



Member Jennifer Swallow
Member Jim Smolik
Member Jason Jacobs

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION

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



Member Steve Ali
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, FEBRUARY 11, 2020

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

ELECTION OF OFFICERS:

Chairman
Vice-Chairman
Secretary
Liaison to the Board of Zoning and Building Appeals
Alternate Liaison to the Board of Zoning and Building Appeals

MINUTES: Regular meeting held Tuesday, December 10, 2019

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: COUNCIL REFERRAL

Divya Singh; Foothold, LLC; Primrose Schools
3636 Split Rail Lane, Avon, Ohio 44011

OWNER: Foothold, LLC; Primrose Schools; 3636 Split Rail Lane, Avon, Ohio 44011

REQUEST: Approval to rezone a rear portion of three parcels of land from R-2 Multiple Residence District and B-3 Highway Commercial District to B-3 Highway Commercial District.

LOCATION: Rear land located at 32135 Cook Road and the rear portion of two adjacent parcels on Cook Road.

Permanent Parcel Nos. 07-00-003-102-012 / -013 / -052

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD TUESDAY, MARCH 10, 2020

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, DECEMBER 10, 2019**

CALL TO ORDER:

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

ROLL CALL:

Present were members Steve Ali, James Maleski, Vice-Chairman James Smolik, Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Dan Rodriguez and Deputy Clerk of Council Michelle A. Owens.

MINUTES:

Chairwoman Swallow asked if members had an opportunity to review the minutes of the regular meeting on Tuesday, November 12, 2019. She asked if there were any corrections or concerns. No discussion was offered. The minutes were received and placed on file.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Chris Brown; K. Hovnanian Homes
3296 Columbia Road, Richfield, Ohio 44286
OWNER: Same
REQUEST: Final plat approval for Meadow Lakes No. 17 within Meadow Lakes PCD
LOCATION: Continuation of Yellow Beak Lane, White Feather Avenue and Amber Way within Meadow Lakes PCD.
Permanent Parcel Nos. 07-00-033-101-034 & 07-00-033-101-017

Application was read.

Chairwoman Swallow asked that the applicant come forward and provide a description of his proposal. She directed him to sign in, then state his name and address.

Chris Brown, K. Hovnanian Homes, 3296 Columbia Road, Richfield, Ohio, 44286, explained his request for the final plat approval of Phase 17 in Meadow Lakes PCD, an extension of Yellow

Beak Lane, White Feather Avenue and Amber Way. He stated that plans had been approved by the Engineering Department and that construction had already begun. He noted that all infrastructure for Yellow Beak is in place and they are currently working on infrastructure for the other two streets. He anticipated that paving would begin in spring.

Chairwoman Swallow asked for any questions or comments from Commission.

Vice-Chairman Smolik expressed his concern with the housing types. With each phase, he had observed no change in the product or type of house being built. He asked about a master buildout plan for the subdivision; and if there were plans to build a phase with a different product.

Mr. Brown replied that there are no plans to build any different product. He stated that the market is currently very strong and, due to the lot sizes, very few modifications can be made to their homes.

Vice-Chairman Smolik cited N.R.C.O. §1279.01(b). His understanding of the ordinance was that there should be different lot sizes, which would allow for different cost points. He felt that, with all the houses being the same, it would not follow the intent of this provision.

Mr. Brown indicated that K. Hovnanian Homes had no involvement until the middle of Phase 10. He spoke about a previous phase of 88-90 homes in which they offered a Lifestyles product, which he stated was well-received. He explained that they are currently only seeking a continuation of what is already there.

Vice-Chairman Smolik stated that there were larger lots sizes within the first phase. With each subsequent phase, they consistently built the same 50-foot-lot product throughout the neighborhood.

Mr. Brown remarked that several lots had to increase from what was originally approved in order to make them buildable.

Chief Building Official Fursdon asked how many total phases there would be.

Mr. Brown responded that Phase 18 would be the final phase in Meadow Lakes.

Chief Building Official Fursdon commented that they have seen multiple builders, lot sizes and Lifestyle products within Meadow Lakes. He stated there was a lot of size variation on the single-family lots at the northern end of the subdivision; and there was variety in style simply due to the different number of builders in Meadow Lakes. He offered the Lifestyle product, which was marketed towards senior citizens, as an example of product variation within Meadow Lakes.

Vice-Chairman Smolik asked about open space and overall density of the development.

Mr. Brown was unable to offer exact calculations, but assured members that he would submit

this information to Chief Building Official Fursdon. He maintained that the development does comply with density and open-space requirements.

Chief Building Official Fursdon explained to members his request was that Mr. Brown furnish these calculations at the meeting. He estimated that density would be about 3.0 dwelling units per acre, which was under the maximum density of 3.24. He noted that the calculations differed from what was presented during preliminary plan approval: a result of originally-approved lot sizes becoming unbuildable.

Mr. Brown believed density would be around 2.8.

Member Maleski expressed concerns similar to those of Vice-Chairman Smolik. He explained that he would generally agree that there should be different styles – especially if it were a new area. Taking into consideration that this will be a continuation of a previous phase, he understood there would be little variation from what is presently there.

Chairwoman Swallow asked for any other questions or comments from Commission.

Council Liaison Abens spoke about his concerns with the retention and detention basins within the development. He did not feel that they were adequate to protect against flooding.

City Engineer Rodriguez explained that there was an extensive review of the stormwater facilities. He confirmed that all the ponds within the development do meet and exceed the rules and ordinances of the City of North Ridgeville. He stated that their calculations take into account land outside of the development that drains into their ponds.

Council Liaison Abens asked about green space in the development.

Mr. Brown stated that Phases 17 and 18 have a few acres of open space, as some of the areas could not be developed. He explained that they were basically following the PCD plan as close as they could without making major modifications.

Chairwoman Swallow asked for any other questions or comments from Commission. No discussion was offered. She asked for any other questions or comments from the Administration. No discussion was offered. She opened the floor for public comment. No discussion was offered.

It was moved by Maleski and seconded by Ali to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 5 No – 0

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, DECEMBER 10, 2019**

PAGE 4

APPLICANT: Mill Ridge Subdivision, LLC
260 South Logan Street, Elyria, Ohio 44035
OWNER: Same
REQUEST: Final plat approval for Millridge Subdivision No. 4
LOCATION: Continuation of Stratton Mill Street and Rummel Mill Drive, located east of
Stoney Ridge Road; an R-1 Residence District.
Permanent Parcel No. 07-00-031-000-232

Application was read.

Chairwoman Swallow asked that the applicant come forward to describe his application.

Robert Yost, Mill Ridge Subdivision, LLC, 260 South Logan Street, Elyria, Ohio 44035, explained that they are in the fourth and final phase of Millridge Subdivision, which will consist of 22 lots. He indicated that it would be an extension of Rummel Mill Drive, from Phase 3, out to Stoney Ridge Road.

