



Planning Commission
AGENDA OF DECEMBER 12, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Regular meeting of October 10, 2023

CORRESPONDENCE

Ordinance No. 6108-2023 An ordinance imposing a moratorium on the granting of permits and on the acceptance of Planning Commission applications for truck terminals as listed in Section 1268.02 Permitted and Conditional Uses of the North Ridgeville codified ordinances for a period not to exceed 180 days from the effective date of this ordinance, in order to allow the Planning Commission and Council to consider possible changes to use regulations in the B-3 Highway Commercial District, and declaring an emergency.

Administrative Approvals & Zoning Certificates

1. **PPZ2023-0225: Greg Oliver State Farm, 38950 Center Ridge Rd**
Administrative approval of a Planning Commission application to expand parking lot.
2. **PPZ2023-0228: Young Explorers of North Ridgeville, 36516 Center Ridge Rd**
Approval of a Certificate of Zoning Compliance for change of owner of Daycare facility.
3. **PPZ2023-0232: Gradieh's A Science Centric Salon, 39043 Center Ridge Rd**
Approval of a Certificate of Zoning Compliance for Hair Salon.
4. **PPZ2023-0233: Ridge Barbershop, LLC, 34131 Center Ridge Rd**
Approval of a Certificate of Zoning Compliance for Barbershop.
5. **PPZ2023-0234: Kennedy Health and Fitness, 32672 Center Ridge Rd**
Approval of a Certificate of Zoning Compliance for Fitness Center.
6. **PPZ2023-0235: Bewley, LLC, 35888 Center Ridge Rd**
Approval of a Certificate of Zoning Compliance for Office space.

Master Plan Update

OLD BUSINESS

NEW BUSINESS

1. **Animal Clinic Northview, 36400 Center Ridge Rd, PPN 07-00-028-101-167**

Applicant: Brian Greenfield, TALAN, LLC, 314 Churchill-Hubbard Rd, Youngstown, OH 44505.
Proposal consists of constructing a 1,325 square foot single story addition onto Animal Clinic Northview. Property zoned B-5 Architectural Business District.

2. **Thomas Kelly, Pleasant Ave, 07-00-008-113-040, 4005, 4006, 4007 & 4008**

Owner: Thomas Kelly, 33256 Center Ridge Rd, North Ridgeville, OH 44039. Proposal consists of a street vacation for a portion of Pleasant Ave to allow for expanded parking for abutting business at 33290 Center Ridge Rd. Property zoned B-3 Highway Commercial District.

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

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

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, OCTOBER 10, 2023**

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, Council Liaison Bruce Abens and Chairman James Smolik.

Member Paul Schumann was excused.

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

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the special meeting on September 28, 2023. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

Director Lieber stated that there were none.

Master Plan Update

Director Lieber stated that the most recent steering committee meeting was August 29th. She stated that they convened and crafted some recommendations given at the last round of public input they had received in July. She discussed that they would be taking all of that information, analysis and input and would be having the next meeting in mid-October. She mentioned that the first half of the draft plan would be discussed with the steering committee to follow the second half, which would be around the November time frame. She added that then they would also be having a final round of public engagement before wrapping up the planning process and going through the adoption phase. She commented that there was still a lot of work to do but they were getting into the meaty part, which was exciting.

NEW BUSINESS:

1. **PPZ2023-0223: The Crossing at French Creek Subdivision, 5725 Avon Belden Rd, PPN 07-00-019-000-010, 07-00-020-101-001, -042**

Proposal consists of preliminary plan approval for a residential subdivision. Property zoned R-1 Residence District.

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Application was read.

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

Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141.

Mr. Sutcliffe explained that they were proposing a subdivision to the east side of Avon Belden Road that would consist of 92 lots for Drees homes and that they would be the primary builder on site and would not be sharing that with other builders. He stated that they were taking the Baldauf property and dividing it into two phases, utilizing French Creek in the center as a natural barrier between the two, creating two separate communities. He discussed that inside each of the communities they would create boutique communities using two different sizes of homes. He commented that they currently were across the street at North Ridge Pointe and sharing that with a local builder but this one would be done just by Drees, so it would go a little slower. He added that they were in phases 8, 9 & 10 across the street, which would be taking the next couple of years and the new site if it was approved, would not be presenting any new homes in the community for a couple of years. He stated that nothing would be moved into until 2025. He explained that there was kind of a delay button on it because of the size and the amount of Administrative work that would need to be done to get it done. He stated that it was under the cluster zoning ordinance, which allowed two different sizes of lots to exist. He discussed that what they would be doing on that site would be different than what they were doing across the street and that the blue lots on the drawing would be the cluster sized lots and the green lots would be the larger single-family lots. He stated that the green lots fit their larger homes, like the ones they were doing across the street. He explained that the smaller ones were not being done across the street. He stated that the challenge they had at North Ridge Pointe was that the smaller lots only fit their smallest 40-foot home, which they had been finding that startup families and retired people that wanted ranches and a first floor, they didn't meet their requirements. He mentioned that they grew it about 8 feet, so it would now fit a ranch home and a first floor for move down buyers. He stated that most of their customers in North Ridge Pointe were North Ridgeville residents who were moving back to town because they couldn't find anything previously. He stated that everything that was shown in blue on the drawing represented that design for that move down customer, retiree or single and such.

Chairman Smolik asked if any Commission members had any questions or comments.

Council Liaison Abens asked about putting in a bridge at French Creek.

Mr. Sutcliffe stated that they would definitely have to cross it but they only wanted to cross it one time because it was a non-disturbed area for them.

Council Liaison Abens stated that there were quite a few trees along French Creek and asked if they would be staying.

Mr. Sutcliffe stated that they would and that there was quite a setback requirement on that creek and they would be honoring that creek plus any other easements and setbacks. He commented that when they drew the plans, they made sure that they checked every local county soil and water, the EPA of Ohio and the Army Corp of Engineers for easements, setbacks and water requirements and they weren't asking for a single variance, that they were honoring them all.

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Council Liaison Abens remarked that the plans showed that they would be planting trees on the tree lawns.

Mr. Sutcliffe stated that that was part of their master plan and part of what they were doing across the street as well. He explained that they would follow the City's Arborist's recommendation but they would put street trees in for everybody. He stated that in looking at the drawing, French Creek was a major artery through their and they were giving a lot leeway to its preservation. He commented that there was also a ditch on the east side and the City talked to them about helping them with some storm management on the south end. He explained that they didn't trust their homeowners to respect conservation areas. He added that once they were gone and the homeowner was in charge they would creep and creep and creep, so they were bringing on board a company called West Creek Conservancy that was based out of Parma. He stated that their whole role was to monitor and police those areas for a fee, which would not be paid by anyone but Drees. He stated that they would give West Creek a permanent easement on all of the green space and that they would monitor and make sure that no one encroached onto French Creek or any of the other easements that were there, riparian or otherwise. He added that no other builders were bringing them on board.

Council Liaison Abens asked about sidewalks being installed on Route 83.

Mr. Sutcliffe stated that they had discussions with the Administrative staff regarding that and there was not only concern about creating a public walkway there but making it attractive, so that it didn't just look like they were walking down any other commercial street in the neighborhood. He stated that they agreed to take a serpentine approach to that without creating a wall. He said they would have the serpentine with some overlapping lower points so that water could flow and place a serpentine sidewalk through there, so it would wiggle. He commented that on the south there was some green space there and that they would put an observation to sit and kind of watch the traffic go by with a bench there. He stated that there would be walkways around all of their storm water management, as well as along the northern part of French Creek. He remarked that they would create a path that they would follow so that they didn't create their own paths.

Member Graupmann stated that he lived on a creek and had fought with the Army Corp Engineers about whether they were in the 100-year flood plain or not and commented that it was a huge insurance burden. He asked if any of the homes that were going to be built would be on a 100-year flood plain that would require insurance.

Mr. Sutcliffe stated that Drees Homes didn't build in those areas. He commented that they made sure that they stepped outside of them. He added that they didn't require their customers to have flood insurance. He stated that they didn't want that in their addendums or amendments, so they didn't build on flood plains.

Member Graupmann asked if there had been some sort of a survey done by the Army Corp of Engineers.

Mr. Sutcliffe stated that they hadn't submitted to the Army Corp but were taking shots through their engineering and would be submitting for a jurisdictional determination with the Army Corp.

Member Ali stated that he was a stickler regarding landscaping and beautification for buffer zones, sound and also water control as well. He commented that those plants absorbed a lot of water and the more they put up, the better.

Mr. Sutcliffe stated that they had met with the staff a few times to make sure that they got it right and wouldn't have to rethink the wheel again. He commented that they were very aggressive about the landscaping, the entry way and the buffer between Route 83.

Council Liaison Abens asked if there would be some kind of mounding or sound barrier for the folks that would have homes along Route 83.

Mr. Sutcliffe stated that it would be limited to a slope that was mowable, but they would use some of their soils to create mounding, not a straight mound, but more of a serpentine look. He commented that they were advised to do that and they did.

Chairman Smolik asked about Rosebelle Avenue connecting to it and if it allowed two ways into the subdivision.

Mr. Sutcliffe stated that they bounced around access and how many points of entry and there wasn't a black and white answer to that. He discussed that they had to find the compromise that worked for everybody. He stated that they knew that safety services needed two points in and they toyed with not having the bridge there and having two separate communities but they found that that would really be a safety service nightmare trying to get from one to the other. He explained that what they saw was a compromise with safety services, traffic flow and not trying to impact French Creek.

Chairman Smolik asked if the water would be looped from Rosebelle all the way to Route 83 for circulation.

Mr. Sutcliffe commented that he couldn't answer that question but his engineering team could.

Travis Crane, Davey Resource Group, 1310 Sharon Copley Road, Sharon Center, OH 44274.

Mr. Crane commented that he believed the answer at that time was yes. He explained that if there was water on Rosebelle, they would loop that but they would have discussions with the water department and the City Engineer to confirm that that's appropriate to do. He stated that if that was the requirement, then they would do that.

Chairman Smolik asked if they would directionally bore under French Creek.

Mr. Crane explained that they would be putting a culver or bridge there that hadn't been hydraulically been designed yet. He stated that he wasn't sure whether they would bore or open cut yet.

Chairman Smolik stated that he noticed during the pre-hearing meeting there was discussion regarding retention, and asked if the two retention basins would have the capacity to meet the City Code without using any of the channel capacity and asked if that was correct.

Mr. Crane stated that he believed so but that those detail calculations had not been performed yet but that was their intent.

Chairman Smolik stated that there was conversation that they were going to use the channel geometrics for retention.

Mr. Crane commented that he wasn't aware of that and it wasn't his intent if he misspoke. He stated that their intent was to not use French Creek for storage.

Chairman Smolik stated that regarding 10 to 15 lots from subplot 63 wrapping around, he asked if they had grinder pumps and didn't have access to a gravity sewer.

Mr. Crane stated that was correct.

Chairman Smolik stated that a lot of times when homes were developed, they wanted the sanitary below the basement floor and asked why they couldn't hang the sanitary so it would come out the side and then if they had facilities in the basement, just use a small internal grinder pump, but yet the home would still be fed by gravity, which was ideal for the City to maintain.

Mr. Crane explained that their first primary objective was to have all gravity, even for the basement and second was to do hung sewers in the basement and third was to look at some type of pumping mechanism, whether that was a low-pressure grinder pump system or a central pump station but they couldn't get the hung plumbing to work on those lots. He stated that they were running into conflicts with storm sewers and water lines in terms of what the depth of the sanitary sewer was going to be.

