

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, SEPTEMBER 25, 2025**

CALL TO ORDER:

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

ROLL CALL:

Present were members Brad Weaver, Planning Commission Liaison Frank Toth, Vice-Chairman Paul Graupmann and Chairwoman Linda Masterson.

Also present were Council Liaison Cliff Winkel, Chief Building Official Guy Fursdon, Planning and Development Director Kimberly Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

Member James Cain was excused.

MINUTES:

Moved by Masterson and seconded by Toth to approve the August 28, 2025 meeting minutes.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PLANNING COMMISSION REPORT:

Chairwoman Masterson asked if there was a Planning Commission Report.

Planning Commission Liaison Toth noted that at the Planning Commission regular meeting of September 9, 2025 the Commission took action on the following items:

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.

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.

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.

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

PPZ2025-0380: Wendy's 34273 Center Ridge Rd, PPN: 07-00-017-130-031

Applicant: Custom Sign Center, Inc., Nathan Ervin, 3200 Valleyview Dr, Columbus, OH 43204. Owner: Rini Realty Company, 924 Westpoint Parkway, Suite 150, Westlake, OH 44145. Proposal consists of signage. Property is zoned B-3 Highway Commercial District. Request:

1. A 26.98 square foot variance for area of building signs. Applicant shows 103.65 square feet, code allows 76.67 square feet, Section 1286.11(a)(1)(A).

Application was read.

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

Edward Brenot, 650 Blossom Dr, Amherst, OH 44001, was sworn in.

Chairwoman Masterson asked Director Lieber for her administrative review.

Director Lieber explained that the proposal was for a sign package for the recently renovated Wendy's on Center Ridge Road and that the proposed signage exceeded the code allowances. She stated that signage was allocated based upon the building frontage or the unit frontage and there was two square feet of signage for every linear foot of building width. She mentioned that in this case, the skinny part of the building was what was facing Center Ridge Road and was 38 feet 4 inches wide and that doubling that meant that they would be allocated 76.67 square feet of signage. She discussed that earlier this year, as part of the renovation, Wendy's applied for and obtained a permit to install signage up to that allocated amount, but they were now before the Board so that they could add some additional signage to the building that could not have been accommodated without a variance. She stated that they were proposing to add, as they could see the word Wendy's and then the cameo, which was the base, so they were proposing to add two of those cameos onto other sides of the building that currently just had the Wendy's sign and then they were also adding a Dave sign by the drive through. She commented that it looked much bigger in the photo than it was compared to the cameo.

Mr. Brenot stated that he had pictures of what it looked like before and after and that it was really just

the same as what they had previously. He explained that they were just looking to put the face back up on the sides and then the Dave cameo that was referred to, it used to be like a shoot that they would deliver through and they covered that years ago but that sign was just old and yellow and faded and they just wanted to put a new face up.

Chairwoman Masterson asked if it would be okay if Director Lieber finished.

Mr. Brenot apologized for interrupting.

Director Lieber stated that she was just wrapping up and was just explaining what the additions were to the sign package, but generally a rather small addition to their current sign compliment.

Chairwoman Masterson asked the applicant if he wanted to discuss his application.

Mr. Brenot stated that they were looking to replace what they already had there with the full rest of the sign.

Chairwoman Masterson asked if there were any comments questions or concerns from the audience.

None were given.

Chairwomen Masterson asked if there were any comments questions or concerns from the Board.

None were given.

Chairwoman Masterson stated that her only concern was that they had specifically revised the building codes so as not to have that and asked if there was a reason that the building department thought that that would be a good asset.

Director Lieber stated that the current allocation matched that which was allowed previous to the sign code update and that as the applicant indicated, the signage that they were proposing was fairly in line with what they previously had on the building. She discussed that it was a building that was an out parcel in a plaza, which was a little bit different because they have traffic that could circulate around the entire building or come at it from different angles. She discussed that there was not one entrance from Center Ridge and that patrons could come from any which direction, so having signage on multiple sides of the building made sense and sometimes could create the need for some additional signage, especially when the frontage was the narrow part of the building facing the road. She explained that that was how they measured that signage allocation and that if the building were turned on a 90-degree angle, they wouldn't need a variance. She stated that there were some factors that were a little bit more unique to that building or that site than an average commercial property.

Chairwoman Masterson stated that she understood where the City was coming from and that the Board always looked for practical difficulties and Director Lieber stated the practical difficulty of the building being the narrow front of the building facing the road. She stated that they had been a very good, long-term employer and business owner in the city. She asked if Council Liaison Winkel had anything to add.

Council Liaison Winkel stated that he did have some experience having buildings with multiple sides

and when you have multiple sides of the building, the allowable square footage added up fast. He stated that if it was just two sides, this would probably be fine because nothing else would be there but when you had these multiple sides, it just added up quickly. He discussed that to him a practical difficulty with any building that had multiple sides was that it would look very modest when looking at it from the street, but it would add up really fast because of the sides and that was something he understood himself.

Chairwoman Masterson asked Assistant Law Director Morgan if she had any comments, questions or concerns.

Assistant Law Director Morgan stated that she would echo that and also their frontage was their skinniest side and that worked against them.

Chairwoman Masterson agreed that the practical difficulty was that they had a unique situation and as Director Lieber stated, were in a parking lot of a very large complex with multiple situations. She stated that she was generally not a fan of variances, especially because if they were to grant the variance, it went with the property, and when they left as a business owner, the variance would stay. She said, however, she didn't see anybody disagreeing with it.

She asked if there were any other comments, questions or concerns.

None were given.

Moved by Masterson and seconded by Toth to approve the 26.98 square foot variance for area of building signs.

A roll call vote was taken and the motion carried.

Yes - 4 No - 0

ADJOURNMENT:

The meeting was adjourned at 7:15 PM.


Linda Masterson
Chairwoman


Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, October 23, 2025
Date Approved