He addressed the Administrative comments. In response to comments from City Engineer Rodriguez, he indicated that a corrected plat was submitted prior to the meeting. He had additionally provided a development summary demonstrating compliance, as requested by Chief Building Official Fursdon.

Chairwoman Swallow asked if the Administration had an opportunity to review the corrected plat.

City Engineer Rodriguez responded that he did.

Chairwoman Swallow asked if there were any questions or comments from Commission. No discussion was offered. She asked if there were any questions or comments from the Administration.

There was discussion surrounding the corrected plat. Modifications noted were to the square footage of sublots 116 and 121 and to the plat title sheet.

City Engineer Rodriguez remarked that the plans had not yet been approved for the subdivision but, once reviewed and approved, they would move forward.

Chairwoman Swallow opened the floor for public comment.

Scott Dusenbury, 36687 Stockport Mill Run, North Ridgeville, Ohio 44039, stated that his residence is on the south side of Stockport Mill Run and that it would abut the new phase. He explained that he and some of his neighbors, at the time they purchased their homes, were informed that the mound behind their houses would remain. He suggested this to be one of the main reasons he chose to purchase on the south side of the street rather than other. He stated that, as of two months ago, the mound is no longer there and they will soon have houses butting up

against their properties. He had observed that the proposed lots appear to have greenspace between them or are substantially deeper than theirs, leaving much more space between the houses. This left him and his neighbors feeling as though they were victim of bait-and-switch sales tactics.

Mr. Yost denied that he would have told buyers the mound would stay, but believed it could have come from Ryan Homes. He explained that the soil was put there with the intent to use it in Phase 3.

Chairwoman Swallow asked if there were any questions or comments from the public. No discussion was offered.

Council Liaison Abens asked City Engineer Rodriguez about drainage and stormwater management.

City Engineer Rodriguez explained that all the ponds were designed to carry a 100-year flood. While Phase 4 had not yet been reviewed and approved, he was not concerned because of the significant increase in the size of their ponds. He did not feel it would be an issue, but assured members that it would not be approved until their review was complete.

Chairwoman Swallow asked if there were any other questions or comments.

Council Liaison Abens commented on his concerns with the lack of green spaces. He stated that so many developers are packing in homes and felt that careful consideration should be given to this in the future.

Chairwoman Swallow asked for any other discussion from the Commission. No discussion was offered.. She asked for discussion from the Administration. No discussion was offered.

It was moved by Smolik and seconded by Maleski to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 5 No – 0

APPLICANT: Jill Allan, Jim Rumbaugh; The Meritage Group
772 Pine Valley Drive, Pittsburgh, Pennsylvania 15239
OWNER: Winfield Farms Development, LLC
772 Pine Valley Drive, Pittsburgh, Pennsylvania 15239
REQUEST: Final plat approval for The Reserve at Winfield Farm Subdivision No. 4
LOCATION: Continuation of Nash Lane and Winfield Lane, and completion of Elva Lane,
in an R-1 Residence District.
Permanent Parcel No. 07-00-036-000-535

Application was read.

Chairwoman Swallow asked that the applicant step forward and provide a description of their application.

Travis Crane, TGC Engineering, representative for The Meritage Group, 1310 Sharon Copley Road, Sharon Center, Ohio 44139, stated this would be the fourth and final phase of the subdivision and would comprise 55 sublots. In response to comments from Chief Building Official Fursdon, he had previously provided documentation demonstrating total code compliance.

Chairwoman Swallow asked for any questions or comments from Commission.

Chief Building Official Fursdon confirmed that the calculations submitted do demonstrate code compliance.

Chairwoman Swallow asked if there were any other questions or comments from Commission. No discussion was offered. She asked for discussion from the Administration. No discussion was offered. She asked if there were any questions or comments from the public. No discussion was offered.

It was moved by Maleski and seconded by Smolik to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 5 No – 0

APPLICANT: Anthony M. Valore; Valore Properties, Inc.
23550 Center Ridge Road, Westlake, Ohio 44145
OWNER: Valore Properties, Inc.; 23550 Center Ridge Road, Westlake, Ohio 44145
REQUEST: Final plat approval for Hampton Place Subdivision No. 5
LOCATION: East of Stoney Ridge Road and south of Atlantic Avenue, in an R-1 Residence District.
Permanent Parcel No. 07-00-029-000-325

Application was read.

Chairwoman Swallow asked that the applicant come forward and provide a description of his request.

Tony Velore, 23550 Center Ridge Ridge Road, Westlake, Ohio, 44145, explained his request was for Phase 5 of the seven-phase Hampton Place Subdivision. He stated that the streets are in and they are seeking final plat approval for this phase. There were 384 lots planned for the subdivision, but will end with 374 lots, a community center, swimming pool and more than

enough green space. He indicated that part of their approach is that each phase has a new product.

Chairwoman Swallow asked for comments or questions from the Commission. No discussion was offered. She asked if there were any comments or questions from the Administration.

City Engineer Rodriguez asked the applicant if the statement had been added to the plat title sheet, as specified within his comments.

Sam Suhail, Suhail & Suhail, Inc., 6325 Cochran Road, Solon, Ohio 44139, responded that it had. He then spoke about the comments from Chief Building Official Fursdon and confirmed that subplot 219 is 95 feet in width. He stated that they had previously requested a zoning compliance letter in July and, at that time, it was made certain that subplot 219 was 95 feet wide. It had also been discussed that a 35-foot setback was required from the single-family lot line. The solution proposed was to put in a strip of open space.

Chairwoman Swallow asked for any other comments or questions.

Chief Building Official Fursdon asked if he was aware that Ryan Homes was applying for a variance for two sublots in the southwest corner of the subdivision.

Mr. Suhail responded yes.

Chief Building Official Fursdon explained that the two sublots abut residential lots and cannot meet the 35-foot rear yard setback: They are both around 27 feet. He stated that he could not guarantee it, but felt they stood a reasonable chance of getting the variance.

Mr. Suhail spoke about the easement required to service subplot 259. He indicated that it had been added to the plat and that the city is working directly with the contractor.

Chairwoman Swallow asked if there were any other comments or questions.

Council Liaison Abens spoke about the proposed street name Fortunes Trail. He suggested that the name be changed due to the similarly-named streets within the city, such as Fortune Court.

Mr. Valore stated that Fortunato was his father's first name. He expressed a willingness to cooperate, but was surprised that it had not been suggested by the Police and Fire Departments.

Chief Building Official Fursdon suggested that similarly-named streets could potentially cause confusion when dispatching emergency services. As to why it had not been suggested previously, he explained that they may not have seen the street names on the preliminary plan.