Mr. Sutcliffe stated that in that cross section they were all running together.

Chairman Smolik stated that currently they had sanitary going out to Aspen and asked what it looked like going out to Route 83, because he assumed Route 83 had more depth.

Mr. Crane stated that it did but they surveyed the channel of French Creek and surveyed the sewer on Route 83 and they couldn't get the sewer under French Creek because it came out of the ground.

Chairman Smolik stated that he had a lot of reservations with that many grinder pumps where each individual property owner would be responsible for their own and then tying into a single forced main. He asked if the City would maintain the forced main and how it would be set up with easements as far as who would be responsible for what.

Mr. Crane explained that in his discussions with the City Engineer, the homeowners would own the grinder pumps and the HOA would own the forced main.

Chairman Smolik asked if it would be the HOA and not the City.

Mr. Crane stated that was correct.

Chairman Smolik stated that the biggest hurdle he was having was that it seemed like they were trying to force as many lots in those areas as possible. He commented that they did have code restrictions regarding that, such as open space and density. He stated that they met density and barely met open space. He remarked that in their open space calculation they were using French Creek and the retention basins but in his mind, he didn't really think that was in the spirit of the code. He discussed that open space was to be used for the provision of readily accessible recreation areas and open space. He said that since they were barely meeting open space, then they had 6 or 7 lots that didn't meet the setback requirements. He stated that it seemed as though they had too many cluster lots on that plan.

Mr. Crane explained that they were under density for allowable density and were not maximizing the site, for the record. He stated that regarding the open space, they had discussions with City staff and at one point, they had more open space but the question was, was there value in that open space. He stated that they had open space between some of the rear lots and all of their lots were significantly bigger than what they needed to be, so they could play the game with numbers to reduce the size of the lots to make them the minimum size and add more open space but it was determined that it was better for the customer and the City if they eliminated the slivers of open space and incorporated those into the lots.

Chairman Smolik asked about the areas where most of them were side setbacks.

Mr. Crane stated that they had a discussion with Guy about that and they had corrected it.

Chairman Smolik asked if now they had met every single setback for every single lot.

Mr. Crane stated that there were some things that they missed regarding some of the cluster lots, that they didn't have the right side-yard setback adjacent to open space, so they made the adjustments and were complying with the code now.

Chairman Smolik stated that he would open up discussion to the general public and explained that it would be one person at a time and asked them to state their name and address for the record. He said that it was their opportunity to speak to the Administration and Commission and also if they had any question or comments for the developer.

Frank Kotas, 5791 Avon Belden Road, North Ridgeville, OH 44039.

Mr. Kotas stated that he owned two properties in North Ridgeville that ran along French Creek. He discussed the three retention basins on the west side of Route 83. He talked about starting to have flooding issues on his property in 2012. He mentioned that there was a proposed 30-foot drain line that was supposed to go down his driveway to French Creek but was never installed. He explained that when Hampton Place put the three retention basins in and tied it into his 10-inch farm tile, that all that water was blowing through a 10-inch farm tile. He mentioned that the line on the drawing came across Route 83, came across his field, across where the first set of houses were south of that property and then from there it jogged out to French Creek. He stated that when he had his flooding problems and they came out and discovered that that 30-foot line didn't exist, they temporarily disconnected his house from his farm tile, so he couldn't use it to drain his house anymore because he was having so much backflow coming from across the street. He stated he was later told that the City didn't have the money to install the 30-foot line and then was told the City was planning on buying a 20-foot buffer easement down the south side of his property to the creek to put the 30-inch drain line in to drain the water from across the street, so it wouldn't come through his property. He added that he was then told that the property was being sold and they would make the new owner take care of that problem. He stated that now it was 10 or 11 years later and they were putting a new development in and there still wasn't anywhere to drain the water from across the street.

City Engineer Eavenson stated that she was aware of Mr. Kotas' situation and knew that the previous City Engineer was looking into that issue. She explained that they were working with Drees homes for an easement to make that improvement to State Route 83 and the right-of-way in front of his property as well as Hamptons.

Mr. Kotas asked if they would grab all the water from across the street.

City Engineer Eavenson stated that was correct.

Mr. Kotas stated that the bean field had six-foot sink holes in the ground that were down about 10 feet deep where you could see the busted drain tiles from the pressure of the water blowing through there. He discussed his sump pumps when raining and asking the City to clean the lines. He then talked about the growth of the City and schools.

Laura Saathoff, Ridgeview Blvd, North Ridgeville, OH 44039.

Ms. Saathoff stated that she lived in the City for almost 20 years and that the bean field was her backyard. She explained that it was a flood that came through her groundhog's den and every year it would go into the open sewers. She stated that it was a waterfall that didn't stop. She commented that it was boggy back there and it didn't have to do with the rain or the sewers not picking it up but had to do with what went on in that field. She added that at any time you would just see the water sitting and it just stayed.

Donald Pincombe, 5927 Rhonda Dr, North Ridgeville, OH 44039.

Mr. Pincombe pointed on the map where his property was located. He explained that he had six acres, which was about 800 feet along French Creek. He stated that his concern was water and asked that as they looked at a bridge or anything else that they would be doing downstream, which was north of French Creek, to make sure that they didn't affect the flow of that creek. He added that he heard it roaring whenever they had rain storms. He stated that he knew near the edge of the creek was a flood plain and was aware of that when he bought the property and built there, he made sure that he was far enough away from the edge of the creek. He shared his flood plain concerns as it moved to the north as well. He asked about R-1 districts and clusters.

Chairman Smolik explained that there was a special chapter in the code, Chapter 28, that gave regulations regarding how cluster and single-family homes could intermix.

Director Lieber discussed chapters 1250 & 1282 and that the clusters were detached, not attached units. She explained that the owner would own the lot and it would not be a condominium. She explained that it was a traditional lot, they were just allowing a smaller size lot with the provision of a minimum amount of open space. She discussed density and open space and it being a more flexible design. She talked about required frontage in R-1 and the methods of developing and requirements.

Rainer Franke, 5797 Avon Belden Rd, North Ridgeville, OH 44039.

Mr. Franke discussed his concern regarding French Creek and the retention ponds drainage. He talked about the last big flood and French Creek flooding. He mentioned the new homes and the water draining into French Creek. He asked about the City being able to handle the amount of new construction happening for its sewage filtration system. He discussed being landlocked and not being able to tie into the sewer. He stated he had a clean water aeration system that drained into French Creek but when the creek crested it wouldn't allow anymore than the creek could take on. He asked about looking into the ponds and flooding.

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Council Liaison Abens stated that the plant was currently between 55 to 60% at capacity, so it could take it on without a problem.

Chairman Smolik explained that during a major rain event the storm sewer was only designed for a five or ten-year rain even. He stated that on August 23rd parts of Northeast Ohio hit a 100-year storm. He discussed the sewers being full and the sump pumps pumping against all that back pressure and talked about having a secondary sump pump that discharged to grade.

City Engineer Eavenson stated that all of the City's sump pumps had a daylight backup, so they would run off onto the grass.

Chairman Smolik talked about how the homes were plumbed and having a reverse Y in them so that the sump pump would then discharge to grade to keep it out of the basement. He asked City Engineer Eavenson if the bridge would be going in above the 100-year flood elevation.

City Engineer Eavenson stated that they would ensure to use the ODOT guidelines for bridges in the flood plain.

Jonathan Knopf, 5844 Rosebelle Ave, North Ridgeville, OH 44039.

Mr. Knopf asked about lots 72 and 78 that butted up against his lot, which was the last lot on Rosebelle. He asked what would be done for drainage on the back of the lots and was worried if they raised the existing grade from the street and everything sloping towards the easement. He asked if there would be improvements on drainage back there as well and if there would be drains in the backyards.

Jodi & Ellis Stevens, 5674 Ridgeview Blvd, North Ridgeville, OH 44039.

Ms. Stevens stated that they abutted up to lot 83. She stated that she had been a resident of North Ridgeville except for one year since 1968 and had been there a really long time. She commented that they were also real estate agents in the City. She discussed her concerns regarding the 20-foot easement behind there. She explained that there was a ditch behind their house that their sump pump exited to and wanted to know if the ditch would be piped or remain open. She discussed being the house where Aspen Street could cut through and that she heard them say they were tying into the Aspen drains.

Chairman Smolik explained that the sanitary sewer of the proposed development would be tying into Aspen Street, so it was sanitary and not storm.

Ms. Stevens discussed that being a problem because every time it rained, they got sewer in their basement and that it came up through the basement bathroom. She commented that every home north of them had the same problem. She stated that it was black sewer water that came in and not storm water. She said that they had a back flow, a check flow, in their front yard. She added that if they tied into Aspen, that they and everyone north of them would have a huge problem. She asked where would they be tying in or digging. She mentioned that she was a real estate agent and wouldn't be able to sell her home ever.

Chairman Smolik discussed inflow and infiltration and that the new neighborhood would have premium gasketed pipe so there would be minimal inflow and infiltration. He stated that what was currently happening to them was pre-existing.

City Engineer Eavenson stated that in one of the previous meetings with the developer they asked them to revisit the sanitary sewer layout and potentially put everything back to State Route 83. She mentioned that otherwise, they were going to require them to look more in depth into the existing sanitary sewer in the Ridgeview Boulevard area to ensure that they weren't inundating the system.

Chairman Smolik asked if they would have the developer perform a sanitary sewer evaluation in that area.

City Engineer Eavenson commented that if they couldn't bring it all to State Route 83, they asked them to do a more in-depth study, that was correct. She stated that the trunk line on State Route 83 was their preferred downstream connection.

Mr. Stevens talked about cleaning out his part of the ditch and people that didn't. He asked what would happen to that overflow. He expressed his concern for the homeowners on Ridgeview handling all the water coming into the ditch and sump pumps not pumping out because of the back pressure. He stated that all of the homes there, their back-up pumps didn't pump into the lawn but pumped into the ditch.

Chairman Smolik stated that all of the driveways were going into the retention basins. He said the only thing for subplot 83 that would be going towards the ditch would be the rear yard.

Elizabeth Franke, 5797 Avon Belden Road, North Ridgeville, OH 44039.

Ms. Franke stated that she had lived in the City all of her life. She commented that it would be more prudent for North Ridgeville to take care of these problems before adding more homes and add to the situation. She stated that for the existing people that currently lived there, for the City to take care of the situation that they currently had. She commented that she was asking North Ridgeville to be more responsible for the existing situations. She stated that it was an ongoing situation that had been going on for years. She discussed the traffic on State Route 83 and that it had increased tenfold. She asked if after putting in all of the new homes, were they intending to put in another light between Center Ridge Road and the turnabout. She explained how long it took her to get out of her driveway.

City Engineer Eavenson stated that they had done some studies in some of the older communities and had found that a lot of it was unfortunately illegal connections or old lateral sewers that had separated at joints and the City getting some infiltration into the storm sewer. She explained that a lot of it was just maintenance of each individual property owner. She stated that they had done some relining of the sanitary sewers and just tried out a new process that worked out really well over on Main, Broad and Pleasant a couple of years ago. She stated that they wanted to continue doing that but they were dependent on financial resources and time to get to those things. She added that they were on their radar.

