

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 JANUARY 6, 2025

7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Public Hearing Meeting Minutes dated December 16, 2024.
(Council action required)
2. Regular City Council Meeting Minutes dated December 16, 2024.
(Council action required)

Note Other Minutes:

Board of Zoning and Building Appeals Meeting Minutes dated December 19, 2024

LOBBY

ADMINISTRATORS' REPORTS

1. Mayor
2. Engineer
3. Director of Finance
4. Other Reports

November 2024 Police Department Report

December 2024 Building Division Report

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

City Project Engineer Eric Brown's Memo regarding the Stormwater Utility (SWU) Fee increase that took effect on January 1, 2025.

OLD BUSINESS

NEW BUSINESS

RECESS

FIRST READINGS

- O 2025-1 An Ordinance amending Ordinance 2024-103 Exhibit "A" and Exhibit "B" creating the positions of Chief Prosecutor under the Law Department and Grounds Maintenance Foreman under the Public Works Department and amending certain part-time classifications and ranges for the Division of Parks and Recreation.
(Introduced by Mayor Corcoran)

SECOND 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, First Reading on 12-16-2024)

THIRD READINGS

- O 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; Second Reading on 12-16-2024)

MEETING ANNOUNCEMENTS

1. The next Regular City Council meeting will be on Tuesday, January 21, 2025, at 7:00 p.m. in Council Chambers.

ADJOURNMENT

**NORTH RIDGEVILLE CITY COUNCIL
PUBLIC HEARING MINUTES
December 16, 2024**

CALL TO ORDER:

President Jacobs called the Monday, December 16, 2024, Public Hearing to order at 6:45 p.m.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

Present were Council members President Jason Jacobs, Holly A. Swenk, Eric Shaffer, Bruce Abens, Cliff Winkel, Georgia Awig, and Martin DeVries.

Mayor Kevin Corcoran, Law Director Brian Moriarity, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam were also present.

This public hearing is being held to consider the following:

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; referral to Planning Commission on 12-10-2024)

President Jacobs asked if anyone from the public had any comments.

There was no discussion from the City Council, the Administration, or the public.

ADJOURNMENT:

President Jacobs adjourned the Public Hearing at 6:48 p.m.

Approval of minutes on January 6, 2025:

Jason R. Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
December 16, 2024**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, December 16, 2024, to order at 7:00 p.m.

INVOCATION:

Led by President Jacobs.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

Present were Council members President Jason Jacobs, Holly A. Swenk, Eric Shaffer, Bruce F. Abens, Cliff Winkel, Georgia Awig, and Martin DeVries.

Also in attendance were Mayor Kevin Corcoran, City Engineer Christina Eavenson, Finance Director April Wilkerson, Law Director Brian Moriarity, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Committee of the Whole Meeting Minutes dated December 2, 2024, Public Hearing Meeting Minutes dated December 2, 2024, and Regular City Council Meeting Minutes dated December 2, 2024. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Board of Zoning and Building Appeals Meeting Minutes dated November 21, 2024
Planning Commission Meeting Minutes dated December 10, 2024

LOBBY:

President Jacobs opened the lobby session. He reminded everyone that the lobby session was not meant to be an interactive question-and-answer session. However, it was an opportunity for the public to address the City Council and its administration. He asked anyone who would like to speak to come to the podium and state their name and address. He further added that each person was allowed three minutes to speak.

No lobby.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Under the first readings, the Mayor requested an emergency passage on one piece of legislation that would need the emergency for ORD.NO. 2024-139, ORD.NO. 2024-143, ORD. NO. 2024-144, RES. NO. 2024-145, and RES. NO. 2024-146.
- Notice of Examination: Full Time Patrol Officer Class D and Full Time Firefighter/Paramedic Class D. The Civil Service Commission is offering open, competitive written examinations to establish an eligibility list for both entry-level Patrol Officer Class D and entry-level Firefighter/Paramedic Class D positions. Testing and applications will be accepted through February 17, 2024. To obtain the application packets, visit the city's website at nridgeville.org.
- Parks and Recreation Commission Vacancy - North Ridgeville Parks & Recreation is currently accepting applications to fill a vacancy on the Parks & Recreation Commission. Interested residents should complete the Application for Membership available on the City's website at nridgeville.org and email it directly to Parks & Recreation Director Kevin Fougousse. The deadline to submit an application is 4:30 p.m. on Friday, January 3, 2025.
- City Hall Offices – Holiday Closures - City Offices will be closed Tuesday and Wednesday, December 24, 2024, December 25, 2024, and Wednesday, January 1, 2025, in observance of Christmas and New Year's. Wished everyone a very Merry Christmas and a Healthy and Happy New Year!

Mayor Corcoran concluded his report.

2. Engineer:

Civil Engineer Eric Brown provided the following update.:

- Last month, Engineering sent out about 6,200 letters to businesses and residents with structures predating 1989 in hopes of having them verify their water service material by performing a simple test. Received over 600 responses thus far and are working with the City's Communications Coordinator to get the word out to generate more responses. There are a few years to report back to OEPA for the data collection, but the City wants to stay on top of it.
- The Stoney, Avalon, and Mills roundabout still plans to open up to traffic this year. However, there will be some additional improvements that the City will have to pick up next spring, including the asphalt walking path on the Avon side, the landscaping within the center islands, the tree lawn areas, and the North Ridgeville Monument sign. Hopefully, there will be little impact on the through traffic.

- The Maddock Road culvert has been installed, and the City is waiting for the contractor to replace the roadway section before it is open, which will be in the next few weeks.
- The Division hopes for some dry weather to get more road segments in before the new year, including Harvest Point, Ridgeville Farms, and Hampton Place, which keeps the field guys busy.
- When the field staff are not busy, they work on varied investigations and data collection. One of those endeavors includes reviewing existing street lighting. Currently, in the city, most street lighting is either High-Pressure Sodium, which typically has a yellow glow, or LED, which typically has a brighter white or even blue tint. Most of the streetlights are maintained by First Energy, which has recently announced that they will only use LED lamps. Engineering often gets requests to investigate lighting. The division reviews these areas and tries to prioritize the needs by looking at many factors, including intersections, bends, and the amount of traffic.

City Engineer Eavenson concluded her report.

3. Director of Finance:

Finance Director April Wilkerson:

April Wilkerson, the Finance Director, requested the inclusion of an emergency clause to ensure that the Finance Department has the necessary resources to meet its financial obligations for the following legislation.

- Ordinance No. 2024-144—Amending 2024 Annual Appropriations.
- Resolution No. 2024-145—Authorizing Transfers and Advances.
- Resolution No. 2024-146—Authorizing Transfers and Advances.
- Ordinance No. 2024-139—2025 Annual Appropriations.

Finance Director April Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following report:

November 2024 Building Division Monthly Report
November 2024 Water Distribution and EPA Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

OLD BUSINESS:

There were none.

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.
PC ACTION: Approved by a vote of 5-0.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the City Limits proposed project.

A roll call vote was taken, and the motion carried.

Yes – 7

No – 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.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the Crossing at French Creek proposed project.

Councilman Shaffer wanted to note that his residents have concerns about the sewer being dumped into French Creek.

Engineer Eavenson explained that the drainage already goes to French Creek, and they are working with the developer to improve the area's public storm sewer. The developer has to follow all development and drainage regulations. There would be a small impact.

Councilman Shaffer wanted to know if there are requirements for sidewalks.

Engineer Eavenson explained that the approved plan includes sidewalks along State Route 83 and in the development. However, other homeowners are not forced to install sidewalks.

A roll call vote was taken, and the motion carried.

Yes – 6

No – 1 (Shaffer)

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.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the North Ridgeville City Schools Transportation Center proposed project.

A roll call vote was taken, and the motion carried.

Yes – 7 No – 0

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.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the North Ridgeville City Schools High School proposed project.

A roll call vote was taken, and the motion carried.

Yes – 7 No – 0

5. Zoning Code Diagnosis

Review & Recommendation of Zoning Code Diagnosis.

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

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the Zoning Code Diagnosis.

A roll call vote was taken, and the motion carried.

Yes – 7 No – 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.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the Active Transportation Plan.

A roll call vote was taken, and the motion carried.

Yes – 7 No – 0

RECESS:

Moved by Winkel and seconded by Awig to dispense with recess.

A voice vote was taken, and the motion was carried.

Yes – 7

No – 0

FIRST READINGS:

Ordinance and Resolution submittal(s)

Clerk of Council Nicholas Ciofani:

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)

This Ordinance was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

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)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2024-143.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause to enter into a contract to commence on January 1, 2025.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt 2024-143 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-143.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

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)

Moved by DeVries and seconded by Winkel to dispense with the second and third readings for 2024-143.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Winkel to add the emergency clause to ensure that the Finance Department has the necessary resources to meet its financial obligations.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Winkel to adopt 2024-144 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-144.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

R 2024-145 A Resolution authorizing fund transfers and advances.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-145.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to ensure that the Finance Department has the necessary resources to meet its financial obligations in a timely manner.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Awig to adopt 2024-145 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2024-145.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

R 2024-146 A Resolution authorizing fund transfers and advances.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-146.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to ensure that the Finance Department has the necessary resources to meet its financial obligations and make the appropriate transfers to the correct accounts.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Awig to adopt 2024-146 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2024-146.