Mr. Valore stated that streets were named as they went. In the interest of public safety, he felt it to be a reasonable request. He agreed to change the name to Fortunato Trail.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, DECEMBER 10, 2019**

PAGE 8

Chief Building Official Fursdon instructed the applicant to mark the street name change on the plat.

Page 2 of the Plat for Hampton Place Subdivison No. 5 was revised, changing Fortunes Trail to state Fortunato Trail.

Chairwoman Swallow asked for any other questions or comments from the Commission or Administration. No discussion was offered. She opened the floor for public comment. No discussion was offered.

It was moved by Maleski and seconded by Ali to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:40 PM.

James Smolik
Vice-Chairman

Michelle A. Owens
Deputy Clerk of Council

Tuesday, February 11, 2020
Date Approved

Engineering Fee Paid: \$ _____

See attached for description of fees

Planning Commission & Bldg. Admin. Fees: \$ 127.00

Receipt No. _____

See attached for description of fees



RECEIVED

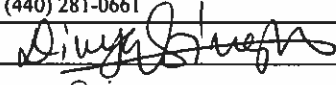
JAN 17 2020

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

Received: Thursday, January 16, 2020 Date released to Planning Commission: _____

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

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	<u>Divya Singh</u>	PROPERTY OWNER:	<u>Foothold, LLC</u>
COMPANY NAME:	<u>Foothold, LLC (Primrose Schools)</u>	ADDRESS:	<u>3636 Split Rail Lane</u>
ADDRESS:	<u>3636 Split Rail Ln</u>	CITY/STATE	<u>Avon, OH</u> ZIP <u>44011</u>
CITY / STATE:	<u>Avon, OH</u> ZIP <u>44011</u>	PHONE NO:	<u>(440) 281-0661</u>
PHONE NO.:	<u>(440) 281-0661</u>	SIGNATURE:	_____
SIGNATURE:		(Owner's original signature must be submitted with application.)	
EMAIL ADDRESS:	<u>owners@primroseavon.com</u>		

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

LOCATION OF PROPERTY/ADDRESS: <u>Part of 32135 Cook Road and rear land on Cook Road</u>			
PERMANENT PARCEL NO.: <u>0700003102012, 0700003102013, 0700003102052</u>		ZONING OF PROPERTY: <u>Part B-3; Rear R-2</u>	
ZONING OF ADJACENT PROPERTY TO: NORTH <u>B-3</u> EAST <u>I-2</u> SOUTH <u>I-2</u> WEST <u>B-3</u>			
DESCRIPTION OF REQUEST: <u>Rezone split zoned parcels from R-2 to B-3</u>			

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.

TO BE FILLED OUT BY APPLICANT

I, Robert J. Warner, P.S.

(Print Name)

Robert J. Warner
(Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: Jai Singh

Owner: Foothold, LLC

Project Address: 32135 Cook Road Permanent Parcel No. 0700003102013, 0700003102052,
070000312012

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.

PHONE: 440-329-5207

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
1	See Attached List	
2		
3		
4		
5		
6		
7		
8		
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By: _____

Date / Time Stamp: _____

BZA / PC Verification By: _____

MUNSON ROAD PROPERTIES

7670 Tyler Boulevard

Mentor, OH 44060

SECRETARY OF VETERANS AFFAIRS

1240 9TH STREET

CLEVELAND, OH 44199

STELIAN HRITCU & LIVIA M. HRITCU

28370 NANDINA DRIVE

NORTH OLMSTED, OH 44070

MARIE A. WICHMANN

31735 COOK ROAD

NORTH RIDGEVILLE, OH 44039

BOBKOB 32425 LLC

4343 THORN RIDGE DRIVE

CLEVELAND, OH 44135

MCDONALDS REAL ESTATE

32528 LORAIN ROAD

NORTH RIDGEVILLE, OH 44039

WEBERBRO PROPERTIES LLC

34381 FORTUNE CT

NORTH RIDGEVILLE, OH 44039

HURRICANE LASER WASH LLC

5655 E. MISTIC BAY BOULEVARD

MARBLEHEAD, OH 43440

LAKE BELLA INVESTMENTS

132 HEATHER HEDGE DRIVE

CHIPPEWA LAKE, OH 44215

RINI REALTY COMPANY

5700 SIXTH AVENUE

ALTOONA, PA 16602

WAYNE A. ZUK

32055 COOK ROAD

NORTH RIDGEVILLE, OH 44039

JERRY JOSEPH SLABAUGH, TRUSTEE

BARBARA JANE SLABAUGH, TRUSTEE

P.O. BOX 385

ALLENTOWN, PA 18105-0385

ARC TERRA LLC

132 HEATHER HEDGE DRIVE

CHIPPEWA LAKE, OH 44215

JERRY JOSEPH SLABAUGH, TRUSTEE

BARBARA JANE SLABAUGH, TRUSTEE

3280 FAIRHILL DRIVE

ROCKY RIVER, OH 44116

32393 LORAIN NORTH RIDGEVILLE LLC
P.O. BOX 385
ALLENTOWN, PA 18105-0385

MWTMKT REALTY LLC
31828 WOODBRIDGE WAY
AVON LAKE, OH 44012

NORTH HERO LAND COMPANY
5045 NORTH BARTON ROAD
NORTH RIDGEVILLE, OH 44039

SANDRA L. RYAN
32200 COOK ROAD
NORTH RIDGEVILLE, OH 44039

KENNETH J. & TRACY L. LOVASZ
32140 COOK ROAD
NORTH RIDGEVILLE, OH 44039

PEARL E. HRUSCH, TRUSTEE
36090 JASON DRIVE
GRAFTON, OH 44044

ROBERT RAMAGE, JR.
32080 COOK ROAD
NORTH RIDGEVILLE, OH 44039

LORAIN COUNTY COMMUNITY COLLEGE
1005 NORTH ABBE ROAD
ELYRIA, OH 44035

PETITION FOR REZONING CLASSIFICATION

Owner Foothold, LLC
Signature of Owner *Jai Singh*
Address: 3636 Split Rail Ln
City/State/Zip: Avon, Ohio 44011
Telephone No.: _____
Email Address: _____

Petitioner: Jai Singh
Signature of Petitioner: _____
Address: 1115 Nagel Road
City/State/Zip: Avon, Ohio 44011
Telephone No.: (440) 281-0661
Email Address: jsingh@primroseavon.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 Part of 32135 Cook Road & Cook Road
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-3

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, Jai Singh, requesting a change in zoning classification in the area, zone or
district located at Part of 32135 Cook Road ^{4 Cook Road} from
R-2 Zoning District to B-3 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.

