



Planning Commission
AGENDA OF SPECIAL MEETING DECEMBER 14, 2023
CITY HALL COUNCIL CHAMBERS
5:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

1. **39097 Center Ridge Rd, PPN 07-00-046-108-012 & -013**

Applicant: Richard Cook, Vacancy Holding, LLC, 39097 Center Ridge Rd, North Ridgeville, OH 44039.
Proposal consists of rezoning two parcels currently zoned B-3 Highway Commercial District to I-2 Light Industrial District.

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Visit the Planning Commission webpage to access agenda items:

<http://www.nridgeville.org/PlanningCommission.aspx>

Zoning Amendment & Rezoning Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

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

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

PROPERTY INFORMATION

07-00-046-108-012 and 07-00-046-108-013

Parcel number(s)

39097 Center Ridge Rd.

Location address

B3 - Highway Comercial

Current zoning

I2 - Light Industrial

Proposed zoning

APPLICANT/AGENT INFORMATION

Vacancy Holding LLC, Richard Cook Member

Name/Company

39097 Center Ridge Rd, North Ridgeville, Ohio 44039

Applicant address

440-387-2422

Applicant phone

RichardCook@hydrotube.com

Applicant email

PROPERTY OWNER INFORMATION

Vacancy Holding LLC, Richard Cook Member

Name/Company

39097 Center Ridge Rd, North Ridgeville, Ohio 44039

Property owner address

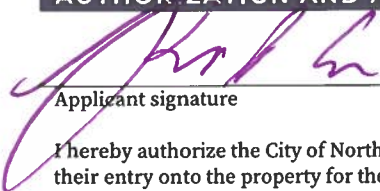
440-387-2422

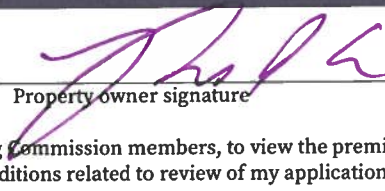
Property owner phone

RichardCook@hydrotube.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

 Applicant signature

 Property owner signature

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

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type

Zoning Amendments and Rezoning Requests

APPLICANT GUIDE

INITIATION

Zoning amendments, including any rezoning of property or zoning code text amendments, may be initiated by any property owner or their authorized agent. Reviews will be carried out according to the process described in Chapter 1246 of the City's Zoning Code. Any request for rezoning involving multiple family dwellings must meet the requirements of Section 9.7 of the North Ridgeville Charter and is subject to mandatory referral to the electors.

APPLICATION REQUIREMENTS

Along with the completed application and \$400 fee, the applicant shall submit the following required exhibits based on type of request.

Zoning Map Amendment

- (a) A plat of the property drawn to scale with dimensions;
- (b) A map showing the location of the property within the city;
- (c) A legal description of the property;
- (d) The name(s) of all property owners within the area proposed to be rezoned; and
- (e) A statement of the applicant's rationale for the proposed rezoning including existing and proposed zoning classifications.

Zoning Text Amendment

- (a) Proposed text amendment; and
- (b) A statement of the applicant's rationale for the proposed text amendment.

Any complete application shall be forwarded to the Law Director to be prepared in ordinance form for introduction in Council.

CONSIDERATION BY PLANNING COMMISSION

The Planning Commission shall consider any amendment referred to it by Council and shall act upon the matter within sixty days from the date of referral. If the Planning Commission fails to act within the time allotted, it shall be deemed to have approved the request. The Commission is required to give public notice not less than ten days in advance of a meeting. Applicants and owners are required to attend the meeting where their application is considered.

PUBLIC HEARING

Once Planning Commission has taken action, Council shall establish a date for a public hearing. The Clerk of Council is required to give public notice not less than ten days in advance of the hearing. Notice of any such public hearing must be published in a local newspaper and be sent by first class mail to all property owners within 500 feet of the perimeter of any area proposed to be rezoned.

ACTION BY COUNCIL

Council may adopt the proposed ordinance by vote of a majority of Council members eligible to vote, provided that the proposed ordinance received approval by the Planning Commission. If the proposed ordinance was disapproved by the Planning Commission, it can only be adopted if it receives the vote of two-thirds of all members of Council.