Chairman Smolik stated that there was a traffic study done and he believed that it didn't necessitate the need for any warrants for any additional traffic modifications. He stated that regarding the sanitary sewer, as the City Engineer had indicated, a lot of it was on the private side, private property. He explained that it was hard to use public funds on the private side. He discussed that the recommendation in Ohio was that people needed to mitigate and protect their home, regardless of what happened on the City's side. He explained that there were means to do that like the backwater valve, which was a great one for sanitary sewer surcharge. He added that the problem was that was a mechanical device that

needed maintenance and they had found over the years that once they were installed, people failed to provide maintenance. He commented that they needed to be cleaned twice a year and that there was a locking mechanism on the top that a lot of times wasn't set and those things floated up.

Ms. Stevens stated that they had one and that they paid to have it maintained every year for eight years and that it failed three times. She stated that they didn't flush their toilets or do anything and it was maintained and she had the records for it. She stated that wasn't true.

Melanie Knopf, 5844 Rosebelle Ave, North Ridgeville, OH 44039.

Ms. Knopf stated that she lived in the last house and that the new property would butt up to her on the left, right next to 78. She discussed that they were all very happy to live in the City and had all had flooding and that it was expensive to maintain. She asked how much distance would be between the new easement and their house. She discussed the trees that were a natural boundary between their house and the field and asked if they would keep those trees there.

Christian Demko, 35306 Aspen St, North Ridgeville, OH 44039.

Mr. Demko stated that regarding the traffic and the study that was done, that when the City cut Mildred all the way down, that turned into a cut through now in that neighborhood. He stated that Ridgeview was only 25 feet wide and that it was the bare minimum for a neighborhood street like that. He discussed the high amount of traffic that went up and down Ridgeview every day. He added that during the school year at Drake and Jaycox, if someone were trying to leave at 8 o'clock in the morning, they wouldn't get out of that intersection for at least a half hour. He talked about cutting through Rosebelle and cars parked on both sides of the 20-foot street and traffic. He remarked that with 90 more homes and all the cars and people trying to cut through Rosebelle, Drake and his neighborhood, he didn't know where those people were going to go. He discussed the problems at Jaycox and Mills during rush hour traffic, Mildred's increased traffic since the cut through, speeding and the size of the streets.

City Engineer Eavenson stated that they did have a conversation with the developer earlier regarding the trip generation analysis. She commented that she did have questions regarding it and asked him to review that. She stated that during the engineering review they would take another look at the trip generation for 83 and Street A intersection.

Jeff Greenberg, 5932 Sandelwood Avenue, North Ridgeville, OH 44039.

Mr. Greenberg stated that they lived in the cul-de-sac right behind lots 70, 71 & 72. He stated that the issues were water and traffic. He discussed the drainage off of the land behind them and having a buffer at the back of the home and the field. He explained that the drainage was terrible for storm. He talked about the traffic on State Route 83 and then adding more homes and more people and more cars just because the City would get more real estate taxes. He mentioned the people currently living in the City having all the problems with the water sewer and storms and letting a developer put more homes in. He discussed French Creek and asked how the developer would take care of that with all of the retention basins and flooding and the storm. He discussed all of the people living in the out lying areas of the project being impacted by the problems once that got built. He mentioned that they needed to come up with something that would make it easy for everyone to get out of their homes to get on the streets to go to work.

Ms. Greenberg stated that they had lived in North Ridgeville for four years coming from North Olmsted. She explained their reasons for moving to North Ridgeville. She commented that she wanted to know why the City wanted to build that. She talked about the schools and the need to build more. She talked about a school being in that area and that it was a quiet street. She stated that she worked at Bistro 83 and what should take her three minutes to get work, took her ten minutes to get to work because of the traffic and commented on the number of semis travelling down State Route 83. She discussed being told after buying her property from her realtor that North Ridgeville was know as a swamp land area.

Mr. Stevens talked about building his home in North Ridgeville in 2001 and that it was a great City. He stated that they had to build some place and that it was the fastest growing city in Lorain County. He commented that if they built those homes in 2025, he guaranteed there would be a red light on 83 by 2028. He remarked that everything would be worked out and would be fine. He asked that they trust their gut and those that lead them. He spoke to the Commission and said, God bless them and God bless the United States of America.

Christina Gorney, 5925 Sandelwood Ave, North Ridgeville, OH 44039.

Ms. Gorney explained she was back in the cul-de-sac. She discussed her concern about having a ton of water in her backyard behind their fence already in those woods. She stated that they had drainage back there and that it was there when they bought the house but they still got a ton of water. She commented that she would have a river that ran straight through her backyard every time it rained and had a golden retriever that could swim in it. She stated that it drained after some time once the rain stopped, but was a constant issue every time it rained. She stated that the water pooled in the area behind her fence and did so behind that as well. She discussed that Rosebelle couldn't handle the traffic that it currently had and that the streets were repaved a couple years ago but were already falling apart again. She discussed the new homes being built and the added amount of children to already over crowded schools. She talked about the kids having to walk by themselves to school down busy streets and that traffic was ridiculous. She remarked that she wasn't against the project but was against putting in as many houses as they could with that plan.

Chairman Smolik asked if anyone had any new comments that they hadn't already touched based on.

Frank Toth, 35300 Nikki Ave, North Ridgeville, OH 44039.

Mr. Toth talked about looking through the Planning Commission application packet and asked if the representatives from Drees would address the comments made by the Assistant Law Director regarding the project. He read her preliminary approval requirement and stated that she listed that Chapter 1282, Developments, must indicate how it will "encourage greater attractiveness, flexibility and utilization of space" than possible through conventional single-family development; by, A. Creation of interesting residential areas; B. Readily accessible recreation areas and open space; C. Conservation of natural amenities; D. Separation of pedestrian and vehicular circulation. Chapter 1282.01 and .03. He invited the representatives from Drees to discuss how they would satisfy those four conditions to get that utilization of that acreage.

Chairman Smolik closed public comment and asked the developer to address the questions and comments made.

Mr. Sutcliffe stated that he understood the Commission's role and what they were forced to follow. He talked about what the code allowed and being given the right to follow the code. He discussed the schools and meeting with school officials to coordinate their efforts with their homeowners in North Ridge Pointe to get out there and vote. He talked about the levy and said that for every house built in North Ridgeville, their individual contribution would shrink because it was a fixed dollar amount. He stated that the big three for cities were schools, traffic and water. He stated that they couldn't solve the public's current water problems but could tell them they would not contribute to them. He discussed the rigorous standards held by the engineering department and his requirement to hold the water longer than it left the property and had to keep accepting the residents' water. He explained that if water was flowing through his property, he couldn't stop it. He stated that they would follow the engineering department's guidelines and add water quality. He mentioned that regarding the easements, the City was aware and had discussed that they had a challenge that they needed to deal with. He explained that they made their lots smaller because of it and gave them 30 feet there and that they could put whatever pipe was needed in there. He stated that they would contribute to the solution. He commented that their cluster homes were \$600,000 2,500 square foot homes. He added that they could put more homes in but they weren't. He discussed that it would increase the value of the surrounding homes. He stated that regarding French Creek, they were not going to touch it and would be giving West Creek Conservancy an easement and paying them to maintain all open areas. He discussed sanitary to the east being older sanitary and that they could only go east so that they didn't touch French Creek at all. He explained that the upper area on the plan, the 17 to 20 lots, with the pumps would be sending to the gravity sewer to take it west, because that was where the new big one was, which was put in for future expansion. He discussed having rear yard drains which would redirect it and take it to the ponds.

Chairman Smolik asked about the ditch along the properties like sublots 82, 83 & 84.

Mr. Sutcliffe stated that the staff reminded him that they needed to honor that ditch and that they weren't going to lead any water to it and wouldn't put anything in that ditch. He explained that they couldn't touch it. He stated that regarding fences, they followed North Ridgeville code.

Chairman Smolik asked if he would be putting in fences or leaving it up to the property owner.

Mr. Sutcliffe stated that they would not be putting up fences. He stated that they would leave every tree that the flow of water didn't require them to move. He stated that they had much more natural preservation in the center of that community than any other and that they were asked to concentrate that instead of spreading out little areas of open space. He stated that regarding the four conditions, they put curvature in the streets and maximized cul-de-sacs and corners and the expense of doing that. He stated that they put paths or trails around the ponds and French Creek area and that there would be sidewalks on both sides of the streets.

Council Liaison Abens asked about a possibility of putting a sidewalk to connect Ridgeview so that the kids could walk to school.

Mr. Sutcliffe stated that they were open to that and supported connectivity and could look at that. He added that people may not want people walking between their homes, but could look at that.

Mr. Stevens commented that if they didn't put the sidewalk in, they would fall outside of the two-mile radius and the buses would have to pick them up.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, OCTOBER 10, 2023**

PAGE 13

Mr. Sutcliffe commented that regarding speeding, they needed to call the police. He stated that regarding traffic, if he was required to do more, they would do an in-depth traffic study on the level that engineering required. He explained that it was a Home Owners Association and the most important thing to the residents that were currently there was the maintenance of the storm water management. He discussed that the Administration would have to sign off on it and the HOA would have to pay for it.

Mr. Abens stated that he was a Drees customer and they left the trees and the woods and on his neighbor's property it had actually been drained due to their drainage program and that they were in better shape than they were before the development was put in. He stated that they were a quality builder and they helped with pond issues his development had and fixed it.

Moved by Graupmann and seconded by Abens to approve the application with the following conditions:

1. All setbacks according to code must be met.
2. If the sanitary sewer can't go to Route 83, the developer must do a sanitary sewer evaluation study in the Ridgeview Blvd area.
3. The developer will provide an updated trip generation analysis.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 8:42 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, December 12, 2023
Date Approved

DATE:	<u>November 6, 2023</u>	1 ST READING:	<u>November 6, 2023</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>Dispensed</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>Dispensed</u>
TEMPORARY NO:	<u>T 116-2023</u>	ADOPTED:	<u>November 6, 2023</u>
		EMERGENCY:	<u>November 6, 2023</u>
		EFFECTIVE:	<u>November 6, 2023</u>

ORDINANCE NO. 6108-2023

AN ORDINANCE IMPOSING A MORATORIUM ON THE GRANTING OF PERMITS AND ON THE ACCEPTANCE OF PLANNING COMMISSION APPLICATIONS FOR TRUCK TERMINALS AS LISTED IN *SECTION 1268.02 PERMITTED AND CONDITIONAL USES* OF THE NORTH RIDGEVILLE CODIFIED ORDINANCES FOR A PERIOD NOT TO EXCEED 180 DAYS FROM THE EFFECTIVE DATE OF THIS ORDINANCE, IN ORDER TO ALLOW THE PLANNING COMMISSION AND COUNCIL TO CONSIDER POSSIBLE CHANGES TO USE REGULATIONS IN THE B-3 HIGHWAY COMMERCIAL DISTRICT, AND DECLARING AN EMERGENCY.

WHEREAS, as part of the ongoing master planning effort, City officials have been undertaking a review of the permitted and conditional uses listed in the City's various Business Districts; and

WHEREAS, certain uses may create greater potential negative impacts on surrounding properties in relation to access, traffic control, noise, aesthetics and incompatibility with adjacent residential land uses than other types of uses within the City's Business Districts; therefore it should be carefully considered; and

WHEREAS, Planning Commission and Council require time to undertake review of the current regulations and proposed changes to the North Ridgeville Zoning Code to ensure the safe, efficient and orderly development of property within the City.

