

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 NOVEMBER 17, 2025
7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular City Council Meeting Minutes dated November 3, 2025.
(Council action required)

Note:

Board of Zoning and Building Appeals Special Meeting Minutes dated November 6, 2025.

Planning Commission Meeting Minutes dated November 12, 2025.

LOBBY

ADMINISTRATORS' REPORTS

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

October 2025 Water Distribution and EPA Report

September 2025 Building Division Report

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

1. The North Ridgeville Planning Commission took action on the following items at its regular meeting of November 12, 2025:

1. 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 station and gasoline station.

(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; to Planning Commission on 09-09-25; Council approved PC extension on 09-15-2025; to Planning Commission on 10-14-2025)

PC ACTION: Planning Commission recommended approval of the ordinance with amendments, as presented, which was approved by a vote of 4-1 (Toth).

2. O 2025-145 An Ordinance providing for the renaming of Thibo Trail to Orchard Park Drive.

(Introduced by Mayor Corcoran; First Reading on 11-03-2025)

PC ACTION: Planning Commission recommended approval of the ordinance with the condition that Orchard Park Drive start where the street bends east and that the existing dwellings with Avon Belden addresses are maintained as such on a portion of unnamed street, which was approved by a vote of 5-0.

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

RECESS

FIRST READINGS

- O 2025-151 An Ordinance authorizing the Mayor to enter into a contract with Fishbeck, a professional consulting firm specializing in engineering, environmental sciences, architecture and construction management, to provide engineering services for the Sugar Ridge Road and Bender Road Roundabout in an amount not to exceed \$429,807.00.

(Introduced by Mayor Corcoran)

- O 2025-152 An Ordinance authorizing the Mayor to enter into a contract with American Structurepoint Inc., a national full-service architecture and engineering firm, to provide engineering services for the Sugar Ridge Road Rehabilitation Project in an amount not to exceed \$370,410.00.
(Introduced by Mayor Corcoran)
- O 2025-153 An Ordinance authorizing the Mayor to enter into a contract addendum according to law and in a manner prescribed by law with Greenman-Pedersen, Inc. for engineering inspection services.
(Introduced by Mayor Corcoran)
- O 2025-154 An Ordinance suspending by-right cluster subdivisions in the R-1 Residence District and amending Chapters 1250, 1280 and 1282 of the North Ridgeville Zoning Code.
(Introduced by Mayor Corcoran)
- O 2025-155 An Ordinance amending Ordinance No. 5311-2016 adopted by Council on January 4, 2016, to remove certain parcels.
(Introduced by Mayor Corcoran)
- O 2025-156 An Ordinance authorizing the Mayor to enter into a contract with William D Schrauf for the purchase of real property.
(Introduced by Mayor Corcoran)
- O 2025-157 An Ordinance amending Chapter 1226 Design Standards of the North Ridgeville Subdivision Regulations.
(Introduced by Mayor Corcoran)
- o 2025-158 An Ordinance providing appropriations for current expenses and other expenditures of the City of North Ridgeville, Ohio, for the period commencing January 1, 2026, and ending December 31, 2026.
(Introduced by Mayor Corcoran)
- O 2025-159 An Ordinance vacating a portion of Aspen Street.
(Introduced by Mayor Corcoran)

SECOND READINGS

- 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; B & L on 08-18-2025; B & L Report to City Council on 09-02-2025; Planning Commission on 09-09-2025; Council Approved a 60-day Extension Deadline on 09-15-2025; Planning Commission on 10-14-2025; Planning Commission on 11-12-2025)

O 2025-146 An Ordinance adopting the City of North Ridgeville Cybersecurity Program in accordance with Ohio Revised Code Section 9.64(C).
(Introduced by Mayor Corcoran; First Reading on 11-03-2025)

THIRD READINGS

MEETING ANNOUNCEMENTS

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

ADJOURNMENT

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
NOVEMBER 3, 2025**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, November 3, 2025, 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 Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Others Present: Mayor Kevin Corcoran, Finance Director April Wilkerson, City Engineer Christina Eavenson, 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 Regular City Council Meeting Minutes dated October 20, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following.:

Finance Committee Meeting Minutes dated November 21 and 22, 2024.

Board of Zoning and Building Appeals Meeting Minutes dated October 23, 2025.

Civil Service Commission Meeting Minutes dated October 27, 2025.

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 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.

City of North Ridgeville Concerns

Robert Baumgardner at 6327 Stoney Ridge Road began his remarks by quoting Abraham Lincoln. He expressed concern about the Mayor's behavior during the previous meeting. He requested transparency, integrity, and accountability, and urged the Council to initiate an independent audit of the City's finances. He raised concerns about City contracts being awarded to campaign donors, questioned the City's financial management, and emphasized the need to support first responders.

City of North Ridgeville Concerns

Shellie Kearsey at 37886 Stoney Lake Drive expressed concerns about receiving mail promoting a levy with vague wording. She criticized the City Council for passing a non-binding resolution offering 1% credit to residents working outside the city, noting that the ballot language did not include this guarantee. She compared the situation to Avon, which included such language for transparency. Ms. Kearsey alleged a lack of honesty and transparency from City Council and concerns regarding the "rule of three" and recent resignations. Ms. Kearsey called for honesty, transparency, and accountability, stating that the city deserves better leadership.

City of North Ridgeville Concerns

Greg Fanning of 6025 Haven Crest Court addressed accountability and integrity in government, noting that such principles should be the gold standard. He clarified that while he sometimes disagreed with Council President Jason Jacobs and Councilwoman Georgia Awig, he believed both were good people who cared deeply about the city, emphasizing that disagreement should not lead to questioning character. Mr. Fanning then addressed infrastructure concerns on Sugar Ridge Road, two aging bridges, and the need for local action to improve safety. He supported a proposed resolution to increase fines for overweight trucks and urged swift passage to prevent accidents. He also clarified misinformation regarding Councilman Eric Schaefer. He concluded by encouraging residents to vote in the upcoming election.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Public Works Department, Streets Division, finished paving the streets on the 2025 list. In total, they resurfaced 6.5 lane miles of roadway. They will continue to do patchwork on Sugar Ridge Road and other areas of need as long as the weather allows and the asphalt plant remains open. Public Works staff are doing an outstanding job keeping the roads safe.

- Election Day – November 4, 2025 - Polls are open from 6:30 a.m. until 7:30 p.m. The Board of Elections made changes to polling locations in the city. Residents could visit the Lorain County Board of Elections website at voteloraincountyohio.gov to look up a polling location.
- Issue #8 – Proposed Income Tax Levy. As a reminder, Issue #8 Income Tax Increase for North Ridgeville will appear on the November 2025 ballot. The City is asking voters to approve a 0.75% income tax increase. The City's current income tax rate is 1%. This proposal would bring the income tax rate to 1.75%. The proposal would also raise the income tax credit for those working outside the city from 0.1% to 1.0%. The new revenue would primarily support public safety but would also help maintain other essential city operations. Residents will also find an Income Tax Calculator on the website that you can plug in the numbers to see how this will impact them specifically. For more information, visit the City's website at nridgeville.org/IncomeTaxLevy. If residents missed attending the Town Hall meeting last week, the presentation can also be found on the website.
- Veterans Day - City Hall offices will be closed Tuesday, November 11, 2025, in observance of Veterans Day. Residents are also invited to attend a Veterans Memorial Service, sponsored by North Ridgeville Veterans Memorial on Veterans Day at 10:30 a.m. at the Veterans Memorial at South Central Park. Parking is available at the Senior Center and City Hall.

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following:

- Reported full depth and pavement striping projects nearing completion.
- Announced reopening of State Route 83 bridge over State Route 10, with sporadic lane closures for finishing work.
- Noted Center Ridge Road bridge over Mills Creek nearing completion.
- Frontier Park pedestrian bridge scheduled for installation of prefabricated structure, weather permitting.
- Bids opened for Peanut Roundabout landscaping and signage package, selection forthcoming.

City Engineer Eavenson concluded her report.

3. Director of Finance:

April Wilkerson, the Finance Director, reported the following:

A memorandum was provided to City Council addressing the following pieces of legislation. The request was to consider adopting the legislation with an emergency clause to allow the Department of Finance the necessary resources to meet its financial obligations.

- Presented Ordinance No. 2025-150 amending annual appropriations. Included additional budget for vehicle and equipment repairs, payment of 2024 bond anticipation notes, OWDA loan payment for French Creek CM tank blower project, and deposit refunds.

Finance Director Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following.:

September 2025 Police Department Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

President Jacobs and seconded by Swenk to appoint Councilman Clifford Winkel to the Community Improvement Corporation (CIC) under City Council Standing Committees.

RECESS:

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

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Ordinance and Resolution submittal(s)

FIRST READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-145 An Ordinance providing for the renaming of Thibo Trail to Orchard Park Drive.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-145 was referred to the Planning Commission for review and recommendation.

Clerk of Council Nicholas Ciofani:

O 2025-146 An Ordinance adopting the City of North Ridgeville Cybersecurity Program in accordance with Ohio Revised Code Section 9.64(C).