McSteen

LAND SURVEYORS

1415 E. 286th Street
Wickliffe, Ohio 44092
W mcsteen.com
P 440.585.9800 F 440.585.9801



PREPARED FOR:	NETWORK LAND TITLE AGENCY PNC BANK, NA
PRESENT OWNER:	WELLINGTON INVESTMENT PROPERTIES, LLC
NEW OWNER:	VACANCY HOLDING LLC
OCCUPIED BY:	Vacant
WORK:	None Observed
STREET IMPROVEMENTS:	None Apparent
TITLE CO. FILE #:	236540NLT

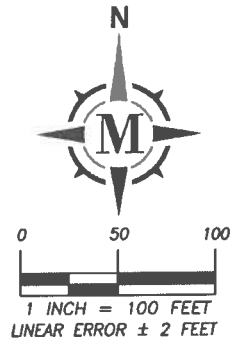
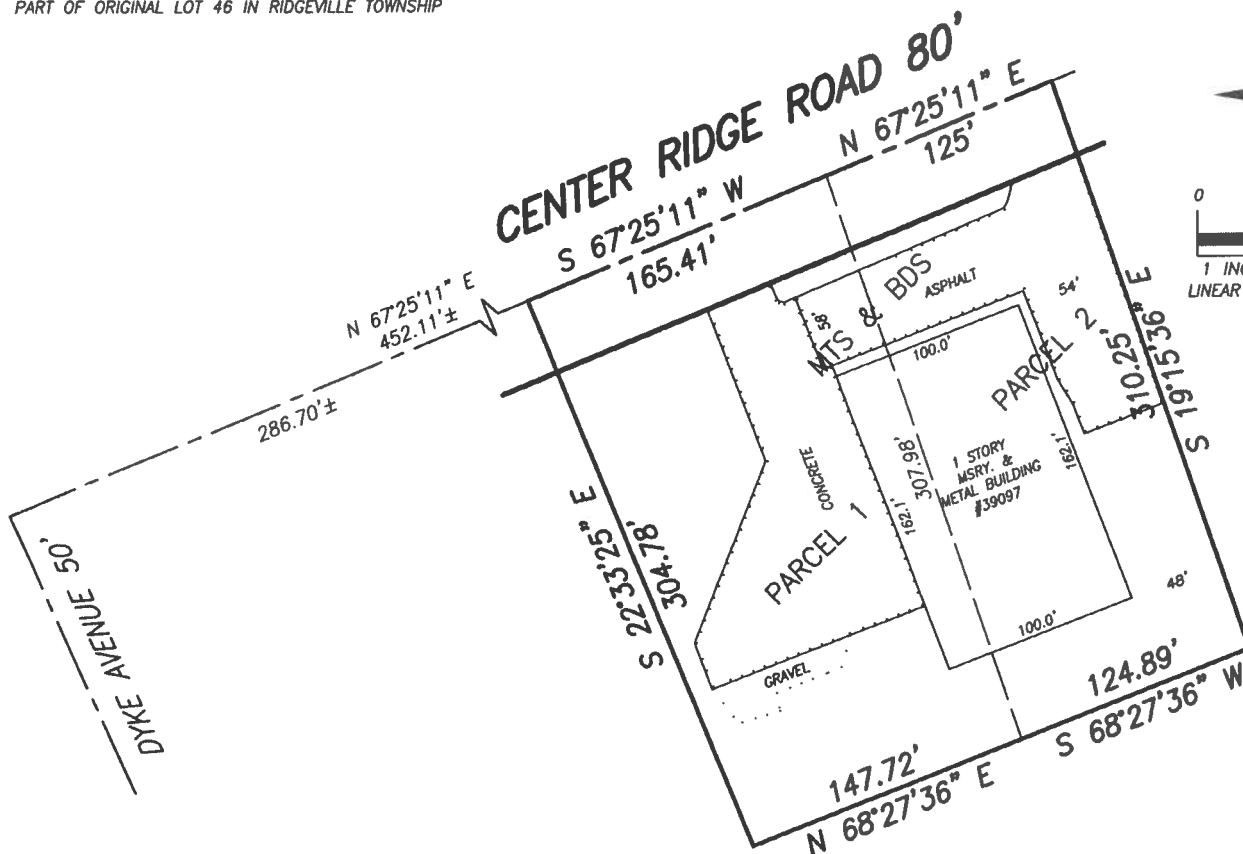
PROPERTY ADDRESS: 39097 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OH 44039

