

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 SEPTEMBER 15, 2025
7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular City Council Meeting Minutes dated September 2, 2025.
(Council action required)

Note:

Board of Zoning and Building Appeals Meeting Minutes dated August 27, 2025.
Planning Commission Meeting Minutes dated September 9, 2025.

LOBBY

ADMINISTRATORS' REPORTS

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

August 2025 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 September 9, 2025:

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.
PC ACTION: Approved by a vote of 4-0 with the following conditions:
 1. Lots are consolidated.
 2. Engineering will coordinate the sidewalk alignment along the frontage.
 3. The easement on the adjacent parcel currently used for truck traffic will be coordinated with the property owner.
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.
PC ACTION: Approved Indoor Fitness and Training Facility as a similar use by a vote of 4-0 with the condition that the following definition shall be included with the use: "Indoor Fitness and Training Facility" means a building or portion thereof used primarily for participatory physical activity, fitness or instructional training, whether operated for profit or not-for-profit. Examples include, but are not limited to, dance studios, yoga studios, martial arts schools, gymnastics centers, fitness studios or indoor sports training facilities. This use is distinct from Commercial Recreation, Indoor, which refers to facilities intended primarily for entertainment, amusement or spectator-based activities.
3. **Ordinance 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)
PC ACTION: By a vote of 3-0, Planning Commission requested that Council provide an extension of their review period. Abens abstained.

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

RECESS

FIRST READINGS

- 2025-127 An Ordinance providing for the amendment of Chapter 1446 Registration of Contractors in the Building and Housing Code.
(Introduced by Mayor Corcoran)
- 2025-128 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the rehabilitation of Taylor Parkway and other appurtenances.
(Introduced by Mayor Corcoran)
- 2025-129 An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into a contract addendum according to law and in a manner prescribed by law with Tri-R Property Management for landscaping services.
(Introduced by Mayor Corcoran)

SECOND READINGS

- 2025-104 An Ordinance designating the North Ridgeville Community Improvement Corporation as an agency of the City under Ohio Revised Code Section 1724.10; authorizing the execution of an Agreement and Plan for Industrial, Commercial, Distribution, Research and Development.
(Introduced by Mayor Corcoran; First Reading on 07-07-2025; Committee of the Whole Meeting on 08-04-2025; Tabled on 08-04-2025; COW on 09-10-2025)
- 2025-115 An Ordinance amending Chapter 628 *Fair Housing* of the North Ridgeville General Offenses Code.
(Introduced by Mayor Corcoran; First Reading on 08-04-2025; B & L on 08-18-2025; B & L Report to City Council on 09-02-2025)
- 2025-122 An Ordinance Authorizing The Mayor To Advertise For Bids And Enter Into A 12-Month Contract (With Renewal Options) According To Law And In A Manner Prescribed By Law, With The Lowest And Best Bidder For Custodial Services.
(Introduced by Mayor Corcoran; First Reading on 09-02-2025)
- 2025-125 An Ordinance Amending Ordinance No. 2024-91 which established a water meter service charge.
(Introduced by Mayor Corcoran; First Reading on 09-02-2025)

O 2025-126 An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into a contract addendum according to law and in a manner prescribed by law with McBride Dale Clarion for completion of the zoning code update project.

(Introduced on the Floor by Mayor Corcoran; First Reading on 09-02-2025)

THIRD READINGS

MEETING ANNOUNCEMENTS

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

ADJOURNMENT