

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF SPECIAL MEETING
THURSDAY, DECEMBER 14, 2023**

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 5:00 PM.

ROLL CALL:

Present were members Steve Ali, Paul Schumann, Council Liaison Bruce Abens and Chairman James Smolik.

Member Paul Graupmann was absent.

Also present were Chief Building Official Guy Fursdon, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

CORRESPONDENCE:

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.

Application was read.

Chairman Smolik asked the applicant to state his name and address for the record and explain the proposed project.

Richard Cook, 5899 Case Rd, North Ridgeville, OH 44039.

Mr. Cook stated that he purchased the property from Jim's Electric or Jim Tweardy and one of their property holding companies, which was formerly renting that to his Wood Loft and was doing some manufacturing. He explained that the space fulfilled their needs for the light production that they did very nicely. He stated that they had been renting out a property from the R.W. Beckett Corporation off of Race Road for over twenty years and rather than paying rent eternally, it was decided by the owners that they wanted to buy their own building and they wanted to stay in North Ridgeville. He discussed that he looked at the properties that were on the street with R.W. Beckett and all of the other buildings in the old shopping center that had been changed in there and he didn't believe he would have a problem. He stated that that was his error. He added that now he had a building and was there to request that it be changed to light industrial, which would allow them to produce the kind of parts that they did, which was just light steel turning product.

Chairman Smolik asked if he had already purchased it or if it was a pending purchase.

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Mr. Cook stated that they had already purchased the building.

Chairman Smolik asked if he found out about the zoning after the fact. Mr. Cook stated that he looked at the zoning map and that everything he saw, the colors apparently were not correct. He said that he went by the colors on the map that showed that R.W. Beckett and everything that way, were the same color. He stated that he didn't really realize that it wasn't zoned for light industrial.

Chairman Smolik asked what they manufactured.

Mr. Cook stated that they made lifting rings. He commented that he had an example and showed it to the Commission. He explained that they bought bar stock that they put into a machining center to make it. He stated that they then sent it out and it got turned into various sizes of things and then became multiple sized lifts. He then displayed one that he stated held around 10,000 pounds and a 1,000-pound rated ring. He discussed that they were used for various hold down applications.

Chairman Smolik asked if there were any other questions or comments from the Commission.

Member Ali asked how many employees there were.

Mr. Cook said that there were six employees.

Co-Chairman Schumann asked if they did any factory work or smelting.

Mr. Cook stated that they did not.

Co-Chairman Schumann asked if there were any exhaust fumes?

Mr. Cook stated that there was not.

Chairman Smolik asked if there were any questions or comments from the Administration.

Director Lieber stated that normally she would advise the Planning Commission to reference its adopted Master Plan to look for conformance with the Master Plan whenever they would be making rezoning decisions, but the City's was out of date and they were currently in the process of revamping it. She mentioned that they didn't exactly have that resource. She discussed that she thought that end of town was somewhat unique between Riddell, Beckett and some of the other users in that area, it didn't have that retail feel as much as it had a mixed feel of industrial uses kind of mixed with heavier commercial uses. She remarked that for example, the driveway just to the west of the property, served some fleet services and trucking and warehouse activities that came out onto Center Ridge, right in that very location. She commented that she thought the building was significant and that the last couple of years of its occupancy, the previous occupant really kind of treated it more like an industrial use, even though it wasn't zoned that way. She added that she didn't think it was a great representation on the outside of the North Ridgeville Community with some of the storage and that they would bring in scrap and dismantle all of that. She stated that she was happy to hear that the current use was not going to have any of that and that deliveries would be to the building, there wouldn't be heavy traffic, there wouldn't be outdoor storage, and that it wouldn't have the outward appearance maybe that it had had with the most recent lifespan. She commented that even though that section of Center Ridge Road was B-3, there was plenty of I-2 in that

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area and she didn't think it would be out of character or inappropriate to consider it for rezoning.

Chairman Smolik asked if there were any other questions or comments from the Administration.

None were given.

Chairman Smolik asked if there were any questions or comments from the general audience.

Mansukh Hirani, 39045 Center Ridge Rd, North Ridgeville, OH 44039.

Mr. Hirani stated that he owned the property next door, the Cobblestone Corner Plaza. He stated that they had answered most of his questions and welcomed Mr. Cook to the neighborhood. He explained that his building was primarily offices in there and he was concerned if there would be a lot of excessive noise from the machinery or pipe bending. He asked if that would be disturbing his office tenants. He mentioned that his main concern was the noise level because his building was within thirty feet of the building.

Mr. Cook stated that their product was metal turnings, which were done on metal cutting lathes. He discussed that regarding the noise, if it were running downstairs from where they currently were they would probably have trouble hearing the machinery and equipment upstairs. He mentioned that certainly where Mr. Hirani's building was, he wouldn't get sound propagation out through their wall and going into his building. He explained that they didn't need hearing protection in the building and that it was a very light noise, not a heavy type of thing. He asked if he wanted to see his previous building so that he could get an idea and he gave him some photos that he brought and shared them with the Commission as well.

Council Liaison Abens stated that he assumed that they used cutting oils for their lathes.

Mr. Cook stated that it was a water-soluble oil. He stated that the only solid oil that they had was hydraulic oil that went into the machines just to keep them running and commented that it was all contained. He discussed that the only thing that they used that actually cooled as they were turning was a water-soluble coolant.

Chairman Smolik stated that as far as zoning, he usually wasn't in support of spot zoning and that might meet the definition of spot zoning, but there was a lot of I-2 around there and as the Administration had already indicated, it already had the feel for I-2. He stated that he was actually comfortable with that.

Moved by Schumann and seconded by Ali to approve the rezone application.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 5:11 PM.

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James Spollik
Chairman


Tina Wieber
Deputy Clerk of Council

Tuesday, January 9, 2024
Date Approved