DATE: 11/08/23

TIME: 1:00 PM

FILE #: 643902

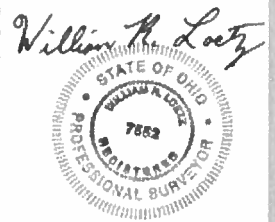
NO ENCROACHMENTS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN
PART OF ORIGINAL LOT 46 IN RIDGEVILLE TOWNSHIP



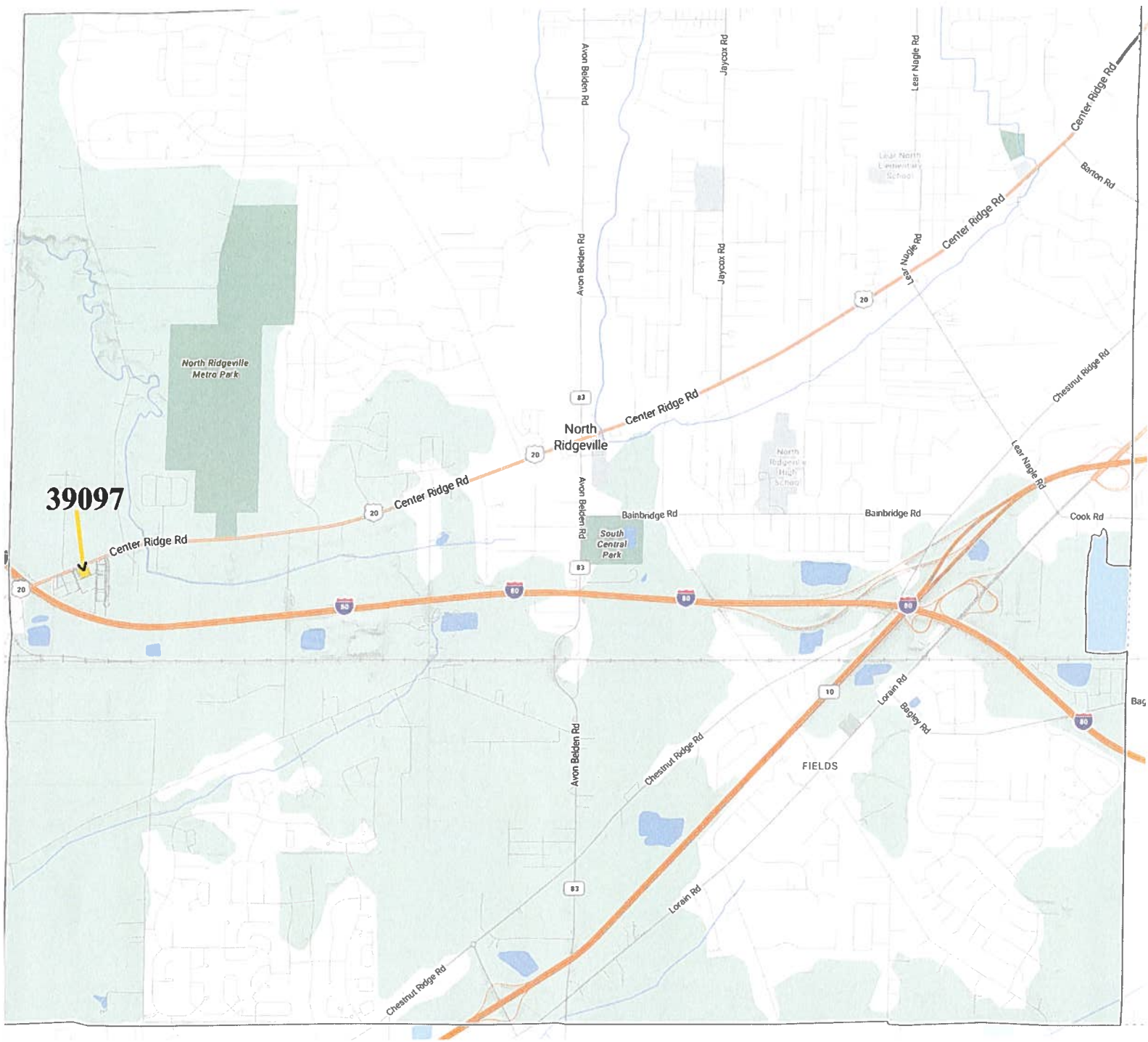
MGN
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50+ YEARS OF
EXPERIENCE



THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING PURPOSES ONLY. ANY OTHER USE OF THIS SURVEY IS UNAUTHORIZED, AND THE USER ASSUMES ALL RISK. LIABILITY FOR THIS SURVEY IS LIMITED TO FEES CHARGED IN PREPARATION.