Yes – 7 No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

O 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)

This Ordinance moved to Third Reading.

Clerk of Council Nicholas Ciofani:

O 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)

Moved by DeVries and seconded by Winkel to dispense with the third reading for 2024-139.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by DeVries and seconded by DeVries to add the emergency clause to submit to the State in a timely manner.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Awig to adopt 2024-139 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-139.

Yes – 7 No – 0

Councilman DeVries and Councilman Abens thanked Finance Director Wilkerson for preparing the budget and expressed that the process is very valuable.

Mayor Corcoran thanked everyone for their participation in the process.

Finance Director Wilkeson expressed her appreciation for the Department heads and Division heads' assistance in preparing the 2025 budget.

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

O 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)

Moved by Swenk and seconded by Winkel to adopt 2024-133.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2024-133.**

Yes – 7 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

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

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:27 p.m.

Approval of minutes on January 6, 2025:

Jason Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, DECEMBER 19, 2024**

CALL TO ORDER:

Chairwoman Masterson called the meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members James Cain, Paul Graupmann, Planning Commission Liaison Frank Toth, Vice-Chairman Shawn Kimble and Chairwoman Linda Masterson.

Also present were Council Liaison Cliff Winkle, Chief Building Official Guy Fursdon, Planning and Development Director Kimberly Lieber, Law Director Brian Moriarty and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairwoman Masterson asked if there were any corrections to the minutes of the regular meeting on Thursday, November 21, 2024.

None were given.

Minutes were approved as submitted.

PLANNING COMMISSION REPORT

Planning Commission Liaison Toth stated that the Planning Commission took action on six items at its regular meeting Tuesday, December 10th, 2024. He explained that the first item was an application from City Limits owner Stephen A Joseph, proposing to rezone a property located at 39462 Center Ridge Road from I-3 Heavy Industrial District to B-3 Highway Commercial District and that the application was recommended for approval by a 5-0 vote. He mentioned that the second item was an application from Drees Homes seeking approval of the final plat for Phase 1 of the Crossings at French Creek Subdivision, 5725 Avon Belden Road and that the application was recommended for approval conditionally by a 5-0 vote based on the applicant satisfying four identified contingencies. He stated that the third item was an application from ThenDesign Architecture proposing a new transportation and maintenance center to replace existing facilities for the North Ridgeville City Schools with the 18,500 square foot building being constructed in the northwestern area of the school's Bainbridge Road campus and was anticipated to be dedicated for use in early 2026. He added that the application was recommended for approval conditionally by a 5-0 vote based upon the applicant satisfying three identified contingencies. He stated that the 4th item was an application from ThenDesign Architecture proposing a new 340,000 square foot high school for the North Ridgeville City Schools, complete with parking lots, athletic fields, and other accessory site improvements. He stated that the project would seek approval in three phases with Phase 1 being early site work, Phase 2 would be building construction and Phase 3 would be demolition of the existing high school and final site work. He said that phase one was recommended for approval conditionally by a 5-0 vote based upon the applicant satisfying three identified contingencies. He discussed that the fifth item was a review and recommendation of the Zoning Code Diagnosis recently completed by the Administration's consultant. He explained that the document would be employed as the road map for future action in modifying the City of North Ridgeville zoning codes and that the Planning Commission voted 5-0 to recommend approval. He stated that the sixth item was the review

and recommendation of the Active Transportation and Safe Routes to School plans and mentioned that the plans were formulated throughout the past year under a grant and supervision from NOACO. He stated that the input came from a committee comprised of community stakeholders and primary parties, which convened a focus on providing better connectivity and opportunities for non-motorized means of travel. He said that the public at large was engaged through multiple surveys and open houses seeking feedback on draft recommendations and the finished documents had been formally accepted by NOACA and would be used by the Administration in seeking grant opportunities. He mentioned that Director Lieber also informed the Commission of three Administrative Approvals and zoning certificates with the first being to Ridge Barber Shop, 7717 Victory Lane, as they received approval of a certificate of zoning compliance for a Barber shop and that the second was Paws and Spa Pet Salon, 3319 Center Ridge Road and they received approval of the certificate of zoning compliance for a dog salon and last was Price Point Construction, 7864 Root Road and they received approval of certificate of zoning compliance for construction services and storage.

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS:

PPZ2024-0324 Javier Feliciano, 5884 Rosebelle Ave, PPN 07-00-020-108-019

Proposal consists of a detached garage. Property is zoned RS-2 General Residence District. Request:

1. A 308 square foot variance for area of detached private garage. Applicant shows 984 square feet, code allows 676 square feet, Section 1294.03(d)(1). Note: Garage also exceeds 26 feet in width.

Application was read.

Chairwoman Masterson asked if there was a representative for the application.

Javier Feliciano, 5884 Rosebelle Ave, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber to present her report.

Director Lieber stated that the lot was a 50 by 160, 116-foot-deep lot, 1.3 acre that was located in the RS-2 district and was a legal non-conforming lot. She gave some background regarding the property and stated that in April of this year, building staff had determined that the owner had constructed a garage addition on the property without the issuance of a permit and a notice of violation was issued at that time in April and on May 3rd, the applicant had then submitted the permit application as requested in order to obtain approval for that garage. She stated that during plan review, it was found that the garage addition did not comply with the requirements of the zoning code, so then on June 5th, the City had issued its plan review findings that the garage was both located too close to the side property line and also exceeded the maximum area for a private detached garage. She stated that given the size of the lot, the applicant was advised to either bring the structure into compliance or to seek variance from the BZBA and that was the set of facts that led to the applicant's appearance before them on July 25th, 2024. She discussed that at the time, there were two variance requests, one for side setback from the north property line and the second was the size of the garage and both variances were denied. She stated that since then, the applicant had made changes to the previous proposal and the setback was shown on the drawing to be conforming at six feet from that side, which was the north side property line. Additionally, she mentioned that there was some further research back into the history of the property and it was found historically that back in 1978 there was a variance that was granted for the south side, which

explained trying to figure out how the math worked with the current garage, the addition of the garage and the and the described setback and that helped to make sense of some of those numbers for that 50 foot wide lot. She mentioned that the area of the outbuilding continued to exceed code requirements as 984 square feet was proposed, and 676 square feet was permitted. She added that 2015 a home occupation permit was issued for that property to allow a towing business, and the applicant had previously appeared before the BZBA in March 2017 requesting approval to allow a second work vehicle on the property, which was denied.

Mr. Feliciano stated that there was a lift in there and he had already taken that down to proceed with bringing it in as was required.

Chairwoman Masterson asked if he was going to move the wall in.

Mr. Feliciano stated that he was going to move it about 2 1/2 feet.

Chairwoman Masterson asked if any of the Board members had any comments or questions.

Vice-Chairman Kimble discussed that the lot directly to the south, regarding the variance that was granted in the 70's talked about a possible future expansion of the road but that was never going to happen and asked why hadn't the thought of vacating that to allow him to have an extra additional 20 feet, because it was a 40 foot wide lot and if it was vacated to the north and south, each property would gain 20 feet. He asked if that wouldn't help the situation immensely.

Director Lieber stated that typically street vacations would be initiated by adjacent property owners via petition and those adjacent property owners would then bear the cost of the required surveying and work that went into that, otherwise the city would bear a lot of cost.

Vice-Chairman Kimble stated that he agreed that Mr. Feliciano should pay for it if that was something that he would want to do, but if in theory, if that was to happen, he would have a conforming lot and then he would have a considerably larger parcel than what he had currently, to the point where it wouldn't be unrealistic if they were talking about a detached garage and a shed on the same property.

Director Lieber stated that the lot might be conforming, but the size of the outbuilding would still require a variance.

Chief Building Official Fursdon stated that he didn't believe by vacating and getting half of that right of way would take him greater than a 1/2-acre lot and it would still be the same scenario.

Vice-Chairman Kimble stated that he would still need a variance, but it would be a lesser of a variance in theory than what it was on a 50 foot sub lot.

Chief Building Official Fursdon stated that the variance was based on the square footage, not on the lot size.

Vice-Chairman Kimble stated that he understood but if the Board were to look at a 70-foot-wide lot instead of a 50-foot-wide lot, that might change the thought of the Zoning Board versus a 40-foot outbuilding on a 50 foot wide lot. He added that that was what his point was and didn't know if that was

something that Mr. Feliciano ever considered.

Mr. Feliciano asked if he was talking about between his house and the house to the left.

Vice-Chairman Kimble remarked the south, if he were standing at the street looking at his house it was to the left.

Mr. Feliciano stated that he filed for that a while back like when he first moved in. He mentioned that if he understood it, half of it would go to the neighbor and half would go to him and they both would have to file.

Vice-Chairman Kimble stated that it would be a cost that he and his neighbor would have to incur but he was not saying that that solved the problem. He added that it was definitely not the solution, and he would still need to get a variance, but from the standpoint of the Zoning Board looking at it, he had a very large structure on a very narrow lot.

Mr. Feliciano commented that he was told that after seven years he could file for it and he would only have to file for the motion and didn't have to actually pay for the lot after seven years of living there.

Vice-Chairman Kimble stated that he didn't know anything about seven years. He stated that it may be something that he may need to talk to an attorney or an engineer about. He mentioned that he just wanted to point out that it was there and would change things from the math that was done by the Board because it was a large ask. He stated that it was a big request for a building that size on a lot that size and was just something that he saw and wanted to bring up and discuss.

Chairwoman Masterson asked if there were any other questions or comments.

Member Toth asked if the overall height of the structure was 16 feet.

Mr. Feliciano stated it was 15 feet.

Director Lieber asked if the question was, "Did the height exceed code requirement".

Member Toth commented that ultimately that was correct.

Director Lieber stated that height was measured not to the peak of a pitched roof, but to the midpoint of that angled Gable roof. She explained that they didn't measure from the highest point, but the midpoint between the wall and the highest point of that and that it did comply at that height.

Member Toth asked if at that height it met the code.

Chief Building Official Fursdon stated that they actually physically measured it, and it was less than 15 feet in height to the midpoint.

Member Toth commented that the width of the garage was 41 feet overall.

Mr. Feliciano stated that it was 41 feet.

Mr. Toth asked Chief Building Official Fursdon if 41 feet met the code.

Chief Building Official Fursdon stated that that was what he was asking for the variance was the size. He stated that the code said 26 by 26 or 676 square feet, so he could have something like 28 feet by 20 some feet as long as it was under the 676 square feet. He explained that he was over 676 and that was the variance he was asking for. He stated that he was at 984 feet.

Member Toth stated that the 41 feet in width was nonconforming.

Chief Building Official Fursdon stated that it was an either or and that it could be 26 by 26 or 676.

Member Toth stated that the square footage that Mr. Feliciano had was 984 feet.

Mr. Feliciano stated that was correct.

Member Toth stated that the code was 676 feet.

Chief Building Official Fursdon stated that was correct.

Chairwoman Masterson asked if there was a subdivision going in behind Mr. Feliciano's property on the vacant lot.

Director Lieber stated that the property behind was not part of that Drees subdivision. She mentioned that there was a field area, but that was not part of that subdivision.

Chairwoman Masterson asked if there were any plans to extend that street.

Director Lieber commented not to her knowledge.

Chairwoman Masterson asked about Rosebelle and stated that Rosebelle was dead ending into Drees.

Director Lieber stated that it would ultimately connect to a road in that development.

Chairwoman Masterson asked if they were going to connect Rosebelle into the Drees subdivision.

Director Lieber stated that was correct.

Chief Building Official Fursdon stated that they may want to look at the county's website, but he didn't believe that Drake could be extended into that area because the property behind there took half of that right of way. He mentioned that it was not wide enough to extend the right of way up in there, so it would be best, in his opinion, to vacate it, but it was Mr. Feliciano's request to make.

Vice-Chairman Kimble stated that the reason he brought up the vacating was because the lot that butted up to them on one of the neighboring streets covered up that section of the road, so that section of Drake

could never be extended.

Mr. Feliciano stated that he would have liked to buy the property behind him.

Vice-Chairman Kimble stated that as someone who sat on the board for a long time, if he was looking at that and it was a 70-foot-wide lot versus a 50-foot-wide lot, he definitely would look at things a little bit differently. He commented that he wasn't saying how anyone else would think or vote as they were all independent, but it would be more of a realistic ask because there had been plenty of times people came in with slightly larger lots and asked for one larger barn versus two. He explained that per the City's code, they were allowed to have a detached garage and a shed and both of them be 26 by 26. He said that people had come in and said that they just wanted to put them together and have one, but those were on lots that were bigger than 50 by 116. He added that he personally lived on a smaller lot too, right around the corner from him and he was aware of the size that he had there and that he had maxed out what he had, and it was for sure to the point where it was somewhat detrimental to the area and was a big concern for the Board. He stated that if it was a little bit bigger lot and that street was vacated, that it may change things for people's view down the road.

Chairwoman Masterson stated that he agreed to move in the wall but asked if he considered reducing the size of the garage at all.

Mr. Feliciano stated that it would be reduced by taking it in 2 1/2 feet and that he had already taken out the lift that was in there but he would need a little bit of time to be able to do that since it was winter time.

Chairwoman Masterson stated that the issue before the Board was that he was asking for a really large variance on a very small piece of property. She explained that he wouldn't be before them had he submitted plans and gotten the building permit. She stated that he built a structure without permits and that he took a risk when he did that. She mentioned that he was a business owner and should know how to run a business and should have known that building permits were required for any structure whenever building it.

Mr. Feliciano stated that he didn't know if it was just for being attached to a building but that he had always gotten permits for any little other stuff that he was building.

Chairwoman Masterson stated that he was running electric and it was reasonable to know that he needed a building permit for a garage, let alone a house. She commented that for a building of that size, he would be making a huge investment in something, and he was going to want to make sure that it was built correctly, and he would want to make sure that it was inspected correctly. She then reviewed the Duncan Factors and read "Can the property yield a reasonable return, or can there be any beneficial use of the property without the variance" and stated that she agreed that it could be used without the variance and that he already had another garage on the property. She read, "Is the variance substantial" and stated that yes, the size of the garage significantly exceeded what was allowed and that he was at the maximum. She stated that the garage he built was large, and it was larger than the home and most structures in the neighborhood. She read "Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance" and stated that it was a subdivision made of very small lots and that it stuck out. She read, "Will the variance adversely affect the delivery of governmental services, water, sewer or garbage and remarked

no. She read, “Did the property owner purchase the property with knowledge of the zoning restrictions” and stated that the zoning requirements predated ownership, so yes, he did purchase the property with knowledge of the restriction. She read, “Can the property owner's predicament be precluded through some method other than a variance” and stated that he could always make it smaller. She read, “Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance” and said that the variance request was asking for an awful lot. She said that she didn’t understand what his practical difficulty was because he built the structure without a permit. She asked if there was any way that he could think of making the building any smaller.

Mr. Feliciano stated that that was what he was there for, to get the variance to bring it in two feet.

Chairwoman Masterson stated that when he originally came before the Board he needed two variances and now he only needed one. She commented that it was still quite large and was bigger than he was allowed to build. She asked Chief Building Official Fursdon how large of a building could he build without asking for a variance.

Mr. Fursdon stated approximately 24 by 28 to get to that 676 number and he was at 24 by 41.

Chairwoman Masterson asked if Director Lieber had anything to add.

Director Lieber stated that she did not see anything included in the applicant’s submittal that really talked about the practical difficulties of the lot or provided input as to any of the Duncan Factors to support the request and there had been no statement of why the need.

Law Director Moriarty stated that when they were reviewing the second submission, the fact that one of the variance requests was gone as well as a reduction in the square footage, they thought that was at least a substantial change from the initial one to again go before the BZBA. He mentioned that Mr. Feliciano had shared information like when they had a conversation and he explained some things to him, but it didn’t seem like he was explaining those to the Board. He added that he wasn’t going to make his argument for him but when talking about getting permits beforehand, he needed to explain why he didn't. He stated that this was the time to do it and if he had other documents or any other people there on his behalf, this was the time that he was supposed to present that to the Board.

Mr. Feliciano repeated why he didn’t get the permit.

Chairwoman Masterson stated that she kept asking him why he didn’t get one.

Mr. Feliciano stated that he didn’t know that for a detached garage that he had to do that. He mentioned that since he had been in business there, he always got everything through there but he didn’t know. He stated that if he knew he would have done it.

Chairwoman Masterson asked if there was anyone in the audience who wanted to speak on behalf of the matter.

Jeff Greenberg, 5932 Sandalwood Avenue, North Ridgeville, OH 44039, was sworn in.

Mr. Greenberg stated that he was the owner of the property behind his home. He stated that he bought

that land because he knew that Drees was moving in and didn't want that in his backyard. He said that he bought all that land back there to where Mr. Feliciano built his garage and it didn't matter to him. He indicated that he was down the street from him on Sandalwood in the cul-de-sac and was the one that touched all the properties back there and that was why he attended the meeting because he was the property owner that touched that property.

Chairwoman Masterson stated that to be clear there were three houses in the cul-de-sac and his property was to the left.

Mr. Greenberg stated that was correct.

Chairwoman Masterson stated that his property didn't look onto Mr. Feliciano's property.

Mr. Greenberg stated that he could see it through the backyard in the winter. He stated that he wasn't overtop of him and wasn't encroaching on his property. He explained that when he bought that property, he knew that it wasn't wide enough for a street and sidewalk and Drake couldn't go through that property, so that was why he invested in buying that property. He stated that also because he was aware that the farmland was all being sold, so a couple years ago he bought that property just for the deer, so they could stay there.

Chairwoman Masterson asked if she could table the matter for six months to see if Mr. Feliciano and his neighbor could vacate the property.

Law Director Moriarty stated that the Board could table anything it wanted but he wasn't quite sure exactly what she was asking about the properties being shared or vacated.

Chairwoman Masterson asked if both properties had to go forward with the vacation or if one property could absorb the entire street.

Chief Building Official Fursdon stated that one property owner could request the vacation and if City Council chose to vacate it, then each adjoining property owner would get half of the right-of-way, which was 40 feet, so he would get an additional 20 feet on his property and as Vice-Chairman Kimble had indicated, he would then have a 70-foot-wide property.

Chairwoman Masterson asked if he would he still need the same variance?

Chief Building Official Fursdon stated that yes, he would.

Chairwoman Masterson commented that it would get a piece of property out of the City's name and into private hands.

Director Lieber stated that the applicant had not presented to the Board that night his interest in pursuing a street vacation, and while it might make a difference if the lot were larger in some of the decisions of individual Board members, it didn't change the variance that was being requested. She discussed that she didn't believe that it was a good practice to table something pending and then the applicant having to engage in additional applications, interactions, legislative processes that may or may not occur when they had a case pending before them where they had not proposed that action as part of

their approach to improve their case before the Board.

Chairwoman Masterson asked if any of the Board members had any other questions, comments or concerns.

None were given.

Chairwoman Masterson asked Mr. Feliciano if there was anything that he wanted to add.

Mr. Feliciano commented that just so he understood he was getting the variance to bring it 2 ½ feet in, when the variance was a foot, but he was still bringing it in 2 ½ feet and he was asking for the 308-foot variance.

Chief Building Official Fursdon stated that one point the applicant was failing to make was that when they asked him why he didn't get the permit, he told them that he didn't realize that he needed one. He mentioned that his expertise was in automotive, and towing and they asked him why didn't his contractor tell him that he needed a permit and he didn't have an answer. He stated that when he tried to contact his contractor, he vanished, and he didn't tell the Board that aspect, but he did tell him that.

Moved by Masterson and seconded by Cain to deny the variance request.

A roll call vote was taken and the motion carried.

Yes – 4 No – 1

PPZ2024-0325 The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-019-000-010

Proposal consists of an entrance sign. Property is zoned R-1 Residence District. Request:

1. A 4-foot variance for height of an entrance sign. Applicant shows 10 feet, code allows 6 feet, Section 1286.11(f)(3).

Application was read.

Chairwoman Masterson asked if there was a representative for the application.

Mario Halasa, 155 North Highland Ave, Akron, OH 44303, was sworn in.

Chairwoman Masterson asked the applicant to present the application.

Mr. Halasa stated that he was there on behalf of Matt Schmahl. He explained that they were building the sign out front and according to the City's code it could not exceed 6 feet and their variance was for 10 total feet with a two foot base, which made the sign 8 feet tall.

Chairwoman Masterson asked Director Lieber to give her review of the application.

Director Lieber stated that the applicant pointed out that the tall element of the sign, because it was attached to the sign, contributed to the overall height of the sign. She stated that code allowed 6 feet, and they were showing 10 feet. She pointed out that the sign copy itself, so the area that would count towards

sign area, was just that area of text and that was about 8.85 square feet, and they were still well under the allocation of square footage for the copy area of the sign, which was really what she considered a decorative element. She explained that the height limit was established to ensure that entrance signs were designed well into the entry landscaping and features of a development. She added that in that case, the signed copy was relatively modest, and she didn't believe that that open element detracted from the aesthetics, and it didn't impair visibility but actually added a nice overall artistic element to the neighborhood.

Chairwoman Masterson asked Mr. Fursdon if he had any comments.

Chief Building Official Fursdon stated that with the open structure, you could see through most of it and that it had very little impact on the surrounding area.

Chairwoman Masterson asked if any of the Board members had any comments or questions.

Vice-Chairman Kimble stated that there would not be any sort of visual obstruction by the way the sign was positioned and angled in conjunction to the road and that it was meant to be seen as you're pulling in the development and from the main road driving. He commented that he didn't see how it would be any sort of a safety issue or that any negative could come about it. He mentioned that he thought it was a well thought out design that was appealing.

Member Cain stated that the trees and landscaping would fit right in with the sign and you could see through it and he didn't see any issues with it.

Member Toth stated that he echoed both Member Kimble and Member Cain's comments regarding the sign.

Chairwoman Masterson then reviewed the Duncan Factors reading "Can this property yield a reasonable return or can there be any beneficial use without this variance" and commented that the property could continue to be used without the variance. She read, "Is the variance substantial" and commented that the additional height was more than what was allowed by code, however, everyone continued to make the point that it was open, and it was like the outline was what exceeded code. She read "Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance" and stated that no, she agreed with the comments that it was a really attractive sign. She read "Did the property owner purchase the property with the knowledge" and stated that yes, the zoning was already in place. She read, "Can the property owner come to a different conclusion other than the variance" and stated that yes, they could, but she did think it was a classy, artful sign. She read, "Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance" and commented that regarding the height limit, they didn't want to block views, and it was not blocking the view. She remarked that there was no one in the audience to comment on that matter.

Moved by Masterson and seconded by Kimble to grant the variance.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Chairwoman Masterson stated that she wanted to thank Vice-Chairman Kimble for all of his years of service to the City.

Vice-Chairman Kimble stated that it was his last meeting after 20 years.

Council Liaison Winkle thanked him for all of the work that he put into the City just to make the world a better place was acknowledged and appreciated.

ADJOURNMENT:

The meeting was adjourned at 7:48 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, January 23, 2025
Date Approved



NORTH RIDGEVILLE POLICE DEPARTMENT
Chief Michael Freeman

To: Mayor Corcoran
From: Chief Michael Freeman
Subject: Monthly Activity Report November 2024

The following is a condensed report of select activities performed by the police department for the period covering **November 2024**. All figures herein have been compiled from the records of this department.

PATROL DIVISION ACTIVITY

	This Period	Year to Date	PYTD
Officer Activity	2217	25,248	25,469
Calls for Service	923	11,571	11,118
Traffic Citations	199	2041	2390
Traffic Detail Citations/Arrests	59	451	796
Parking Citations	0	152	106
Criminal Arrests	39	547	662
Warnings	258	2686	2924
Total Work Hours	4292	48,679	46,671
Accidents Investigated	42	443	466
Accident Citations	28	322	344
DUI Arrests	2	61	71

DETECTIVE BUREAU ACTIVITY

	This Period	Year to Date	PYTD
Total Current Case Load	41	n/a	n/a
Cases Cleared by Arrest	2	21	50
Cases Placed in Open Inactive	2	24	25
Cases Unfounded	1	11	7
Cases Cleared Exceptionally	6	29	9
Criminal Arrests this Period	7	71	221
Total Work Hours	681	7256	9648

DISPATCH ACTIVITY

	This Period	YTD	PYTD
Number of Calls Received	971	11,721	11,125
Number of Persons On Station	43	873	1163
Total Work Hours	765.5	8034.5	8146

FLEET MILEAGE INFORMATION

*Vehicle mileage will be completed once per quarter
October 2024

Vehicle ID#	License#	Vehicle Year	Current Odometer
X-112	1	2012	1542
X-129	74	2015	89,715
X-132	41	2016	84,502
X-133	609	2016	104,893
X-134	38	2016	111,687
X-135	69	2016	84,200
X-138	503	2017	91,908
X-139	500	2017	97,200
X-140	601	2017	58,317
X-141	605	2017	92,796
X-142	50	2017	93,043
X-143	47	2018	108,336
X-144	79	2018	86,000
X-145	505	2018	108,990
X-146	603	2018	61,000
X-147	604	2018	130,000
X-151	502	2019	57,100
X-152	504	2019	130,779
X-153	42	2019	66,183
X-154	97	2019	62,780
X-155	602	2019	76,072
X-157	57	2020	78,736
X-158	63	2020	46,295
X-159	49	2020	41,017
X-160	51	2020	47,007
X-161	501	2020	51,425
X-163	600	2021	24,651
X-164	608	2021	43,029
X-165	610	2021	77,139
X-166	88	2021	56,858
X-167	89	2021	69,091

X-168	Jeep	2009	41,072
X-169	87	2022	39,388
X-170	607	2022	39,506
X-171	58	2022	27,741
X-172	75	2022	34,077
X-173	77	2022	32,121
X-174	Kia	2021	42,055
X-175	Ford	2020	74,241
X-176	48	2024	2,440
X-177	70	2024	1,275
X-178	80	2024	2,419
X-179	84	2024	3,850
X-180	606	2024	2,671

While this statistical synopsis in no way accounts for all of the activities that this department is tasked with performing, it does provide for, in very general terms, a brief overview of some of the more common police tasks.