Jai Singh

NAME

1115 Nagel Road

ADDRESS

Avon, Ohio 44011

CITY/STATE/ZIP

(440) 281-0661

TELEPHONE NUMBER

January 6, 2020

DATE

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	COUNCIL REFERRAL: Divya Singh; Foothold, LLC (Primrose Schools) 3636 Split Rail Lane, Avon, Ohio 44011
Name of Owner:	Foothold, LLC (Primrose Schools) 3636 Split Rail Lane, Avon, Ohio 44011
Date of Planning Commission Meeting:	Tuesday, February 11, 2020
Date to Return to Deputy Clerk of Council:	Thursday, January 30, 2020
Regarding:	Approval to rezone a portion of rear land located at 32135 Cook Road and the rear portion of two adjacent parcels on Cook Road from R-2 Multiple Residence District and B-3 Highway Commercial District to B-3 Highway Commercial District. Permanent Parcel Nos. 07-00-003-102-012, 07-00-003-102-013 and 07-00-003-102-052

Recommendations:

*We look forward to bringing Primrose Schools to our
Community and their continued success.*

(Use additional sheets if necessary.)

Department Head Signature:



Title: Mayor

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: Divya Singh; Foothold, LLC (Primrose Schools) 3636 Split Rail Lane, Avon, Ohio 44011
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Recommendations:

No comment at this time.

(Use additional sheets if necessary.)

Department Head Signature:  **Title:** 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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Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature: Chief John C. Revere 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)

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DATE: January 21, 2020
INTRODUCED BY: Petition of Jai Singh
REFERRED TO: PC on 01/21/2020
TEMPORARY NO.: T 11-2020

PC on 02/11/2020
PH on 03/16/2020

1ST READING: January 21, 2020
2ND READING: _____
3RD READING: _____
ADOPTED: _____

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO, KNOWN AS THE ZONING CODE ORDINANCE, TO REZONE THE FOLLOWING LAND: A PORTION OF REAR LAND LOCATED AT 32135 COOK ROAD AND THE REAR PORTION OF TWO PARCELS ON COOK ROAD; PARCEL NUMBERS 07-00-003-102-012, 07-00-003-102-013 AND 07-00-003-102-052 AND OWNED BY FOOTHOLD, LLC FROM R-2 MULTIPLE RESIDENCE DISTRICT AND B-3 HIGHWAY COMMERCIAL DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT.

WHEREAS, by the present official zoning map and zoning Ordinance of the City of North Ridgeville, County of Lorain and State of Ohio, the following described parcels are situated in an R-2 Multiple Residence District and a B-3 Highway Commercial District; and

WHEREAS, the parcels described in the attached **Exhibit "A"** are owned by Foothold, LLC; and

WHEREAS, in the opinion of City Council and upon the recommendation of the North Ridgeville Planning Commission, it would be conducive to the public welfare and safety and not detrimental to the community to have said real estate parcel rezoned from R-2 Multiple Residence District and B-3 Highway Commercial District to B-3 Highway Commercial District.

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

SECTION 1. Section 1240.01 of the codified Ordinances of the City of North Ridgeville, Ohio, being the zoning Ordinances of said City, and the official zoning map appended thereto in Sections 1248.01 and 1248.02, be and the same is hereby amended so as to provide that from and after the effective date of this Ordinance, the following described land: a portion of real land located at 32135 Cook Road and the rear portion of two parcels on Cook Road; Parcel numbers 07-00-003-102-012, 07-00-003-102-013 and 07-00-003-102-052 owned by Foothold, LLC shall be and hereby is changed from R-2 Multiple Residence District and B-3 Highway Commercial District to B-3 Highway Commercial District and more particularly described in the attached Exhibit "A".

SECTION 2. That upon the effective date of this Ordinance, the Chief Building Official shall cause the official zoning map to be changed and corrected so as to show the B-3 Highway Commercial District created.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____

PRESIDENT OF COUNCIL

ATTEST:_____

CLERK OF COUNCIL

APPROVED:_____

MAYOR

Exhibit "A"



January 9, 2020

REZONING PARCEL
LEGAL DESCRIPTION
1.2836 ACRE PARCEL

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio, known as being part of Original Lot 3 of formerly Ridgeville Township, Township 6 North, Range 16 West in the Connecticut Western Reserve Survey and being a part of the lands conveyed to Foothold LLC by deed in I.N. 2019-073772 of Lorain County Records, said parcel being more fully described as follows:

Commencing from a 3/4-inch iron pipe found at the northeasterly corner of said Lot 3, on the easterly line of said Lorain County, on the westerly line of Cuyahoga County and on the centerline of Cook Road, 60 feet wide;

Thence North 88°-37'-34" West, 982.54 feet along the northerly line of said Lot 3 and along the centerline of said Cook Road to the northwesterly corner of the lands conveyed to Wayne A. Zuk by deed in Deed Volume 685, Page 30 of Lorain County Records;

Thence South 01°-29'-04" West, 141.72 feet along the westerly line of said Zuk lands, also being the TRUE PLACE OF BEGINNING to the parcel area herein described;

COURSE NO. 1: Thence **South 01°-29'-04" West, 149.93 feet** along the westerly line of said Zuk lands, passing an iron pin set at 30.00 feet, to a 1-inch iron pin found on the northerly line of the lands conveyed to Lake Bella Investments, LLC. by deed in I.N. 2018-0694033 of Lorain County Records;

COURSE NO. 2: Thence **North 88°-27'-18" West, 39.84 feet** along the northerly line of said Lake Bella Investments, LLC. lands to a 5/8-inch iron pin found;

COURSE NO. 3: Thence **South 01°-19'-26" West, 233.62 feet** along the westerly line of said Lake Bella Investments, LLC. lands to a 1-inch iron pipe found at the northeasterly corner of the lands conveyed to the City of North Ridgeville by deed in Deed Volume 95, Page 49;

COURSE NO. 4: Thence **North 88°-36'-20" West, 246.49 feet** along the northerly line of said City of North Ridgeville lands to a 5/8-inch iron pin found at the southeasterly corner of the lands conveyed to Stelian Hritcu and Livia M. Hritcu by deed in Deed Volume 549, Page 465 of Lorain County Records;

COURSE NO. 5: Thence **North 01°-29'-28" East, 72.64 feet** along the easterly line of said Hritcu lands to an iron pin set;

The community impact people.

Page 1 of 2

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / PLANNING / SURVEYING / ENVIRONMENTAL SERVICES / CONSTRUCTION MANAGEMENT



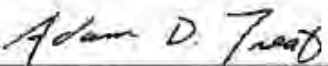
January 9, 2020

REZONING PARCEL
LEGAL DESCRIPTION
1.2836 ACRE PARCEL

COURSE NO. 6: Thence North 44°-01'-44" East, 422.47 feet to the True Place of Beginning and containing 1.2836 acres of land, more or less, as determined in January 2020 by Adam D. Treat, P.S. 8058 for Environmental Design Group under project number 19-00358-010 and being subject to all legal highways, easements and restrictions of record.

The basis of bearings for this description is from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network.

