

Jason Jacobs, At-Large/President of Council
Georgia Awig, At-Large
Martin DeVries, At-Large
Holly A. Swenk, Ward 1
Eric Shaffer, Ward 2
Bruce F. Abens, Ward 3
Clifford Winkel, Ward 4/President Pro-Tem
Kevin Corcoran, Mayor



City Council

CITY HALL COUNCIL CHAMBERS

REGULAR AGENDA OF DECEMBER 16, 2024

7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Committee of the Whole Meeting Minutes dated December 2, 2024.
(Council action required)
2. Public Hearing Meeting Minutes dated December 2, 2024.
(Council action required)
3. Regular City Council Meeting Minutes dated December 2, 2024.
(Council action required)

Note Other Minutes:

Board of Zoning and Building Appeals Meeting Minutes dated November 21, 2024

Planning Commission Meeting Minutes dated December 10, 2024

LOBBY

ADMINISTRATORS' REPORTS

1. Mayor
2. Engineer
3. Director of Finance

4. Other Reports

November 2024 Building Division Monthly Report

November 2024 Water Distribution and EPA Report

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of December 10, 2024:

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.
PC ACTION: Approved by a vote of 5-0.
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).
PC ACTION: Approved by a vote of 5-0 with the following conditions: (1) tree selection will be approved by City Arborist, (2) there will be a reconciliation of the excessive tree clearing with additional tree planting along French Creek, (3) landscape treatment of open spaces will be more clearly defined, (4) collaborate with the city to install storm sewer along SR 83, and (5) Engineering will perform final review of sidewalk location on SR 83.
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.
PC ACTION: Approved by a vote of 5-0 with the following conditions: (1) staff will review the final photometric lighting plan for the parking lot for compliance, (2) tree selection will be approved by the City Arborist, and (3) the approval is subject to recommendations of the final traffic study.

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.

PC ACTION: Approved by a vote of 5-0 with the following conditions: (1) the approval is subject to the recommendations of the final traffic study, (2) a buffer strip is provided along the east property line, and (3) the applicant reviews switching the location of the new proposed retention basin with the parking lot to provide adjacent residents additional buffering.

5. Zoning Code Diagnosis

Review & Recommendation of Zoning Code Diagnosis.

PC ACTION: Accepted and recommended by a vote of 5-0.

6. Active Transportation Plan

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

PC ACTION: Accepted and recommended by a vote of 5-0.

(Council approval is required for all plans and recommendations from Planning Commission)

RECESS

FIRST READINGS

- O 2024-142 An Ordinance amending Section 854.99 *Penalty* of N.R.C.O Chapter 854 *Peddlers, Canvassers and Solicitors*.

(Introduced by Mayor Corcoran)

- O 2024-143 An Ordinance authorizing the Mayor of North Ridgeville to enter into a contract with the Western Reserve Area on aging in the amount of \$13,050.00.

(Introduced by Mayor Corcoran)

- O 2024-144 An Ordinance amending Ordinance Number 6121-2023 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2024, and ending December 31, 2024.

(Introduced by Mayor Corcoran)

- R 2024-145 A Resolution authorizing fund transfers and advances.

(Introduced by Mayor Corcoran)

- R 2024-146 A Resolution authorizing fund transfers and advances.

(Introduced by Mayor Corcoran)

SECOND READINGS

- 2024-136 An Ordinance amending the Zoning Map of the City of North Ridgeville such that Permanent Parcel Number 07-00-046-101-006, located at 39462 Center Ridge Road, be rezoned from I-3 Heavy Industrial District to B-3 Highway Commercial District.
(Introduced by Mayor Corcoran; First Reading on 11-18-2024; Planning Commission Meeting on 12-10-2024)
- 2024-139 An Ordinance providing appropriations for current expenses and other expenditures of the City of North Ridgeville, Ohio, for the period commencing January 1, 2025, And ending December 31, 2025.
(Introduced by Mayor Corcoran; First Reading on 12-02-2024)

THIRD READINGS

- 2024-133 An Ordinance repealing NRCO Chapter 866 *Temporary Businesses* of the North Ridgeville Business Regulation Code and prohibiting temporary businesses.
(Introduced by Mayor Corcoran, First Reading on 11-04-2024; Committee of the Whole on 11-18-2024; Second reading 12-02-2024)

MEETING ANNOUNCEMENTS

1. The next Regular City Council meeting will be on Monday, January 6, 2025, at 7:00 p.m. in Council Chambers.

ADJOURNMENT