:20:49 PM

1 inch = 94 feet



Parcel Number	Owner Name	Address	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP
07-00-008-117-082	ARNDT RONALD F & PATRICIA H TRUSTEES	LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039				
07-00-008-111-078	BASALLA MICHAEL	5984 MAIN AVE NORTH RIDGEVILLE; OH 44039	5984 MAIN AVE	N RIDGEVILLE	OH	44039
07-00-008-112-051	BLACK CHARLES H & VICKI L	5946 BROAD BLVD NORTH RIDGEVILLE; OH 44039	5946 BROAD BLVD	NORTH RIDGEVILLE	OH	44039
07-00-008-111-075	BLASIK MARK M	5994 MAIN AVE NORTH RIDGEVILLE; OH 44039	5994 MAIN	N RIDGEVILLE	OH	44039
07-00-008-112-019	BLASIK ROSE C TRUSTEE	MAIN AVE NORTH RIDGEVILLE; OH 44039	6017 MAIN AVE	NORTH RIDGEVILLE	OH	44039
07-00-008-112-057	BLASIK ROSE C TRUSTEE	6017 MAIN AVE NORTH RIDGEVILLE; OH 44039	6017 MAIN AVE	NORTH RIDGEVILLE	OH	44039
07-00-008-112-017	BLASIK ROSE C TRUSTEE	MAIN AVE NORTH RIDGEVILLE; OH 44039	6017 MAIN AVE	NORTH RIDGEVILLE	OH	44039
07-00-008-112-018	BLASIK ROSE C TRUSTEE	MAIN AVE NORTH RIDGEVILLE; OH 44039	6017 MAIN AVE	NORTH RIDGEVILLE	OH	44039
07-00-008-112-016	BLASIK ROSE C TRUSTEE	MAIN AVE NORTH RIDGEVILLE; OH 44039	6017 MAIN AVE	NORTH RIDGEVILLE	OH	44039
07-00-008-112-066	BOONE DAVID A	5916 BROAD BLVD NORTH RIDGEVILLE; OH 44039	5916 BROAD BLVD	N RIDGEVILLE	OH	44039
07-00-008-112-060	BROOKS JOHN R & BAILEY TINA R	5947 MAIN AVE NORTH RIDGEVILLE; OH 44039	5947 MAIN ST	N RIDGEVILLE	OH	44039
07-00-008-112-037	CLEVELAND ELECTRIC ILLUMINATING	CENTER RIDGE RD NORTH RIDGEVILLE; OH 44039				
07-00-008-115-106	CLEVELAND ELECTRIC ILLUMINATING COMPANY	CENTER RIDGE RD NORTH RIDGEVILLE; OH 44039		AVON LAKE	OH	44012
07-00-008-111-006	CLOODWICK MARK D TRUSTEE	LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5947 LEAR NAGLE RD	N RIDGEVILLE	OH	44039
07-00-008-111-083	CLOODWICK MARK D TRUSTEE	5947 LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5947 LEAR NAGLE RD	N RIDGEVILLE	OH	44039
07-00-008-117-031	COLUMBIA GAS TRANSMISSION LLC	LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039				
07-00-008-111-061	DIVVY HOMES WAREHOUSE I LLC	MAIN AVE NORTH RIDGEVILLE; OH 44039	633 FOLSOM ST	SAN FRANCISCO	CA	94107
07-00-008-111-072	DIVVY HOMES WAREHOUSE I LLC	6044 MAIN AVE NORTH RIDGEVILLE; OH 44039	633 FOLSOM ST	SAN FRANCISCO	CA	94107
07-00-008-112-062	FISHER MICHAEL PATRICK HERMAN	5935 MAIN AVE NORTH RIDGEVILLE; OH 44039	5935 MAIN AVE	N RIDGEVILLE	OH	44039
07-00-008-111-002	FLAHERTY BENJAMIN L & FLAHERTY CATHY	LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5901 LEAR NAGLE ROAD	N RIDGEVILLE	OH	44039
07-00-008-111-001	FLAHERTY BENJAMIN L & FLAHERTY CATHY	5901 LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5901 LEAR NAGLE ROAD	N RIDGEVILLE	OH	44039
07-00-008-111-003	FLAHERTY BENJAMIN L & FLAHERTY CATHY	LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5901 LEAR NAGLE ROAD	N RIDGEVILLE	OH	44039
07-00-008-112-052	FRAELICH RYAN P	33434 CENTER RIDGE RD NORTH RIDGEVILLE; OH 44039	33434 CENTER RIDGE RD	NORTH RIDGEVILLE	OH	44039
07-00-008-117-019	HARRISON ERIC L	5920 LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5920 LEAR NAGLE RD	NORTH RIDGEVILLE	OH	44039
07-00-008-111-041	HAWK CHARLES W & JENNETTA G	MAIN AVE NORTH RIDGEVILLE; OH 44039	5948 MAIN ST	N RIDGEVILLE	OH	44039
07-00-008-111-046	HAWK CHARLES W & JENNETTA G	MAIN AVE NORTH RIDGEVILLE; OH 44039	5948 MAIN ST	N RIDGEVILLE	OH	44039
07-00-008-111-071	HAWK CHARLES W & JENNETTA G	5948 MAIN AVE NORTH RIDGEVILLE; OH 44039	5948 MAIN ST	N RIDGEVILLE	OH	44039
07-00-008-111-042	HAWK CHARLES W & JENNETTA G	MAIN AVE NORTH RIDGEVILLE; OH 44039	5948 MAIN ST	N RIDGEVILLE	OH	44039
07-00-008-112-067	HELLER ABBY M & HELLER MICHAEL	5966 BROAD BLVD NORTH RIDGEVILLE; OH 44039	5966 BROAD BLVD	N RIDGEVILLE	OH	44039
07-00-008-112-032	HELLER ABBY M & HELLER MICHAEL	BROAD BLVD NORTH RIDGEVILLE; OH 44039	5966 BROAD BLVD	N RIDGEVILLE	OH	44039
07-00-008-111-070	HOLMES CHRISTAL	5905 LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5905 LEAR NAGLE RD	N RIDGEVILLE	OH	44039
07-00-008-112-038	KARNOW LANA L	33484 CENTER RIDGE RD NORTH RIDGEVILLE; OH 44039	225 ERIE ST	SOUTH AMHERST	OH	44001
07-00-008-112-068	LAKE RUSSELL	5980 BROAD BLVD NORTH RIDGEVILLE; OH 44039	8877 BENDER RD	N RIDGEVILLE	OH	44039
07-00-008-117-077	LORAIN COUNTY LAND REUTILIZATION CORPORATION	LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	226 MIDDLE AVE	ELYRIA	OH	44035
07-00-008-112-059	MEADOWS PAUL	33474 CENTER RIDGE RD NORTH RIDGEVILLE; OH 44039	33474 CENTER RIDGE RD	NORTH RIDGEVILLE	OH	44039
07-00-008-117-020	MESSERSCHMIDT GEORGE	5940 LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5940 LEAR NAGLE RD	N RIDGEVILLE	OH	44039
07-00-008-117-018	MOORE LOGAN J & RADAR AMY M	5900 LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5900 LEAR NAGLE RD	N RIDGEVILLE	OH	44039
07-00-008-115-105	NORTH RIDGEVILLE CITY OF	RIGHT OF WAY NORTH RIDGEVILLE; OH 44039	7307 AVON BELDEN RD	N RIDGEVILLE	OH	44039
07-00-008-900-001	NORTH RIDGEVILLE CITY OF	RIGHT OF WAY NORTH RIDGEVILLE; OH 44039	7307 AVON BELDEN RD	N RIDGEVILLE	OH	44039
07-00-008-900-004	NORTH RIDGEVILLE CITY OF	RIGHT OF WAY NORTH RIDGEVILLE; OH 44039		ELYRIA	OH	
07-00-008-111-088	OHIO EDISON COMPANY	CENTER RIDGE RD NORTH RIDGEVILLE; OH 44039	76 S MAIN ST	AKRON	OH	44308
07-00-008-111-087	OHIO EDISON COMPANY	CENTER RIDGE RD NORTH RIDGEVILLE; OH 44039	76 S MAIN ST	AKRON	OH	44308
07-00-008-111-056	PERRY WILLIAM T & MARCIA A	MAIN AVE NORTH RIDGEVILLE; OH 44039	6012 MAIN ST	NORTH RIDGEVILLE	OH	44039
07-00-008-111-053	PERRY WILLIAM T & MARCIA A	MAIN AVE NORTH RIDGEVILLE; OH 44039	6012 MAIN ST	NORTH RIDGEVILLE	OH	44039
07-00-008-111-054	PERRY WILLIAM T & MARCIA A	6012 MAIN AVE NORTH RIDGEVILLE; OH 44039	6012 MAIN ST	NORTH RIDGEVILLE	OH	44039
07-00-008-111-055	PERRY WILLIAM T & MARCIA A	MAIN AVE NORTH RIDGEVILLE; OH 44039	6012 MAIN ST	NORTH RIDGEVILLE	OH	44039
07-00-008-111-076	PERRY WILLIAM T & MARCIA A	MAIN AVE NORTH RIDGEVILLE; OH 44039	6012 MAIN ST	NORTH RIDGEVILLE	OH	44039
07-00-008-112-054	PITTS FRED MICHAEL & PITTS HOPE N	33450 CENTER RIDGE RD NORTH RIDGEVILLE; OH 44039	33450 CENTER RIDGE RD	N RIDGEVILLE	OH	44039
07-00-008-112-031	PITTS RAY F	BROAD BLVD NORTH RIDGEVILLE; OH 44039				
07-00-008-112-007	RAMSEY WILLIAM S	5945 MAIN AVE NORTH RIDGEVILLE; OH 44039	5945 MAIN AVE	N RIDGEVILLE	OH	44039
07-00-008-117-023	RIVER CHURCH OF GOD	LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	6000 LEAR NAGLE RD	N RIDGEVILLE	OH	44039
07-00-008-117-021	RIVER CHURCH OF GOD	5960 LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	6000 LEAR NAGLE RD	N RIDGEVILLE	OH	44039
07-00-008-117-079	RIVER CHURCH OF GOD	LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	6000 LEAR NAGLE RD	N RIDGEVILLE	OH	44039
07-00-008-117-046	RIVER CHURCH OF GOD	REAR LAND NORTH RIDGEVILLE; OH 44039	6000 LEAR NAGLE RD	N RIDGEVILLE	OH	44039
07-00-008-117-022	RIVER CHURCH OF GOD	6000 LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	6000 LEAR NAGLE RD	N RIDGEVILLE	OH	44039
07-00-008-111-081	ROBINSON CORA E	5975 LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5975 LEAR NAGEL ROAD	NORTH RIDGEVILLE	OH	44039
07-00-008-111-010	ROBINSON CORA E	LEAR NAGLE RD NORTH RIDGEVILLE; OH 44039	5975 LEAR NAGEL ROAD	NORTH RIDGEVILLE	OH	44039
07-00-008-111-074	SAMAROO PRIYA D	6034 MAIN AVE NORTH RIDGEVILLE; OH 44039	6034 MAIN AVE	N RIDGEVILLE	OH	44039
07-00-008-111-057	SAMAROO PRIYA D	MAIN AVE NORTH RIDGEVILLE; OH 44039	6034 MAIN AVE	N RIDGEVILLE	OH	44039