(Introduced by Mayor Corcoran)

Ordinance Number 2025-146 moved to second reading.

Clerk of Council Nicholas Ciofani:

- O 2025-147 An Ordinance authorizing the Mayor to enter into a new ground lease agreement with TowerCo VI, LLC for the installation of a wireless communications facility at the Shady Drive Complex.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-147 referred to the Utilities Committee for review and discussion.

Clerk of Council Nicholas Ciofani:

- O 2025-148 An Ordinance extending the moratorium on the granting of permits and on the acceptance of Planning Commission or New Business Applications for smoke shops in the City of North Ridgeville for an additional period not to exceed 180 days from the expiration of Ordinance 2025-84, in order to allow the Planning Commission and Council to consider possible changes to use regulations in the North Ridgeville Zoning Code.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-148.

Mayor Corcoran remarked that the existing moratorium on smoke shops and the updates to the zoning code were in progress, with completion planned for the first quarter of 2026. To allow time for these changes to be incorporated, he proposed extending the moratorium.

A voice vote was taken, and the motion carried.
Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to extend the moratorium before the existing moratorium expires.

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 Awig to adopt 2025-148 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-148**.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-149 An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into a contract for the purchase of a new ambulance (medic unit) from the state bid list, or to advertise for bids and enter into a contract(s) with outside vendors, according to law and in a manner prescribed by law.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2025-149.

Mayor Corcoran noted the extended lead times for ambulances and large equipment, and that delivery now takes 18 months to two years. To plan, he proposed ordering a new ambulance and confirmed that appropriations had been amended to provide the necessary budget.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to expedite the purchase of an ambulance for the health and safety of the community.

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

Yes – 7 No – 0

Moved by Winkel and seconded by Awig to adopt 2025-149 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-149.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-150 An Ordinance amending Ordinance Number 2024-139 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2025, and ending December 31, 2025.
(Introduced by Mayor Corcoran)

Moved by Winkel and seconded by Awig to dispense with the second and third readings for 2025-150.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Winkel and seconded by Awig to add the emergency clause to provide the Finance Department the resources necessary 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 Winkel and seconded by Awig to adopt 2025-150 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-150.**

Yes – 7 No – 0

SECOND READINGS:

There were none.

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-131 An Ordinance accepting up to two hundred (200) hours of sick time when an employee transfers from one public employer to the City of North Ridgeville, Ohio.
(Introduced by Mayor Corcoran; First Reading on 10-06-2025; Second Reading on 10-20-2025)

Moved by Winkel and seconded by Awig to add the emergency clause to provide the Finance Department the resources necessary 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 Winkel and seconded by Awig to adopt 2025-150 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-150.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-133 An Ordinance Authorizing the Mayor to purchase two influent screening units from Or-Tec Inc. according to law and in a manner prescribed by law.
(Introduced by Mayor Corcoran; First Reading on 10-06-2025; Second Reading on 10-20-2025)

Moved by Mayor Corcoran and seconded by Swenk to strike 2025-133 from the agenda.

Mayor Corcoran noted that the Administration obtained some additional information and would like to make some changes to this ordinance.

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

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-134 An Ordinance authorizing the Mayor to negotiate and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the installation of two new influent screening systems at the French Creek Wastewater Treatment Plant.
(Introduced by Mayor Corcoran; First Reading on 10-06-2025; Second Reading on 10-20-2025)

Moved by Swenk and seconded by Winkel to add the emergency clause to install the screens as soon as possible to help with the flow of the project.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 7 No – 0

Moved by Swenk and seconded by Abens to adopt 2025-134 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-134.**
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-135 An Ordinance authorizing the Mayor to contract for the Launder Covers purchase and installation according to law and in a manner prescribed by law, and to authorize the installation of alternative bid 3 as part of the replacement and upgrade of the complete mix tank aeration and mixing systems at the French Creek Wastewater Treatment Plant.
(Introduced by Mayor Corcoran; First Reading on 10-06-2025; Second Reading 10-20-2025)

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause to upgrade the complete mix tank aeration and mixing system as soon as possible to help with the flow of the project.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 7 No – 0

Moved by Swenk and seconded by Abens to adopt 2025-135 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-135.**
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-136 An Ordinance amending Ordinance 5679-2019 which authorized the inclusion of non-written assessments for the positions of Police Chief and Police Captain.
(Introduced by Mayor Corcoran; First Reading on 10-06-2025; Second Reading on 10-20-2025)

Moved by Swenk and seconded by Abens to adopt 2025-136.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-136.**
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-137 An Ordinance amending Ordinance 5681-2019 which authorized the inclusion of non-written assessments for the positions of Fire Chief and Assistant Fire Chief.
(Introduced by Mayor Corcoran; First Reading on 10-06-2025; Second Reading on 10-20-2025)

Moved by Swenk and seconded by Abens to adopt 2025-137.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-137.**
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-139 An Ordinance providing for the issuance and sale of note to exceed \$4,025,000 of notes, in anticipation of the issuance of bonds, to provide funds to pay costs of acquiring and installing ultrasonic water meter equipment, together with all necessary appurtenances thereto.
(Introduced by Mayor Corcoran; First Reading on 10-06-2025; Second Reading on 10-20-2025)

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause for a timely note sale.

Director Wilkerson explained that an emergency clause was necessary to allow for a timely note sale. This process would begin that week to sell notes and secure financing to pay the current notes.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 7 No – 0

Moved by Swenk and seconded by Abens to adopt 2025-139 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-139.**
Yes – 7 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The Finance Committee Meeting to discuss the 2026 Budget is scheduled for Wednesday, November 5, 2025, at 9:30 a.m., and Thursday, November 6, 2025, at 9:30 a.m., in the Council Chambers.
2. The next Regular City Council meeting will be on Monday, November 17, 2025, at 7:00 p.m. in Council Chambers.

Councilman Winkel reminded residents to verify polling locations through the Lorain County Board of Elections website, noting changes in Ward 4 where voters would now use LCCC Ridge Campus, the library, or Gateway Church instead of St. Julie's Parish.

Councilman Abens announced that Ward 3, Precinct E, would vote at Fields Church.

Councilman Schaffer raised concerns about the proposed tax increase, observing that city employees who work within the City would be affected, which he viewed as a de facto salary reduction. He suggested considering a pay adjustment to offset the impacts.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:43 p.m.

Approval of minutes on December 1, 2025:

Jason Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, NOVEMBER 6, 2025**

CALL TO ORDER:

Chairwoman Masterson called the meeting to order with the Pledge of Allegiance at 7:12 PM.

ROLL CALL:

Present were members James Cain, Brad Weaver, Planning Commission Liaison Frank Toth and Chairwoman Linda Masterson.

Also present were Council Liaison Cliff Winkel and Deputy Clerk of Council Tina Wieber.

Vice-Chairman Paul Graupmann was excused.

MINUTES:

PLANNING COMMISSION REPORT:

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

PPZ2025-0388 Robert B & Joy A Hayes, 9210 Bender Rd, PPN: 07-00-048-000-059

Proposal consists of constructing an outbuilding. Property is zoned R-1 Residence District. Request:

1. A variance for an outbuilding in the front yard. Applicant shows pole building in front yard, code allows outbuildings in rear yard only, Section 1294.03(e)(1).

Application was read.

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

Robert B Hayes, 9192 Bender Rd, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Council Liaison Winkel to read the administrative review.

Council Liaison Winkel stated that the applicant was proposing to construct a 30 by 40 pole building on their 8.29-acre property on Bender Road. He mentioned that the property was irregularly shaped with a long driveway extending to the primary residence, which was located approximately 750 feet away from the right-of-way, an existing barn existed between the house and the street and that the proposed pole building would be situated on the opposite side of the driveway from the existing barn, approximately 500 feet from the street line. Although located between a dwelling and the street, therefore technically in the front yard, by definition, the building would be well removed from public view and screened by distance and vegetation. He stated that that was the report provided by the Economic Development Director.

Chairwoman Masterson asked the applicant to present his application.

Mr. Hayes discussed on the drawing where the building would go and stated that he had measured 515 feet and that the only reason it was in the front yard was because the house was 750 feet off of the street and the area he pointed to on the screen was all wetlands, so they didn't have a lot of other options for that.

Chairwoman Masterson stated that the Board was there for when someone needed relief from the building codes. She mentioned that he had a unique situation and a unique piece of property and asked if he was keeping the existing barn and building another barn in addition.

Mr. Hayes stated that was correct.

Chairwoman Masterson stated that the applicant had enough property to have two barns and it wouldn't be a problem. She explained that the Board looked at the Duncan Factors and read, "Can the property really yield a reasonable return, or can there be any beneficial use of the property without the variance?" and commented that of course it could. She read, "Is the variance substantial?" and stated that technically yes, however, he had an interestingly shaped property. 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?" She discussed that the proposed structure was consistent and scaled in appearance with existing rural accessory structures and would be largely screened from public view as there were a lot of trees in that area. She read, "Will, the variance adversely affect the delivery of governmental services?" and stated that it would not. She read, "Did the property owner purchase the property with the knowledge of the zoning restrictions?" and stated yes, that the zoning code had been in place for years. She read, "Could the property owner's predicament be precluded through some other method other than the variance?" and stated, no, not reasonably, because it was wooded and it was wetlands and would be an awfully long way to run utilities.

