

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, APRIL 13, 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 Steve Ali, Paul Graupmann (via Zoom), Chairman James Smolik (via Zoom), Vice-Chairwoman Jennifer Swallow (via Zoom), and Council Liaison Bruce Abens.

Also present were Chief Building Official Guy Fursdon 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, February 9, 2021. He asked if there were any corrections. Hearing no corrections, the minutes were received and filed.

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

Application was read.

Administrative comments were read.

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

Christopher Minick, 1195 Adams St, Vermilion, OH 44089, stated he chose North Ridgeville as it has a big population and is a growing City. He and his wife worked in a barbershop in Avon and they were continuing to get clients from North Ridgeville so their goal is to open up a new, modern barbershop and bring those clients back to North Ridgeville.

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

Member Swallow asked why a B-2 zoning would not work because the service they want to provide is included in that but the requested zoning opens up the possibility of more businesses.

Chief Building Official Fursdon advised anything you can do in B-2 zoning you can do in B-3 zoning. He stated the closest zoning to that area already is B-3. He advised if there are uses in the B-3 that they no longer find desirable then they should think about removing them.

Vice-Chairwoman Swallow said she appreciates the feedback and advised the way this property is situated for the rezoning there is only one residential property between Center Ridge Road and this business. She advised the applicant that it looks like they are doing great work on the exterior of the building.

Council Liaison Abens advised he spoke with Councilman Winkel who is the Councilman in that area and Mr. Winkel was enthusiastic about switching it over to B-3 and looking forward to the new business. He stated the building that is there now is somewhat derelict and Mr. Winkel would like it to be upgraded and not so much of an eyesore in the neighborhood.

Chairman Smolik asked if this is rezoned into B-3 if there is still a residential in between this building and Center Ridge Rd.

Chief Building Official Fursdon advised that it appears so.

Chairman Smolik advised he might be a little more comfortable with B-1 because of all of the additional things you can build in B-3. He listed some of the businesses that could go in B-3 zoning. He advised regardless of the owner's intent now, everyone needs to remember once it's rezoned they can sell the parcel and the new owner could develop as they wish in accordance with B-3.

Assistant Law Director Morgan joined the meeting via Zoom at 7:08PM.

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

Chief Building Official Fursdon advised the Commission they also need to be aware that if Council decides to rezone this to B-3, the applicant or owner of the property would still have to put buffer strips between himself and the residential use as required in Chapter 1288. He stated that will soften the impact on that residential use and it may add value to the residential use to the south and they may wish to have it rezoned for future sale of that property. He advised they are very close to Center Ridge Rd. which already backs up in a number of areas from B-3 to

residential zoning and it's not like they haven't seen it in the past. Chief Building Official Fursdon asked the applicant since it is a fair-sized facility if they are contemplating putting anything other than the barbershop in there in conjunction with the barbershop.

Mr. Minick stated yes, there is always opportunity for growth.

David Berry, Slow Pitch Properties, 32629 Heron Cir, North Ridgeville, OH 44039 was sworn in.

Mr. Berry advised he believes at this point the applicant is just wanting to do a barbershop and in the future might do a few things that coincide with the barbershop such as nails. He asked the applicant to explain what they paid per chair at the barbershop and how he can grow his business and make money.

Mr. Minick advised barbers are independent contractors that pay rent to the business and that is how you keep the business alive and buying products. Each barber would have to pay rent to the business which would add additional income per barber and with this building it's actually big enough to get up to 12 or more stations and that is actually not far-fetched as he is coming from a barbershop that had 12 stations.

Vice-Chairwoman Swallow asked how would a business that large accommodate parking at that site.

Mrs. Minick advised she believes they have room for at least 20 parking spaces at the moment.

Mr. Minick stated they are based off of appointments and clients will not all be there at the same time. He advised appointments benefit the clients, they don't have to wait, and they can show up, get their hair cut, and leave within half an hour typically.

Vice-Chairwoman Swallow asked Mr. Minick if he or the owner has had any contact with the residential property owner between this property and Center Ridge Rd. to see what their thoughts are about this and if they have had any interaction with them.

Mr. Minick advised he has not.

Mr. Berry advised he never saw the owner until this afternoon and he has never met her. He stated they have had numerous contacts with the people on the other side.

Vice-Chairwoman Swallow asked if they have had a chance to talk to the neighbor and ask their thoughts about the rezoning.

Mr. Berry asked to confirm if Vice-Chairwoman Swallow means the neighbor to the north.

Vice-Chairwoman Swallow confirmed.

Mr. Berry advised they had mentioned to the neighbor that eventually they were going to try to make it into a business and the neighbor said whatever they feel like doing with it is up to them. He stated the neighbor never had any issues or problems with it. He advised if the business keeps going and the zoning is correct, there is a chance that the property located to the south can make more for the lot than their house is even worth by selling it and that land can become very valuable due to the property's location because it's the only thing that is separating the businesses from each other.

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

Chief Building Official Fursdon commented the building was once a church so it should have a fair amount of parking there and he doesn't think that would be an issue for the applicant if they were able to put a church with parishoners there.

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

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

It was moved by Swallow and seconded by Graupmann to recommend the rezoning to Council.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

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

Application was read.

Administrative comments were read.

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

Michael Jaworski, 32113 Bexley Cir, Avon Lake, OH 44012, stated JCL Group currently owns

about five and one half acres along the northwest corner of Center Ridge Rd. and Route 83. He advised there are nine separate parcels there and eight of the parcels he has owned since 2004 and one parcel since March 2020. He stated seven of the parcels are fully zoned B-2 and two of the parcels are mixed zoning. Approximately ninety percent of Parcel 07-00-028-102-066 is already B-2 and approximately fifty percent of Parcel 07-00-028-102-042 is B-2. He advised the restrictions and complications that are put on the property when they try to develop it are pretty significant with the mixed zoning. He stated they have been able to find a purchaser for three and one half acres of the property, which they would consider the back part of the property, and the purchaser intends to build an elder care unit which would emphasize memory care and the nature of his development would require that both of the parcels be completely zoned B-2. He stated the purchase is dependent upon the zoning change.

Vice-Chairwoman Swallow asked what the use of the parcel that faces Avon Belden Rd. would be.

Mr. Jaworski advised his understanding is that Parcel 07-00-028-102-042 would be where the access is.

Chairman Smolik asked for any other questions or comments from the Commission.

Council Liaison Abens advised he spoke with Holly Swenk, the Councilwoman for that area, and she has not received any comments from any of the neighbors and at this point, there are no objections.

Chairman Smolik commented this makes sense to him and he believes this will be a great use for this area to have it all rezoned into one that matches the adjacent parcels.

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

Chief Building Official Fursdon advised they suggested this rezoning so they have one set of setbacks and requirements to follow and it doesn't get confusing. He stated part of that R-2 is going to be a memory care facility and the driveway could have automatically gone through there but when you get the signage for the memory care facility there are no provisions for that type of signage in the R-2 but it is in the B-2 so it makes sense to recommend the B-2 zoning.

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

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

It was moved by Swallow and seconded by Graupmann to recommend the rezoning to Council.

A voice vote was taken and the motion carried.

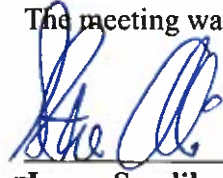
Yes – 5 No – 0

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ADJOURNMENT:

The meeting was adjourned at 7:27 PM.

 - Temp chairman

~~James Smolik~~
Chairman



Lisa M. Ciofani
Deputy Clerk of Council

Tuesday, June 8, 2021
Date Approved