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

SECTION 1. Council hereby imposes a moratorium on the granting of permits and on the acceptance of Planning Commission applications for truck terminals as listed in Section 1268.02 *Permitted and Conditional Uses* of the Zoning Code for a period not to exceed 180 days from the effective date of this ordinance, in order to allow the Planning Commission and Council to consider possible changes to the current use regulations in the B-3 Highway Commercial District.

SECTION 2. During the period of the moratorium, no such permits shall be granted or applications accepted for such use.

SECTION 3. During the period of the moratorium, the Planning Commission and Council shall work diligently to review and recommend any changes to the existing ordinance.

SECTION 4. The moratorium shall be in effect for 180 days from the effective date of this ordinance or until changes are enacted to amend the Codified Ordinances of the City of North Ridgeville or until Council approves legislation explicitly revoking this moratorium, whichever occurs first.

SECTION 5. In all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

SECTION 6. 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 7. This Ordinance is hereby declared to be an emergency measure, the emergency being in order to allow the Planning Commission and Council to consider possible changes to use regulations in the B-3 highway commercial district. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: November 6, 2023



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Nov 08, 2023



Kevin Corcoran
MAYOR



October 20, 2023

Norm Hirter
Pavement Maintenance Specialties
8219 Almira Avenue, Suite A
Cleveland, OH 44102

Re: PPZ2023-0225 Greg Oliver State Farm (38950 Center Ridge Road)

Dear Mr. Hirter:

Your Planning Commission application to expand the parking lot at the above referenced address has been administratively approved.

This administrative approval does not provide authorization to initiate any construction work. Any construction activities or site work must be approved and permitted by the Building Department prior to performance.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development

Planning Commission Application

RECEIVED

OCT 02 2023



SUBMITTAL INSTRUCTIONS AND PROCEDURES

- Planning Commission reviews will be carried out according to the processes described in the City's Zoning Code.
- Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
 - Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, one and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
 - Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
 - Variances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
 - Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

38950 Center Ridge Rd.

Location address

Commercial

Parcel number

Current zoning

Install 1,120 Sq Ft. Extension onto existing parking lot.

Proposed project

APPLICANT/AGENT INFORMATION

Walton Construction LLC/DBA Pavement Maintenance Specialties

Name/Company

8211 Almira Ave. Suite A Cleveland OH, 44102

Applicant address

440-339-8760

nhirter@contracting.us.com

Applicant phone

Applicant email

PROPERTY OWNER INFORMATION

State Farm - Greg Oliver

Name/Company

38950 Center Ridge Rd.

Property owner address

440-308-5694

greg@yourhioagent.com

Property owner phone

Property owner email

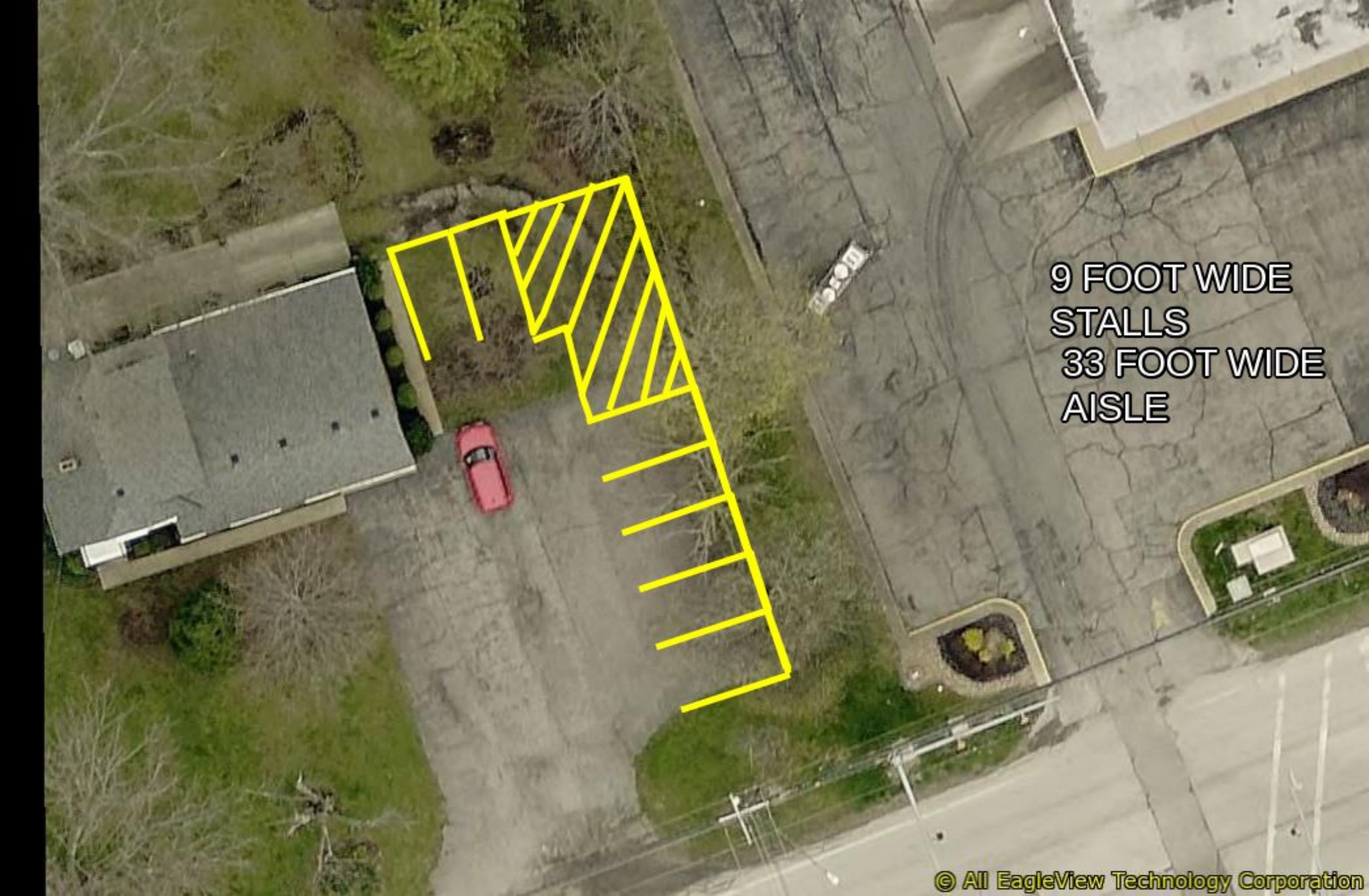
AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

(SEE ATTACHED ESTIMATE FOR APPROVAL)
Property owner signature

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

OFFICE	PFZ No. PP22023-0225	Date Received OCT 02 2023	ACTION approved 10/20/23 KJ
	Planning Fee Paid 150.00	Engineering Fee Paid	

An aerial photograph of a parking lot. A set of parking stalls is outlined in yellow. The stalls are arranged in a row, with a 33-foot wide aisle on the right side. A red car is parked in one of the stalls. The surrounding area includes a building on the left, a road on the right, and some greenery.

9 FOOT WIDE
STALLS
33 FOOT WIDE
AISLE

Pavement Maintenance Specialties

P.O. Box 44482
Cleveland, OH 44144
+1 2166510056
chris@contracting.us.com

Estimate

ADDRESS

Greg Oliver
38950 Center Ridge Rd.
North Ridgeville, OH 44039

ESTIMATE # 10516

DATE 05/16/2023

EXPIRATION DATE 06/30/2023

JOB LOCATION:

38950 CENTER RIDGE ROAD

ACTIVITY

AMOUNT

ASPHALT RESURFACING

BLUE - 3,750 SQUARE FEET

Cut headers as necessary and per city specifications to ensure smooth transitions.

Clean area to be resurfaced using forced air and broom.

Apply a tack coat of SS-1 emulsion @ .10 gallon per square yard to ensure proper bonding.

Install ODOT type 488-1 leveling course asphalt at an average depth of 1/2 inch, compacted in place.

Install ODOT type 448-1 surface course asphalt at an average depth of 1.5 inches, compacted in place.

Seal transitions with a hot rubberized sealant.

ASPHALT DIGOUT AND NEW

GREEN - 1,120 SQUARE FEET

Remove existing asphalt and haul spoils from site.

Grade and compact existing sub base.

Inform owner if any soft spots that need additional, extra removal/replacement.

Install #304 limestone aggregate and compact.

Install 2.5 inches ODOT # 301 asphalt base course, compacted in place.

Install 1.5 inches ODOT # 448-1 asphalt surface course, compacted in place

LINESTRIPING

Sherwin-Williams latex, fast drying, high visibility traffic marking paint will be used per manufacturers specifications.

Striping shall include all ADA and misc. markings.

Paint over new or existing concrete has no guarantee.

Curb and sidewalk paint is excluded unless specifically included in quote.

Services

Installation of 9 parking blocks

TOTAL

ACCEPTED BY: GREG OLIVER



ACCEPTED DATE: 6/6/23



November 21, 2023

Fairlawn Advantage
555 Day Hill Road
Windsor, CT 06095

Re: Change of Business Owner at 36516 Center Ridge Road (Young Explorers of North Ridgeville)

Dear Ms. Walsh,

The zoning certificate for your business has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 353-0822.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 353-0839.**

We welcome you to North Ridgeville and wish you much success in our community.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development



Certificate of Zoning Compliance

YOUNG EXPLORERS OF NORTH RIDGEVILLE
36516 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2023-0228

Use: Day care facility

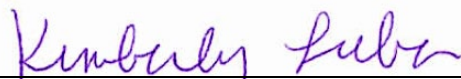
Current Zoning: B-5 Architectural Business District

Applicant: Fairlawn Advantage

Property Owner: North Ridgeville Technology Group

Conditions/Notes:

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.



Signature of Approving Official

November 21, 2023
Date Issued

Application for New Business or Change in Use



OCT 19 2023

APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. If so, DO NOT submit this form. Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

Young Explorers of North Ridgeville	36516 Center Ridge Road - parcel 070002810/171
Business name	Business address
Fairlawn Advantage	nwalsh@hrightpathkidds.com
Business owner	Business owner email
555 Day Hill Rd	Windsor, CT 06095
Business owner home address	City, state, zip
860-580-7425 ext 2127	3309798895
Business owner phone number	Emergency phone number

PROPERTY OWNER INFORMATION

North Ridgeville Technology Group	
Property owner name	Aurora, Ohio 44202
206 Saint Andrews Lane	City, state, zip
Property owner address	will@yeschools.com
330-274-1666	Property owner email
Property owner phone	

USE INFORMATION

Daycare Facility	12,500
Previous use/occupant	Building/unit area (square feet)
Daycare Facility, no change in use, just ownership	
Describe proposed use*	
*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.	

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature	Property owner signature

Submit this application to the Building Department with the \$50 application fee.

I hereby authorize the City of North Ridgeville 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.

OFFICE	PPZ No. PP22023-0228	Date Received 10-19-23	Amount Paid \$50.00
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CITY OF NORTH RIDGEVILLE

SCAN

(440) 353-0819 nridgeville.org

BC004 0922

NOV 21

BY

IA



November 1, 2023

Gradiel Wreh
39043 Center Ridge Road
North Ridgeville, OH 44039

Re: New Business at 39043 Center Ridge Road (Gradiel's A Science Centric Salon)

Dear Ms. Wreh,

The zoning certificate for your new business has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 353-0822.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 353-0839.**

We welcome your new business to North Ridgeville and wish you much success in our community.