Member Cain stated that just to extend the driveway to get back there before the wetlands would be a huge expense too.

Chairwoman Masterson read "Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?" and commented, yes. The intent of the code is to maintain orderly and unobstructive placement of accessory structures not relative to dwellings and street view. Given the exceptional setback, granting the variance would not undermine the intent and would permit a reasonable and functional layout of the property. She asked if any of the Board members had any other comments, questions, concerns.

None were given.

Chairwoman Masterson asked if there was anyone in the audience that had any comments questions or concerns.

None were given.

Moved by Masterson and seconded by Toth to approve the variance.

A roll call vote was taken and the motion carried.

**BOARD OF ZONING AND BUILDING APPEALS
REGULAR MEETING–THURSDAY, NOVEMBER 6, 2025**

PAGE 3

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:20 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, November 20, 2025
Date Approved

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
WEDNESDAY, NOVEMBER 12, 2025**

CALL TO ORDER

Vice-Chairman Schumann 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, Vice-Chairman Paul Schumann and Chairman James Smolik.

Also present were Assistant Law Director Toni Morgan, Planning & Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES

Chairman Smolik stated that the Commission had received the regular meeting minutes of October 14, 2025 and asked if there were any corrections. Hearing none, the minutes were approved as submitted.

CORRESPONDENCE

Administrative Approvals

1. PPZ2025-0387 The UPS Store, 34297 Center Ridge Rd

Approval of a Certificate of Zoning Compliance for postal, packing and shipping services.

Chairman Schumann asked Director Lieber to discuss the administrative approvals.

Director Lieber stated that she had just one administrative approval for a new business, The UPS Store, since the last meeting.

OLD BUSINESS

- O 2025-110 **An Ordinance amending Sections 1266.02, 1268.02, 1270.02, and ~~1272.04~~ of the North Ridgeville Zoning Code to update use regulations for automobile service station and gasoline station, as amended.**

(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; to Planning Commission on 09-09-25; Council approved PC extension on 09/15/2025; to Planning Commission on 10-14-2025)

Ordinance was read.

Chairman Smolik asked Director Lieber if she wanted to discuss the legislation.

Director Lieber stated that at the last Planning Commission meeting, there was discussion by the members in regard to some of the concerns that had been expressed by staff that the one-mile radius of gas stations could function as prohibition against any new gas station in the city. She explained that when we they left that meeting there was the idea of pursuing more of a half mile radius for certain districts and possibly taking the B-4 district out since it was really a district that was focused on serving the motoring public, so imposing a radius would be really not in line with the intent of that district. She stated to then also to clarify what was an accessory to versus a main use gas station and that one of the clarifications she also wanted to make was not just if a gas station was existing at the time the ordinance went into effect and became nonconforming, could it be reconstructed, just because they had seen that happen in the region as some brands update their buildings and their properties. She discussed that the version before them was what she drafted based upon what she thought she heard the Commission say. She was aware that there might not be unanimous agreement, so there was still room for discussion and debate, but it added in the B-2, which was proposed at the last meeting but she refined the language around the separation and how the separation did not apply where the automobile service station was an accessory use and then gave three different standards of what would constitute accessory use. She explained that the changes in the B-3 District again would be to change the one mile spacing to the half mile and then also to add those clarifying those accessory use definitions and she struck out the B-4 from the ordinance and then maintained the strikeout of B-5 which was included in the original version and then added a Section 4 at the end that just says that legally established active non-conforming gas stations may be reconstructed on the same lot following demolition, just to clarify that if there should be a remodel, that gets so far as removing the building and rebuilding the building. She mentioned that there was still much room for the Planning Commission to debate and discuss, but those were the changes that were made based on the 1/2 mile spacing. She added that there were certainly more sites in the city that could be constructed than there was under the one-mile, which was all but almost entirely prohibitive, except for one or two locations.

Assistant Law Director Morgan stated that the changes that she heard go toward addressing some of the concerns she had but at this point she would say as far as the Commission went, if they were satisfied that those changes left enough room for the building of gas stations, new gas stations with the half mile radius, then that would address that concern. She mentioned that the other concern was, is there a reasonable distinction between what was an accessory use and the more free-standing ones and just treating those differently made sense in that case then addresses one of the concerns she had as well. She stated that as they went forward, she would ask them to consider whether those were sufficiently addressed by the changes that they were seeing.

Chairman Smolik asked if there any members of the audience that wanted to comment on the issue brought before the Commission.

Council Liaison Abens stated that the reason he introduced the legislation was due to traveling along Center Ridge and all the gas stations that they had there and trying to prevent that situation from occurring on some of the other throughways. He explained that some of the changes that had been made were changes that made it more palatable and didn't affect the values of any other properties. His main concern was down the road, and Lorain Road was wide open for numerous gas stations if they didn't put some type of restrictions on it and the one thing he had noticed was that they didn't need that many more gas stations right now. He commented that yes, on the western end of North Ridgeville, they probably could use a couple of gas stations, but again, with the regulations as written there, they could still get that particular area serviced. He mentioned that what came to mind was at the corner of Lorain and 83, in the corner of Sugar Ridge and 83, all those could still within the stay outside that half mile

radius and they could put in gas stations at that point as well. He indicated that he had heard rumors about a gas station at Chestnut and the 83 extension, that somebody was interested in putting a gas station there and the one piece of land there, he thought it was B-3, it was it was changed years ago for a hospital clinic that never got built, they could possibly use a gas station there and it would still allow gas stations in areas of need. He said that it would still limit gas stations where they just weren't needed anymore and that also with the provision that if they wanted to put it within that half mile, it would need to be more or less an accessory rather than the main business. That encouraged some of the larger lots that were still available, and it encouraged a more substantial development rather than just a gas station.

Chairman Smolik stated that sitting on Planning Commission, the choices they made now really don't impact the city until many years later, like maybe 20-30 years. He said that he thought it was important that they started thinking about some of those issues that could impact the city down the road, and he thought this was one of them because things were changing. He stated that they were moving away from the single gas station per se to those large development types, where they had a big box store and then some pumps or something to that similar effect. He commented that he thought that was probably the way it was transitioning. He stated that he thought changing the mile to half mile did still allow some parcels still to develop the standalone gas station. He added that he thought it was a good collaboration of all the comments put together, and he liked what he saw.

Member Toth stated that he had a question for the administration. He said that he wanted to speak specifically about Snappy Gas located at the corner of Chestnut and Route 83, and that it was essentially the only gas station serving that quadrant of North Ridgeville. He stated that it was an independent station and was curious if that owner/operator decided to close that gas station, would one have to wait one year in order to build another gas station somewhere within that half mile. He asked if they would have wait until that a lot became non-conforming before they could proceed with the construction of another station.

Director Liber commented that that was a good question. She remarked, so if the gas station were to go out of business, the facility itself remained, so it was not demolished and it was still there, but it was closed.

Member Toth stated, say they just shut off their gas distribution, they just operate as a convenience store.

Director Lieber commented that then in the time being before that gas station lost its ability to reopen another gas station were located in 1/2 mile from them.

Member Toth stated that that was correct.

Assistant Law Director Morgan stated that there used to be language about "not used for its purpose" and asked if that had been taken out or changed in any way in "non-conforming uses". Not just that it's physically removed, but it's simply not used for the use that it was originally built for. She stated that she didn't remember the time frame, but she would have to go look it up, but it would become non-conforming if it was not used.

Member Toth stated within a year.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING–TUESDAY, NOVEMBER 12, 2025**

PAGE 4

Director Lieber stated that prior to the update, it was a two-year period of time before something became nonconforming, which seemed excessively long, so it was changed to one year. She stated that she couldn't answer his question without further research, but that it was a good question.

Law Director Morgan asked if he was talking about if the same thing wanted to go in there.

Member Toth responded "or within that half-mile radius that that particular legislation would prohibit, would they maintain basically a placeholder spot".

Director Lieber remarked like across the street or on the opposite corner, that was zoned B-3, could a gas station open there, snap these saying they're vacant but not demolished and then six months later new operator comes in and wants to reopen.

Member Toth stated that that was correct.

Council Liaison Abens stated that it would depend on how they closed, if they closed business period because he believed EPA regulations would start taking over, meaning they would have to pull their tanks and that would be within a couple of months of closing. He discussed that if it was a matter of closing and another owner taking over, that would be a different story. He said that if they closed and went bankrupt, and left, they would have to pull their tanks and he didn't think the year was effective at that point, they just had to pull their tanks.

Director Lieber stated that she would think the loss of their tanks would render it not able to be reopened.

Council Liaison Abens stated that that was correct. He mentioned that he believed that when new ownership took over, the EPA again would step in and ask, how old are those tanks in the ground, the new owner may be required to put in new tanks as well.