Described real property:

Known as: 39097 Center Ridge Road, North Ridgeville, Ohio 44039

PARCEL NO. 1:

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio and known as being part of Original Lot 46 in Ridgeville Township and further bounded and described as follows: Beginning at the intersection of the centerline of Dyke Avenue (50 feet wide) and the centerline of Center Ridge Road (80 feet wide). Thence north 67° 25' 11" East along the centerline of Center Ridge Road, as aforesaid, a distance of about 286.70 feet to a point and the Principal Place of beginning; Thence South 22° 33' 25" East along the Easterly line of land conveyed to Archie Watson by deed recorded in Deed Volume 1329, Page 158 a distance of 304.78 feet to a point; Thence North 68° 27' 36" East along the northerly line of land conveyed to T and T Properties Inc. by deed recorded in Deed Volume 1336, Page 817 a distance of 147.72 feet to a point; Thence northwesterly along the Westerly line of a 0.89 acre parcel a distance of 307.98 feet to a point on the centerline of Center Ridge Road, said point being 165.41 feet Northeasterly of the point of beginning herein; Thence South 67° 25' 11" West along the centerline of Center Ridge Road a distance of 165.41 feet to the point of beginning, and containing about 1.09 acre of land.

Permanent Parcel No. 07-00-046-108-012

PARCEL NO. 2:

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio and known as being part of Original Lot 46 in Ridgeville Township and further bounded and described as follows: Beginning at the intersection of the centerline of Dyke Avenue (50 feet wide) and the centerline of Center Ridge Road (80 feet wide). Thence north 67° 25' 11" East along the centerline of Center Ridge Road, as aforesaid, a distance of about 452.11 feet to the Northeast corner of a 1.09 acre parcel presently owned by Sandusky Electric, Inc., said point being the place of beginning; Thence continuing North 67° 25' 11" East along the centerline of Center Ridge Road a distance of 125 feet to the Northeast corner of land conveyed to Sandusky Electric, Inc. by deed recorded in Official Records Volume 112, Page 946; Thence South 19° 15' 36" East along the Easterly line of said Sandusky Electric land a distance of 310.25 feet to a point; Thence South 68° 27' 36" West along the Southerly line of said Sandusky Electric land a distance of 124.89 feet to a point; Thence Northwesterly a distance of 307.98 feet to a point on the centerline of Center Ridge Road and the place of beginning, and containing about 0.89 acres of land.

Permanent Parcel No. 07-00-046-108-013

Prior Instrument Reference: 2017-0644403 of the records of Lorain County, Ohio
Known as: 39097 Center Ridge Road, North Ridgeville, Ohio 44039

