

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
TUESDAY, JUNE 10, 2025**

**CALL TO ORDER**

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

**ROLL CALL**

Present were members Frank Toth, Steve Ali, Council Liaison Bruce Abens and Vice-Chairman Paul Schumann.

Chairman James Smolik was excused.

Also present were Assistant Law Director Toni Morgan, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber, City Arborist Ryan Thomas and Deputy Clerk of Council Tina Wieber.

**MINUTES**

Vice-Chairman Schumann asked if the members had a chance to review the minutes of the regular meeting on May 13, 2025. He asked if there were any corrections. Hearing none, the minutes were approved as submitted.

**CORRESPONDENCE**

**Administrative Approvals**

Director Lieber noted the following administrative approvals:

**PPZ2025-0352 Center Ridge Dental, 33650 Center Ridge Rd**

Approval of a Certificate of Zoning Compliance for a dental office.

**PPZ2025-0353 Tavo's Tacos, 33137 Center Ridge Rd**

Approval of a Certificate of Zoning Compliance for a restaurant.

**OLD BUSINESS**

**Master Tree Plan**

Vice-Chairman Schumann opened discussion on the Master Tree Plan.

Member Toth expressed strong support for the plan, particularly the memorial tree planting program, citing community interest in similar programs such as the Veterans Memorial banners on Bainbridge.

Moved by Toth and seconded by Ali to approve the Master Tree Plan.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

**NEW BUSINESS**

**PPZ2025-0354: Harvest Ridge Church, 35544 & 35600 Lorain Rd, PPN: 07-00-024-101-101, -109**

Owner: Michael Moyes, Dobie Pallets, 35544 Lorain Rd, North Ridgeville, OH 44039. Proposal consists of rezoning parcel number 07-00-024-101-101 located at 35544 Lorain Road that is currently zoned I-2 Light Industrial District, and the eastern portion of parcel number 07-00-024-101-109 located at 35600 Lorain Rd that is currently zoned I-2 Industrial District be rezoned to R-1 Residence District.

Application was read.

Vice-Chairman Schumann asked Director Lieber for findings of fact.

Director Lieber presented the request noting that the church was expanding eastward and cleaning up existing split zoning on its property and explained that churches were not permitted in I-2 District, so the change would legalize the current use. She stated that the action aligned with the City's Master Land Use Plan, which identifies the site for civic/semi-public use. She indicated that the rezoning would not disrupt the surrounding mix of uses along Lorain Road.

Vice-Chairman Schumann asked if there was a representative for the application present.

Kevin Crowe, Harvest Ridge Church, 9049 Reed Rd, North Ridgeville, OH 44039.

Mr. Crowe stated that he had been the pastor at Harvest Ridge Church since its founding 33 years ago. He expressed his intent to enhance the area and potentially maintain some land as green space or farmland.

Vice-Chairman Schumann asked if there were any questions or comments from the public.

Raymond Allison, 35793 Chestnut Ridge Road, North Ridgeville, OH 44039.

Mr. Allison inquired about plans for the church-owned land across the highway.

Mr. Crowe stated that they intended to maintain that as farmland.

Council Liaison Abens asked why the zoning change was to R-1 rather than B-2 or B-3 and sought clarification on adjacent property zoning.

Director Lieber clarified current zoning and confirmed that only the listed parcels were part of the rezoning request to clean up split zoning.

Moved by Toth and seconded by Ali to approve the application.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

**PPZ2025-0357: North Ridgeville High School, Phase 2, 34610 Bainbridge Rd, PPN 07-00-016-104-233**

Applicant: Claire Bank, ThenDesign Architecture, 4230 River St, Willoughby, OH 44094. Owner: North Ridgeville City Schools, 34260 Bainbridge Rd, North Ridgeville, OH 44039. Proposal consists of constructing a new high school and demolition of old high school. Property zoned R-1 Residence District.

Application was read.

Vice-Chairman Schumann asked Director Lieber if she would give her findings of fact.

Director Lieber stated that she would give her comments following the applicant's presentation.

Vice-Chairman Schumann asked if there was a representative for the application present.

Claire Bank, ThenDesign Architecture, 4230 River St, Willoughby, OH 44094.

Ms. Bank reviewed the updated site layout which now included additional parking data, reoriented stormwater basins and driveways to improve residential buffering and new crosswalks for pedestrian safety. She also shared updated building elevations and setbacks stating that the tallest portion was the fly for the stage, which was where the scenery would be pulled up off of the stage and was over 200 feet from the site boundary and set back over shorter areas of the building to scale down to be more appropriate to the surrounding residential scale. She stated they provided an updated landscape plan to replace certain trees such as the oaks, to reduce acorns dropping, to provide privacy screening along the eastern boundaries with various tree species. She presented visual diagrams and explained efforts to maintain harmony with nearby residential areas. She then provided a comprehensive walkthrough of the proposed high school site and building layout:

- **Building Organization:**
  - Visual arts and music spaces located near the front, single-story but designed for creative functionality and acoustics.
  - Athletic facilities, including the natatorium, competition gym, and auxiliary gym, are located near the stadium.
  - Main academic areas include two-story structures with science classrooms on the first floor and humanities on the second.
- **Entry Points:**
  - The main entrance, indicated by a large triangle, will be the primary access point for visitors during school hours, complete with screening.
  - Smaller triangles represent secondary entries used by students or event attendees.
- **Design Features:**
  - A focus on campus integration with material continuity from the existing Academic Center.
  - Timeless architectural styling to ensure longevity.
  - Building materials include brick in multiple tones, red accent bands, fiber cement caps, and North Ridgeville blue paneling.
  - Design considers student security and weather protection at entry points.
  - Emphasis on daylighting and appropriate acoustics in creative and music spaces.
  - Main entrances are intentionally prominent and easily identifiable.
- **Community Engagement:**
  - A visual preference survey conducted in April 2024 with 1,500+ participants helped guide design aesthetics and material selection.