Assistant Law Director Morgan stated that that might be required, but they knew how fast BUSTER moved.

Council Liaison Abens stated that he understood but he was just saying that based upon that, the year may not apply. He added that if they closed for business purposes or bankruptcy, they would be longer in compliance because they would now get an order pulling tanks.

Member Ali stated that with his Sunoco, BUSTER gave them two years, but that was going back 10 years. He stated that if he had to shoot from the hip stated that it was probably about a year for the Ohio EPA BUSTER.

Council Liaison Abens commented that they give them two years, but they give them the orders to pull those tanks though.

Member Ali stated that he thought it was about a year before they gave the orders.

Director Lieber stated that one nuance was that the Snappy gas example, she didn't know if it was

currently within 1/2 mile of another gas station, but if it were too close, it was not in and of itself non-conforming, yet it could be opened as a gas station again because again it was zoned B-3 and it would not be within 1/2 mile. It would be if another gas station were to come in, that would be the issue as to whether it could reopen. She stated that it was not really a non-conforming issue because that could happen somewhere on Center Ridge where a gas station closed and was non-conforming and then that year mattered more. She stated that if the site was not within a 1/2 mile, there's no nonconformity happening.

Council Liaison Abens discussed that if Snappy decided to close for whatever reason, the ordinance would make the property more valuable to that person who wanted to put a gas station in that area, because now he'll consider taking over that site rather than trying to fight our regulations.

Member Ali stated that once they pulled those tanks the property it looked bad, like a war zone.

Vice-Chairman Schumann asked Member Toth if there was a desire to keep the gas station at that location, if that was what he was saying for a lot of reasons

Member Toth remarked or anywhere in that area to service that side of North Ridgeville because they had nothing there.

Vice-Chairman Schumann asked if he meant that particular site.

Member Toth stated that he was more concerned about them closing and being a placeholder for one year. He discussed that they didn't even need to close, they could just quit selling gas, and you couldn't put another station within a half of a mile.

Member Ali stated that from personal experience, once those tanks were removed that property was like a nuclear landfill. You might as well sell the land full of tires because nobody will want that property.

Council Liaison Abens stated that that was one of the reasons for the legislation because they had a number of gas stations along Center Ridge or areas that were gas stations. He stated that he could point to the corner and that was one of the reasons why you would want to limit gas stations, because if a gas station went in there, it would be a gas station site for probably the next 50 to 100 years and that's why we want to try and limit gas station development. He mentioned that he was sorry that he couldn't find it but he did have it, he had a picture of the corner over on 83 and Center Ridge from 1947 that showed a Gulf Gas Station and a parade going by it and guess what, they still can't build over there because of that Gulf Gas Station. He mentioned that now they did have a grant to clean and reclaim, but that was the second one and he had heard all kinds of stories about the owner of that station. He stated that the point was that they needed to limit gas stations and that he was looking 50 years down the road and he would sure like the city to have more than just gas stations or abandoned sites because, "it used to be a gas station" or "we can't do anything with it". He stated that he grew up in Parma and they had a gas station on just about every corner, and those corners are dead sites.

Vice-Chairman Schumann stated that one of the biggest issues that he had with the legislation originally a month ago was what Mr. Toth brought up about the west side of town being so underserved and he thought there was a lot of room for a gas stations and a lot of other stuff on the west End of town. He discussed that he thought the half of a mile was a lot more appropriate and he was a lot more

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING–TUESDAY, NOVEMBER 12, 2025**

PAGE 6

comfortable with it. He commented that he wasn't really sure about Member Toth's issue, but he was comfortable with the legislation now.

Chairman Smolik asked if there were any other questions or concerns.

None were given.

Moved by Abens and seconded by Ali to approve the legislation.

A roll call vote was taken and the motion carried.

Yes – 4 No – 1 (Toth)

O 2025-145 An Ordinance providing for the renaming of Thibo Trail to Orchard Park Drive.
(Introduced by Mayor Corcoran; First Reading on 11-03-2025)

Ordinance was read.

Chairman Smolik asked Director Lieber if she wanted to discuss the legislation.

Director Lieber explained that the legislation was initiated as a petition by the developer and that the applicant had requested the name change of Thibo Trail. She discussed that they indicated due to frequent misspellings or mispronunciations Thibo Trail, the applicant had considered Ridgewood Way as an alternate name, but Planning Commission noted that there could be some potential confusion as there is an existing mobile home community off of Center Ridge Road. She stated that she knew that they had an Orchard Lane and an Orchard Grove Court already, but Orchard Park Drive seemed sufficiently distinct to avoid that confusion. She said that there had also been raised the issue of just the entrance being a driveway and also a private street and where the street name should start, so she thought critically Planning Commission should confirm through this process where the street name Orchard Park Drive would begin as it did not begin right at that intersection at 83. Those homes existing on the entrance drive are Avon Belden addresses and it would be confusing to have a street name sign right at that. For that driveway intersects with Avon Belden when it comes to deliveries or other kinds of response. So having a development sign there that would identify the development she thought was appropriate, but having the street name sign would not be appropriate until the point the street started, which would be at the bend once it entered into the site and then traveled past those existing single family homes and then into the development, so I she suggested that this process, they defined where that street name should start and then also make sure it was distinct from those existing homes that were on Avon Belden.

Assistant Director Morgan stated that it just occurred to her and wasn't an issue that she had looked at previously, but she thought they were encouraged to have a street have one name the whole length of it. She mentioned that the procedure for name changing either for a street or an alley and looking at our definitions and it didn't doesn't fit the definition for an alley that we have because an alley is something to provide access to the rear or the side of lots and not intended for the purpose of through vehicular traffic, so it's not an alley. She stated that if they wanted to approve a name change, then they would have to call it a street, and it seemed unusual to her to have a street name change halfway through or where exactly it would change. She asked if it would be Thibo Trail for how far in.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING–TUESDAY, NOVEMBER 12, 2025**

PAGE 7

Director Lieber stated that it would not be Thibo Trail at all. She discussed that there were subdivisions throughout North Ridgeville where the name changes on the bend.

Assistant Law Director Morgan stated they have had an ordinance that says it shouldn't, but she was correct. She stated that she thought they were going to name it the same all the way through, but it's something to consider whether the Commission thought it was an appropriate thing to do and they had to be satisfied that it is indeed a street.

Chairman Smolik asked if there was anyone in the audience that wished to comment or had questions in regard to the application.

Holly Swenk, 36259 Center Ridge, North Ridgeville, OH 44039

Ms. Swenk stated that the issue she had was with the people who own the homes that were currently on 83 and stated that they would have to change their trusts and their mortgages. She stated that the USPS would have to be all changed and asked who would pay for that change if they were to rename it starting at 83. She stated that she did not want them to have to go through that hassle as homeowners.

Chairman Smolik asked if there were any other questions or comments from the audience.

Mallory Mazurek, SLK Capitol Holdings LLC, 27106 E Oviatt Rd, #40411, Bay Village, OH 44140

Ms. Mazurek Stated that she was representing the landowner and developer at Richfield Farms and confirming what Director Lieber stated, the existing homes would maintain their address as Avon Belden as the current plan showed and shown on the street sign starting at the bend and that currently would be Thibo Trail but they would like it to change to Orchard Park Drive.

Chairman Smolik stated that it was his understanding that none of the addresses on Avon Belden wanted to change their address, they wanted to keep it the same. He asked what emergency services comments were on it and asked what they would like to see for mutual aid because mutual aid was a big thing for someone from another city coming in.

Director Lieber stated that their comment to the city engineer was that they use their GPS system and they punch in an address and then they go, so as long as they're not looking at street signs to navigate their way to an emergency, so as long as the houses are and the units are properly addressed, they will find their way there.

Vice-Chairman Schumann commented that it was a private street, so essentially, it's a big driveway, right.

Director Lieber stated that it wasn't a private driveway, it was a private street.

Vice-Chairman Schumann stated that he didn't know why they would have a have a problem with changing the name and leaving those addresses on 83, he remarked that he didn't see an issue.

Chairman Smolik stated that he was a little confused. He said that if the street name was changed, we'll

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING–TUESDAY, NOVEMBER 12, 2025**

PAGE 8

call it the north-south leg, the United States Postal Service wants them to change their address then and asked if that was what he was hearing.

Director Lieber stated that she did not believe that the post office wanted them to change their addresses, and she didn't know what happened with Lorain County, but the post office accepts addresses from the Building Official. Lorain County has been showing that stretch in front of the Avon Belden houses as Thibo Trail, but the city is unsure as to how they got that information because it was not provided as part of the recorded plat because it didn't have street names on it at the time. So that's a bit of a mystery that will have to be corrected with Lorain County, but the post office has not changed though. She explained that if you clicked on those individual homes, the address, the street name has not changed, and they were still listed as Avon Belden. She commented that they just wanted to ensure that our records, the mapping, the post office, everything is saying the same thing, that those continue to be Avon Belden addresses and that the bend is where the new street begins and from that point forward all the addresses would be the Orchard addresses.

Chairman Smolik stated that the consensus seemed to be that no one really has an issue with the name change, it was more or less the limits. He mentioned that it sounded like the administration preferred where it went from north to south to bends to east to west, that was where they think the name change should occur and then the rest would be just an unnamed private road. He asked if that was the way they looked at it.

Director Lieber stated that that was correct.

Chairman Smolik commented that emergency services would have an address still as Avon Belden for wayfinding they would still be able to find that. He asked if those people had any issues getting any mail and remarked that they had always been that way since the overpass went in, so nothing had really changed. He asked if there were any other further questions or comments.

Member Ali stated that he agreed with Paul and where it stopped and with what Holly said regarding fees and the process.

Moved by Smolik and seconded by Ali to approve the legislation for the renaming of Thibo Trail to Orchard Park Drive with the limits starting where that private drive starts to go east to west and for the people on that private street north to south will have no name change and will still have an Avon Belden address.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

NEW BUSINESS

ADJOURNMENT

Vice-Chairman Schumann adjourned the meeting at 7:35 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, December 9, 2025
Date Approved

DRAFT



Water Plant/Distribution System Monthly Operating Report (MOR)

PWS ID*:	OH4700803
Facility ID*:	4755821
Reporting Lab Cert. #:	
Rpt. Month / Year*:	10/2025

Version:	2.0.4
Last Updated	December 28, 2015
NOTE: Begin entering data in row 15	
* - Indicates Required Field	

Fluoride Compound Applied:		FL Plant Tap Highest Value:	
FL QC Check Sample Date:		Date of Highest Value:	
FL QC Check Sample (Pass/Fail):			

Iron/Manganese QC Laboratory Check Data			
Iron Date:		Mn Date:	
Iron (mg/L):		Mn (mg/L):	

Date *	Plant Production (MGD)	Fluoride Reporting				Plant Tap / Entry Point									
		Calculated Fluoride Dosage (mg/L)	Plant Lab Analysis			pH	Alkalinity			Hardness (mg/L)	Phosphorus as Total P (mg/L)	Ortho-phosphate as PO ₄ (mg/L)	Iron (mg/L)	Manganese (mg/L)	Copper (mg/L)
			Raw (mg/L)	Plant Tap (mg/L)	Distribution (mg/L)		Phenol (mg/L)	Total (mg/L)	Stability (mg/L)						
10/1/2025	2.64000														
10/2/2025	3.16000														
10/3/2025	3.00000														
10/4/2025	3.34000														
10/5/2025	3.34000														
10/6/2025	3.34000														
10/7/2025	3.22000														
10/8/2025	2.77000														
10/9/2025	3.00000														
10/10/2025	2.90000														
10/11/2025	3.06000														
10/12/2025	3.06000														
10/13/2025	3.06000														
10/14/2025	3.18000														
10/15/2025	3.03000														
10/16/2025	2.93000														
10/17/2025	2.99000														
10/18/2025	3.02000														
10/19/2025	3.02000														
10/20/2025	3.02000														
10/21/2025	2.95000														
10/22/2025	2.87000														
10/23/2025	2.74000														
10/24/2025	2.75000														
10/25/2025	2.87000														
10/26/2025	2.87000														
10/27/2025	2.87000														
10/28/2025	2.92000														
10/29/2025	2.74000														
10/30/2025	2.79000														
10/31/2025	2.78000														
Min.	2.64000														
Max.	3.34000														
Avg.	2.97516														
Total	92.23000														



Water Plant/Distribution System Monthly Operating Report (MOR)

Chlorine QOR Data	
Chlorine Residual (Total)	
No. of RT & RP Samples	Avg. Value (mg/L)
30	0.88

Date *							Distribution										Comments	
	Chlorine Dioxide (mg/L)	Exceed	Chlorite (mg/L)	Exceed	Chlorine Residual (Free) (mg/L)	Chlorine Residual (Combined) (mg/L)	Lowest		Chlorite / Chlorine Dioxide (mg/L)									
							Chlorine Residual (Free) (mg/L)	Chlorine Residual (Combined) (mg/L)	Chemical		Type		FIRST CUSTOMER (FC)			Residence Time in Distribution		
									Chlorit e	ClO ₂	Routin e	Follow up	-0-hrs	+ 6 hrs	+ 12 hrs	Avg (AT)		Max (AT)
10/1/2025							0.49	0.09										Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02
10/2/2025							0.73	0.12										02,0700,1100,4,WD2-1018620-02
10/3/2025							0.98	0.14										02,0700,1100,4,WD2-1018620-02
10/4/2025							1.01	0.15										02,0700,1100,4,WD2-1018620-02
10/5/2025							0.93	0.09										02,0700,1100,4,WD2-1018620-02
10/6/2025							1.05	0.22										02,0700,1100,4,WD2-1018620-02
10/7/2025							0.46	0.07										Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02
10/8/2025							0.73	0.10										02,0700,1100,4,WD2-1018620-02
10/9/2025							1.00	0.21										02,0700,1100,4,WD2-1018620-02
10/10/2025							0.52	0.13										18,0700,1100,4,WD2-1018620-02
10/11/2025							0.55	0.13										18,0700,1100,4,WD2-1018620-02
10/12/2025							0.60	0.14										18,0700,1100,4,WD2-1018620-02
10/13/2025							1.19	0.12										18,0700,1100,4,WD2-1018620-02
10/14/2025							0.87	0.15										18,0700,1100,4,WD2-1018620-02
10/15/2025							1.02	0.17										18,0700,1100,4,WD2-1018620-02
10/16/2025							1.01	0.21										18,0700,1100,4,WD2-1018620-02
10/17/2025							1.37	0.30										18,0700,1100,4,WD2-1018620-02
10/18/2025							0.66	0.09										18,0700,1100,4,WD2-1018620-02
10/19/2025							0.85	0.09										18,0700,1100,4,WD2-1018620-02
10/20/2025							1.03	0.17										02,0700,1100,4,WD2-1018620-02
10/21/2025							0.96	0.53										02,0700,1100,4,WD2-1018620-02
10/22/2025							1.09	0.23										02,0700,1100,4,WD2-1018620-02
10/23/2025							1.23	0.18										02,0700,1100,4,WD2-1018620-02
10/24/2025							1.18	0.11										02,0700,1100,4,WD2-1018620-02
10/25/2025							0.58	0.12										02,0700,1100,4,WD2-1018620-02
10/26/2025							0.54	0.18										02,0700,1100,4,WD2-1018620-02
10/27/2025							0.75	0.17										02,0700,1100,4,WD2-1018620-02
10/28/2025							0.78	0.25										02,0700,1100,4,WD2-1018620-02
10/29/2025							1.01	0.20										02,0700,1100,4,WD2-1018620-02
10/30/2025							0.79	0.13										02,0700,1100,4,WD2-1018620-02
10/31/2025							1.10	0.10										02,0700,1100,4,WD2-1018620-02
Min.							0.46	0.07										
Max.							1.37	0.53										
Avg.							0.87	0.16										
Total																		

	October-25				
DAY	PLANT PRODUCTION	FREE	COMBINED		
1	2.64	0.49	0.09		
2	3.16	0.73	0.12		
3	3.00	0.98	0.14		
4	3.34	1.01	0.15		
5	3.34	0.93	0.09		
6	3.34	1.05	0.22		
7	3.22	0.46	0.07		
8	2.77	0.73	0.10		
9	3.00	1.00	0.21		
10	2.90	0.52	0.13		
11	3.06	0.55	0.13		
12	3.06	0.60	0.14		
13	3.06	1.19	0.12		
14	3.18	0.87	0.15		
15	3.03	1.02	0.17		
16	2.93	1.01	0.21		
17	2.99	1.37	0.30		
18	3.02	0.66	0.09		
19	3.02	0.85	0.09		
20	3.02	1.03	0.17		
21	2.95	0.96	0.53		
22	2.87	1.09	0.23		
23	2.74	1.23	0.18		
24	2.75	1.18	0.11		
25	2.87	0.58	0.12		
26	2.87	0.54	0.18		
27	2.87	0.75	0.17		
28	2.92	0.78	0.25		
29	2.74	1.01	0.20		
30	2.79	0.79	0.13		
31	2.78	1.10	0.10		
TOTAL	92.23	27.06	5.09		
HI	3.34	1.37	0.53		
LOW	2.64	0.46	0.07		
AVG.	2.98	0.87	0.16		

CITY OF NORTH RIDGEVILLE WATER USE FOR										October-25		FT3	
DATE	R.L.C.W.A. Rt. 10 & 83		R.L.C.W.A SUGAR RIDGE		RLCWA OTHER	JOINT LINE	ELYRIA WATER PUMP STATION		ELYRIA WATER SUGAR RIDGE		ELYRIA WATER TAYLOR STREET		
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE INVACARE	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00	
1					2515		728640	692	199240	0	963086	974	
2							729277	637	200267	1027	963785	699	
3							799626	349	201292	1025	964656	780	
4					2790		SAT	692	SAT	1025	SAT	866	
5							SUN	692	SUN	1025	SUN	866	
6							731702	692	204367	1025	967254	866	
7							732276	574	205392	1025	968103	849	
8							732276	0	206417	1025	968921	818	
9							732579	303	207442	1025	969743	822	
10							732773	194	208467	1025	970544	801	
11							SAT	392	SAT	1025	SAT	800	
12							SUN	393	SUN	1025	SUN	800	
13							733951	393	211542	1025	972944	800	
14							734454	503	212567	1025	973802	858	
15							734815	361	213592	1025	974609	807	
16							735065	250	214617	1025	975389	780	
17							735349	284	215642	1025	976210	821	
18							SAT	338	SAT	1025	SAT	812	
19							SUN	338	SUN	1025	SUN	811	
20							736363	338	218717	1025	978644	811	
21							736641	278	219742	1025	979411	767	
22							736782	141	220767	1025	980225	814	
23							736782	0	221792	1025	980991	766	
24							736782	0	222817	1025	981775	784	
25							SAT	141	SAT	1025	SAT	814	
26							SUN	142	SUN	1025	SUN	813	
27							737206	141	225892	1025	984215	813	
28							737466	260	226917	1025	984967	752	
29							737466	0	227942	1025	985740	773	
30							737466	0	228967	1025	986582	842	
31						43190	737466	0	229992	1025	987409	827	
TOTAL					275	43,190,000	9,518	229,660	30,752	742,016	25,297	610392	
					9	1,393,226	7,119,464		23,002,496		18,922,156		
TOTAL RLCWA USE: 275 GALLONS 0.01%					TOTAL ELYRIA WATER USE: 49,044,116 GALLONS 53.17%					TOTAL JOINT LINE USE 43,190,000 46.82%		TOTAL USE 92,234,391 100.00%	

Pump Station Total	Sugar Ridge Total	Taylor Street TOTAL
5176.16	0	7285.52
4764.76	7681.96	5228.52
2610.52	7667	5834.4
5176.16	7667	6477.68
5176.16	7667	6477.68
5176.16	7667	6477.68
4293.52	7667	6350.52
0	7667	6118.64
2266.44	7667	6148.56
1451.12	7667	5991.48
2932.16	7667	5984
2939.64	7667	5984
2939.64	7667	5984
3762.44	7667	6417.84
2700.28	7667	6036.36
1870	7667	5834.4
2124.32	7667	6141.08
2528.24	7667	6073.76
2528.24	7667	6066.28
2528.24	7667	6066.28
2079.44	7667	5737.16
1054.68	7667	6088.72
0	7667	5729.68
0	7667	5864.32
1054.68	7667	6088.72
1062.16	7667	6081.24
1054.68	7667	6081.24
1944.8	7667	5624.96
0	7667	5782.04
0	7667	6298.16
0	7667	6185.96
1717857		

CITY OF NORTH RIDGEVILLE WATER USE FOR												October-25		GALLONS			
DATE	R.L.C.W.A. Rt. 10 & 83		R.L.C.W.A SUGAR RIDGE		RLCWA OTHER	JOINT LINE	ELYRIA WATER PUMP STATION		ELYRIA WATER SUGAR RIDGE		ELYRIA WATER TAYLOR STREET						
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE INVACARE	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY * 7.48 USE + 00					
1					2515		728640	517616	199240	0	963086	728552					
2							729277	476476	200267	768196	963785	522852					
3							799626	261052	201292	766700	964656	583440					
4					2790		SAT	517616		766700	SAT	647768					
5							SUN	517616		766700	SUN	647768					
6							731702	517616	204367	766700	967254	647768					
7							732276	429352	205392	766700	968103	635052					
8							732276	0	206417	766700	968921	611864					
9							732579	226644	207442	766700	969743	614856					
10							732773	145112	208467	766700	970544	599148					
11							SAT	293216		766700	SAT	598400					
12							SUN	293964		766700	SUN	598400					
13							733951	293964	211542	766700	972944	598400					
14							734454	376244	212567	766700	973802	641784					
15							734815	270028	213592	766700	974609	603636					
16							735065	187000	214617	766700	975389	583440					
17							735349	212432	215642	766700	976210	614108					
18							SAT	252824		766700	SAT	607376					
19							SUN	252824		766700	SUN	606628					
20							736363	252824	218717	766700	978644	606628					
21							736641	207944	219742	766700	979411	573716					
22							736782	105468	220767	766700	980225	608872					
23							736782	0	221792	766700	980991	572968					
24							736782	0	222817	766700	981775	586432					
25							SAT	105468		766700	SAT	608872					
26							SUN	106216		766700	SUN	608124					
27							737206	105468	225892	766700	984215	608124					
28							737466	194480	226917	766700	984967	562496					
29							737466	0	227942	766700	985740	578204					
30							737466	0	228967	766700	986582	629816					
31						43190	737466	0	229992	766700	987409	618596					
TOTAL					275	43,190,000	9,518	229,660	30,752	742,016	25,297	610392					
					9	1,393,226	7,119,464		23,002,496		18,922,156						
TOTAL RLCWA			275 GALLONS		TOTAL ELYRIA WATER			49,044,116 GALLONS		TOTAL JOINT LINE		43,190,000		TOTAL		92,234,391	
USE: _____			0.01%		USE: _____			53.17%		USE		46.82%		USE		100.00%	

Building Division Monthly Report



PERMITS	SEPTEMBER			YEAR TO DATE		
	Permits	Est. Cost	Fees	Permits	Est. Cost	Fees
Accessory Structure	18	177,400.78	1,622.46	112	1,327,108.88	11,702.12
Accessory Structure - Eng				1	0.00	0.00
Addition	2	387,000.00	1,424.10	14	1,626,622.00	7,046.95
Addition - Eng	1	0.00	80.00	2	0.00	80.00
Air Conditioner	17	118,736.21	1,292.80	198	1,346,853.36	17,177.40
Alterations	2	96,688.00	2,938.60	36	2,794,028.08	26,144.21
Apron	8	0.00	640.00	56	1,771.66	4,480.00
Backflow Preventor				19	5,833.40	1,296.00
Change of Grade	1	0.00	80.00	4	0.00	390.00
Commercial Parking Lot	1	114,533.00	624.00	11	432,502.00	2,852.00
Com New Construction				3	7,720,000.00	3,795.33
Com New Construction - Eng				4	0.00	0.00
Culvert Pipe/Ditch Enclosure				2	0.00	160.00
Deck/Porch	5	59,014.00	443.39	38	451,076.41	3,372.57
Demolition	3	100,000.00	454.50	12	237,017.00	1,659.00
Drain Tile	1	0.00	80.00	2	0.00	160.80
Driveway	16	169,276.88	1,200.00	94	788,845.54	7,280.00
Electrical	10	10,650.00	808.00	73	304,721.98	6,541.90
Fence	24	157,716.82	1,920.00	216	1,592,177.67	17,120.00
Fire Alarm				2	15,000.00	509.85
Fire Suppression/Protection				4	98,249.00	945.54
Furnace	17	334,023.21	1,685.80	185	1,434,022.81	16,520.05
General Inspection				3	766.66	240.80
Generator	16	182,008.12	1,292.80	45	474,244.73	3,636.00
Home Occupation				3	0.00	150.00
Hot Tub				4	45,500.00	323.20
Lawn Sprinkler	9	26,222.80	727.20	47	110,348.60	3,797.60
Major Subdivision - Eng	1	0.00	0.00	3	0.00	0.00
New Condo (1-3 Units)				2	300,000.00	2,257.40
New Condo (1-3 Units) - Eng				2	0.00	475.00
New Dwelling BSH	1	785,000.00	445.00	6	3,390,000.00	2,270.00
New Dwelling BSH - Eng	1	0.00	0.00	6	0.00	0.00
Plumbing				10	55,115.00	851.50
Plumbing - Water Tank	18	51,601.00	1,374.40	73	195,684.58	5,898.40
Re-Roof/Gutters	45	638,628.71	3,474.40	352	5,405,976.10	28,928.85
Res New Dwelling	4	1,723,174.00	8,221.50	53	21,170,558.00	111,675.25
Res New Dwelling - Eng	4	0.00	1,900.00	53	0.00	25,175.00
Sanitary Repair/Replacement	3	0.00	240.00	30	5,632.10	2,080.00
Sanitary Sewer Tap	5	0.00	31,029.45	68	0.00	428,443.00
Sanitary Sewer Tap - Avon/Sheffield	6	0.00	33,025.26	28	0.00	132,409.67
Sidewalk	3	0.00	240.00	33	13,300.00	2,400.00
Siding	5	85,744.06	404.00	46	733,432.64	3,717.60
Sign - Permanent	1	42.00	86.52	15	90,216.92	2,504.34
Sign - Temporary				5	3,087.05	125.00
Solar Panel	3	68,808.00	242.40	14	327,347.78	1,131.20
Storage Tanks				1	0.00	0.00
Storm Connection	1	0.00	80.00	3	0.00	240.00
Storm Repair/Replacement	9	0.00	720.00	24	0.00	1,760.00
Sump Pump				3	10,189.13	242.40
Swimming Pool	2	6,000.00	210.00	23	355,583.26	2,575.00
Tent	1	0.00	25.75	1	0.00	25.75
Water Meter	9	10,125.00	720.00	53	87,290.00	4,240.00
Water Tap	5	0.00	0.00	63	0.00	0.00
Waterline	2	0.00	160.00	14	0.00	1,040.00
Waterproofing	3	46,376.00	242.40	20	291,011.62	1,696.75
Windows/Doors	22	203,127.94	1,777.60	176	2,022,454.53	14,059.65
Woodburner Fireplace				0	0.00	0.00
TOTAL	305	5,551,896.53	101,932.33	2,370	55,263,568.49	913,603.08

Building Division Monthly Report



ENFORCEMENTS	JUNE	YEAR TO DATE
	Entries	Entries
Advisory	1	2
Backflow Program		18
Compliance with Approved Plan	1	3
Commercial Basin Inspection		0
Contractor Registration		0
Engineering Complaint	2	12
Home Occupation Permit		0
Mud on Road		0
Property Maintenance	8	51
Property Maintenance Complaint	40	142
Service		4
Working without Permit		12
TOTAL	52	244

CONTRACTOR REGISTRATIONS	63	626
---------------------------------	-----------	------------

INSPECTIONS	932	3907
--------------------	------------	-------------



Planning Commission Report
MEETING OF NOVEMBER 12, 2025

The North Ridgeville Planning Commission took action on the following items at their regular meeting of November 12, 2025:

NEW BUSINESS

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 station and gasoline station.

(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; to Planning Commission on 09-09-25; Council approved PC extension on 09-15-2025; to Planning Commission on 10-14-2025)

PC ACTION: Planning Commission recommended approval of the ordinance with amendments, as presented, which was approved by a vote of 4-1 (Toth).

O 2025-145 An Ordinance providing for the renaming of Thibo Trail to Orchard Park Drive.

(Introduced by Mayor Corcoran; First Reading on 11-03-2025)

PC ACTION: Planning Commission recommended approval of the ordinance with the condition that Orchard Park Drive start where the street bends east and that the existing dwellings with Avon Belden addresses are maintained as such on a portion of unnamed street, which was approved by a vote of 5-0.

cc: Mayor Corcoran
Law Director Moriarty
Assistant Law Director Morgan
City Engineer Eavenson
Chief Building Official Fursdon
Planning & Development Director Lieber

1ST READING: July 21, 2025

2ND READING: _____

3RD READING: _____

ADOPTED: _____

EMERGENCY: _____

EFFECTIVE: _____

No land shall be used or occupied, and no structure shall be designed, erected, altered or used, except for either one or several of the following permitted uses or for one or several of the following conditional uses:

(a) Permitted Uses.

- (1) Ambulance service.
- (2) Antique store.
- (3) Apparel and accessories store.
- (4) Appliances (household).
- (5) Automobile accessory store and auto lube center.
- (6) Automobile, truck and trailer display, hire, sale and repair.
- (7) Bakery.
- (8) Banks (see also loan and finance offices).
- (9) Barber shop.
- (10) Barber and beauty shop supply store.
- (11) Beauty shop.
- (12) Blueprinting.
- (13) Bicycle shop.
- (14) Book store.
- (15) Bowling alley.
- (16) Business equipment and supply.
- (17) Business or trade school.
- (18) Bus station.
- (19) Camera and photographic equipment store.
- (20) Churches and temples.
- (21) Candy, nut and confectionery store.
- (22) Clinic (dental or medical).
- (23) Dairy bar.
- (24) Dairy products store (bottling operations excluded).
- (25) Dance studio.
- (26) Delicatessen.
- (27) Department store.
- (28) Diaper, linen and towel supply service.
- (29) Discount center and store.
- (30) Driving range.
- (31) Drug store.
- (32) Dry cleaning (custom and self-service).
- (33) Dry goods store.
- (34) Eating place; grill; bar; cocktail lounge.
- (35) Egg and poultry store, provided that no slaughtering, eviscerating or dressing of poultry is conducted outside of an enclosed structure.
- (36) Floor covering.
- (37) Florist; gift shop.
- (38) Funeral home; ambulance service.
- (39) Furniture; household furnishings.
- (40) Garden and lawn supplies store.
- (41) Grocery store and meat market (supermarkets).
- (42) Hardware and sporting goods.
- (43) Hobby shop.

- (44) Hotel and motel.
- (45) Health salon.
- (46) Hospital and rest home other than for the insane, for persons with contagious diseases, or for drug or liquor addicts.
- (47) Jewelry store.
- (48) Laboratory (dental and medical).
- (49) Laundry (custom and self-service).
- (50) Lighting fixture sales.
- (51) Liquor store (sale by package only).
- (52) Libraries.
- (53) Loan and finance offices (see also banks).
- (54) Locksmith.
- (55) Luggage store.
- (56) License bureau.
- (57) Museum.
- (58) Music store; pianos, radio and television.
- (59) Newspaper publishing sales and service.
- (60) Newsstand.
- (61) Novelty shop.
- (62) Office (any office in which chattels or goods, wares or merchandise are not commercially created, exchanged or sold).
- (63) Office supply store.
- (64) Night club.
- (65) Optician and optometrist shops.
- (66) Paint and wallpaper store; art supplies.
- (67) Parking lot and/or structure, either publicly or privately owned and operated.
- (68) Post office.
- (69) Plumbing and heating shop and supplies (enclosed storage only).
- (70) Professional services.
- (71) Pressing, altering and repair of wearing apparel.
- (72) Printing and publishing, including processes related thereto.
- (73) Private clubs and lodges; YMCA; commercial recreation; fraternal societies.
- (74) Public utility offices and salesrooms.
- (75) Radio and television broadcasting studios, including transmitter.
- (76) Repair, rental and servicing of any product, the sale of which is permitted in this District.
- (77) Restaurant.
- (78) Resale shop; used clothing and furniture.
- (79) Shoe store (sales and repair).
- (80) Sign painting shop.
- (81) Skating rink.
- (82) Surgical supplies store.
- (83) Surplus store.
- (84) Taxi stand.
- (85) Telephone exchange and office.
- (86) Theater and theatrical studio.
- (87) Tire and battery shop.
- (88) Toy store.
- (89) Travel agency.

- (90) Variety and notions store.
- (91) Wall and floor coverings store.
- (92) Any other retail business or service establishment or use which is determined by the Board of Zoning and Building Appeals to be of the same general character as the above permitted uses. Similar uses as determined in accordance with Chapter 1210.
- (93) The sale as wholesale or warehousing of any commodity, the use or processing of which is permitted in this District.
- (94) Any non-residential use permitted in a B-1 Neighborhood Business District.

(b) Conditional Uses. The following uses shall be deemed to be conditional uses in this district.

(1) ~~Automobile service station and/or~~ Public parking garage, provided that:

- A. Premises used for such purposes shall not have an entrance or exit for motor vehicles within 200 feet from any place of public assembly, including any hospital, sanitarium or institution. Such measurement shall be along the usual line of street travel.
- B. The building used for such purposes shall not be nearer than fifty feet from any residential district.
- ~~C. Any minor automobile repair work, as defined in Section 1240.10(13), shall be done within the principal building on the premises.~~
- ~~DC.~~ No overnight or weekend outside storage of trucks, trailers and/or tractors shall be permitted on the premises, and no partially dismantled, wrecked or junked vehicles shall be stored for more than a total of eight hours outside the buildings on the premises.
- ~~ED.~~ When such use abuts the side and/or rear line of a lot in any residential district, a compact evergreen hedge, solid wall or painted board fence not less than five feet high shall be maintained at the property line.

~~(2) Reserved~~

~~(32)~~ Accessory uses, provided that such uses are clearly incidental and customary to, and commonly associated with, the operation of the permitted use.

~~(43)~~ Crating and packing service.

~~(54)~~ Landing and take-off areas for roto-craft.

(5) Automobile service station, provided that:

- A. There shall be a separation distance of one-half mile between automobile service station businesses where the automobile service station is the primary use on the lot. Separation distances shall be measured by a straight line connecting the closest points between lots.
- B. The separation requirement does not apply where an automobile service station is an accessory use, defined as:
 - i. Fueling facilities that are subordinate and incidental to the principal use of the lot; and
 - ii. Primarily serving vehicles associated with the principal use (e.g., customers or fleet vehicles of a wholesale club, big-box retailer, or similar operation); and
 - iii. Not independently branded, advertised, or operated as a stand-alone gas station open to the general public.