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TITLE CO. FILE #:	236540NLT



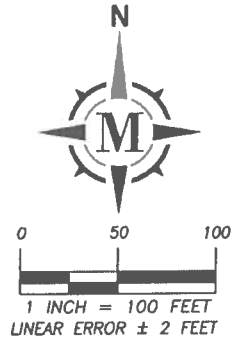
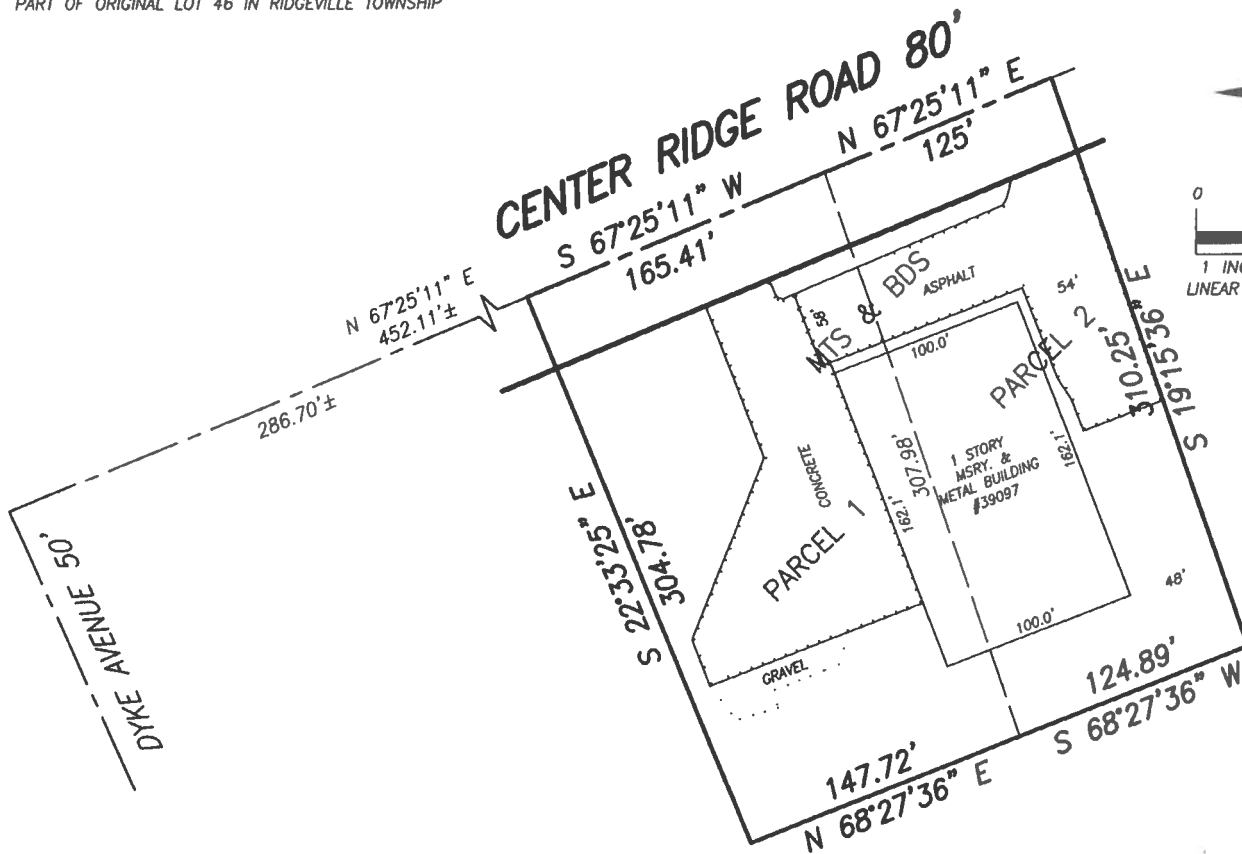
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TIME: 1:00 PM