The above-described parcel of land is intended to be parts of Lorain County Auditor Parcel Numbers 0700003102012, 0700003102013 and 0700003102052


ADAM D. TREAT Ohio Registered Professional Surveyor No. 8058



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LEGAL DESCRIPTION
1.2836 ACRE PARCEL**

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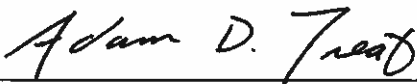
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ADAM D. TREAT Ohio Registered Professional Surveyor No. 8058





J.Craig Snodgrass, CPA, CGFM
Lorain County Auditor



Basic Search ▼

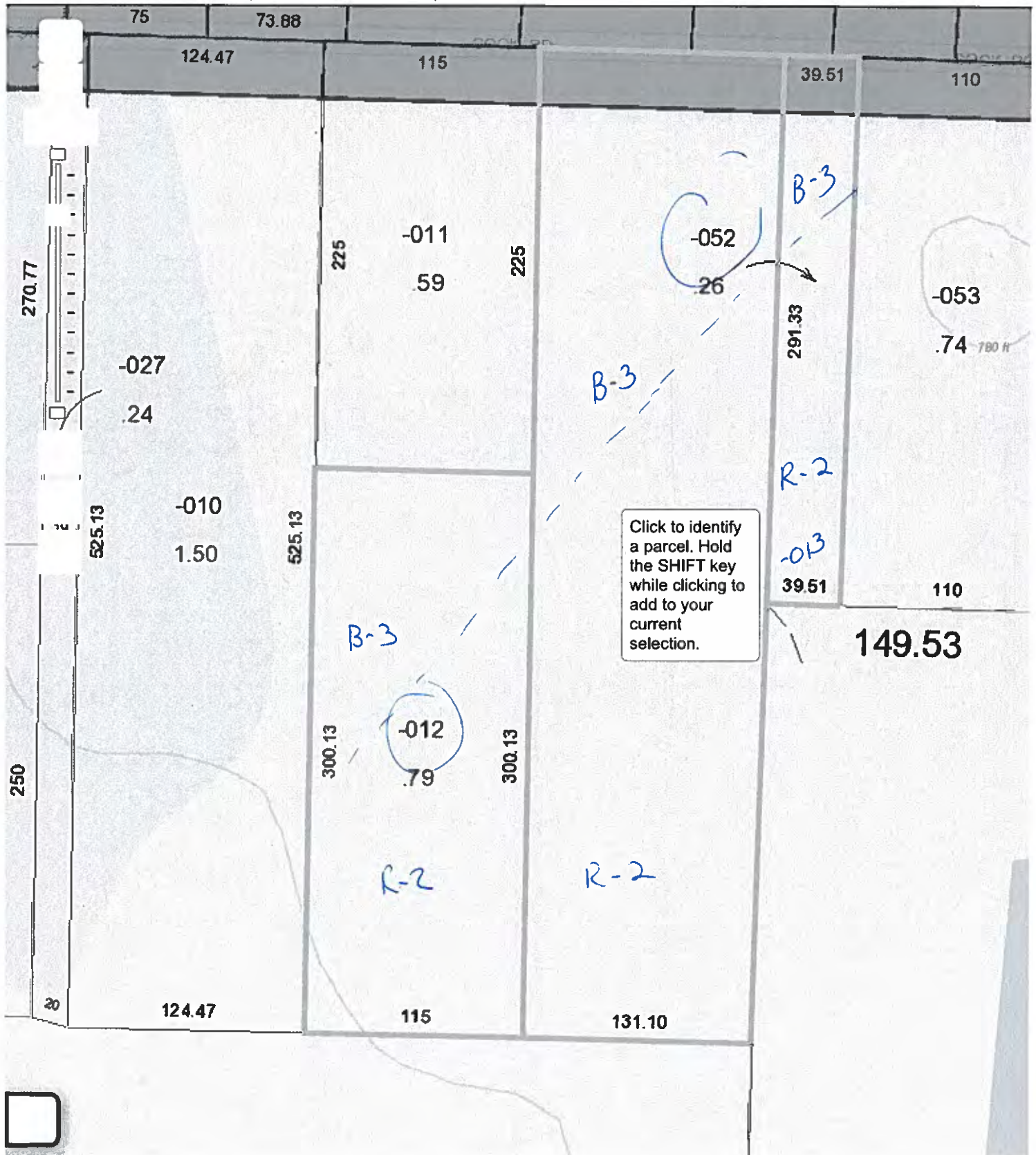
Advanced Search ▼

Select

Sales

Layers

More...



Click to identify a parcel. Hold the SHIFT key while clicking to add to your current selection.



60ft

[Click here for Legal Disclaimer](#)



J. Craig Snodgrass, CPA, CGFM
Lorain County Auditor



Basic Search ▼

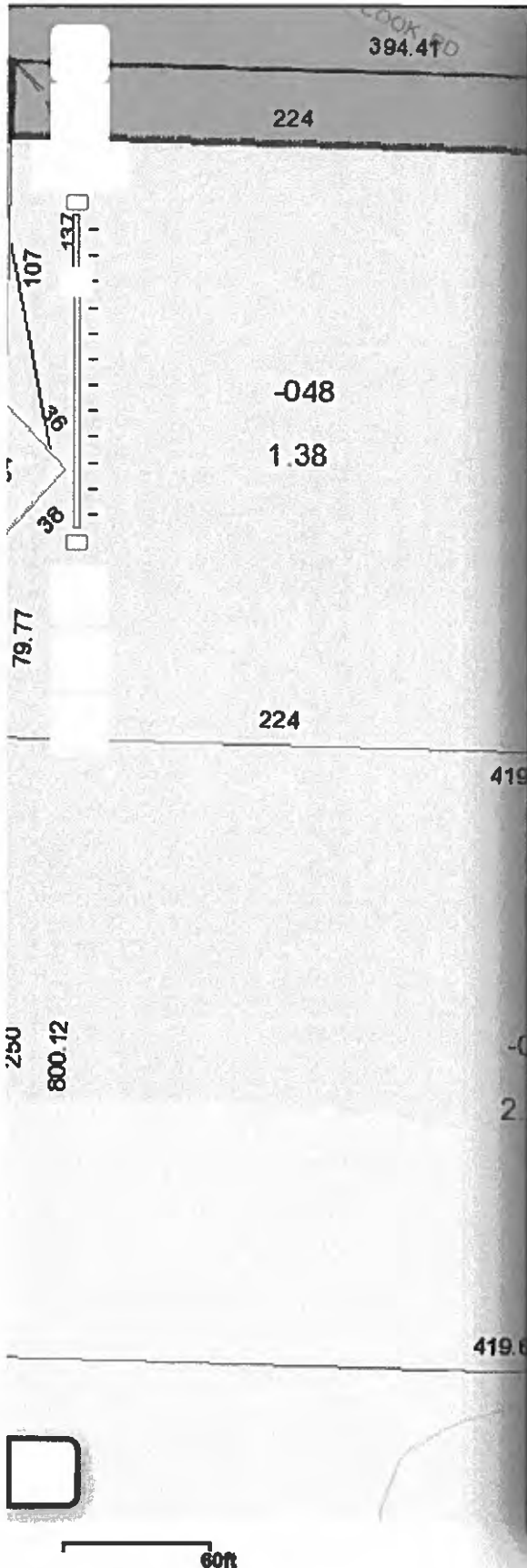
Advanced Search ▼

Select

Sales

Layers

More...



3 results

Sort By:

Owner Name ▼

Low to High ▼

Clear

- X

1

Parcel Number 0700003102052

Mobile Home

Owner Name FOOTHOLD LLC

Image Not Found

Address COOK RD NORTH
RIDGEVILLE, OH 44039

Sale Date 11/8/2019

Sale Price \$ 299,000

Parcel Number 0700003102012

Mobile Home

Owner Name FOOTHOLD LLC

Image Not Found

Address REAR LAND NORTH
RIDGEVILLE, OH 44039

Sale Date 11/8/2019

Sale Price \$ 299,000



Parcel Number 0700003102013

Mobile Home

Owner Name FOOTHOLD LLC

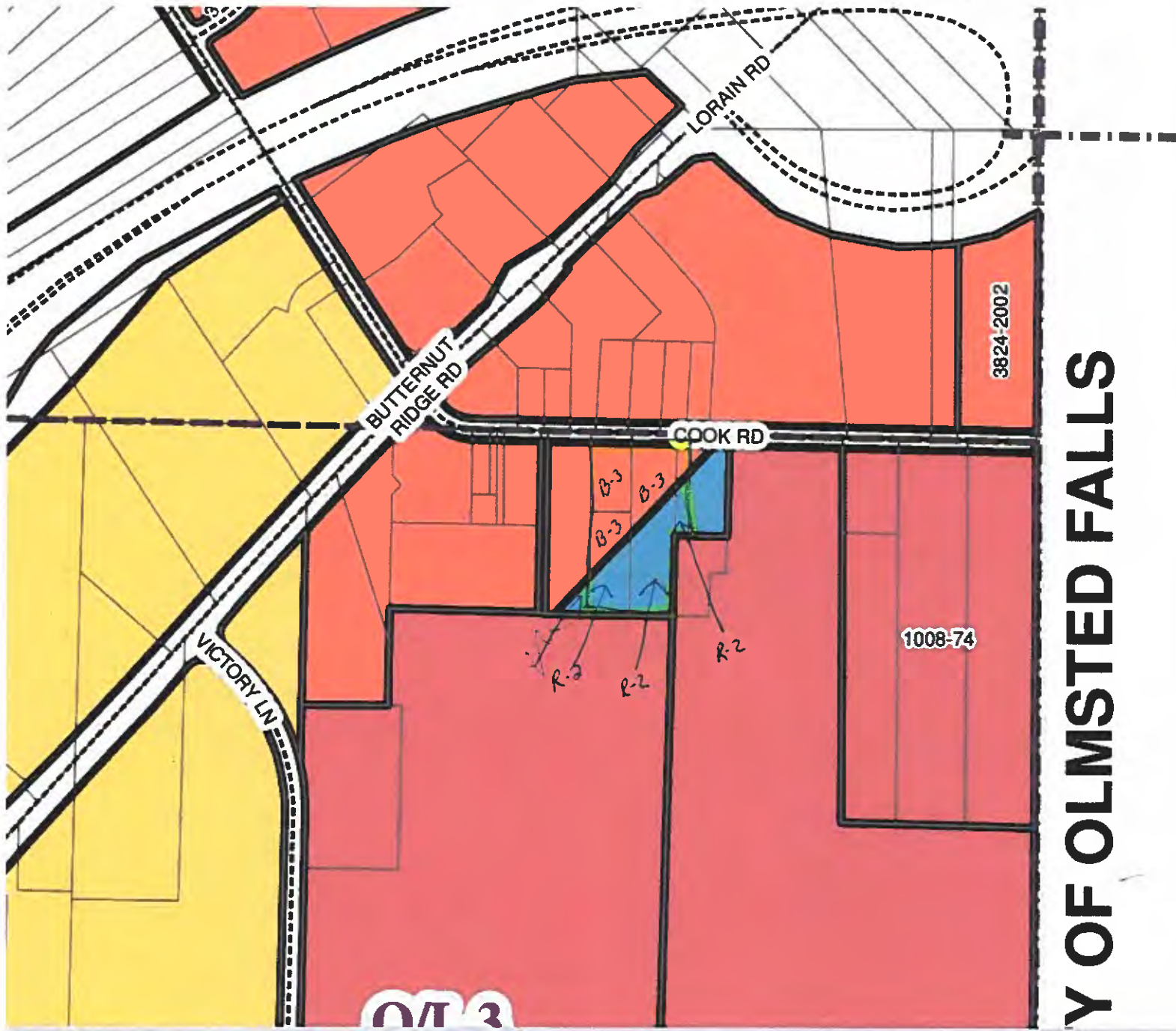
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RIDGEVILLE, OH 44039

Sale Date 11/8/2019

Sale Price \$ 299,000

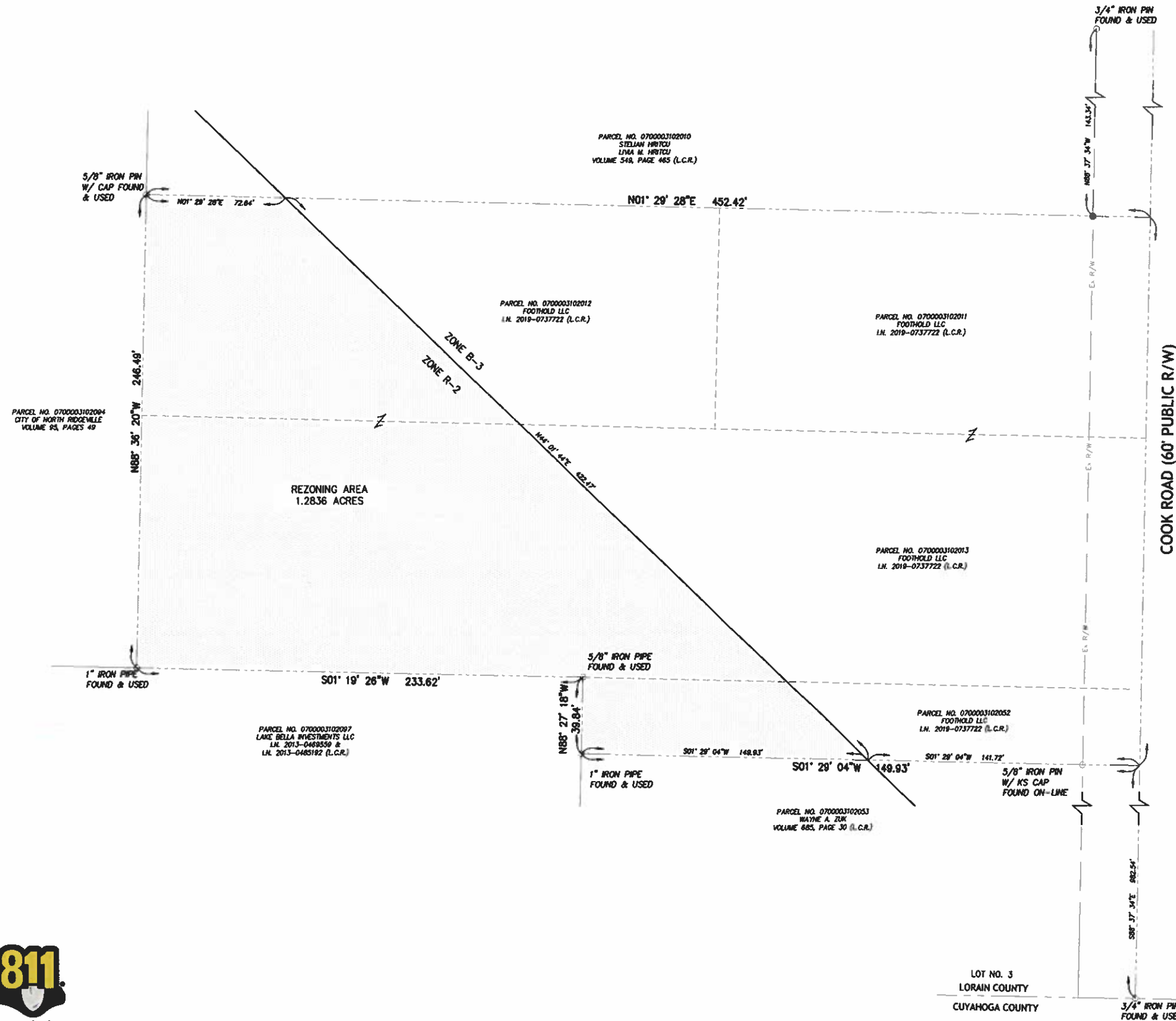
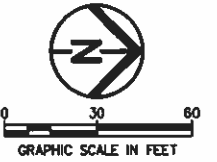
Export as: TXT CSV PDF

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Y OF OLMSTED FALLS

MAP TO ACCOMPANY REZONING REQUEST
for
PARCEL NUMBERS 0700003102012,
0700003102013, AND 0700003102052
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND BEING KNOWN AS PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 3



CERTIFICATION:

THE PARCEL BOUNDARY SURVEY WAS PERFORMED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE (OAC) CHAPTER 4733-37 "STANDARDS FOR BOUNDARY SURVEYS" TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED BY ENVIRONMENTAL DESIGN GROUP, INC. IN SEPTEMBER, 2019.

Adam D. Treat

ADAM D. TREAT, P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 8058



LEGEND OF SYMBOLS & ABBREVIATIONS:

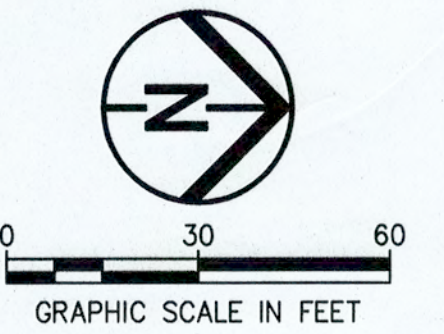
- IRON PIN OR PIPE FOUND AS DESCRIBED
- 5/8" REBAR SET W/LD. CAP 'ENVIRON DESIGN GROUP, AKRON OHIO'



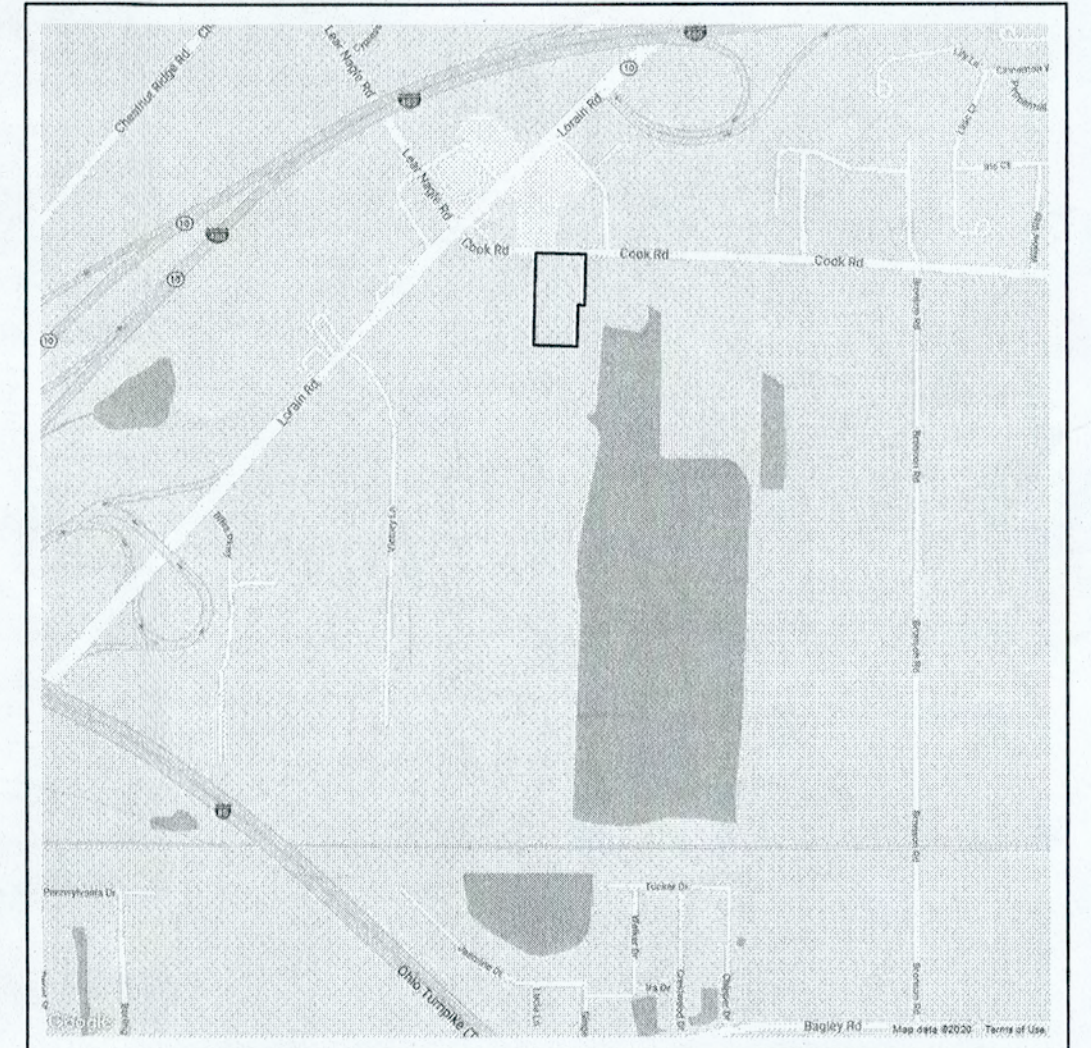
Know what's below.
Call before you dig.