Sincerely,

Michael Freeman
Chief of Police

Building Division Monthly Report



PERMITS	DECEMBER			YEAR TO DATE		
	Permits	Est. Cost	Fees	Permits	Est. Cost	Fees
Accessory Structure	2	61,000.00	179.78	149	2,337,177.64	16,186.91
Accessory Structure - Eng				5	0.00	240.00
Addition				20	2,454,334.00	16,934.21
Addition - Eng				3	0.00	80.00
Air Conditioner	13	79,734.50	1,050.40	236	1,455,861.17	20,721.70
Alterations	6	87,479.32	4,434.35	44	1,661,980.16	36,330.32
Apron				35	26,000.00	2,720.00
Backflow Preventor				49	2,470.00	3,964.85
Change of Grade	3	0.00	240.00	3	0.00	240.00
Commercial Parking Lot				12	378,888.00	2,708.00
Commercial Fence	9	75,002.00	720.00	135	964,440.86	10,676.00
Com New Construction				5	8,085,000.00	21,840.14
Com New Construction - Eng				1	0.00	50.00
Concrete				56	537,614.00	4,506.00
Culvert Pipe/Ditch Enclosure				6	8,388.75	630.00
Deck/Porch	2	49,000.00	179.78	100	1,028,949.00	9,193.47
Demolition				16	2,290,310.00	1,995.25
Drain Tile				3	300.00	241.60
Driveway				49	477,678.00	3,840.00
Electrical	8	32,279.80	803.30	86	671,666.26	7,554.85
Fire Alarm				2	48,000.00	983.65
Fire Suppression/Protection	1	2,000.00	159.65	10	195,580.00	6,052.56
Fire/Storm Damage				3	322,204.25	0.00
Furnace	30	188,344.50	2,424.00	231	1,368,566.06	19,682.80
General Inspection				6	166,201.46	323.15
Generator	8	85,834.56	646.40	27	306,491.62	2,260.45
Home Occupation				4	0.00	200.00
Hot Tub				6	69,659.00	404.00
Lawn Sprinkler				35	36,812.50	2,822.40
New Condo (1-3 Units)				52	6,375,000.00	67,002.15
New Dwelling BSH	1	525,800.00	345.00	8	4,677,800.00	2,660.00
New Dwelling BSH - Eng	1	0.00	0.00	2	0.00	0.00
Plumbing				66	216,855.34	5,490.45
Plumbing - Water Tank	1	759.00	80.80	22	84,428.34	1,777.60
Re-Roof/Gutters	15	170,729.38	1,212.00	431	6,646,711.73	32,902.92
Residential Fence				121	953,394.86	9,760.00
Res New Dwelling	7	2,359,340.00	14,733.55	122	39,384,130.00	299,666.60
Res New Dwelling - Eng	7	0.00	3,325.00	55	203,186.00	25,750.00
Sanitary Repair/Replacement	1	0.00	80.00	21	10,000.00	1,680.00
Sanitary Sewer Tap	8	0.00	44,547.47	68	0.00	439,181.49
Sewer				126	120,500.00	442,211.34
Sewer/Storm				27	234,459.60	2,388.00
Sidewalk				17	0.00	1,280.00
Siding	1	6,954.00	80.80	68	1,248,505.38	5,168.00
Sign				9	79,573.00	1,893.66
Sign - Permanent	4	25,600.00	354.60	12	77,399.00	1,709.19
Sign - Temporary				1	4,599.00	25.00
Solar Panel	3	90,666.80	242.40	55	1,483,142.44	4,443.45
Storm Repair/Replacement	1	0.00	80.00	13	0.00	1,200.00
Sump Pump	2	5,294.21	161.60	4	12,194.21	323.15
Swimming Pool				27	948,904.13	3,645.00
Water Meter				50	31,072.66	4,000.00
Water Tap	8	0.00	0.00	57	0.00	0.00
Waterline	1	0.00	80.00	14	21,750.00	1,120.00
Waterproofing	3	49,255.25	242.40	28	309,115.84	2,261.60
Windows/Doors	12	145,289.00	969.60	239	2,702,549.82	19,065.70
Woodburner Fireplace				1	0.00	80.75
TOTAL	158	4,040,362.32	77,372.88	3,053	90,719,844.08	1,570,068.36

Building Division Monthly Report



ENFORCEMENTS	DECEMBER	YEAR TO DATE
	Entries	Entries
Advisory	1	3
Animals (Rodents/Pests)		1
Backflow Program		57
Building Materials		
BZBA Disapproval		
Commercial Basin Inspection		12
Contractor Registration		1
Downspouts		
Drainage		2
Engineering Complaint	1	33
Exterior Property		1
Exterior Structure		2
Fences		
Fire Safety		1
Flooding		
Grading and Drainage		
Hedges		
Home Occupation		
Home Occupation Permit		2
Interior Structure		
Junk/Debris		2
Junk Yard/Vehicle Wrecking		
Mud on Road		1
Obstruction of View		
Occupancy		
Property Maintenance	20	43
Property Maintenance (General)		7
Property Maintenance Complaint	6	226
Recreational		1
Recreational Vehicle(s)		2
Roofs and Drainage		1
Rubbish and Garbage		1
Rummage Sale		
Service		4
Sidewalk Obstructions	1	1
Signs		1
Stagnation or Obstruction		2
Structures		
Trailers(s)		1
Trash		1
Trees		3
Unlicensed/Inoperable Vehicle		
Unsafe Structure		1
Variance Required		
Vegetation - Visibility	7	7
Vehicles		
Working Without Permit	2	12
TOTAL	38	432
CONTRACTOR REGISTRATIONS	252	1118
INSPECTIONS	717	8289

MEMO

TO: Kevin Corcoran, Mayor
FROM: Eric Brown, P.E., Project Engineer
DATE: December 23, 2024
SUBJECT: Stormwater Utility Base Rate Annual Adjustment for 2025

Effective January 1, 2025, the Stormwater Utility (SWU) Fee for all property owners will be increased by 0.9%. The City of North Ridgeville Codified Ordinance 1058.07 states that the SWU base rate will be adjusted annually by the Engineering News Record Construction Cost Index Annual Inflation Rate. The supporting information is attached. The 2024 base rate for one (1) equivalent residential unit will be increased from \$4.69 to \$4.73 per month.

Thank you,



Eric Brown, P.E.
Project Engineer



cc: Christina Eavenson, P.E., City Engineer
Kim Lieber, Director of Planning and Development
April Wilkerson, Director of Finance
Tara Peet, Director of Public Utilities
City Council Members

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ENR's 20-city average cost indexes, wages and materials prices. Historical data for ENR's 20 cities can be found at [ENR.com/economics](https://enr.com/economics)

Construction Cost Index

+0.9%

ANNUAL INFLATION RATE

DEC. 2024

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	13632.41	0.0%	+0.9%
COMMON LABOR	25538.95	0.0%	+0.5%
WAGE \$/HR.	48.52	0.0%	+0.5%

The Construction Cost Index's annual escalation rose 0.9%, while the monthly component stayed flat.

Building Cost Index

+1.6%

ANNUAL INFLATION RATE

DEC. 2024

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	8407.35	0.0%	+1.6%
SKILLED LABOR	11811.41	+0.1%	+1.5%
WAGE \$/HR.	65.55	+0.1%	+1.5%

The Building Cost Index was up 1.6% on an annual basis, while the monthly component showed no change.

Materials Cost Index

0.0%

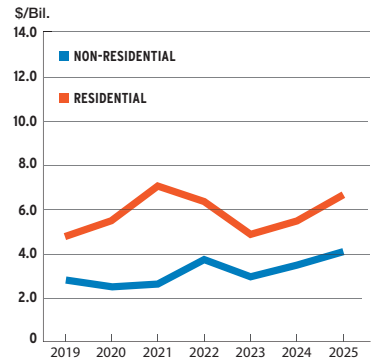
MONTHLY INFLATION RATE

DEC. 2024

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6334.86	0.0%	+3.0%
CEMENT \$/TON	279.09	-4.3%	+31.8%
STEEL \$/CWT	110.26	+1.1%	+11.2%
LUMBER \$/MBF	875.40	-0.8%	-18.4%

The Materials Cost Index held steady this month, while the annual escalation rate increased 3%.

Construction starts in the Denver metro area are expected to rise 20% in 2025, to \$10.9 billion, according to Dodge Construction Network. Dodge predicts a 17.4% increase in non-residential starts, while residential is expected to rise 21.6%. Education and retail starts are expected to increase, while office work is predicted to drop.