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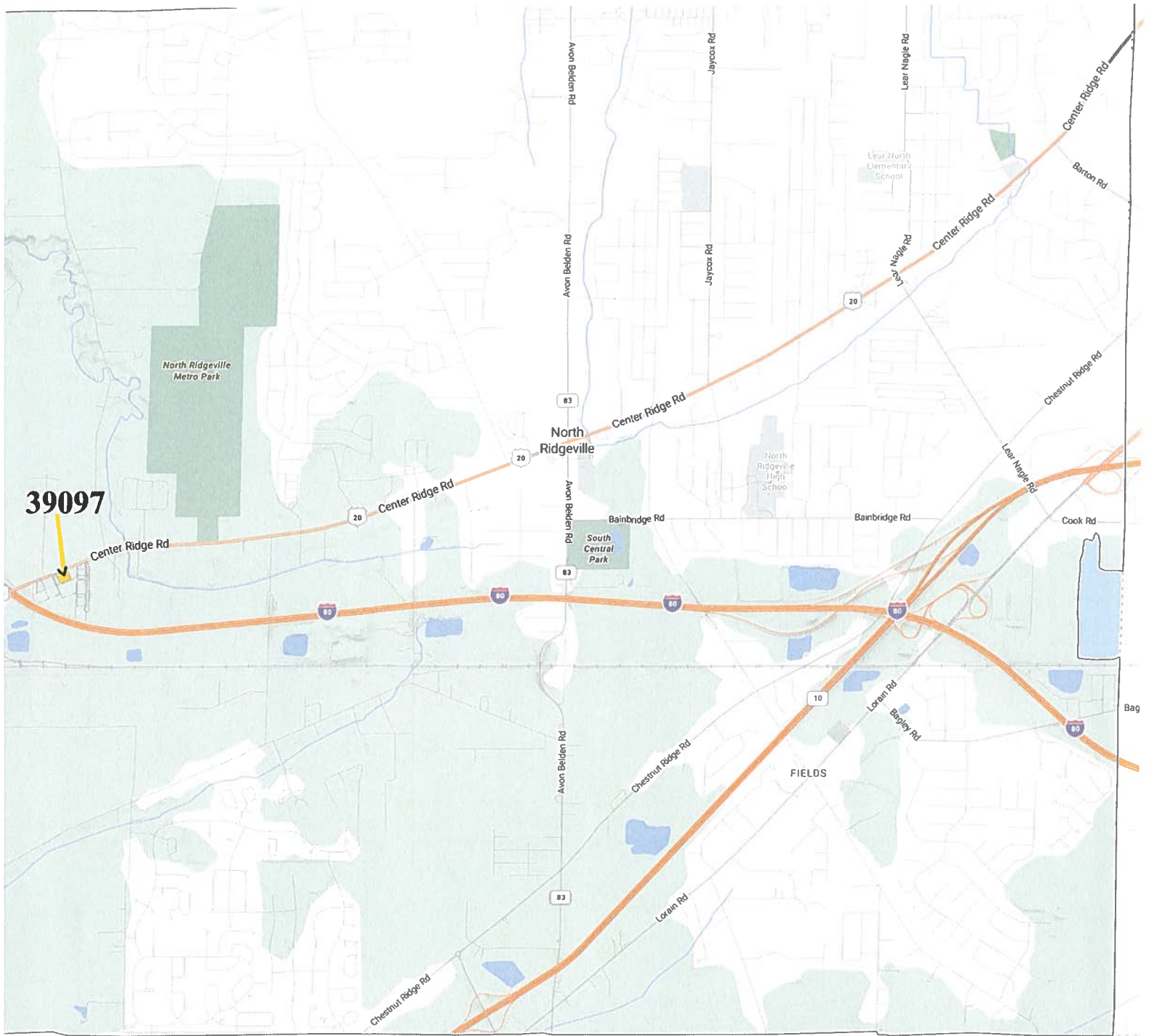
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Permanent Parcel No. 07-00-046-108-012

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Permanent Parcel No. 07-00-046-108-013

Prior Instrument Reference: 2017-0644403 of the records of Lorain County, Ohio
Known as: 39097 Center Ridge Road, North Ridgeville, Ohio 44039

DATE:	<u>December 4, 2023</u>	1 ST READING:	<u>December 4, 2023</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
TEMPORARY NO:	<u>T 140-2023</u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>
		EFFECTIVE:	<u></u>

Introduced on the floor on 12-04-2023

ORDINANCE NO. XXXX-2023

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT PERMANENT PARCEL NUMBERS 07-00-046-108-012 AND 07-00-046-108-113 LOCATED AT 39097 CENTER RIDGE ROAD BE REZONED FROM B-3 HIGHWAY COMMERCIAL DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT.

WHEREAS, by the present and official Zoning Map of the City of North Ridgeville, the subject parcels are situated in a B-3 Highway Commercial District; and

WHEREAS, Parcel 1 and Parcel 2, the subject property, as described in the attached **Exhibit A** are owned by Vacancy Holding, LLC, who has filed a petition to rezone said parcels to I-2 Light Industrial District; and

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

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

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

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

SECTION 1. The official Zoning Map of the City of North Ridgeville is hereby amended so as to provide that from and after the effective date of this Ordinance, that Permanent Parcel Numbers 07-00-046-108-112 and 07-00-046-108-113 located at 39097 Center Ridge Road, as particularly described in **Exhibit A** as Parcel 1 and Parcel 2 be hereby changed from B-3 Highway Commercial District to I-2 Light Industrial District.

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

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

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

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR