

Planning Commission
CITY HALL COUNCIL CHAMBERS
AGENDA OF SEPTEMBER 9, 2025
7:00 PM

REVISED

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting minutes of June 10, 2025

CORRESPONDENCE

Administrative Approvals

1. PPZ2025-0362 Wendy's, 34273 Center Ridge Rd
Administrative Approval of a Planning Commission application to make exterior alterations.
2. PPZ2025-0364 The Davey Tree Expert Co., 34445 Mills Rd
Approval of a Certificate of Zoning Compliance for a landscape service company.
3. PPZ2025-0367 Studio Metamorphosis, 39160 Center Ridge Rd, Unit 2
Approval of a Certificate of Zoning Compliance for a salon and office space.
4. PPZ2025-0368 Moore's Family Automotive LLC, 33549 Liberty Parkway, Unit 2
Approval of a Certificate of Zoning Compliance for automotive repair.
5. PPZ2025-0369 Manning Law LLC, 36591 Center Ridge Rd, Suite 105
Approval of a Certificate of Zoning Compliance for professional offices.
6. PPZ2025-0370 Scale Technology Group, 36591 Center Ridge Rd, Suite 102
Approval of a Certificate of Zoning Compliance for professional offices.
7. PPZ2025-0371 Sculpted Symmetry North Ridgeville, 37723 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a medical spa.
8. PPZ2025-0373 Together In Play, 8540 Root Rd, Room, 220
Approval of a Certificate of Zoning Compliance for Nonprofit - playgroups.

9. PPZ2025-0375 Dent Solutions Now, 6287 Lear Nagle Rd, Unit 5
Approval of a Certificate of Zoning Compliance for automotive repair.
10. PPZ2025-0377 Jimmy John's, 34522 Center Ridge Rd
Administrative Approval of a Planning Commission application for exterior building alterations for new business.

OLD BUSINESS

NEW BUSINESS

1. PPZ2025-0366: Panda Express, 32429 Cook Rd, PPN 07-00-003-102-104, -045, -046
Applicant: Phillip Meador, Heights Venture Architects, 5741 Legacy Dr, Suite 320, Plano, TX 75024. Owner: BOBKOB 32425 LLC, 4343 Thorn Ridge Circle, Cleveland, OH 44135. Proposal consists of constructing a new drive through restaurant. Property zoned B-3 Highway Commercial District.
 2. PPZ2025-0372: Kaitlyn Culp, White Rose Ballet Academy, 6287 Lear Nagle Rd, Unit 4, PPN: 07-00-008-115-067
Owner: Liberty Parkway HRD LLC, 25255 Center Ridge Rd, Westlake, OH 44145. Referral from Director of Planning and Development for similar use determination. Property is zoned I-2 Light Industrial District.
- O 2025-110 An Ordinance amending Sections 1268.02, 1270.02, and 1272.04 of the North Ridgeville Zoning Code to update use regulations for automobile service stations and gasoline stations.
(Introduced by Councilman Abens; First Reading on 07-21-2025; Council referred to Planning Commission and Building and Lands on 07-21-2025; to Building and Lands on 08-18-2025)
4. Ridgeville Farms Senior Housing, 7691 Avon Belden Rd, PPN: 07-00-022-101-103
Applicant: Bramhall Engineering, 801 Moore Rd, Avon, OH 44011. Owner: SLK Capitol Holdings, LLC, 28400 Hilliard Blvd, Westlake, OH 44145. Requesting a street name change.

ADJOURNMENT