Environmental Design Group
AKRON / CLEVELAND / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

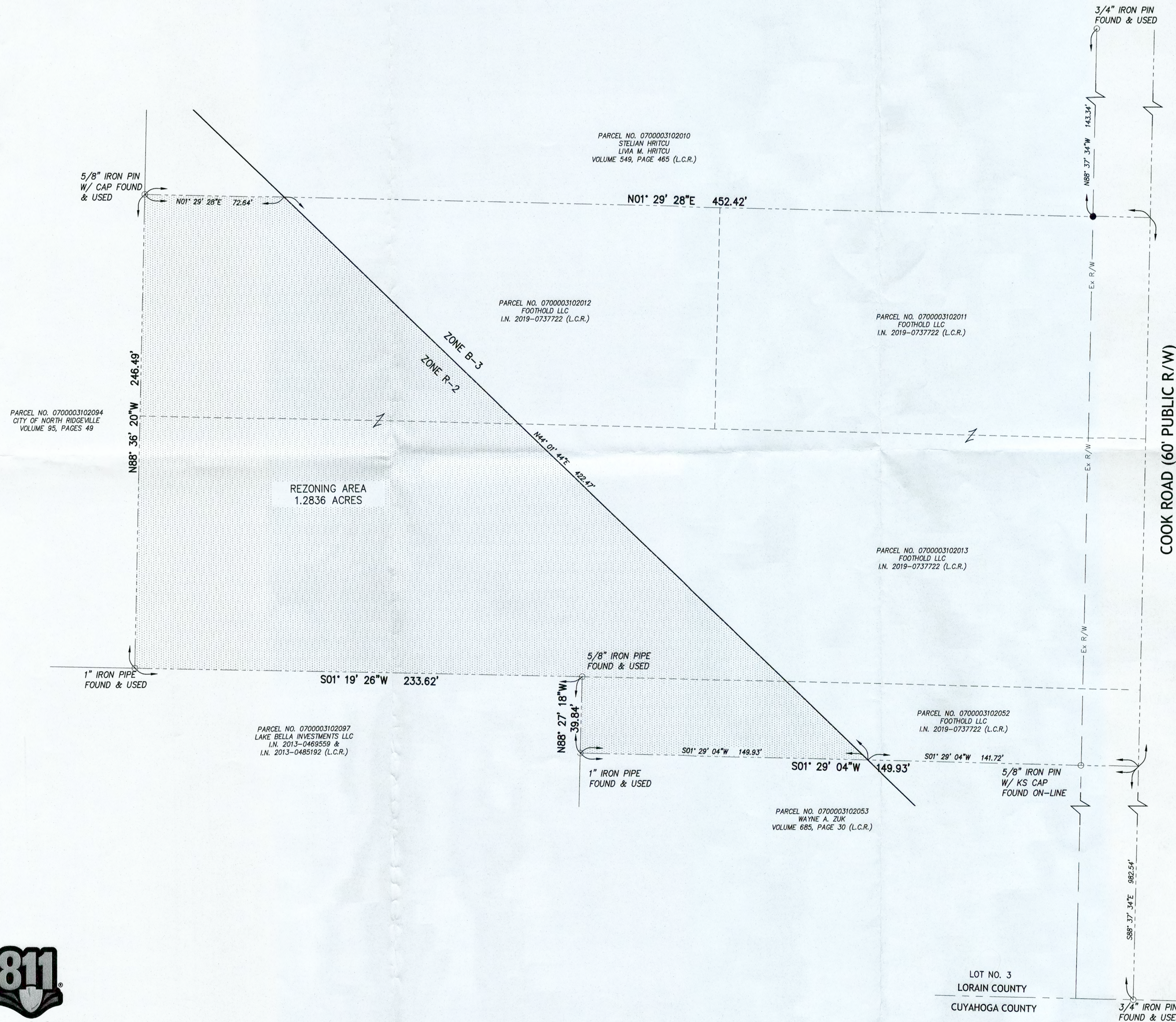
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LOCATION MAP



NOT TO SCALE



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Call before you dig.



THE FACE OF THIS DOCUMENT HAS A GREEN BACKGROUND AND MICROPRINTING. DO NOT CASH IF MISSING

The Huntington National Bank  **Huntington** 25-2 440

Date 1/16/2020 **11098906**

Pay to the order of City of North Ridgeville

Two hundred thirty five - 00/100

235/-

ACCOUNT NUMBER 01662949841

Foothold LLC
CUSTOMER NAME (PRINT)

Rezoning App. Fee

 Security Features included. Details on back.

[Signature]

TX1003700

⑈ 11098906 ⑈ ⑆044000024⑆

NOTES

RECEIPT DATE 1-16-2020 NO. **356028**

RECEIVED FROM Foothold LLC

ADDRESS 3636 Split Rail Lane Avon OH 44011

Two hundred thirty five - 00/100 \$ 235.00

FOR re-zoning application

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>235.00</u>	CHECK	<u>*11098906</u>
BALANCE DUE	<u>—</u>	MONEY ORDER	

BY [Signature]

©2001 REDFORD © 81808

NOTES

RECEIPT

DATE

21 January 2020

NO.

49697

RECEIVED FROM

Divya Singh / Footbold LLC

ADDRESS

\$ 197.75

FOR

Reasonable Petition - Legal Ad

32135 Cook Rd

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID	197	75	CHECK	197	75
BALANCE DUE			MONEY ORDER		

BY

[Signature]

©2001 REDIFORM 81808

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The Huntington National Bank

25-2
440**11098923**

Date

1-21-2020

Pay to the order of

City of North ~~Olmsted~~ Ridgeville MS

\$ 197.75

One hundred & ninety seven
.75/100

ACCOUNT NUMBER

01662949841

Footbold LLC

CUSTOMER NAME (PRINT)

Security Features
included
Details on back.

[Signature: Divya Singh]

SIGNATURE

MP

TX1003700

⑈ 11098923 ⑈ ⑆ 044000024 ⑆