Sincerely,

A handwritten signature in purple ink that reads "Kimberly Lieber".

Kimberly Lieber, AICP
Director of Planning and Development



Certificate of Zoning Compliance

GRADIEH'S A SCIENCE CENTRIC SALON
39043 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2023-0232

Proposed Use: Hair salon

Current Zoning: B-3 Highway Commercial District

Applicant: Gradieh Wreh

Property Owner: Mansukh Hirani

Conditions/Notes:

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.

Signature of Approving Official

November 1, 2023

Date Issued

Application for New Business or Change in Use



APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. If so, **DO NOT** submit this form. Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

Business name Gradie's A Science Center Salon **Business address** 39043 Center Rd North Ridgeville
Business owner Gradie Wick **Business owner email** info@hairbygradie.com
Business owner home address North Ridgeville 44039
Business owner phone number 440-752-4247 **Emergency phone number** 952-847-3204

PROPERTY OWNER INFORMATION

Property owner name Mansukh Hirani **City, state, zip** N. RIDGEVILLE, OH 44039
Property owner address 39043 Center Ridge Rd
Property owner phone 216-780-0535 **Property owner email** gradie@hairbygradie.com

USE INFORMATION

Previous use/occupant Vaporish **Building/unit area (square feet)** Hair Salon
Describe proposed use*

*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature Gradie Wick **Property owner signature** Mansukh Hirani

Submit this application to the Building Department with the \$50 application fee.

I hereby authorize the City of North Ridgeville 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.

OFFICE	PPZ No.	Date Received	Amount Paid
	<u>PPZ 2022-0232</u>	<u>OCT 31 2023</u>	<u>\$500 MC</u>



November 1, 2023

Thomas Starr
7264 Maddock Road
North Ridgeville, OH 44039

Travis Hobbs
5800 Broad Boulevard
North Ridgeville, OH 44039

Re: New Business at 34131 Center Ridge Road (Ridge Barbershop LLC)

Dear Mr. Starr and Mr. Hobbs,

The zoning certificate for your new business has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 353-0822.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 353-0839.**

We welcome your new business to North Ridgeville and wish you much success in our community.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development



Certificate of Zoning Compliance

RIDGE BARBERSHOP LLC
34131 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2023-0233

Proposed Use: Barbershop

Current Zoning: B-3 Highway Commercial District

Applicant: Thomas Starr & Travis Hobbs

Property Owner: Providence Square LLC, Valore Properties

Conditions/Notes:

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.

Signature of Approving Official

November 1, 2023

Date Issued

Application for New Business or Change in Use



APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. If so, **DO NOT** submit this form. Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

Ridge Barbershop LLC
Business name

34131 Center Ridge Rd.
Business address

* Thomas Starr & Travis Hobbs
Business owner

Ridgebarbershop2023@gmail.com
Business owner email

72 Let Madduck Rd / 5800 Broad Blvd
Business owner home address

North Ridgeville OH 44039
City, state, zip

* 440 935 0046 / 440 453 7618
Business owner phone number

Emergency phone number

PROPERTY OWNER INFORMATION

Valore Properties
Property owner name

23550 Center Ridge Rd #101 Westlake Ohio 44145
Property owner address

440-331-1900
Property owner phone

office@valorebuilders.com
Property owner email

USE INFORMATION

Nicholas Financial
Previous use/occupant

15281
Building/unit area (square feet)

Barbershop
Describe proposed use*

*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.

AUTHORIZATION AND ACKNOWLEDGEMENT

Thomas Starr
Applicant signature

Valore Properties
Property owner signature

Submit this application to the Building Department with the \$50 application fee.

I hereby authorize the City of North Ridgeville 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.

OFFICE	PPZ No.	Date Received	Amount Paid
	PPZ2023-0233	NOV 01 2023	\$ 50.00

Cash

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- **Variances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

36400 Center Ridge Road, Northridgeville, Ohio 44039

Location address

07-00-028-101-167

Parcel number

Architectural Business 5-B

Current zoning

1,325 SF single story slab on grade addition.

Proposed project

APPLICANT/AGENT INFORMATION

Brian Greenfield / TALAN, LLC

Name/Company

36400 Center Ridge Road, Northridgeville, Ohio 44039

Applicant address

216 374 5414

Applicant phone

briangreenfield@me.com

Applicant email

PROPERTY OWNER INFORMATION

Brian Greenfield / TALAN, LLC

Name/Company

36400 Center Ridge Road, Northridgeville, Ohio 44039

Property owner address

216 374 5414

Property owner phone

briangreenfield@me.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.

OFFICE	PPZ No.	Date Received	ACTION
	PPZ 22-023-0231	10-30-23	
	Planning Fee Paid	Engineering Fee Paid	
	150.00 check # 15101		

Planning and Zoning Fee Schedule



Fees are due to the Building Department at the time of application. Payment methods accepted include cash, check or credit card. Checks should be made payable to *City of North Ridgeville*.

PLANNING COMMISSION FEES

General Application	\$150	Base fee for development plans, conditional uses, lot splits, consolidations and major subdivisions
Preliminary Subdivision Plat	+\$150	Additional fee for major subdivisions
Final Subdivision Plat	+\$250	Additional fee for major subdivisions
Special Meeting	+\$250	Additional fee for special meeting requests

BOARD OF ZONING & BUILDING APPEALS FEES

Residential (Single Dwelling) Application	\$75	All variances and appeals
Residential (All Others) or Commercial Application	\$125	All variances and appeals
Special Meeting	+\$250	Additional fee for special meeting requests

OTHER FEES

New Business Application	\$50	Change in business or new business where no Planning Commission review is required
Amendment Application	\$50	Minor changes to approved plans
Rezoning Request	\$400	All rezonings and text amendments
Cancellation/Re-Notification Fee	\$100	Charged if applicant tables/delays appearance after notices have been sent
Credit Card Convenience Fee	Actual cost	Additional fee to cover cost of credit card fees charged by vendor

Ord. 5984-2022. Passed 8-1-22.

ENGINEERING FEES AND DEPOSITS

Submit separate payment to the Engineering Department.

Residential Subdivision: Preliminary	\$375
Residential Subdivision: Final	\$975 + \$35 per lot
Multi-Family Apartments	\$950 + \$30 per unit
Commercial or Industrial Site Plan	\$1,125
Plot Plans, Lot Splits and Other Map Reviews	\$225

SPECIAL DEVELOPMENT DISTRICT DEPOSIT

In addition to required Planning Commission application fees, applicant shall submit a separate \$5,000 deposit to the Clerk of Council's office upon application for any project within a Special Development District. Ord. 3993-2004. Passed 1-20-04.

BUILDING PERMITS AND FEES

The above fee schedules only list those fees and deposits related to planning and zoning applications. See Chapter 1444 of the North Ridgeville Codified Ordinances for a list of applicable fees and deposits associated with plan review, permits and inspections.



Planning Review

December 4, 2023

Project: Animal Clinic Northview
Location: 36400 Center Ridge Road
PPNs: 07-00-028-101-167
District: B-5 Architectural Business District

Project Summary:

The proposal consists of constructing a 1,325 square foot addition onto the existing animal clinic. The one-story addition will be on the southeast corner of the building in an area that is currently landscaping. The addition will match the building in architectural style, materials and colors.

The existing curb will be slightly reconfigured for the addition and new concrete walks added to the entrances. Some plant materials removed may be reused in new landscape beds. New plant materials will match the current existing species.

Parking remains sufficient for the facility. New recessed LED lights will be installed at the entrances to the addition. Parking lot lighting will remain unchanged.

Recommendations:

- Prior to installation, should landscape materials deviate from matching existing plant materials, changes should be administratively reviewed.

Staff Meeting Bulletin

Meeting Date:	November 28, 2023
Project:	Animal Clinic Northview
Applicant:	Brian Greenfield, TALAN, LLC, 36400 Center Ridge Rd, North Ridgeville, OH 44039
Zoning:	B-5 Architectural Business District
In Attendance:	Kevin Corcoran, Mayor Kim Lieber, Planning & Development Director Guy Fursdon, Chief Building Official Christina Eavenson, City Engineer Eric Brown, Engineer Toni Morgan, Assistant Law Director Mike Freeman, Police Chief John Reese, Fire Chief Mike Uhnak, Assistant Fire Chief Tina Wieber, Deputy Clerk of Council Dr. Brian Greenfield, Owner Don Boddy, Finance Manager John Copich, Copich Architects

Project Introduction

- Brian stated that they started the expansion project a year and a half ago and ended up hiring three or four more doctors. He stated that with the hiring of the doctors, people started piling up in the waiting room during peak hours, which is something they didn't want. He commented that regarding the exam rooms, he felt that they had underbuilt. He explained that the addition would be 1,300 square feet on the southeast corner of the building and wouldn't interfere with the existing parking lot. He stated that the addition would create eight additional exam rooms and a space for a janitor's closet. He remarked that the additional land that they owned may have potential for growth in the future but didn't have any current plans for it. He asked if the current number of parking spaces would still be sufficient and if a SW3P (stormwater pollution prevention plan) was needed.
- John stated that there would be one storm drain omitted. He stated that he wasn't sure if the door on the addition would be ADA compliant. Brian commented that there would be two doors out the exam rooms and that it would be good to have the one to the south be ADA compliant.

Staff Comments

- Kim mentioned that the addition would match the existing building and added that they had discussion regarding a slight curb modification.
- Christina stated that she didn't believe a SW3P was needed. She asked about utilities. She stated that she didn't believe a SW3P was needed. She asked if the addition was going on all impervious area and asked if it was all landscaped. John stated that it was all landscaped with a little bit of sidewalk that would be removed.
- Christina discussed the previous expansion final grade and that the new pond on Stoney Ridge Road had an outlet structure that was an as-built that would need to be surveyed. Brian read correspondence he had received that the as-built was not complete but would be soon. Christina stated that they would need to rerun the numbers as it was not built to plan. Brian stated that he had also been made aware that the small pond, basin number 2, was seeding and would need to be

stabilized as well, but that probably wouldn't happen until the spring. Christina stated that as long as they put down some straw matting until then that would be fine. She added that it would be worthwhile for them to take care of that as they were probably receiving a sewer water credit and next year the City was going to start reaching out businesses whose ponds were not as-built surveyed and the credits would then go away.

Next Steps

- The applicant will contact Bramhill for the new calculations and include the impervious area on the new square footage.