5/26/2000

This image shows a single page of a musical manuscript book. It contains five horizontal staves, each consisting of five lines. The staves are arranged vertically and are currently blank, with no notes or markings written on them. The paper has a slightly aged appearance with some minor discoloration and faint vertical lines separating the staves.[illegible]

I hereby certify that the above is a true and correct copy of the original as the same appears in the records of the Board of Health of the City of New York.
 Mayor of the City of New York
 City of New York
 Date: 1892

BRAMHALL

ONE **THREE** **SIX** **EIGHT** **TEN** **SEVEN** **FIVE** **FOUR** **TWO** **NINE**

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	COUNCIL REFERRAL Christopher Minick 1195 Adams St, Vermilion, OH 44089
Name of Owner:	Slow Pitch Properties, LLC 32629 Heron Cir, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, April 13, 2021
Date to Return to Deputy Clerk of Council:	Thursday, April 01, 2021

Regarding: Approval to rezone a parcel of land from RS-2 General Residence District to B-3 Highway Commercial District

Permanent Parcel No. 07-00-008-111-077

Recommendations:

This re-zoning request should enable us to occupy a vacant building.

(Use additional sheets if necessary.)

Department Head Signature:  Title: CFO [Select Title...]

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:

COUNCIL REFERRAL

Christopher Minick
1195 Adams St, Vermilion, OH 44089

Name of Owner:

Slow Pitch Properties, LLC
32629 Heron Cir, North Ridgeville, OH 44039

Date of Planning Commission Meeting:

Tuesday, April 13, 2021

Date to Return to Deputy Clerk of Council:

Thursday, April 01, 2021

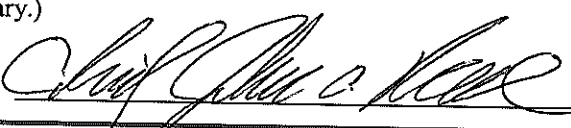
Regarding: Approval to rezone a parcel of land from RS-2 General Residence District to B-3 Highway Commercial District

Permanent Parcel No. 07-00-008-111-077

Recommendations:

No comment at this time.

(Use additional sheets if necessary.)

Department Head Signature: 

Title: Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

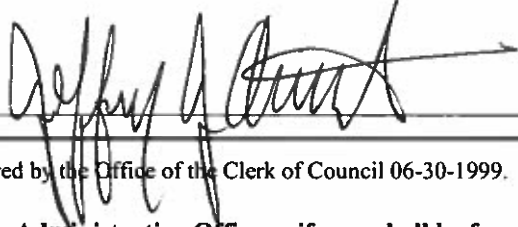
Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	COUNCIL REFERRAL Christopher Minick 1195 Adams St, Vermilion, OH 44089
Name of Owner:	Slow Pitch Properties, LLC 32629 Heron Cir, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, April 13, 2021
Date to Return to Deputy Clerk of Council:	Thursday, April 01, 2021
Regarding: Approval to rezone a parcel of land from RS-2 General Residence District to B-3 Highway Commercial District Permanent Parcel No. 07-00-008-111-077	

Recommendations:

(Use additional sheets if necessary.)

Department Head Signature:  **Title:** Safety-Service Director

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	COUNCIL REFERRAL Christopher Minick 1195 Adams St, Vermilion, OH 44089
Name of Owner:	Slow Pitch Properties, LLC 32629 Heron Cir, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, April 13, 2021
Date to Return to Deputy Clerk of Council:	Thursday, April 01, 2021
Regarding: Approval to rezone a parcel of land from RS-2 General Residence District to B-3 Highway Commercial District Permanent Parcel No. 07-00-008-111-077	

Recommendations:

NONE

(Use additional sheets if necessary.)

Department Head Signature:  Title:  ASST
City Engineer

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

2/24/2021

PETITION FOR REZONING CLASSIFICATION

Owner JCL GROUP LLCSignature of Owner Michael JaworskiAddress: 32113 BEXLEY CIRCLECity/State/Zip: AVON LAKE, OH 44012Telephone No.: 440-669-3958Email Address: MJJAOWORSKIPT@gmail.comPetitioner: ~~JCL GROUP LLC~~ Michael JaworskiSignature of Petitioner: Michael JaworskiAddress: 32113 BEXLEY CIRCLECity/State/Zip: AVON LAKE OH 44012Telephone No.: 440-669-3958Email Address: MJJAOWORSKIPT@gmail.com

If there is more than one owner, please use additional sheets providing names and signatures of all owners.

The above listed as the owner of property located at 6038 AVON BELDEN RD. N. Ridgeville OH, North Ridgeville, Ohio is hereby in agreement with this petition to Council of the City of North Ridgeville, Ohio to amend the zoning Ordinance and zoning map of the City of North Ridgeville, Ohio, by amending the zoning classification of the above mentioned property from R-2 to B-2.

My above signature certifies that the accompanying documentation is included with this Petition as to form:

1. A legal description of the area;
2. A brief description of the land as to its location of the area, zone or district proposed to be changed in relation to City streets and numbers or its distance from an indicated intersection;
3. The name of the property owner or owners within the land to be rezoned if there are ten owners or less. If there are more than ten property owners, then the name of the petitioner shall be recited in the ordinance;
4. A list of the names and address of the owners of property as they appear upon the County Treasurer's tax list or as they appear in his or her index of tax mailing addresses, lying within 500 feet of the perimeter of the area, zone or district proposed to be changed. A certificate certifying that the names and addresses were obtained through the County Treasurer's Tax List or his or her Index of Tax Mailing Address or the Office of the Auditor of Lorain County (Certificate of filing attached hereto.);
5. A fee of \$235.00 to defray the costs of notices and other expenses connected with the hearings required by this section. In addition to the aforesaid fee, the applicant shall pay for the actual cost of the legal advertising, with the applicant paying for such costs prior to the date of the public hearings;
6. Two duplicate originals of the Planning Commission Request for Action form along with one full size 24 x 36 original plat plan (with the seal of a licensed professional engineer or registered surveyor) which shall include and nine additional copied sets to be of lesser size as long as legible and no smaller than 11 x 17.