SOURCE: DODGE CONSTRUCTION NETWORK

ENR's Cost Indexes by City

1913=100
1967=100
R=REVISED

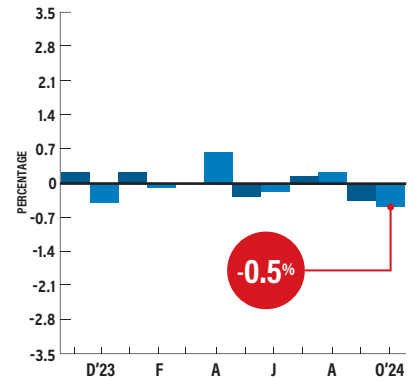
	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	DEC '24: 1913	% CHG. YEAR	DEC '24: 1913	% CHG. YEAR	DEC '24: 1967	% CHG. YEAR	DEC '24: 1967	% CHG. YEAR	DEC '24: 1967	% CHG. YEAR
ATLANTA	8738.41	+6.3	6793.14	+8.3	825.83	0.0	770.13	0.0	1572.38	+13.9
BALTIMORE	10642.02	+1.4	7293.51	+2.1	1236.74	+1.8	1015.30	+3.6	1292.50	+0.7
BIRMINGHAM	8913.58	+3.0	6277.26	+4.3	978.68	0.0	868.43	0.0	1241.38	+7.8
BOSTON	17942.48	+1.2	10452.66	+2.5	1756.25	0.0	1623.44	+0.9	1386.86	+5.2
CHICAGO	20533.51	+2.1	10603.01	+4.2	1859.31	0.0	1536.02	0.0	1300.24	+10.9
CINCINNATI	12843.44	+1.7	7445.39	-2.5	1141.92	+5.9	979.90	+2.8	1343.50	-6.8
CLEVELAND	14323.94	-1.1	8047.83	-1.1	1095.01	0.0	989.95	+1.8	1326.81	-3.8
DALLAS	7491.28	-3.4	6101.25	-4.2	742.23	0.0	738.52	0.0	1233.26	-6.6
DENVER	9268.46	-0.2	7578.76	+5.3	818.18	0.0	1056.42	+12.0	1304.67	-0.4
DETROIT	13613.96	-0.4	8008.24	-2.7	1096.02	+1.6	1104.00	0.0	1051.15	-6.1
KANSAS CITY	13756.32	-1.0	7940.20	-3.3	1413.02	+1.7	1312.41	+0.9	1135.06	-8.0
LOS ANGELES	15587.04	+2.2	9022.25	+5.6	1287.67	0.0	1231.11	+3.2	1385.44	+8.7
MINNEAPOLIS	14755.46	+2.7	8721.18	+4.7	1339.26	0.0	1373.10	+0.1	1252.99	+11.0
NEW ORLEANS	8284.96	+7.2	6892.26	+8.8	749.82	0.0	848.69	0.0	1463.37	+15.4
NEW YORK CITY	22041.69	-1.9	11526.35	-2.5	1663.39	0.0	1574.71	+1.8	1212.36	-11.4
PHILADELPHIA	15726.67	-1.5	9189.94	-1.4	1637.07	0.0	1448.39	+1.9	1248.98	-6.5
PITTSBURGH	13003.91	+0.6	8313.95	+1.7	1178.28	0.0	1114.12	+1.3	1175.35	+2.2
ST. LOUIS	13912.34	-0.3	7938.02	-0.5	1112.34	0.0	1082.07	0.0	1280.78	-1.0
SAN FRANCISCO	15413.04	-0.7	10729.09	-0.4	1076.13	0.0	1292.25	+1.1	1669.99	-2.0
SEATTLE	15855.76	+4.5	9272.66	+7.9	1314.48	0.0	1302.87	0.0	1707.20	+18.2

Prices for PVC pipe products decreased 0.5% in October, after falling 0.4% in September, according to the Bureau of Labor Statistics' producer price index for plastic construction products, which consists largely of PVC pipe. The annual escalation fell to -0.7%. ENR's 20-city average price for both types of copper water tubing experienced monthly and yearly increases in December. Monthly prices for 6-in. ductile-iron pipe increased 2.3%, while yearly prices are up 6.2%.

PRODUCER PRICE INDEX

PVC PIPE

Monthly Percent Change

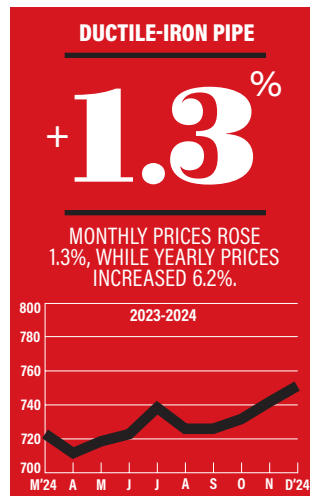


SOURCE: BUREAU OF LABOR STATISTICS

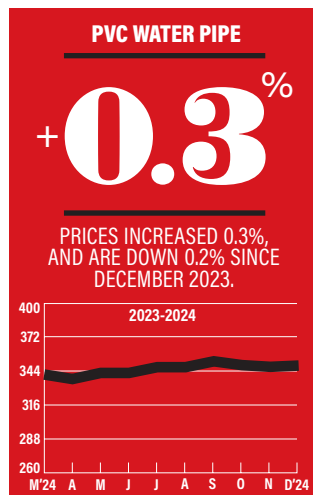
ENR's Materials Prices For December 2024



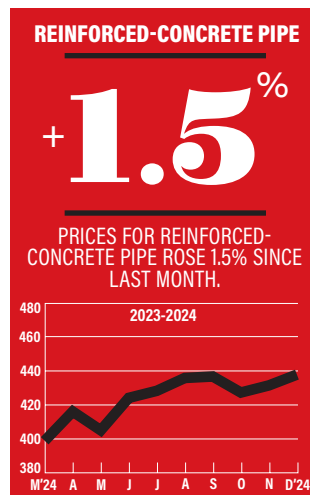
1992=100



1992=100



1992=100



1992=100

20-CITY AVERAGE

ITEM UNIT \$PRICE %MONTH %YEAR

REINFORCED-CONCRETE PIPE (RCP)

12"	FT	33.20	+0.1	+4.4
24"	FT	63.30	+1.5	+7.3
36"	FT	132.31	+1.9	+6.5
48"	FT	209.41	+3.8	+10.6

CORRUGATED-STEEL PIPE (CSP)

12"	FT	24.07	-0.3	+6.9
36"	FT	75.10	+0.1	+41.2
60"	FT	182.30	+4.6	+69.8

POLYETHYLENE PIPE (PE): UNDERDRAIN

4"	FT	1.27	-2.0	+7.5
----	----	------	------	------

POLYVINYL-CHLORIDE PIPE (PVC)

Sewer, 46	FT	3.45	+1.7	+2.9
8"	FT	14.25	+1.3	+18.4
Water, 6"	FT	12.11	+2.0	-0.6
8"	FT	19.12	+0.3	-0.2
12"	FT	29.99	+1.4	-3.3

DUCTILE-IRON PIPE (DIP)

6"	FT	33.60	+2.3	+5.4
8"	FT	45.70	+1.3	+6.2
12"	FT	67.04	0.0	+3.2

COPPER WATER TUBING: TYPE L

1/2"	FT	3.62	+3.3	+17.4
1 1/2"	FT	14.21	+3.7	+18.5

SOURCE: ENR

Sewer, Water and Drain Pipe For December 2024

City prices reflect quotes from single sources and can be volatile. They are not meant to be the prevailing price for a city. Data are a mix of list and transaction prices and may include ENR estimates. Do not compare prices between locations. Use city information to analyze national trends.

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	23.34	26.61	42.37	12.94	31.6	32.44	32.44	57	38	14.35
24"	FT	44.89	48.5	58.25	31.28	83.9	85.16	85.16	85	+55	33.33
36"	FT	90.56	135.65	131.58	67.47	212.3	168.16	168.16	149	+135	72.96
48"	FT	137.81	220.05	231.96	112.92	168.84	305.86	305.86	270	+220	118.53
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	17.02	35.4	31.67	12.55	19.44	30.17	30.17	29	+30	18.4
36"	FT	62.64	127.4	114	44.51	72	71.29	71.29	93	+86	61.9
60"	FT	136.08	260	256.5	101.62	160.44	156.85	156.85	275	+205	136.9
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	1.54	1.49	0.9	1.1	1.16	0.68	0.68	+1.5	0.98	0.8
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	4.49	2.59	2.6	3.9	4.17	3.24	3.24	+4.44	2.56	2.72
8"	FT	18.66	20.08	21.08	12.15	16.49	9.53	9.53	+17.99	8.92	16.22
WATER, 6"	FT	10.34	11.89	6.05	6.5	15.04	6.11	6.11	+4.99	23	25.49
8"	FT	18.66	24	21.08	12.15	25.8	9.53	9.53	+7.1	37	8.74
12"	FT	42.01	28.52	+28.12	25	21.81	17.78	17.78	+13.2	22.15	15.5
DUCTILE-IRON PIPE (DIP)											
6"	FT	27.34	27.90	-27	35.9	39.95	38.24	38.24	41.8	30	+29
8"	FT	36	38.40	+57.06	49.65	54.06	50.36	50.36	59.65	40	+40.7
12"	FT	55.17	63.20	70.56	82	79.9	77.18	77.18	86.2	60	+65.4
COPPER WATER TUBING: TYPE L											
½"	FT	3.13	2.64	3.92	4.2	4.73	3.14	3.14	3.49	4.15	3.3
1½"	FT	13.45	9.23	16.84	18.06	17.32	13.53	13.53	14.76	14	12.52

ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	17.57	33	31.6	24.8	49.46	46.46	+26.2	33	53.33	37.54
24"	FT	47.57	45	59	43.25	97.46	99.78	+61.8	50	76.66	75.08
36"	FT	86.69	92	134.9	89	199.1	199.58	+173	78	112.50	150.16
48"	FT	149.91	149	251.4	128	311.33	+314.79	+224.45	118	176.25	273.14
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	17.25	19.94	18.52	26.2	30.64	22.09	+29	20	17.06	25.42
36"	FT	63.35	70.89	68.57	74	98.6	76.59	61.8	68	73.99	42.26
60"	FT	149	175.03	152.8	+255	300.85	164.3	-173	160	184.15	86.64
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	-1.42	1.75	0.76	-1.44	1.13	1.3	-1.2	1.5	2.59	1.44
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	1.33	4.55	3.98	+3.99	3.86	3.22	2.59	6	3.43	+3.95
8"	FT	8.01	10.95	15.71	+14.05	15.5	9	14.68	17	14.43	+16.62
WATER, 6"	FT	5.07	10.25	14.33	+7.05	13.11	9.55	11.89	13	20.7	11.18
8"	FT	12.01	15.94	24.58	+24	20.45	23.18	18.54	17	25.43	28.28
12"	FT	36.73	28.57	51.49	+47.25	19.88	32.5	+29.36	36	32.32	57.18
DUCTILE-IRON PIPE (DIP)											
6"	FT	25.94	28.04	38.05	46.75	25.12	30	+54.64	25.88	30.75	31.38
8"	FT	34.15	36.93	51.9	70	37.95	45	45.12	34.08	40.51	42.2
12"	FT	52.25	55.63	65.48	84.5	55.76	53.25	74.23	52.25	61.00	69.6
COPPER WATER TUBING: TYPE L											
½"	FT	2.86	2.75	4	+3.55	2.06	2.64	+3.98	5.26	4.48	+4.77
1½"	FT	11.39	11.55	15	+14.1	14.48	14.5	+14.5	11.87	-14.56	+18.98

+ OR - DENOTES PRICE HAS RISEN OR FALLEN SINCE PREVIOUS REPORT; QUOTES ARE DELIVERED PRICES. SOME PRICES MAY INCLUDE TAXES OR DISCOUNTS. PRODUCT SPECIFICATION MAY VARY, DEPENDING ON WHAT IS MOST COMMONLY USED OR MOST ACCESSIBLE IN A CITY. QUANTITIES ARE GENERALLY TRUCKLOADS. RCP PIPE IS ASTM C76; 12 IN. AND 24 IN. ARE RUBBER-GASKET JOINTED, OTHERS ARE NON-CORRUGATED. CORRUGATED STEEL PIPE IS PLAIN GALVANIZED; 12 IN. IS 16 GAUGE, 36 IN. IS 14 GAUGE, 60 IN. IS 12 GAUGE. PE PIPE IS M252, PERFORATED AND CORRUGATED. PVC SEWER PIPE IS ASTM D-3034, SDR-35. PVC WATER PIPE IS C900, CL 150. DIP PIPE IS CL 150 WITH A PUSH-ON JOINT. COPPER WATER TUBING PIPE IS HARD AND INTERIOR DIAMETER, TYPE L.

DATE:	<u>January 6, 2025</u>	1 ST READING:	<u>January 6, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2025-1

**AN ORDINANCE AMENDING ORDINANCE 2024-103 EXHIBIT “A”
AND EXHIBIT “B” CREATING THE POSITIONS OF CHIEF
PROSECUTOR UNDER THE LAW DEPARTMENT AND GROUNDS
MAINTENANCE FOREMAN UNDER THE PUBLIC WORKS
DEPARTMENT AND AMENDING CERTAIN PART-TIME
CLASSIFICATIONS AND RANGES FOR THE DIVISION OF PARKS
AND RECREATION.**

WHEREAS, the Administration desires to create the full-time position of Chief Prosecutor, this position will serve under the direction of the Law Director; and

WHEREAS, the Administration desires to create the full-time position of Grounds Maintenance Foreman, this position will serve under the direction of the Public Works Director; and

WHEREAS, the Administration desires to make the following modifications to part-time positions serving under the direction of the Parks and Recreation Director; replace the Shady Drive Complex Manager with the position of Site Supervisor keeping the Shady Drive Complex Manager pay scale; replace the position of Site Supervisor with part-time Intern keeping the same pay scale and replacing the position of Cashier with Concession Worker keeping the same pay scale.

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

SECTION 1. The full-time positions of Chief Prosecutor and Grounds Maintenance Foreman are hereby established with the salary ranges as outlined in Exhibit A. Both positions shall be unclassified Civil Service.

SECTION 2. The part-time positions of Intern and Concession Worker are hereby established with the salary range as outlined in Exhibit B. These positions shall be unclassified Civil Service.

SECTION 3. The part-time position of Shady Drive Complex Manager and Cashier are hereby eliminated from Exhibit B and shall no longer be utilized.

SECTION 4. A copy of each job description can be found in the Office of the Mayor.

SECTION 5. 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 6. 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: Full Time Employee Classifications

	<u>From</u>	<u>To</u>	<u>Pay Type</u>
Office of Mayor			
Mayor	<i>See Ord. 6064-2023</i>		Salary
Administrative Assistant to Mayor	63,000.00	78,161.00	Hourly
Administrative Assistant	54,144.00	67,159.00	Hourly
Finance Department			
Director of Finance	105,393.00	146,387.00	Salary
Assistant Director of Finance	75,637.00	108,215.00	Salary
Payroll Administrator	66,884.00	82,989.00	Hourly
Accounts Payable Clerk	56,357.00	69,901.00	Hourly
Administrative Assistant	54,144.00	67,159.00	Hourly
Law Department			
<i>Chief Prosecutor</i>	91,603.00	109,729.00	Salary
Assistant Director of Law/Prosecutor	91,603.00	109,729.00	Salary
Clerk of Mayor's Court	47,512.00	85,318.00	Salary
Administrative Assistant	54,144.00	67,159.00	Hourly
Public Works Department			
Director of Public Works	105,393.00	146,387.00	Salary
Streets Foreman	80,974.00	100,510.00	Hourly
Water and Sewage Foreman	80,974.00	100,510.00	Hourly
Stormwater Foreman	80,974.00	100,510.00	Hourly
<i>Grounds Maintenance Foreman</i>	80,974.00	100,510.00	Hourly
Grounds Maintenance Supervisor	64,420.00	79,928.00	Hourly
Assistant Grounds Maintenance Supervisor	59,814.00	74,238.00	Hourly
Superintendent of FCWWTP	81,495.00	133,753.00	Salary
Assistant Superintendent of FCWWTP	87,905.00	109,126.00	Hourly
Laboratory Manager	65,332.00	78,173.00	Hourly
French Creek Class IV Foreman	85,068.00	105,600.00	Hourly
French Creek Class III Foreman	82,231.00	102,072.00	Hourly
French Creek Foreman	80,974.00	100,510.00	Hourly
Administrative Assistant	54,144.00	67,159.00	Hourly
Arborist	55,744.00	77,662.00	Hourly
Community Services Department			
Director of Community Services	105,393.00	146,387.00	Salary
Director of Parks and Recreation	62,616.00	91,490.00	Salary
Recreation Services Administrator	51,500.00	72,100.00	Hourly
Program Supervisor	41,349.00	62,115.00	Hourly
Administrator of Office of Older Adults	52,086.00	80,865.00	Salary
Case Manager	51,406.00	63,714.00	Hourly
Information Technology Manager	81,161.00	119,036.00	Salary
Information Technology Specialist	67,244.00	83,438.00	Salary
Planning and Development Department			
Director of Planning and Development	105,393.00	146,387.00	Salary
Office Administrator	57,385.00	71,287.00	Salary
City Engineer	93,091.00	121,200.00	Salary
Assistant City Engineer	89,603.00	107,055.00	Salary
Civil Engineer II (PE)	82,243.00	99,233.00	Salary
Civil Engineer I (EI)	70,340.00	85,166.00	Salary
Chief Resident Project Representative	79,538.00	94,904.00	Hourly
Chief Building Official	91,670.00	115,790.00	Salary
Assistant Chief Building Official	84,460.00	98,880.00	Salary
Zoning Inspector	56,650.00	72,100.00	Hourly
Communications Coordinator	57,385.00	71,287.00	Salary
Police Department			
Fire Department			
Administrative Assistant	56,382.00	72,364.00	Hourly
Office of Council			
Assistant Clerk of Council	60,576.00	75,155.00	Salary
Deputy Clerk of Council	54,144.00	67,150.00	Hourly

Effective 1/6/2025

EXHIBIT B: Part Time Employee Classifications

	<u>Steps</u>		
	<u>A</u>	<u>B</u>	<u>C</u>
Secretary/Admin Support	18.11	17.47	16.90
Bailiff	29.98	29.27	28.61
Laborer	13.95	13.42	12.90
Licensed Building Inspector	36.22	35.53	34.80
Zoning Inspector	28.79	28.18	27.53
Resident Project Representative	37.31	35.86	34.49
Safetyville Instructor	29.08		
Humane Officer	22.26	21.25	20.55
Dispatcher	21.96	21.20	18.26
Crossing Guard	21.64		
Program and Events Coordinator	18.50	18.08	17.66
<i>Site Supervisor</i>	15.86	15.45	15.01
<i>Intern</i>	13.46	12.91	12.41
Crew Leader	13.46	12.91	12.41
Camp Director	15.96	15.57	15.20
Assistant Camp Director	13.81	13.47	13.15
Camp Counselor	12.22	11.83	11.41
Concession Manager	13.57	13.24	12.91
Concession Supervisor	12.18	11.94	11.71
<i>Concession Worker</i>	11.48	11.19	10.91
Scorekeeper	11.48	11.19	10.91
Case Manager	19.99	19.36	18.72
Cook	18.98	18.32	17.67
Van Driver	15.31	14.80	14.23

	<u>Range</u>		<u>Pay Type</u>
	<u>From</u>	<u>To</u>	
Director of Law	See Ord. 3480-99 and 3481-99		
Project Engineer	56.65	87.55	Hourly

Amended 1/6/2025

DATE:	<u>December 16, 2024</u>	1 ST READING:	<u>December 16, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

ORDINANCE NO. 2024-142

**AN ORDINANCE AMENDING SECTION 854.99 *PENALTY OF*
N.R.C.O. CHAPTER 854 *PEDDLERS, CANVASSERS AND*
*SOLICITORS.***

WHEREAS, the penalty section of N.R.C.O. Chapter 854 *Peddlers, Canvassers and Solicitors* needs to be amended by increasing the degree of offense to a misdemeanor four (m-4) for the first offense, and to a misdemeanor three (m-3) for all subsequent offenses; and

WHEREAS, Section 854.99, *Penalty*, currently states the following:

A violation by the registrant or any agent thereof of any requirement of Section 854.03 is punishable by a fine of up to two hundred and fifty dollars (\$250.00) per violation. In addition, the permit shall be revoked for any violation for the remainder of the permit period. Upon a second violation, no further permits shall be issued to the registrant and/or the organization or business represented by the registrant.

