



Planning Commission
CITY HALL COUNCIL CHAMBERS
AGENDA OF DECEMBER 10, 2024
7:00 PM

REVISED 12.6.2024

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting of November 12, 2024

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. PPZ2024-0315 Ridge Barbershop 2, 7717 Victory Lane
Approval of a Certificate of Zoning Compliance for a barbershop.
2. PPZ2024-0316 Paws & Spa Pet Salon, 33109 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a dog salon.
3. PPZ2024-0317 Price Point Construction, 7864 Root Rd
Approval of a Certificate of Zoning Compliance for construction services; storage.

OLD BUSINESS

NEW BUSINESS

1. PPZ2024-0318 City Limits, 39462 Center Ridge Rd, PPN 07-00-046-101-006
Owner: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039.
Proposal consists of rezoning property to B-3 Highway Commercial District.
Property is zoned I-3 Heavy Industrial District.
2. PPZ2024-0320 The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-019-000-010, 07-00-020-101-001, -042
Applicant: Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141. Proposal consists of final plat for Phase 1 of The Crossing at

French Creek Subdivision. Property is zoned R-1 Residence District (Chapter 1282).

3. PPZ2024-0321 North Ridgeville City Schools Transportation Center, 7001 Ranger Way, PPN 07-00-016-104-233

Applicant: Claire Bank, ThenDesign Architecture, 4230 River Street, Willoughby, OH 44094. Proposal consists of constructing a new transportation and maintenance center. Property is zoned R-1 Residence District.

4. PPZ2024-0322 North Ridgeville City Schools High School, 34600 Bainbridge Rd, PPN 07-00-016-104-233

Applicant: Claire Bank, ThenDesign Architecture, 4230 River St, Willoughby, OH 44094. Proposal consists of Phase 1 development (early site work) for the new high school. Property is zoned R-1 Residence District.

5. Zoning Code Diagnosis

Review & Recommendation of Zoning Code Diagnosis.

6. Active Transportation Plan

Review & Recommendation of Active Transportation Plan and Safe Routes to School Plan.

ADJOURNMENT