- Site Features Highlighted:
  - School store located near the main entry.
  - Performing Arts Center on the north side, accessible from its own entrance and parking.
  - Weight room, student dining, and Ranger Academy placed centrally for accessibility.

Joe Killian, Construction Manager for Hammond, 1550 Corporate Woods Parkway, Uniontown, Ohio 44685.

Mr. Killian presented slides showing the different phases of construction:

- Summer 2025:
  - Active construction at both transportation/maintenance center and high school site.
  - Overflow parking being installed west of the site along Bainbridge.
- September 2025:
  - Temporary stone parking completed.
  - West parking lots near completion.
  - Continued progress on transportation/maintenance center.
- December 2025 – February 2026:
  - Transportation and maintenance center near completion.
  - Demolition of existing maintenance building begins.
  - Construction trailers move to the old bus garage area.
- May 2028:
  - High school construction complete.
  - All fencing removed.
  - Final traffic routing and access finalized.

Vice-Chairman Schumann asked Director Lieber to present her findings of fact.

Director Lieber discussed her review:

- Parking: Minimum requirements met. 1,269 spaces proposed; 1,139 required.
- Bike Parking & Crosswalks: Request for these to be included in the updated site plan.
- Lighting: Updates in progress. Variances may be required and will go to BZA. Photometric plan pending.
- Setbacks: Compliant with City code.
- Dense buffering Along Pitts Blvd: Shift from fencing to natural landscape screening. Arborist recommendations are still under review.

Vice-Chairman Schumann confirmed that lighting, bike parking and crosswalks should be included in any motion for conditional approval. He inquired about clarity regarding buffering recommendations.

City Arborist Thomas stated that he was awaiting review of the updated landscape plan received earlier that day and would provide comment upon further review.

Ms. Bank confirmed buffer density was increased in the updated plan and emphasized reliance on the landscape architect's projections for final mature growth and spacing.

City Engineer Eavenson reinforced the need for a 4-foot buffer at ends of parking rows for safety. She requested an auto-turn analysis for fire truck access and referred to the Fire Department's additional comments regarding fire lines, carbon monoxide detection and hazardous material protocols.

Assistant Law Director Morgan stated that her only additional comment related to safety was ensuring that fire recommendations were reviewed and approved by the Fire Chief or appropriate personnel. Otherwise, she stated it was a great project.

Vice-Chairman Schumann asked if there were any other questions or comments from the Commission.

Council Liaison Abens inquired about the capacity of the new high school.

Ms. Bank stated that the new high school was designed for 1,692 students, while the current enrollment was approximately 1,400.

Council Liaison Abens questioned if an increase of only 100–200 students was expected over the next 15 years. He also addressed the buffer zone on the east side, recommending close coordination with the City's Arborist, noting minimal school activity planned on that side. He asked for clarification on the four-foot buffer, referencing its location.

City Engineer Eavenson discussed the parking lot design, particularly the ends of tree aisles. She noted that typically a striped or curved island served as a buffer at end caps, and that some areas included this while others did not. Recommendations were made to ensure those features were consistently applied.

Member Toth inquired about the right-turn in/out restriction on the eastern Bainbridge Road access point.

Ms. Bank responded that, through discussions with the City, it was determined signage would be used to encourage only right turns in/out of the student lot to improve traffic flow and reduce backups. No physical barrier will be installed to prevent left turns.

Vice-Chairman Schumann asked if there were any comments or questions from the public.

Matthew Crowe, 35718 Lorain Rd, North Ridgeville, OH 44039.

Mr. Crowe introduced himself as a high school boys' soccer coach. He praised the design and asked if any provisions had been made for future building expansion, especially if enrollment exceeded projections due to new housing developments.

Ms. Bank responded that responded that the building accommodates the current 10-year enrollment forecast but does offer flexibility for growth, but no formal land banking had been established at that time.

Vice-Chairman Schumann asked if Superintendent Roxanne Casario had any comments regarding the project.

Roxanne Casario, 34620 Bainbridge Rd, North Ridgeville, OH 44039.

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Superintendent Casario expressed gratitude to the City and all project partners. She highlighted the community involvement, noting over 1,000 touchpoints with stakeholders, and emphasized the long-term value the new school would bring to the City.

Vice-Chairman Schumann asked if there were any further comments from the Commission.

None were given.

Moved by Schumann and seconded by Toth to approve the application with the following conditions:

1. Define bike parking and crosswalks on site plan.
2. Lighting plan will be administratively reviewed for zoning compliance.
3. Update the landscaping plan to ensure a dense buffer along Pitts Blvd properties in consultation with the City Arborist.
4. Provide 4-foot-wide end caps for each row of parking spaces in all parking lots.

A roll call vote was taken and the motion carried.

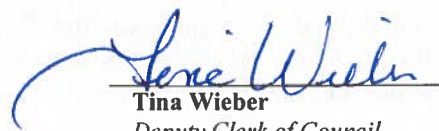
Yes - 4 No - 0

Member Toth commended all involved in bringing the project to this stage, particularly the Mayor, Superintendent, architects (TDA), and Hammond Construction.

**ADJOURNMENT**

Chairman Smolik adjourned the meeting at 7:48 PM.

  
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**James Smolik**  
Chairman

  
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**Tina Wieber**  
Deputy Clerk of Council

Tuesday, September 9, 2025  
**Date Approved**