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

SECTION 1. Section 854.99 *Penalty* of N.R.C.O. Chapter 854 *Peddlers, Canvassers and Solicitors* shall be amended as follows:

A first violation by any individual and/or the registrant or any agent thereof of any requirement of Section 854.03 shall be deemed a misdemeanor four (m-4) and is punishable by a fine of up to two hundred and fifty dollars (\$250.00) and up to thirty (30) days in jail. Any subsequent violation(s) shall be deemed a misdemeanor three (m-3) and is punishable by a fine of up to five hundred dollars (\$500.00) and up to sixty (60) days in jail. In addition, the permit shall be revoked for any violation for the remainder of the permit period. Upon a second violation, the registrant and/or the organization or business represented by the registrant may be denied issuance of a permit.

SECTION 2. 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 3. 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

DATE:	<u>November 18, 2024</u>	1 ST READING:	<u>November 18, 2024</u>
INTRODUCED BY:	<u>Petition</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>

ORDINANCE NO. 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.

WHEREAS, by the present and official Zoning Map of the City of North Ridgeville, the subject parcel is situated in a I-3 Heavy Industrial District; and

WHEREAS, the subject property, as described in the attached **Exhibit A**, is owned by Stephen A Joseph, who has filed a petition to rezone said parcel to B-3 Highway Commercial District; and

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

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the ____ day of _____ 20__; and

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

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

SECTION 1. The official Zoning Map of the City of North Ridgeville is hereby amended so as to provide that from and after the effective date of this Ordinance, that Permanent Parcel Number 07-00-046-108-112 located at 39462 Center Ridge Road, as particularly described in **Exhibit A**, be hereby changed from I-3 Heavy Industrial District to B-3 Highway Commercial District.

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

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

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

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

Zoning Amendment & Rezoning Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

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

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

PROPERTY INFORMATION

07-00-046-101-006

Parcel number(s)

39462 CENTER RIDGE RD.

Location address

I-3

Current zoning

B-3 RESTAURANT/LOUNGE

Proposed zoning

APPLICANT/AGENT INFORMATION

STEPHEN A. JOSEPH / CITY LIMITS

Name/Company

36821 SUGAR RIDGE RD. N. RIDGEVILLE

Applicant address

440-667-5033

Applicant phone

JOSEPH.CONTRACTING@GMAIL.COM

Applicant email

PROPERTY OWNER INFORMATION

STEPHEN A. JOSEPH

Name/Company

36821 SUGAR RIDGE RD. N. RIDGEVILLE OH. 44039

Property owner address

440-667-5033

Property owner phone

JOSEPH.CONTRACTING@GMAIL.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.

RECEIVED

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
	PPZ 2024-0318	NOV 14 2024	\$400.00	✓ #5020

EXHIBIT "A"

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and known as being part of Original Ridgeville Township Lot No. 46, and bounded and described as follows:

Beginning in the centerline of the Cleveland-Elyria Road at its intersection with the Westerly line of Original Ridgeville Township Lot No. 46; thence Easterly along the centerline of the Cleveland-Elyria Road to the Southeasterly corner of land conveyed by Gartner's Inn, Inc. to the State of Ohio, Ohio Turnpike Commission, by deed dated May 26, 1953 and recorded in Deed Volume 574, Page 620, Lorain County Records; thence Northwesterly to the Westerly line of Original Ridgeville Township Lot No. 46; thence Southerly along the Westerly line of Original Ridgeville Township Lot No. 46 to the place of beginning and containing within said bounds 1.25 acres of land, be the same more or less but subject to all legal highways.

PPN: 07-00-046-101-006

Legal description reviewed by AC
on 2/11/2022 per ORA Section 570.09

ACCOM 121-5213

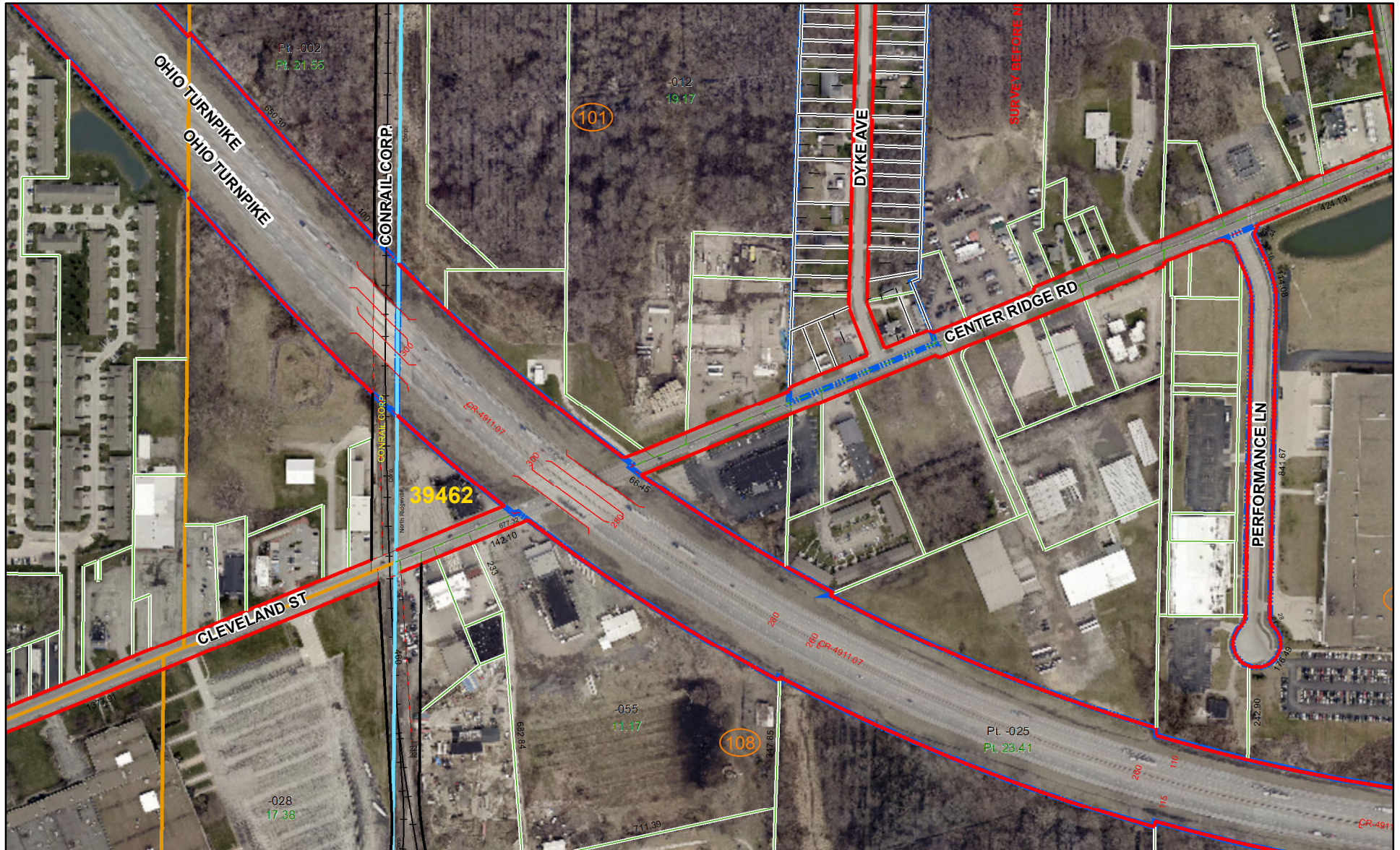


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UNIT 3 STE 8
LORAIN, OH 44053



November 15, 2024 11:44:54 AM

Legend

Boundaries	- - Dashed Lot Line	Parcel Line	Right-of-way Line	PLSS Boundaries	Road Centerlines	Right of Ways
Rail Right-of-Way	- - Dashed Parcel Line	Right-of-way Dashed Line	Right-of-way Parcel Line	Original Lot Lines	Railroads	Parcels_Black
Bridge Line	Sublot Line			Township Lines	Subdivisions/...	



1 inch = 376 feet