**CERTIFICATE OF NAMES, ADDRESSES, AND PERMANENT PARCEL NUMBERS FOR
SECURING CHANGES IN THE ZONING CLASSIFICATION OF PROPERTIES**

**CITY OF NORTH RIDGEVILLE
OFFICE OF THE CLERK OF COUNCIL**

I, Michael Jaworski, requesting a change in zoning classification in the area, zone or
district located at 6838 AVON BELDEN ROAD from
R-2 Zoning District to B-2 Zoning District do hereby certify that the names,
addresses and permanent parcel numbers herein provided were obtained from the County Auditor's
Office, County Treasurer's Tax List or as they appear on his or her Index of Tax Mailing Addresses.

Michael Jaworski

NAME

32113 BEXLEY CIRCLE

ADDRESS

AVON LAKE OHIO 44012

CITY/STATE/ZIP

440-669-3958

TELEPHONE NUMBER

2-23-2021

DATE

Is this in a TIF area
TIF area

Yes
5251-2015; TIF # 07

Engineering Fee Paid: \$ _____
See attached for description of fees

Planning Commission & Bldg. Admin. Fees: \$ _____
Receipt No. _____
See attached for description of fees



CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION

Received: _____ Date released to Planning Commission: _____
Date of Planning Commission meeting: _____ (unless otherwise notified)

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	Michael Jaworski	PROPERTY OWNER:	JCL Group, LLC
COMPANY NAME:	JCL Group, LLC	ADDRESS:	32113 Bexley Circle
ADDRESS:	32113 Bexley Circle	CITY/STATE:	Avon Lake, Ohio ZIP 44012
CITY / STATE:	Avon Lake, OH ZIP 44012	PHONE NO:	(440) 669-3958
PHONE NO.:	440-669-3958	SIGNATURE:	<u>Michael Jaworski</u> (Owner's original signature must be submitted with application.)
SIGNATURE:	<u>Michael Jaworski</u>		
EMAIL ADDRESS:	mjjaworskipt@gmail.com		

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the Planning meeting.

LOCATION OF PROPERTY/ADDRESS: 6838 Avon Belden Road, North Ridgeville, Ohio 44039

PERMANENT PARCEL NO.: 07-00-028-102-042

ZONING OF PROPERTY: R-2

ZONING OF ADJACENT PROPERTY TO: NORTH R-2 EAST B-3 SOUTH B-2 WEST B-2

DESCRIPTION OF REQUEST: The zoning on this parcel is split with part of the parcel zoned R-2 and part zoned B-2. The property is adjacent to property on east, south, and west which are B-2 or B3. The adjacent property to the North is owned by JCL Group LLC. The request is have the entire parcel zoned B-2. This would facilitate the development of this parcel and the business properties adjacent to it.

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒ If yes, list dates and nature of each: _____

owner(s) name, permanent parcel number and mailing address. Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

☐ Board of Building & Zoning Appeals approval required

☐ Conditions as set forth by the Commission on this date are _____

Date: _____ Signature: _____
(Presiding officer at meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

Zoning Petition- JCL Group LLC

Parcel 07-00-028-102-042

This property is located on the west side of Avon Belden Road, near the corner of Center Ridge Road. Its address is 6838 Avon Belden Road, North Ridgeville, Ohio 44035. It composes .5 acres of land. It is adjacent to Parcel 07-00-028-102-066. A portion of this property is zoned B-2 with the remainder zoned R-2.

Please See Attachment.



Basic Search ▼

Advanced Search ▼

Select

Sales

Layers

Refresh

Printing

More...



Remainder of Property in Yellow
is owned by JCL Group LLC



Basic Search ▼ Advanced Search ▼

Select Sales Layers Refresh Printing More...



300ft



Basic Search ▼

Advanced Search ▼

Select

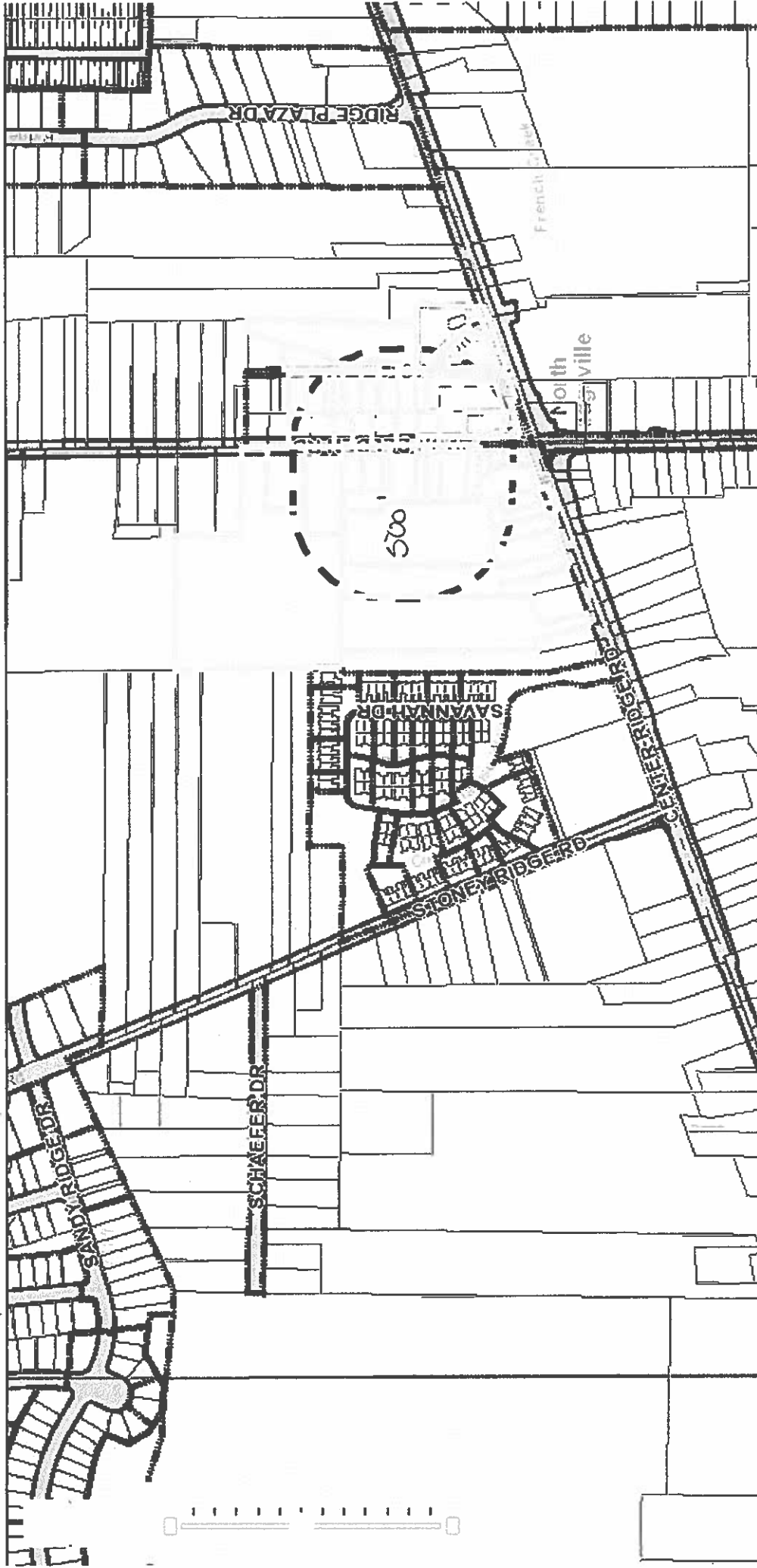
Sales

Layers

Refresh

Printing

More...