Addition to:

Animal Clinic Northview

36400 Center Ridge Road
North Ridgeville, OH

ZONING

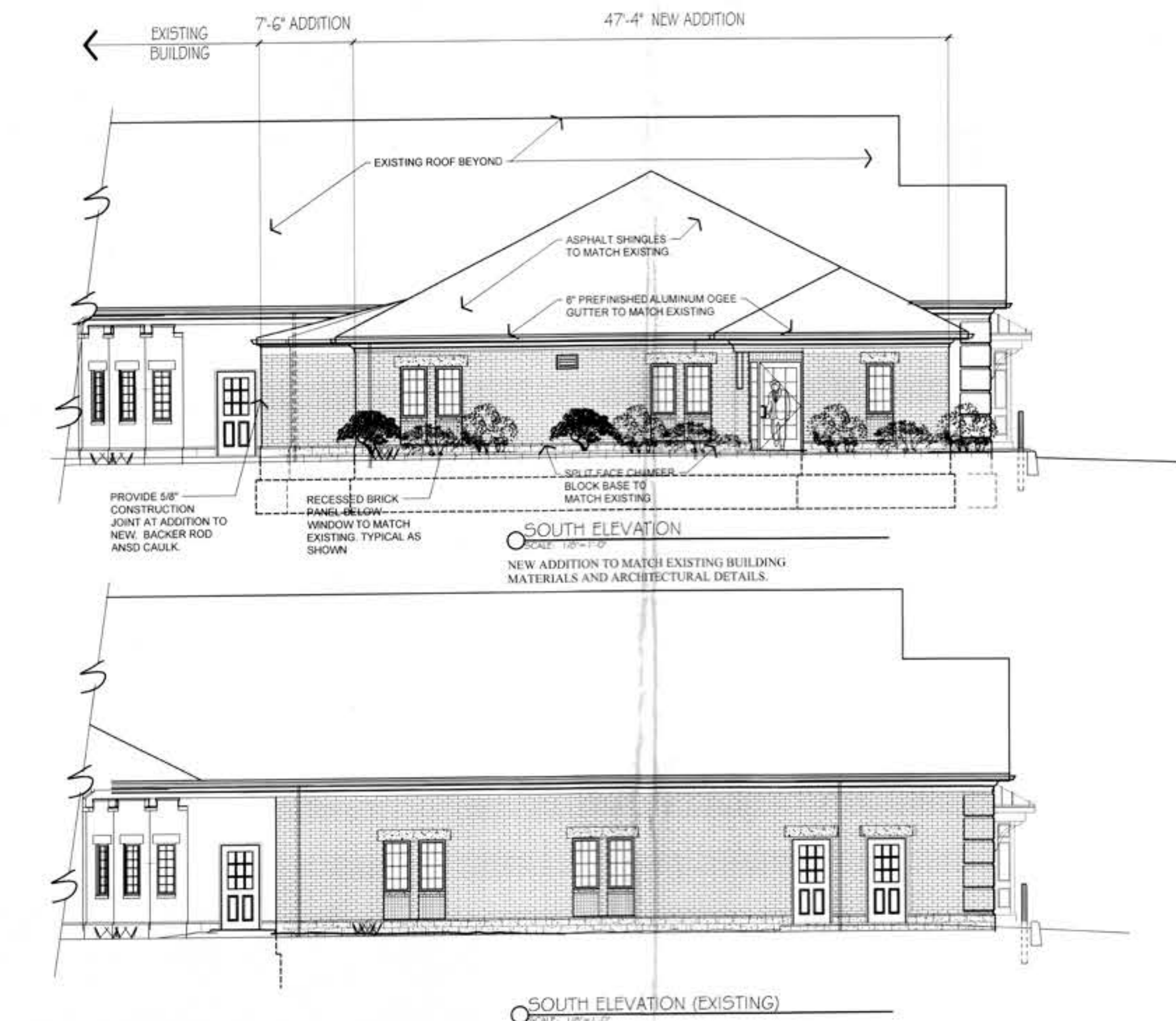
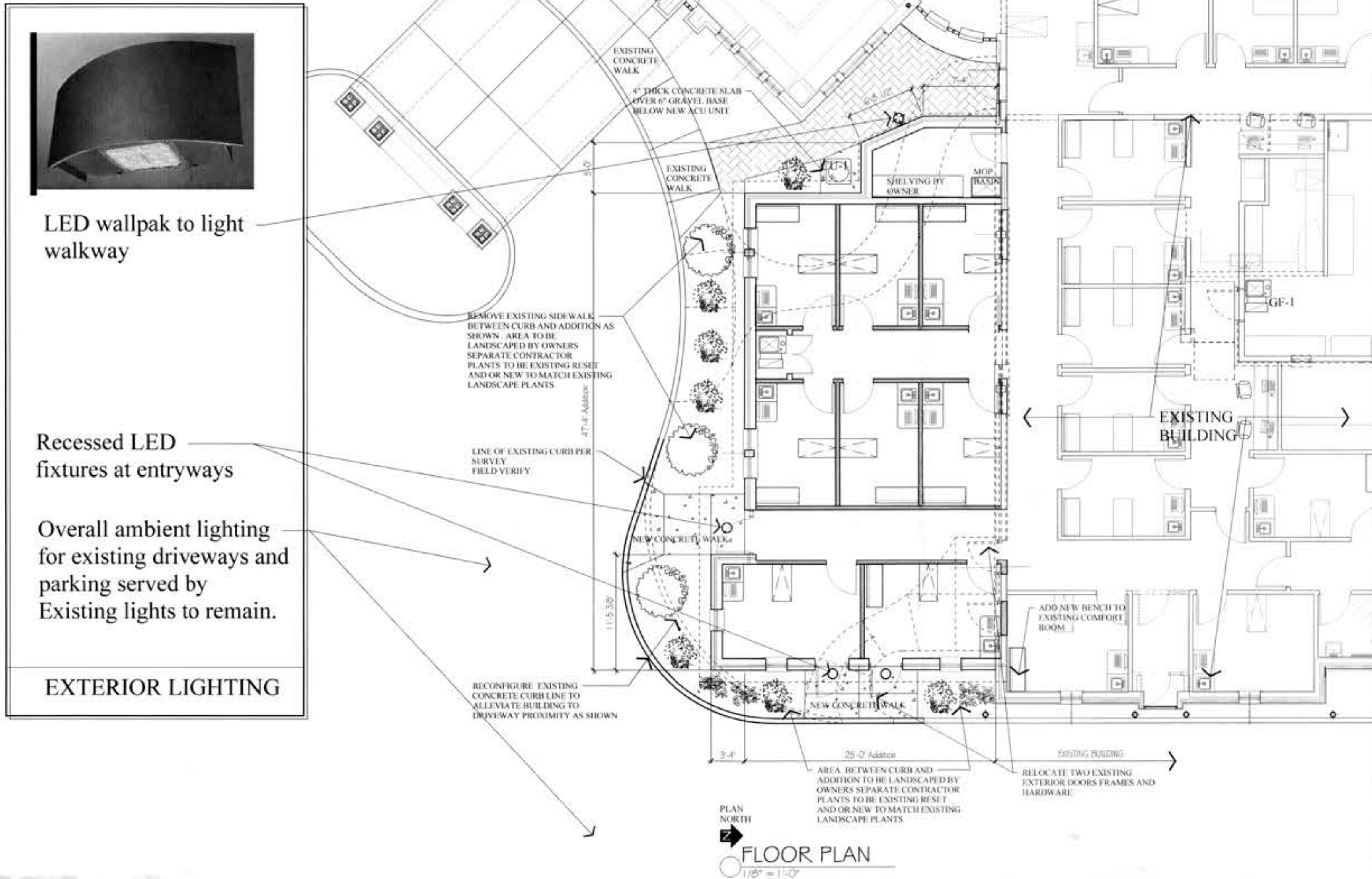
ZONING DISTRICT:
B5 ARCHITECTURAL BUSINESS DISTRICT

BUILDING AREA:
EXISTING BUILDING AREA: 29,617 SF
NEW ADDITION: 1,325 SF
TOTAL BUILDING AREA: 30,942 SF

PARKING:
EXISTING PARKING LOT PROVIDES FOR 160 SPACES.
EQUIVALENT TO ONE PARKING SPACE PER 194 SF.

EXISTING ZONING DOES NOT ADDRESS VETERINARY
HOSPITALS SPECIFICALLY

TABLE 1285.03-1
PARKING REQUIREMENTS BY USE:
1 SPACE/400 SF PROFESSIONAL OFFICES
1 SPACE/200 SF FOR MEDICAL OFFICES



COPICH ARCHITECTS
P. 330.759.0206
F. 330.759.3163
314 Churchill-Hubbards Rd.
Youngstown, OH 44505
www.copich.com



Addition to:
Animal Clinic Northview
36400 Center Ridge Road
North Ridgeville, OH 44039

DRAWN BY
CHECKED BY
JOB NUMBER
SCALE
As Noted
DATE
10/20/23
SHEET TITLE
Planning Commission
SHEET NUMBER
1
OF

3/1/2023 Animal Clinic Northview Addition/Improvements (Sheet C2.0) Overall Site and Utility Plan.dwg, Plot Date: Mar 02, 2023, 2:28pm

CENTER RIDGE ROAD (a.k.a. STATE ROUTE 113)
(a.k.a. U.S. ROUTE 20) (R/W VARIES)

THEODORE J & PATSY K
ZABORNIAK
07-00-028-101-169
36536 CENTER RIDGE

GARY & SHARON GREENE
07-00-028-101-173
36496 CENTER RIDGE

DONNA L HUBBELL
07-00-028-101-045

SEE ENLARGED DETAIL
ON SHEET C2.2

EXISTING PARKING
41 SPACES
TALAN LIMITED
LIABILITY COMPANY
07-00-028-101-175

EXISTING PARKING
7 SPACES

EXISTING
PARKING
33 SPACES

TALAN LIMITED
LIABILITY COMPANY
07-00-028-101-177

FUTURE
DEVELOPMENT

SEE ENLARGED DETAILS
ON SHEET C2.1

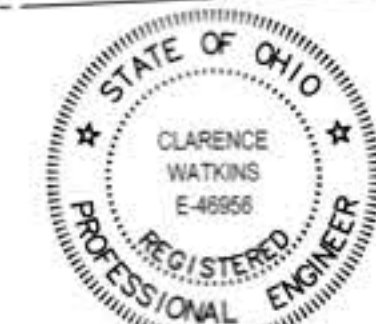
PROP. HVAC/
ELECTRICAL PANEL
(SEE ARCHITECTURAL
PLANS BY OTHERS)

EX. MODIFIED SWM
BASIN #2 (SEE SHEET
C4.0 FOR DETAIL)

REDIRECT DOWNSPOUT
LINE TO NEARBY
STORM SEWERS OR
DIRECTLY TO BASIN

EXISTING PARKING
19 SPACES

PROP. RELOCATED
UNDERGROUND ELEC/TELE (TO
BE INSTALLED BY OTHERS)



STONEY RIDGE ROAD
(a.k.a. RIDGEVILLE-LORAIN ROAD) (R/W VARIES)