600ft

Legal Description for:
Consolidation Parcel "A"
All of Current Parcel Number: 07-00-028-102-042
& A Portion of Current Parcel Number 07-00-028-102-066
3.5146 Acres as Surveyed Overall

Situated in the City of North Ridgeville, County of Lorain, State of Ohio, and known as being part of Original Ridgeville Township Lot Number 28, also being a portion of land originally described in a deed to JCL Group LLC as recorded in Instrument Number 2004-0011257 of the Lorain County Deed records, and more particularly described as follows:

Beginning at the intersection of the centerline of Avon Belden Road (also known as State Route 83) (R/W Varies) and the original centerline of Center Ridge Road (also known as United States Route 20) (R/W Varies), said point being North 00 degrees 59'15" West a distance of 19.55 feet from the intersection of the centerline of said Avon Belden Road (also known as State Route 83) (R/W Varies) and the current centerline of said Center Ridge Road (also known as United States Route 20) (R/W Varies);

Thence southwesterly along the original centerline of said Center Ridge Road, 176.50 feet along the arc of a curve that bears to the left with a radius of 11453.16 feet, tangent of 88.25 feet, delta of 00 degrees 52' 59", and chord of 176.49 feet bearing South 69 degrees 45' 29" West, to a point of tangency;

Thence South 69 degrees 18' 59" West, along the original centerline of said Center Ridge Road, a distance of 4.66 feet, to a point at the southeasterly corner of a parcel of land as described in a deed to JCL Group LLC as recorded in Instrument Number 2004-0011256 of the Lorain County Deed records;

Thence Continuing South 69 degrees 18' 59" West, continuing along the original centerline of said Center Ridge Road, a distance of 100.17 feet, to a point;

Thence North 13 degrees 09' 47" West, a distance of 32.28 feet, to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set at the southeasterly corner of a parcel of land as described in a deed to JCL Group LLC as recorded in Instrument Number 2020-07353769 of the Lorain County Deed records and the northerly right-of-way of said Center Ridge Road;

Thence South 69 degrees 18' 59" West, along the northerly right-of-way of said Center Ridge Road, a distance of 67.17 feet, to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set at the southeasterly corner of a parcel of land as described in a deed to Monro Muffler Brake Inc as recorded in Instrument Number 2013-0442676 of the Lorain County Deed records;

Thence North 12 degrees 52' 17" West, along an easterly line of said Monro Muffler Brake Inc parcel, a distance of 180.66 feet, to a 5/8-inch rebar with cap stamped "POLARIS" found at an angle point;

Thence North 01 degrees 06' 32" West, along an easterly line of said Monro Muffler Brake Inc parcel, a distance of 66.15 feet, to a 1-inch iron pipe found at the northeasterly corner of said Monro Muffler Brake Inc parcel and the Principal Place of Beginning of land herein described;

1. Thence South 87 degrees 47' 19" West, along the northerly line of said Monro Muffler Brake Inc parcel, a distance of 102.39 feet, to a 1-inch iron pin found at an angle point in the easterly line of a parcel of land as described in a deed to Michael T. Smittek as recorded in Deed Volume 1310 Page 152 of the Lorain County Deed Records;
2. Thence North 00 degrees 05' 00" East, along the westerly line of said Michael T. Smittek parcel, a distance of 582.08 feet to point in the southerly line of a parcel of land as described in a deed to Tyron R. Hall as recorded in Instrument Number 2015-0560395 of the Lorain County Deed Records; said point being 1.69 feet southerly from a 3/4-inch iron pipe found and being 0.76 feet northerly and 0.17 feet easterly from a 1-inch iron pipe (bent) found;



Legal Description for:
Consolidation Parcel "A"
All of Current Parcel Number: 07-00-028-102-042
& A Portion of Current Parcel Number 07-00-028-102-066
3.5146 Acres as Surveyed Overall

3. Thence North 89 degrees 53' 08" East, along the southerly line of said Tyron R. Hall parcel, passing thru a 3/4-inch iron pipe found at a distance of 122.68 feet, an overall distance of 209.39 feet to a point at the northwesterly corner of a parcel of land as described in a deed to Kenneth R. and Linda R. Bailey as recorded in Deed Volume 1403 Page 663 of the Lorain County Deed Records; Said point being 0.80 feet southerly and 0.09 feet easterly from a 3/4-inch iron pipe with a 5/8-inch rebar in center (bent) found;
4. Thence South 00 degrees 58' 37" East, along the westerly line of said Kenneth R. and Linda R. Bailey parcel, passing thru a 5/8-inch rebar (bent) found at a distance of 148.96 feet, an overall distance of 149.89 feet to a point;
5. Thence North 89 degrees 53' 08" East, along the southerly line of said Kenneth R. and Linda R. Bailey parcel, passing thru a 3/4-inch iron pin found at a distance of 223.51 feet, an overall distance of 225.00 feet to a point in the westerly right-of-way of said Avon Belden Road;
6. Thence South 00 degrees 58' 37" East, along the westerly right-of-way of said Avon Belden Road, a distance of 30.06 feet to point; said point being 1.39 feet easterly from a 1-inch iron pipe found;
7. Thence North 89 degrees 53' 08" East, a distance of 30.00 feet to the centerline of said Avon Belden Road;
8. Thence South 00 degrees 58' 37" East, along the centerline of said Avon Belden Road, a distance of 99.00 feet, to a point;
9. Thence South 89 degrees 53' 08" West, passing thru a 5/8-inch rebar with cap stamped "RAFTER A LTD LINE PIN" set at a distance of 30.00 feet at the northeasterly corner of a parcel of land as described in a deed to William S. Kandle and Jennifer L. Kandle as recorded in Instrument Number 2003-0887918 of the Lorain County Deed Records, an overall distance of 223.76 feet along the northerly line of said William S. Kandle and Jennifer L. Kandle parcel to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set;
10. Thence South 00 degrees 58' 37" East, along the westerly line of said William S. Kandle and Jennifer L. Kandle parcel, the westerly line of a parcel of land as described in a deed to Reborn LLC as recorded in Instrument Number 2016-0588484 of the Lorain County Deed Records, and the westerly line of a parcel of land as described in a deed to CSL Ohio System LLC as recorded in Instrument Number 2016-0595942 of the Lorain County Deed Records, a distance of 200.96 feet to a point; said point being 1.05 feet westerly from a 5/8-inch rebar with cap stamped "KS" found;
11. Thence South 89 degrees 35' 25" West, a distance of 75.00 feet, to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set;
12. Thence South 53 degrees 46' 25" West, a distance of 90.08 feet, to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set;
13. Thence South 00 degrees 24' 35" East, a distance of 45.00 feet, to a 1-inch iron pipe found and the Principal Place of Beginning;

The land described contains 3.5146 Acres of land, all of which is subject to all legal roads, restrictions and easements of record. The basis of bearing is derived from a portion of the centerline of Center Ridge Road which was assumed to be South 69 degrees 18' 59" West. This legal description is based upon an actual field survey performed by Rafter A, Ltd in January of 2021.

2/24/2021

PETITION FOR REZONING CLASSIFICATION

Owner JCL GROUP, LLC
 Signature of Owner Michael Jaworski
 Address: 32113 BEXLEY CIRCLE
 City/State/Zip: AVON LAKE, OH 44012
 Telephone No.: 440-669-3958
 Email Address: MJ.JAWORSKI.PT@gmail.com

Petitioner: Michael Jaworski
 Signature of Petitioner: Michael Jaworski
 Address: 32113 BEXLEY CIRCLE
 City/State/Zip: AVON LAKE, OH 44012
 Telephone No.: 440-669-3958
 Email Address: MJ.JAWORSKI.PT@gmail.com

If there is more than one owner, please use additional sheets providing names and signatures of all owners.

The above listed as the owner of property located at 36046 CENTER RIDGE ROAD, N. RIDGEVILLE, OH
 North Ridgeville, Ohio is hereby in agreement with this petition to Council of the City of North Ridgeville, Ohio to amend the zoning Ordinance and zoning map of the City of North Ridgeville, Ohio, by amending the zoning classification of the above mentioned property from
R-2 to B-2.

My above signature certifies that the accompanying documentation is included with this Petition as to form:

1. A legal description of the area;
2. A brief description of the land as to its location of the area, zone or district proposed to be changed in relation to City streets and numbers or its distance from an indicated intersection;
3. The name of the property owner or owners within the land to be rezoned if there are ten owners or less. If there are more than ten property owners, then the name of the petitioner shall be recited in the ordinance;
4. A list of the names and address of the owners of property as they appear upon the County Treasurer's tax list or as they appear in his or her index of tax mailing addresses, lying within 500 feet of the perimeter of the area, zone or district proposed to be changed. A certificate certifying that the names and addresses were obtained through the County Treasurer's Tax List or his or her Index of Tax Mailing Address or the Office of the Auditor of Lorain County (Certificate of filing attached hereto.);
5. A fee of \$235.00 to defray the costs of notices and other expenses connected with the hearings required by this section. In addition to the aforesaid fee, the applicant shall pay for the actual cost of the legal advertising, with the applicant paying for such costs prior to the date of the public hearings;
6. Two duplicate originals of the Planning Commission Request for Action form along with one full size 24 x 36 original plat plan (with the seal of a licensed professional engineer or registered surveyor) which shall include and nine additional copied sets to be of lesser size as long as legible and no smaller than 11 x 17.

**CERTIFICATE OF NAMES, ADDRESSES, AND PERMANENT PARCEL NUMBERS FOR
SECURING CHANGES IN THE ZONING CLASSIFICATION OF PROPERTIES**

**CITY OF NORTH RIDGEVILLE
OFFICE OF THE CLERK OF COUNCIL**

I, Michael Jaworski, requesting a change in zoning classification in the area, zone or
district located at 36046 CENTER RIDGE ROAD, North Ridgeville OH, 44039 from
R-2 Zoning District to B-2 Zoning District do hereby certify that the names,
addresses and permanent parcel numbers herein provided were obtained from the County Auditor's
Office, County Treasurer's Tax List or as they appear on his or her Index of Tax Mailing Addresses.