EX. STORM STRUCTURE TABLE		
NAME	RIM	INVERT(S)
EX-CB-1	RIM 723.72	12" HDPE (S) INV.: 720.12 12" HDPE (NW) INV.: 719.97
EX-CB-2	RIM 723.19	4" PVC (N) INV.: 721.39 4" PVC (S) INV.: 721.39 4" PVC (SE) INV.: 721.34 4" PVC (NW) INV.: 721.29 12" HDPE (W) INV.: 720.94
EX-CB-3	RIM 723.18	4" PVC (N) INV.: 721.18 4" PVC (NW) INV.: 721.18 4" PVC (S) INV.: 721.18 4" PVC (SE) INV.: 721.18 12" HDPE (W) INV.: 720.83 12" HDPE (E) INV.: 720.78
EX-CB-4	RIM 723.12	4" PVC (NW) INV.: 721.12 4" PVC (N) INV.: 721.12 4" PVC (S) INV.: 721.12 4" PVC (SW) INV.: 721.12 12" HDPE (E) INV.: 720.47 15" HDPE (S) INV.: 720.12 18" HDPE (W) INV.: 720.07
EX-CB-5	RIM 723.05	4" PVC (NE) INV.: 721.05 4" PVC (NW) INV.: 721.05 4" PVC (S) INV.: 721.05 4" PVC (SE) INV.: 721.05 18" HDPE (W) INV.: 719.65 18" HDPE (E) INV.: 719.60 12" HDPE (S) INV.: 720.15
EX-CB-6	RIM 723.03	4" PVC (NE) INV.: 721.33 4" PVC (SE) INV.: 721.18 18" HDPE (E) INV.: 719.23 18" HDPE (N) INV.: 719.23
EX-CB-7	RIM 723.00	10" HDPE (E) INV.: 719.35 12" HDPE (N) INV.: 719.25 18" HDPE (S) INV.: 718.70 24" HDPE (W) INV.: 718.25
EX-CB-8	RIM 723.17	4" PVC (N) INV.: 721.17 4" PVC (E) INV.: 721.17 4" PVC (S) INV.: 721.17 10" HDPE (W) INV.: 719.87
EX-CB-9	RIM 723.92	15" HDPE (N) INV.: 720.52
EX-CB-10	RIM 723.46	15" HDPE (E) INV.: 717.81 15" HDPE (N) INV.: 717.76
EX-CB-11	RIM 723.52	12" HDPE (SE) INV.: 718.87 12" HDPE (S) INV.: 718.77 15" HDPE (W) INV.: 718.62
EX-CB-12	RIM 723.65	12" HDPE (N) INV.: 719.15
EX-CB-13	RIM 723.61	12" HDPE (E) INV.: 719.41 12" HDPE (NW) INV.: 719.11
EX-CB-14	RIM 723.17	4" PVC (E) INV.: 721.32 4" PVC (SW) INV.: 721.17 10" HDPE (E) INV.: 719.87 12" HDPE (S) INV.: 719.72
EX-CB-15	RIM 722.99	4" PVC (S) INV.: 721.04 10" HDPE (W) INV.: 720.19
EX-CB-16	RIM 724.49	15" HDPE (W) INV.: 717.29 15" HDPE (S) INV.: 717.24
EX-CB-17	RIM 723.66	15" HDPE (E) INV.: 718.86 15" HDPE (W) INV.: 717.56 15" HDPE (N) INV.: 717.46

EX. STORM STRUCTURE TABLE		
NAME	RIM	INVERT(S)
EX-CB-18	RIM 724.91	10" HDPE (E) INV.: 719.81 15" HDPE (W) INV.: 719.31
EX-CB-19 (T.B.R.)	RIM 723.60	10" HDPE (S) INV.: 720.60 10" HDPE (N) INV.: 720.45
EX-CB-20	RIM 723.64	10" HDPE (W) INV.: 720.69
EX-CB-21	RIM 721.41	12" HDPE (SE) INV.: 717.86 12" HDPE (N) INV.: 717.86
EX-CB-22	RIM 720.39	12" HDPE (S) INV.: 716.64 12" HDPE (N) INV.: 716.54
EX-CB-23	RIM 719.29	12" HDPE (S) INV.: 715.99 12" HDPE (N) INV.: 715.94 12" HDPE (SW) INV.: 715.84
EX-CB-25	RIM 717.64	12" HDPE (W) INV.: 715.94 12" HDPE (SE) INV.: 714.84
EX-CB-26	RIM 720.53	4" PVC (E) INV.: 718.63 4" PVC (S) INV.: 718.53 12" HDPE (S) INV.: 717.28
EX-CB-27	RIM 721.25	12" HDPE (N) INV.: 717.05 12" HDPE (S) INV.: 717.00 12" HDPE (W) INV.: 717.05
EX-CB-28 (T.B.R.)	RIM 722.12	4" PVC (SW) INV.: 719.57 12" HDPE (N) INV.: 716.42 12" HDPE (W) INV.: 716.37
EX-CB-29 (T.B.R.)	RIM 721.69	8" PVC (SW) INV.: 716.18 12" HDPE (NE) INV.: 716.18
EX-CB-30 (T.B.R.)	RIM 722.20	8" PVC (SW) INV.: 716.73 12" HDPE (N) INV.: 716.75
EX-CB-31 (T.B.R.)	RIM 718.83	12" HDPE (E) INV.: 717.50
EX-CO-1 (T.B.R.)	RIM 725.96	10" HDPE (W) INV.: 724.08
EX-MH-1 (T.B.R.)	RIM 722.92	12" HDPE (W) INV.: 716.12 12" HDPE (SE) INV.: 715.97
EX-MH-2 (T.B.R.)	RIM 722.93	12" HDPE (E) INV.: 716.43 12" HDPE (S) INV.: 716.43

EX. SANITARY STRUCTURE TABLE		
NAME	RIM	INVERT(S)
EX-SMH-1	RIM 724.13	8" PVC (N) INV.: 718.92 8" PVC (S) INV.: 718.92

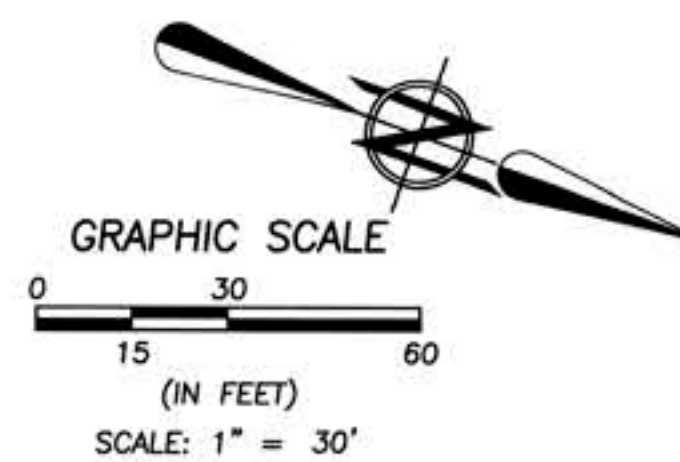
NOTE:
REFER TO SHEETS C2.1 AND C2.2 FOR ALL
NECESSARY SITE AND UTILITY NOTES.

LEGEND

- PROP. LANDSCAPE
BUFFER SHRUBBERY
(SEE ARCHITECTURAL
PLANS FOR DETAILS)
- EXISTING SIDEWALK
- PROPOSED CONCRETE
SIDEWALK
- PROPOSED ASPHALT

NOTE:
AS-BUILTS THAT WERE FIELD VERIFIED ON
JANUARY 19, 2023.

* UNABLE TO OBTAIN INVERT AND CALCULATE
SLOPE PERCENTAGE DUE TO ECCENTRIC
MANHOLE.



PROPOSED STORM STRUCTURE TABLE			
NAME	RIM	INVERT(S)	LOCATION
OUT-1	RIM 721.08 RIM 720.60	SEE SHEET C4.0 FOR INFORMATION	N: 628275.71 E: 2098809.54
P-CB-1	RIM 723.33	12" HDPE (N) INV.: 720.35	N: 627928.17 E: 2098706.01
P-CB-2	RIM 723.00	10" HDPE (E) INV.: 719.35 12" HDPE (N) INV.: 719.25 18" HDPE (S) INV.: 718.70 24" HDPE (W) INV.: 718.70	N: 628023.54 E: 2098595.45
P-HW-1	-	18" HDPE (N) INV.: 717.25	N: 628218.20 E: 2098612.74
P-HW-2	-	18" HDPE (NW) INV.: 717.00	N: 628263.46 E: 2098786.26
P-MH-1	RIM 720.71 RIM 720.50	18" HDPE (S) INV.: 717.20 18" HDPE (E) INV.: 717.20	N: 628256.61 E: 2098626.81
P-MH-2	RIM 722.50	18" HDPE (W) INV.: 717.06 18" HDPE (SE) INV.: 717.06	N: 628295.59 E: 2098745.19
P-YD-1	RIM 718.47 RIM 718.91	12" HDPE (E) INV.: 716.68 4" PVC (N) INV.: 716.68	N: 628301.94 E: 2098772.63

DATE	BY	DESCRIPTION
09-12-2019	CDW	PLANNING COMMISSION SUBMITTAL
01-22-2020	CDW	ISSUE TO CLIENT
05-29-2020	CDW	RE-ISSUE TO CLIENT
01-02-2021	AMK	AS-BUILTS

DRAWN BY: REB
CHECKED BY: CDW



BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
COPICH ARCHITECTS
314 CHURCHILL-HUBBARD ROAD
YOUNGSTOWN, OHIO 44505
(330) 759-0226

ANIMAL CLINIC NORTHVIEW
IMPROVEMENTS (AS-BUILTS)
OVERALL SITE AND UTILITY PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
C2.0
JOB NO.
19-5134

0-068
ANY COPY
THE EXHIBITS

DATE: _____

INTRODUCED BY: Mayor Corcoran _____

REFERRED BY: _____

TEMPORARY NO: _____

1ST READING: _____

2ND READING: _____

3RD READING: _____

ADOPTED: _____

EMERGENCY: _____

ORDINANCE NO.

AN ORDINANCE VACATING A PORTION OF PLEASANT STREET.

WHEREAS, the City of North Ridgeville (the City) may have rights and/or entitlements to Pleasant Street to the extent that it is a public right-of-way; and

WHEREAS, the City has received a petition from Thomas S. Kelly requesting the vacation of a portion of Pleasant Street extending from the Center Ridge Road right-of-way, north to the northerly edge of adjacent properties owned by Mr. Kelly as described in the petition and attached exhibits; and

WHEREAS, the vacation of said portion of Pleasant Street is being requested to allow for parking expansion in support of the adjacent business; and

WHEREAS, the right-of-way will be vacated and deeded to Mr. Kelly as a separate parcel or attached to the adjacent parcels where they abut; and

WHEREAS, the vacation will not result in any adverse impacts to traffic patterns, local access or operations or the City's street system; and

WHEREAS, pursuant to properly published notice, a public hearing was held before City Council on _____, at which time Council provided the opportunity to hear from the public regarding the proposed vacation.

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

SECTION 1. Approximately 6,017 square feet of Pleasant Street, which is identified more particularly on Exhibits A and B which are attached hereto and incorporated herein, shall be vacated and closed as a public right-of-way.

SECTION 2. The vacation and any subsequent conveyance by way of City quit claim deed shall be subject to a twenty-foot (20'-0") utility easement along the easterly line of said vacated property, preserving the City's currently existing rights and benefit for an existing water line in this area, including access and maintenance as required.

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 Section 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

Planning Commission Comment Sheet



PROJECT INFORMATION

Street Vacate

Proposed project

Pleasant Ave

07-00-008-113-040, 4005, 4006, 4007 & 4008

Location

Parcel numbers

December 12, 2023

December 1, 2023

Meeting date

Comments due

RECOMMENDATIONS

The procedure for street vacations is described in Chapter 1022 of the Codified Ordinances. The owner has made a petition for this particular vacation of a portion of Pleasant Avenue in accordance with the requirements of 1022.02.

The NRCO does not allow for the vacation of a street or portion of a street in any manner that will cause other parcels to be landlocked. In this case, remaining parcels on Pleasant to the north will have alternate means of access if the vacation is approved.

Any improvements to the property vacated by the City proposed by the applicant will need to be reviewed and approved per the requirements of the Zoning Code.

SUBMITTED BY

Administrative officer signature

Planning & Development Director

Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet



PROJECT INFORMATION

Street Vacate

Proposed project

Pleasant Ave

07-00-008-113-040, 4005, 4006, 4007 & 4008

Location

Parcel numbers

December 12, 2023

December 1, 2023

Meeting date

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

No comments at this time.

SUBMITTED BY

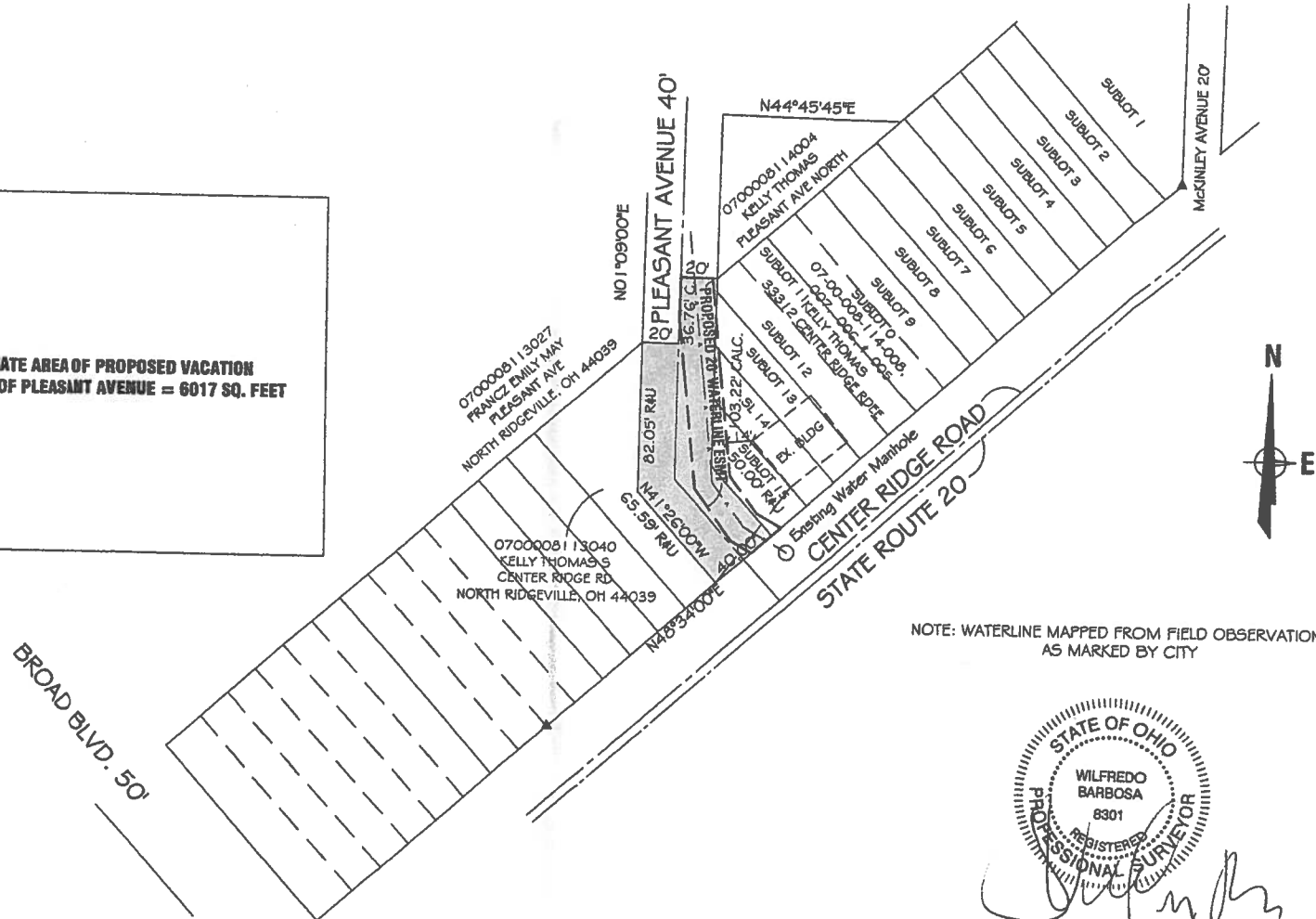
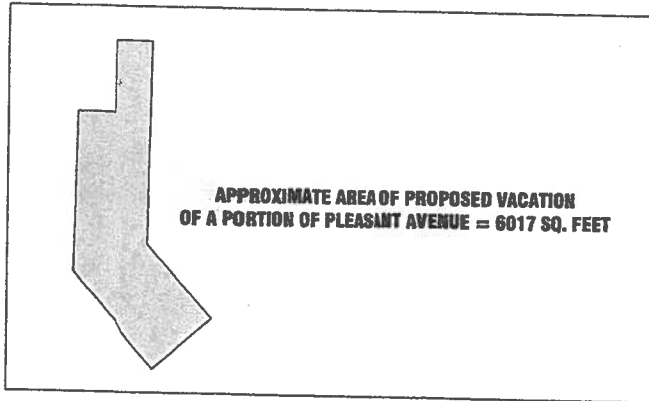
Guy M. Fursdon

Chief Building Official

Administrative officer signature

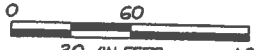
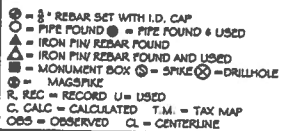
Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.



NOTE: WATERLINE MAPPED FROM FIELD OBSERVATIONS AS MARKED BY CITY



Site location: Pleasant Ave. & Center Ridge Rd. North Ridgeville, Ohio	BARBOSA AND ASSOCIATES LLC 5604 CASE ROAD NORTH RIDGEVILLE, OH 44039 440 327-4776	GRAPHIC SCALE  0 30 60 120 30 (IN FEET) SCALE: 1" = 60'	EXHIBIT 'A' VACATION PLAT FOR PART OF Pleasant Avenue & Proposed Waterline Easment RIDGEVILLE HEIGHTS SUBN. PV 10 PAGES 11,12 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO	LEGEND: 
PREPARED AT THE REQUEST OF: Thomas S. Kelly	7/23/2023 JOB No: 2023-5-12			

Barbosa and Associates LLC

5604 Case Road North Ridgeville, Ohio 44039 (440) 327-4776

Vacation for part of Pleasant Avenue

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio and being known as part of Ridgeville Township Original Lot 8 and further described as follows:

Being a portion of Pleasant Avenue forty feet in width extending from the north line of Center Ridge Road along the centerline of Pleasant Avenue northerly to an angle point and continuing to a point 90 degrees from centerline of Pleasant Avenue to the west to the northeast corner of subplot 1 Block "B" continuing to the north to a point 90 degrees from the centerline of Pleasant Avenue to the east, to the southwest corner of subplot 15 Block "A" as shown in Ridgeville Heights Subdivision and recorded in Plat Volume 10 Pages 11 and 12 of Lorain County Maps and Records, containing within said bounds 6,016.883 square feet (0.138 of an acre) of land, be the same more or less but subject to all legal highways, easements, rights and agreements as surveyed by Wilfredo Barbosa Professional Surveyor PS#8301 in July, 2023.

Petition for Partial Street Vacation
Pleasant Street, North Ridgeville, Ohio

I, Thomas S. Kelly, being the owner of parcels 070000811-3040, 4005, 4006, 4007 & 4008 which abut a portion of Pleasant Avenue as described in the attached Legal Description and as shown on the attached plat do hereby petition to have said portion of Pleasant Avenue vacated.

The purpose of the proposed vacation is to allow for expanded parking in support of the adjacent business under my ownership.

In exchange for said vacation, I hereby agree to provide a twenty foot (20'-0") easement to the city along the easterly line of the vacated property for access to and maintenance of a city water line located in this area.

I certify that no other property owners abut the portion of right of way to be vacated and hereby request your approval of this petition for vacation.

Signed: Thomas S. Kelly Date: 10/31/23
Address: 33256 Pen-Tex Ridge Rd North Ridgeville, Ohio
Telephone: 440-258-7410 44039

CERTIFICATION

I, THOMAS S. KELLY, requesting to vacate property located at
PLEASANT AVENUE from PUBLIC STREET to
ADJACENT OWNERS, do hereby certify that the names and
addresses herein provided were obtained from the Lorain County Auditor's Office
and/or Treasurer's Office. Where the words NO ADDRESS appears, it is
not known or there is a bank code and no address is available.



NAME

THOMAS S. KELLY

33312 CENTER RIDGE RD.
ADDRESS
NORTH RIDGEVILLE, OH.

10/31/23

DATE

Partial Pleasant Street Vacation
Adjacent Property Owners

Parcel Number :	Owner :
0700008113040	Thomas S. Kelly 33312 Center Ridge Road North Ridgeville, Ohio
0700008114005	Thomas S. Kelly 33312 Center Ridge Road North Ridgeville, Ohio
0700008114006	Thomas S. Kelly 33312 Center Ridge Road North Ridgeville, Ohio
07000081144007	Thomas S. Kelly 33312 Center Ridge Road North Ridgeville, Ohio
0700008114008	Thomas S. Kelly 33312 Center Ridge Road North Ridgeville, Ohio

AN ORDINANCE
TO VACATE A PORTION OF PLEASANT STREET

WHEREAS, the city of North Ridgeville (the City) may have rights and/or entitlements to Pleasant Street to the extent that it is a public right of way; and

WHEREAS, the City has received a petition from Thomas S. Kelly requesting the vacation of a portion of Pleasant Street extending from the Center Ridge Road right of way, north to the northerly edge of adjacent properties owned by Mr. Kelly as described in the petition and attached exhibits, and

WHEREAS, the vacation of said portion of Pleasant Street is being requested to allow for parking expansion in support of the adjacent business, and

WHEREAS, the right of way will be vacated and deeded to Mr. Kelly as a separate parcel or attached to the adjacent parcels where they abut, and

WHEREAS, the vacation will not result in any adverse impacts to traffic patterns, local access or operations or the City's street system, and

WHEREAS, pursuant to properly published notice, a public hearing was held before City Council on _____ at which time Council provided the opportunity to hear from the public regarding the proposed vacation :

Now, therefore be it ordained by the Mayor and City Council of the city of North Ridgeville, Ohio that approximately 6,017 square feet of Pleasant Street, which is identified more particularly on Exhibits A and B which are attached hereto and incorporated herein, shall be vacated and closed as a public right of way. Further, the vacation and any subsequent conveyance by way of City quit claim deed shall be subject to a twenty foot (20'-0") utility easement along the easterly line of said vacated property, preserving the City's currently existing rights and benefit for an existing water line in this area including access and maintenance as required.

DONE, RATIFIED AND PASSED THIS, THE ____ DAY OF _____, 2023

MAYOR

ATTEST:

CLERK OF COUNCIL

RECEIPT NUMBER

00024033



CITY OF NORTH RIDGEVILLE

7307 Avon Belden Road

North Ridgeville, OH 44039

(440) 353-0822

Paid By

THOMAS KELLY

33312 CENTER RIDGE ROAD

North Ridgeville, OH 44039

11/09/2023

Type	Record	Category	Description	Amount
Name	THOMAS KELLY	Standard Item	Street Vacation Fee	\$ 162.00

				Total	\$ 162.00
				Cash	
				Check	\$ 162.00
				Check #	34547
				Credit	
				Transferred	
				Tendered	\$ 162.00
				Change	\$ 0.00
				To Overpayment	\$ 0.00