Michael Jaworski

NAME

32113 BEXLEY CIRCLE

ADDRESS

AVON LAKE, OH 44012

CITY/STATE/ZIP

440-669-3958

TELEPHONE NUMBER

2-23-2021

DATE

Is this in a TIF area
TIF area

YES
5251-2015; TIF #07

Engineering Fee Paid: \$ _____
See attached for description of fees

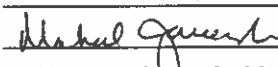
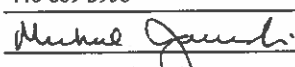
Planning Commission & Bldg. Admin. Fees: \$ _____
Receipt No. _____
See attached for description of fees



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

Received: _____ Date released to Planning Commission: _____
Date of Planning Commission meeting: _____ (unless otherwise notified)

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	Michael Jaworski	PROPERTY OWNER:	JCL Group, LLC
COMPANY NAME:	JCL Group, LLC	ADDRESS:	32113 Bexley Circle
ADDRESS:	32113 Bexley Circle	CITY/STATE:	Avon Lake, Ohio ZIP 44012
CITY / STATE:	Avon Lake, OH ZIP 44012	PHONE NO:	(440) 669-3958
PHONE NO.:	440-669-3958	SIGNATURE:	
SIGNATURE:		(Owner's original signature must be submitted with application.)	
EMAIL ADDRESS:	mjjaworskipt@gmail.com		

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the Planning meeting.

LOCATION OF PROPERTY/ADDRESS:	36046 Center Ridge Road, North Ridgeville, Ohio 44039		
PERMANENT PARCEL NO.:	07-00-028-102-066	ZONING OF PROPERTY:	R-2
ZONING OF ADJACENT PROPERTY TO:	NORTH R-2	EAST B-3	SOUTH B-2 WEST B-2
DESCRIPTION OF REQUEST:	The majority of this parcel is zoned B-2, only two small strips remain R-2. Request is to change zoning so that entire parcel is zoned B-2. This would facilitate development of this parcel.		

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒ If yes, list dates and nature of each: _____

owner(s) name, permanent parcel number and mailing address. Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY:

☐ APPROVED

☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

☐ Board of Building & Zoning Appeals approval required

☐ Conditions as set forth by the Commission on this date are _____

Date: _____ Signature: _____
(Presiding officer at meeting)

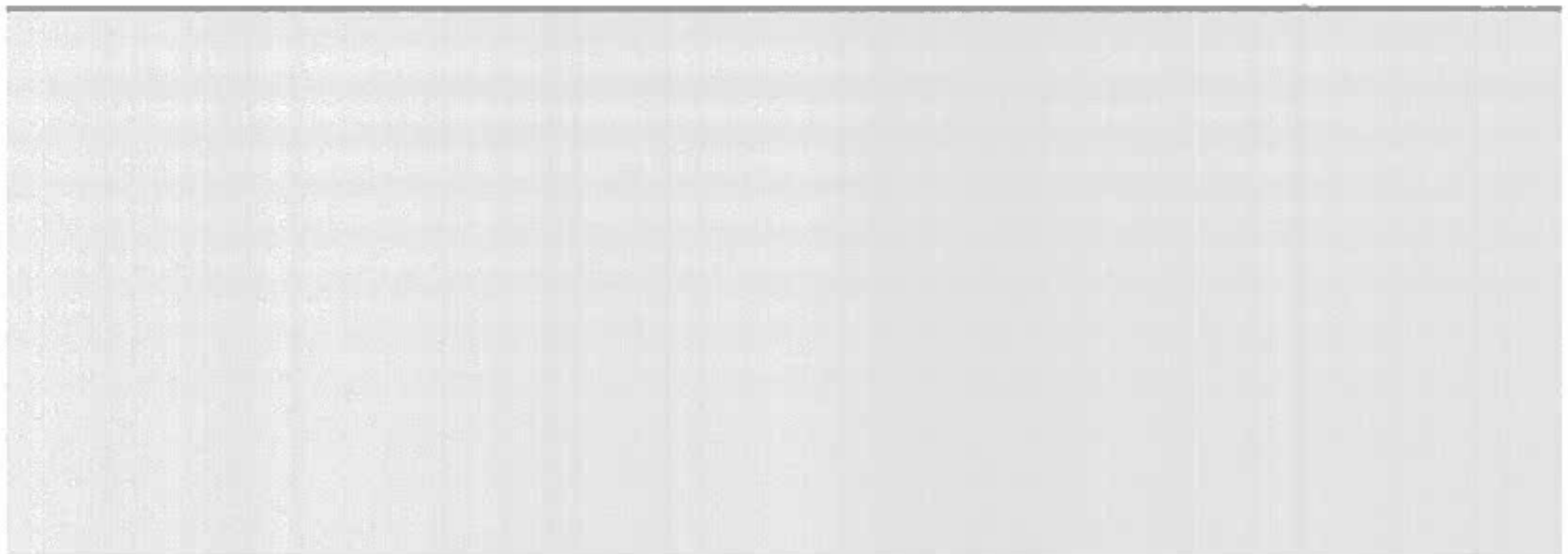
Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

Zoning Petition- JCL Group LLC

Parcel 07-00-028-102-066

This property is located at Northwest Corner of Center Ridge Road and Avon Belden Road. Its address is 36046 Center Ridge Road. The property extends north and consists of 3.95 acres. This acreage includes a narrow strip of land which extends north toward Avon Belden Road adjacent to parcel 07-00-028-102-042 (6838 Avon Belden Road). This narrow strip of land is currently Zoned R-2. There is also a narrow strip of land along the north eastern border of the lot line which is also zoned R-2. The remainder of the property is Zoned C-2.

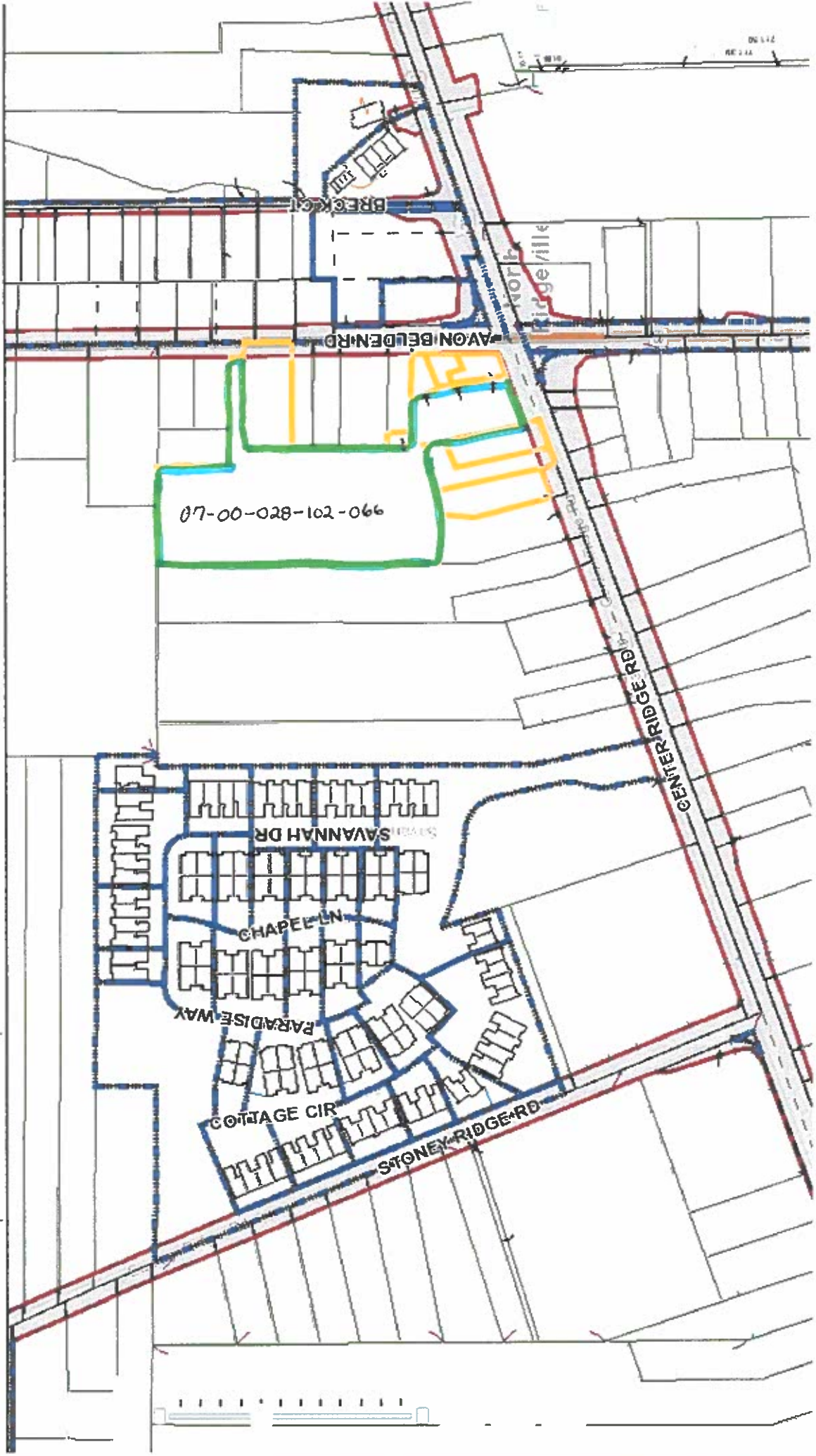
Please See Attachment.



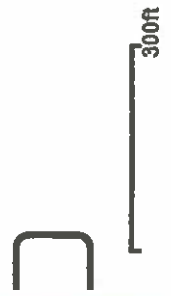


Basic Search ▾ Advanced Search ▾

Select Sales Layers Refresh Printing More...



* Remainder of property outlined
IN yellow is owned by JCL group LLC





Basic Search ▼

Advanced Search ▼

Select

Sales

Layers

Refresh

Printing

More...



300ft



Basic Search ▾

Advanced Search ▾

Select

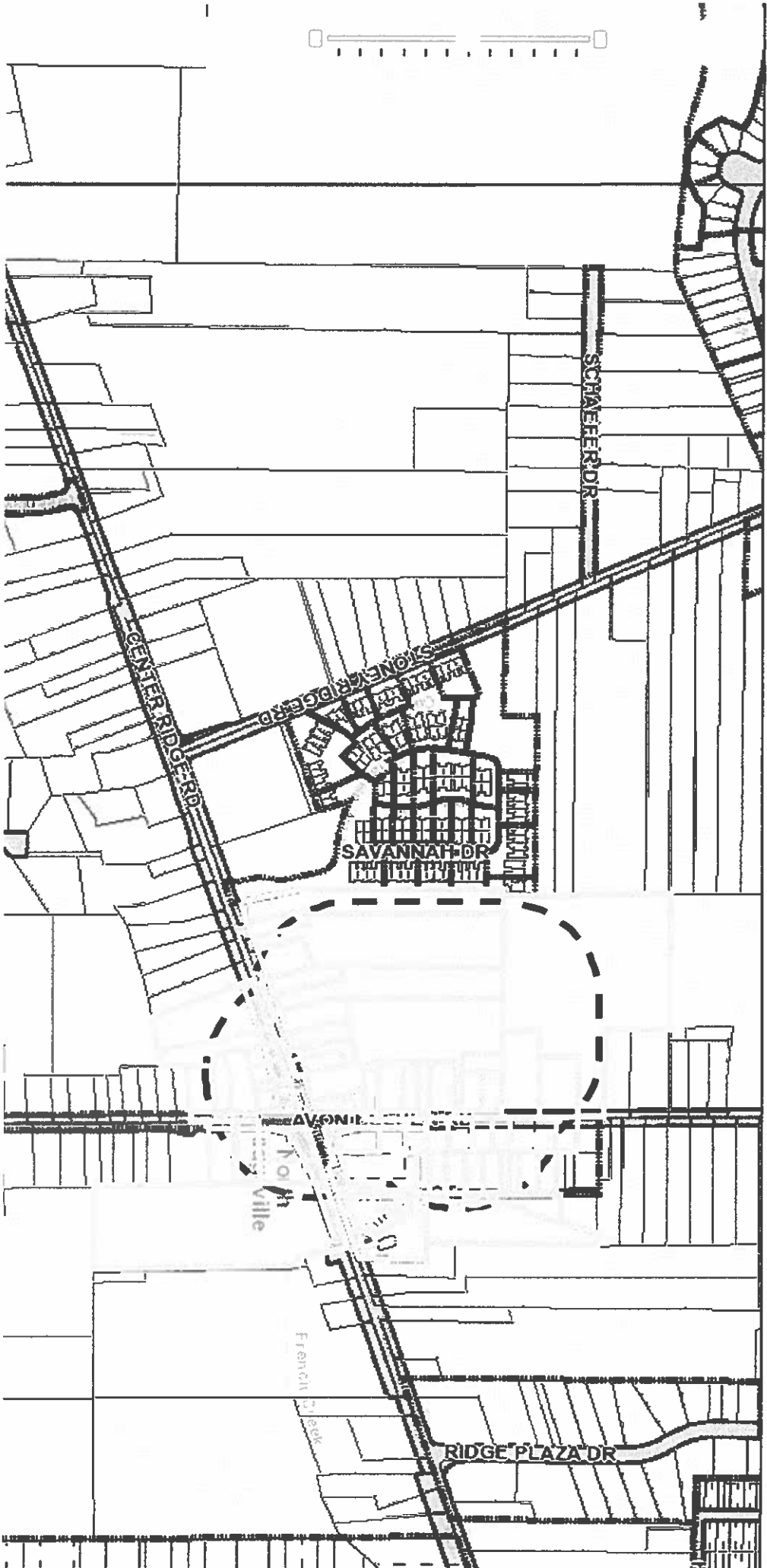
Sales

Layers

Refresh

Printing

More...



600ft

Legal Description for:
Consolidation Parcel "A"
All of Current Parcel Number: 07-00-028-102-042
& A Portion of Current Parcel Number 07-00-028-102-066
3.5146 Acres as Surveyed Overall

Situated in the City of North Ridgeville, County of Lorain, State of Ohio, and known as being part of Original Ridgeville Township Lot Number 28, also being a portion of land originally described in a deed to JCL Group LLC as recorded in Instrument Number 2004-0011257 of the Lorain County Deed records, and more particularly described as follows:

Beginning at the intersection of the centerline of Avon Belden Road (also known as State Route 83) (R/W Varies) and the original centerline of Center Ridge Road (also known as United States Route 20) (R/W Varies), said point being North 00 degrees 59'15" West a distance of 19.55 feet from the intersection of the centerline of said Avon Belden Road (also known as State Route 83) (R/W Varies) and the current centerline of said Center Ridge Road (also known as United States Route 20) (R/W Varies);

Thence southwesterly along the original centerline of said Center Ridge Road, 176.50 feet along the arc of a curve that bears to the left with a radius of 11453.16 feet, tangent of 88.25 feet, delta of 00 degrees 52' 59", and chord of 176.49 feet bearing South 69 degrees 45' 29" West, to a point of tangency;

Thence South 69 degrees 18' 59" West, along the original centerline of said Center Ridge Road, a distance of 4.66 feet, to a point at the southeasterly corner of a parcel of land as described in a deed to JCL Group LLC as recorded in Instrument Number 2004-0011256 of the Lorain County Deed records;

Thence Continuing South 69 degrees 18' 59" West, continuing along the original centerline of said Center Ridge Road, a distance of 100.17 feet, to a point;

Thence North 13 degrees 09' 47" West, a distance of 32.28 feet, to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set at the southeasterly corner of a parcel of land as described in a deed to JCL Group LLC as recorded in Instrument Number 2020-07353769 of the Lorain County Deed records and the northerly right-of-way of said Center Ridge Road;

Thence South 69 degrees 18' 59" West, along the northerly right-of-way of said Center Ridge Road, a distance of 67.17 feet, to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set at the southeasterly corner of a parcel of land as described in a deed to Monro Muffler Brake Inc as recorded in Instrument Number 2013-0442676 of the Lorain County Deed records;

Thence North 12 degrees 52' 17" West, along an easterly line of said Monro Muffler Brake Inc parcel, a distance of 180.66 feet, to a 5/8-inch rebar with cap stamped "POLARIS" found at an angle point;

Thence North 01 degrees 06' 32" West, along an easterly line of said Monro Muffler Brake Inc parcel, a distance of 66.15 feet, to a 1-inch iron pipe found at the northeasterly corner of said Monro Muffler Brake Inc parcel and the Principal Place of Beginning of land herein described;

1. Thence South 87 degrees 47' 19" West, along the northerly line of said Monro Muffler Brake Inc parcel, a distance of 102.39 feet, to a 1-inch iron pin found at an angle point in the easterly line of a parcel of land as described in a deed to Michael T. Smittek as recorded in Deed Volume 1310 Page 152 of the Lorain County Deed Records;
2. Thence North 00 degrees 05' 00" East, along the westerly line of said Michael T. Smittek parcel, a distance of 582.08 feet to point in the southerly line of a parcel of land as described in a deed to Tyron R. Hall as recorded in Instrument Number 2015-0560395 of the Lorain County Deed Records; said point being 1.69 feet southerly from a 3/4-inch iron pipe found and being 0.76 feet northerly and 0.17 feet easterly from a 1-inch iron pipe (bent) found;



Legal Description for:
Consolidation Parcel "A"
All of Current Parcel Number: 07-00-028-102-042
& A Portion of Current Parcel Number 07-00-028-102-066
3.5146 Acres as Surveyed Overall

3. Thence North 89 degrees 53' 08" East, along the southerly line of said Tyron R. Hall parcel, passing thru a 3/4-inch iron pipe found at a distance of 122.68 feet, an overall distance of 209.39 feet to a point at the northwesterly corner of a parcel of land as described in a deed to Kenneth R. and Linda R. Bailey as recorded in Deed Volume 1403 Page 663 of the Lorain County Deed Records; Said point being 0.80 feet southerly and 0.09 feet easterly from a 3/4-inch iron pipe with a 5/8-inch rebar in center (bent) found;
4. Thence South 00 degrees 58' 37" East, along the westerly line of said Kenneth R. and Linda R. Bailey parcel, passing thru a 5/8-inch rebar (bent) found at a distance of 148.96 feet, an overall distance of 149.89 feet to a point;
5. Thence North 89 degrees 53' 08" East, along the southerly line of said Kenneth R. and Linda R. Bailey parcel, passing thru a 3/4-inch iron pin found at a distance of 223.51 feet, an overall distance of 225.00 feet to a point in the westerly right-of-way of said Avon Belden Road;
6. Thence South 00 degrees 58' 37" East, along the westerly right-of-way of said Avon Belden Road, a distance of 30.06 feet to point; said point being 1.39 feet easterly from a 1-inch iron pipe found;
7. Thence North 89 degrees 53' 08" East, a distance of 30.00 feet to the centerline of said Avon Belden Road;
8. Thence South 00 degrees 58' 37" East, along the centerline of said Avon Belden Road, a distance of 99.00 feet, to a point;
9. Thence South 89 degrees 53' 08" West, passing thru a 5/8-inch rebar with cap stamped "RAFTER A LTD LINE PIN" set at a distance of 30.00 feet at the northeasterly corner of a parcel of land as described in a deed to William S. Kandle and Jennifer L. Kandle as recorded in Instrument Number 2003-0887918 of the Lorain County Deed Records, an overall distance of 223.76 feet along the northerly line of said William S. Kandle and Jennifer L. Kandle parcel to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set;
10. Thence South 00 degrees 58' 37" East, along the westerly line of said William S. Kandle and Jennifer L. Kandle parcel, the westerly line of a parcel of land as described in a deed to Reborn LLC as recorded in Instrument Number 2016-0588484 of the Lorain County Deed Records, and the westerly line of a parcel of land as described in a deed to CSL Ohio System LLC as recorded in Instrument Number 2016-0595942 of the Lorain County Deed Records, a distance of 200.96 feet to a point; said point being 1.05 feet westerly from a 5/8-inch rebar with cap stamped "KS" found;
11. Thence South 89 degrees 35' 25" West, a distance of 75.00 feet, to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set;
12. Thence South 53 degrees 46' 25" West, a distance of 90.08 feet, to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set;
13. Thence South 00 degrees 24' 35" East, a distance of 45.00 feet, to a 1-inch iron pipe found and the Principal Place of Beginning;

The land described contains 3.5146 Acres of land, all of which is subject to all legal roads, restrictions and easements of record. The basis of bearing is derived from a portion of the centerline of Center Ridge Road which was assumed to be South 69 degrees 18' 59" West. This legal description is based upon an actual field survey performed by Rafter A, Ltd in January of 2021.

ZONING EXHIBIT

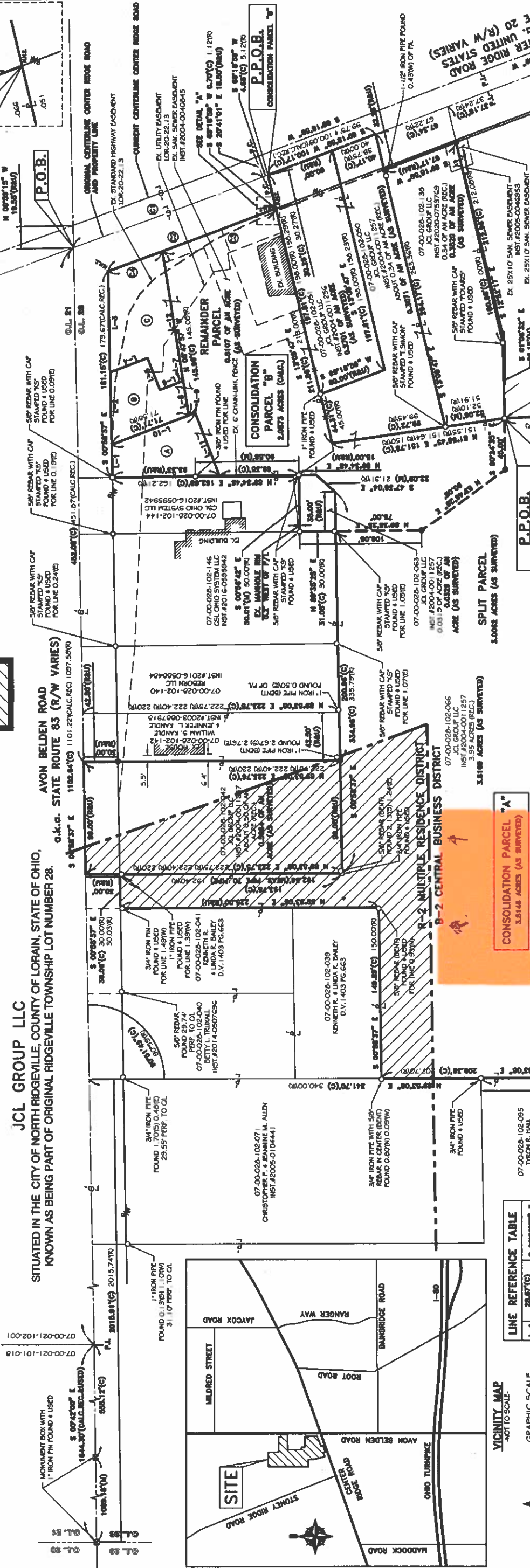
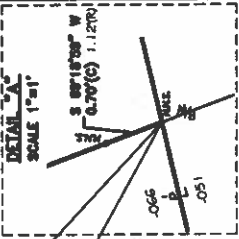
FOR

JCL GROUP LLC

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 28.

AVON BELDEN ROAD
STATE ROUTE 83 (R/W VARIES)

PROPOSED AREA TO BE REZONED
FROM R-2 TO B-2
0.87 OF AN ACRE (CALC.)



VICINITY MAP
NOT TO SCALE

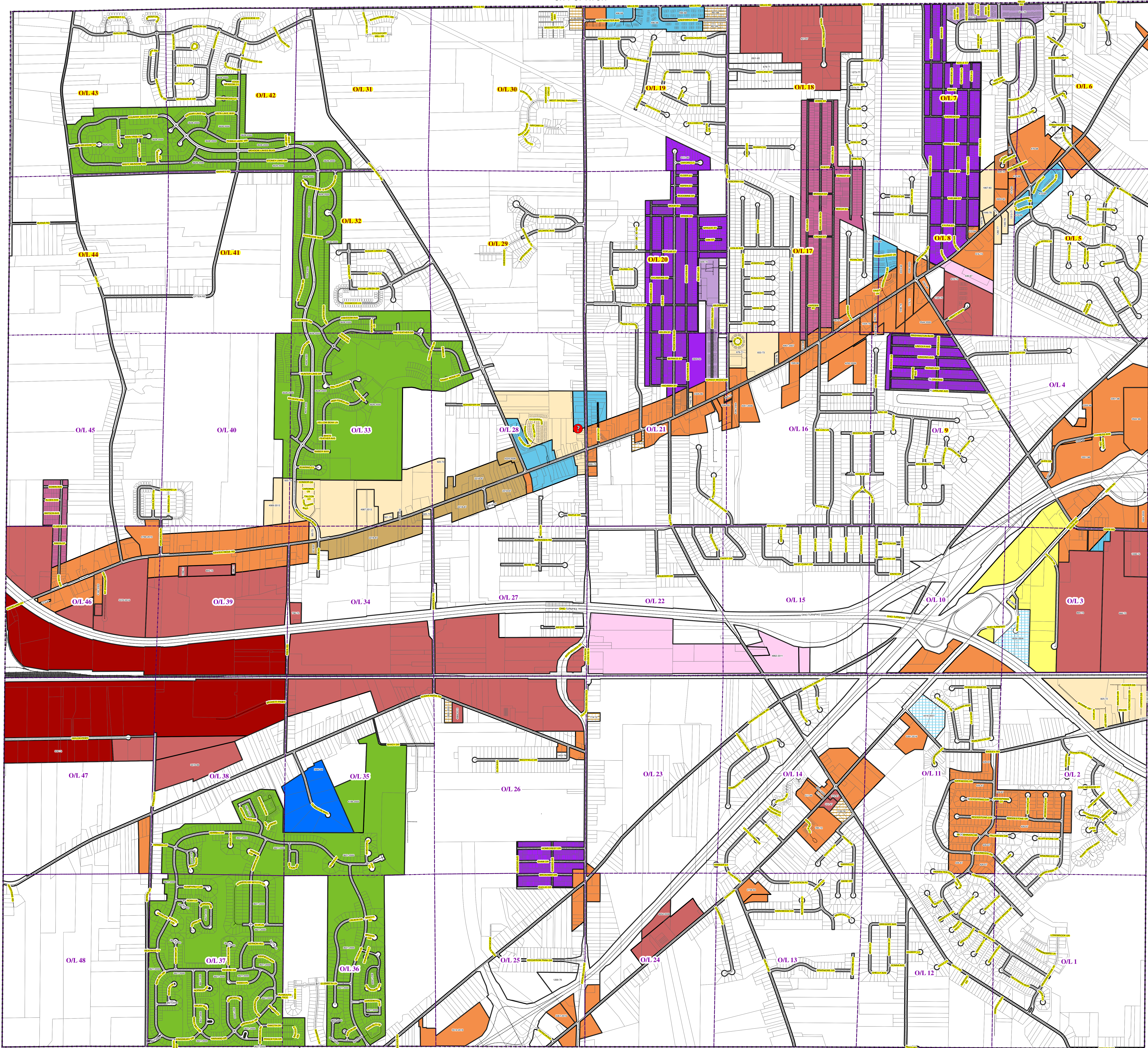
LINE REFERENCE TABLE

GRAPHIC SCALE

OFFICIAL ZONING MAP
CITY OF NORTH RIDGEVILLE, OHIO

G. DAVID GILLOCK, MAYOR
G. David Gillock 2-6-18
SIGNATURE DATE

CITY OF AVON



Legend

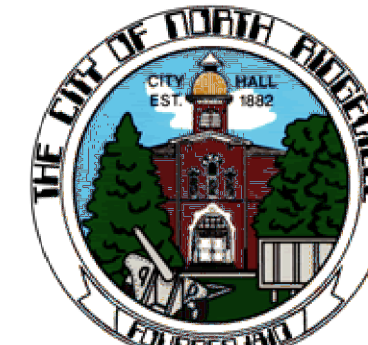
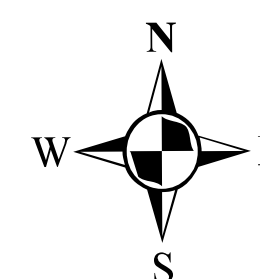
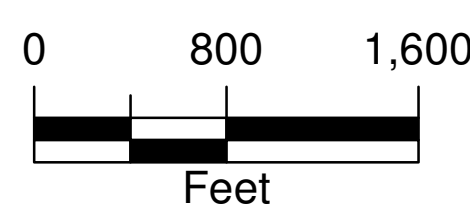
Original Lots

Zoning Legend

- B1- Neighborhood Business District
- B2- Central Business District
- B3- Highway Commercial District
- B4- Commercial Parkway District
- B5- Architectural Business District
- I2- Industrial Park District
- I2- Light Industrial District
- I3- Heavy Industrial District
- PCD- Planned Community District
- R1- Residence District
- R2- Multiple Residence District
- R3- Multiple Residence District
- R4- Multiple Residence District
- R5- Estate Residence District
- RS1- Special Residence District #1
- RS2- Special Residence District #2
- SDD-A Special Development District-A
- SDD-B Special Development District-B
- SDD-C Special Development District-C

Ordinance #	Original Lot #	Current Zone Code
2435-90	14	I2
2653-92	14	I2
2738-93	21	B1
2805-93	2	B3
2845-94	18	I2
2967-97	8	I3
3111-95	8	B3
3301-98	5	R2
3343-98	6	B3
3355-98	19	R2
3470-99	19	B1
3473-99	14	B3
3502-99	8	B3
3530-2000	8	B3
3544-2000	20	R4
3621-2000	7	R4
3628-2000	8	B3
3658-2000	16	B2
3679-71	18	R1
3727-71	46	B2
3742-72	23	B1
4126-2005	9	B3
4162-2005	14	B3
4199-2005	34	I2
4224-2006	28	B5
4250-2006	16	B3
4340-2006	16	B3
4341-2006	16	B3
4362-2007	3	I2
4416-2007	11	SDD-B
4461-2007	16	B3
4547-2008	14	B3
4554-2008	24	I2
4769-2010	46	B3
4862-2011	15	I1
4886-2013	26	I2
4987-2013	33	B2
4988-2013	33	B2
4989-2013	40	B2
5230-2015	28	R1
5267-2016	25	B3
5370-2016	46	I2
5391-2016	11	B3
5514-2018	25	B3

Ordinance #	Original Lot #	Current Zone Code
2435-90	21	B3
2653-92	8	B3
2738-93	13	B3
2805-93	21	RS2
2845-94	35	RS
2967-97	54	RS
3111-95	19	RS2
3301-98	4	B3
3343-98	8	B3
3355-98	4	B3
3470-99	38	I2
3473-99	17	B3
3502-99	4	B3
3530-2000	8	B3
3544-2000	8	B3
3621-2000	37	PCD
3628-2000	33	PCD
3658-2000	17	B3
3679-71	4	B3
3727-71	26	B1
3742-72	3	SDD-B
4126-2005	30	B1
4162-2005	46	B3
4199-2005	35	PCD
4224-2006	28	B5
4250-2006	16	B3
4340-2006	16	B3
4341-2006	16	B3
4362-2007	3	I2
4416-2007	11	SDD-B
4461-2007	16	B3
4547-2008	14	B3
4554-2008	24	I2
4769-2010	46	B3
4862-2011	15	I1
4886-2013	26	I2
4987-2013	33	B2
4988-2013	33	B2
4989-2013	40	B2
5230-2015	28	R1
5267-2016	25	B3
5370-2016	46	I2
5391-2016	11	B3
5514-2018	25	B3



I, NANCY LINDEN, BEING THE DULY APPOINTED CLERK OF COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO, DO HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE, OHIO AS ADOPTED BY NORTH RIDGEVILLE MUNICIPAL COUNCIL ORDINANCE NO. 335-66 AND REFLECTING ALL OTHER ORDINANCES AMENDING SAID MAP AS ADOPTED BY THE NORTH RIDGEVILLE MUNICIPAL COUNCIL THROUGH Ordinance 335-66, 2016.

IN WITNESS WHEREOF, I AFFIX MY SIGNATURE THIS 12 TH DAY OF February, 2018.

NANCY LINDEN, CLERK OF COUNCIL
Nancy Linden 2/12/18
SIGNATURE DATE

BRAMHALL
ENGINEERING & SURVEYING COMPANY
801 MOORE ROAD
AVON, OHIO 44011
(440) 934-7878
WWW.BRAMHALL-ENGINEERING.COM

MAP PREPARED BASED UPON 2013/2014 AUDIT OF ORDINANCES PROVIDED BY THE CITY OF NORTH RIDGEVILLE REPRESENTING ZONING CHANGES MADE SINCE ORD. NO. 334-66 CREATED BY THE JULY 5, 1966 ZONING MAP. ALL AREAS NOT SPECIFICALLY LABELED OUT WITH AN ORDINANCE NUMBER REFER TO ORD NOS. 334-66 AND 335-66.
Date Printed: 2/16/2018

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	COUNCIL REFERRAL Michael Jaworski 32113 Bexley Cir, Avon Lake, OH 44012
Name of Owner:	JCL Group, LLC 32113 Bexley Cir, Avon Lake, OH 44012
Date of Planning Commission Meeting:	Tuesday, April 13, 2021
Date to Return to Deputy Clerk of Council:	Thursday, April 01, 2021
Regarding: Approval to rezone 2 parcels of land from R-2 Multiple Residence District to B-2 Central Business District Permanent Parcel Nos. 07-00-028-102-066 and 07-00-028-102-042	

Recommendations:

This re-zoning makes this property all one zoning so it can be developed without complications.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: _____

 [Select Title...]

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature: _____

Title: Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
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Recommendations:

(Use additional sheets if necessary.)

Department Head Signature:



Title: Safety-Service Director

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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Name of Owner:	JCL Group, LLC 32113 Bexley Cir, Avon Lake, OH 44012
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Permanent Parcel Nos. 07-00-028-102-066 and 07-00-028-102-042

Recommendations:

NONE

(Use additional sheets if necessary.)

Department Head Signature:

C. E. Garrison

Title:

Asst.
City Engineer

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
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