SECTION 12. That *Section 1268.02 Permitted and Conditional Uses* in the B-3 Highway Commercial District of the Zoning Code be amended as follows:

1268.02 PERMITTED AND CONDITIONAL USES.

(a) Permitted Uses. A building or premises may be used for the following purposes in a B-3 Highway Commercial District:

- (1) Animal hospital and clinic.
- (2) Antique shop.
- (3) Appliance store (major appliances, e.g. T.V., washing machine, and radio sales).
- ~~(4) Automobile service station~~
- (4) ~~(5)~~ Automobile repair and accessory sales.
- (5) ~~(6)~~ Boat and marine sales.
- (6) ~~(7)~~ Camping trailer sales and service.
- (7) ~~(8)~~ Cemetery (minimum of ten acres); mortuary; crematory.
- (8) ~~(9)~~ Church and professional building.
- (9) ~~(10)~~ Clinic and professional building.
- (10) ~~(11)~~ Drive-in bank.
- (11) ~~(12)~~ Drive-in ice cream and soda sales.
- (12) ~~(13)~~ Drive-in restaurant.
- (13) ~~(14)~~ Drive-in theater.
- (14) ~~(15)~~ Farm, fruit and produce stand (adequate off-street parking shall be provided to take care of all customers).
- (15) ~~(16)~~ Florist shop and retail sales.
- (16) ~~(17)~~ Food locker.
- (17) ~~(18)~~ Funeral home.
- (18) ~~(19)~~ Furniture store.
- (19) ~~(20)~~ Garden and nursery center.
- (20) ~~(21)~~ Gift and novelty shop.
- (21) ~~(22)~~ Greenhouse.
- (22) ~~(23)~~ Grocery and meat market.
- (23) ~~(24)~~ Heating and plumbing materials (sales, yard).
- (24) ~~(25)~~ Heavy equipment sales.
- (25) ~~(26)~~ Laboratory (medical or dental).
- (26) ~~(27)~~ Lumber yard; builders materials and supplies.
- (27) ~~(28)~~ Monument sales.
- (28) ~~(29)~~ Motel and hotel.
- (29) ~~(30)~~ Office building.
- (30) ~~(31)~~ Parking lot (subject to the provisions of Chapter 1284).
- (31) ~~(32)~~ Pet store.
- (32) ~~(33)~~ Customary accessory uses.
- (33) ~~(34)~~ Any permitted use in a B-2 Central Business District.

(b) Conditional Uses. The following uses shall be deemed to be conditional uses in this district.

- (1) Bars and taverns.
- (2) Bowling alleys, provided that the building used for such purposes shall be not less than 100 feet from any residential district.
- (3) Swimming clubs and other commercial recreation and amusements.
- (5) Kennels.

- (6) Car washes, provided that there shall be a separation distance of one (1) mile between car wash businesses where the car wash is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where a car wash is an accessory use.

~~(7) Automobile service station, provided that: there shall be a separation distance of one (1) mile between automobile service station businesses where the automobile service station is the primary use on the lot. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where an automobile service station is an accessory use.~~

A. There shall be a separation distance of one-half mile between automobile service station businesses where the automobile service station is the primary use on the lot. Separation distances shall be measured by a straight line connecting the closest points between lots.

B. The separation requirement does not apply where an automobile service station is an accessory use, defined as:

- i. Fueling facilities that are subordinate and incidental to the principal use of the lot; and
- ii. Primarily serving vehicles associated with the principal use (e.g., customers or fleet vehicles of a wholesale club, big-box retailer, or similar operation); and
- iii. Not independently branded, advertised, or operated as a stand-alone gas station open to the general public.

- (c) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:

- (1) Self-storage facilities.

~~SECTION 2. That Section 1270.02 Permitted and Conditional Uses in the B-4 Commercial Parkway District of the Zoning Code be amended as follows:~~

~~1270.02 PERMITTED AND CONDITIONAL USES.~~

- ~~(a) A building or premises may be used for the following purposes in a B-4 Commercial Parkway District:~~

- ~~(1) Automotive center (sales and service).~~
- ~~(2) Automobile service stations. Provided that there shall be a separation distance of one (1) mile between automobile service station businesses where the automobile service station is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where an automobile service station is an accessory use.~~
- ~~(3) Automobile repairs (minor and major).~~
- ~~(4) Clinics and professional office buildings.~~
- ~~(5) Convention halls, auditoriums, and assembly halls.~~
- ~~(6) Gifts and novelties sale.~~
- ~~(7) Hotels.~~
- ~~(8) Laboratories (medical and dental).~~
- ~~(9) Motels.~~
- ~~(10) Night clubs, including the sale of alcoholic beverages.~~
- ~~(11) Restaurants, including drive-ins.~~
- ~~(12) Cabins and campground rentals.~~

- ~~(13) Other similar uses which serve the long-distance motoring public.~~
- ~~(b) The following uses shall be deemed to be conditional uses in this district:~~
- ~~(1) Boat and marine sales; construction equipment (sales and service).~~
 - ~~(2) Camping trailers and mobile homes (sales only).~~
 - ~~(3) Car washes, provided that there shall be a separation distance of one (1) mile between car wash businesses where the car wash is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where a car wash is an accessory use.~~
 - ~~(4) Farm implements (sales and service).~~
 - ~~(5) Heavy equipment sales.~~
 - ~~(6) Truck service.~~
 - ~~(7) Truck terminals.~~
- ~~(c) Single family residential uses shall be specifically prohibited in the B-4 District, except for the dwellings of resident watchman and hotel and motel operators whose work requires their continual presence on the premises.~~
- ~~(d) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:~~
- ~~(1) Self storage facilities.~~

SECTION 3. That *Section 1272.04 Permitted and Conditional Uses* in the B-5 Architectural Business District of the Zoning Code be amended as follows:

1272.04 PERMITTED AND CONDITIONAL USES.

- (a) A building or premises may be used for the following purposes in a B-5 Architectural Business District:
- (1) Ambulance service.
 - (2) Antique store.
 - (3) Apparel and accessories store.
 - (4) Appliances (household).
 - (5) Art gallery.
 - (6) Automobile accessory store, sales, and service.
 - (7) Bakery.
 - (8) Banks (see also loan and finance offices).
 - (9) Barber shop.
 - (10) Barber and beauty shop supply store.
 - (11) Beauty shop.
 - (12) Bed and breakfast inns.
 - (13) Blueprinting.
 - (14) Bicycle shop.
 - (15) Book store.
 - (16) Business equipment and supply.
 - (17) Business or trade school.
 - (18) Camera and photographic equipment supply store.
 - (19) Child care center.
 - (20) Churches and temples.
 - (21) Candy, nut, and confectionary store.

- (22) Clinic (dental or medical).
- (23) Dairy bar.
- (24) Dairy products store (bottling operations excluded).
- (25) Dance studio.
- (26) Delicatessen.
- (27) Department store.
- (28) Discount center and store.
- (29) Drug store.
- (30) Dry cleaning (custom and self-service).
- (31) Dry goods store.
- (32) Eating place, grill.
- (33) Egg and poultry store.
- (34) Floor covering.
- (35) Florist; gift shop.
- (36) Funeral home and cemetery.
- (37) Furniture; household furnishings.
- (38) Garden and lawn supplies store.
- (39) Grocery store and meat market (supermarket).
- (40) Hardware and sporting goods.
- (41) Hobby shop.
- (42) Motel.
- (43) Health salon.
- (44) Rest home.
- (45) Jewelry store.
- (46) Laboratory (dental and medical).
- (47) Laundry (custom and self-service).
- (48) Lighting fixture sales.
- (49) Liquor store (sale by package only).
- (50) Libraries.
- (51) Loan and finance offices (see also banks).
- (52) Locksmith.
- (53) Luggage store.
- (54) License bureau.
- (55) Museum.
- (56) Music store; pianos, radio, and television.
- (57) Newspaper publishing sales and service.
- (58) Novelty shop.
- (59) Office (any office in which chattels or goods, wares, or merchandise are not commercially created, exchanged, or sold).
- (60) Office supply store.
- (61) Night club.
- (62) Optician and optometrist shops.
- (63) Paint and wallpaper store; art supplies.
- (64) Parking lot, either publicly or privately owned and operated.
- (65) Post office.
- (66) Plumbing and heating shop and supplies (enclosed storage only).
- (67) Professional services.
- (68) Pressing, altering, and repair of wearing apparel.
- (69) Printing and publishing, including processes related thereto.

- (70) Private clubs and lodges; YMCA; commercial recreation; fraternal societies.
- (71) Public utility offices and salesrooms.
- (72) Repair, rental, and servicing of any product, the sale of which is permitted in this District.
- (73) Restaurant.
- (74) Resale shop; used clothing and furniture.
- (75) Shoe store (sales and repair).
- (76) Sign painting shop.
- (77) Surgical supplies store.
- (78) Surplus store.
- (79) Telephone exchange and office.
- (80) Theater and theatrical studio.
- (81) Toy store.
- (82) Travel agency.
- (83) Variety and notions store.
- (84) Wall and floor coverings store.
- (85) Cemetery.
- (86) Drive-in bank.
- (87) Drive-in ice cream.
- (88) Drive-in restaurant.
- (89) Farm, fruit, and produce stand.
- (90) Gift and novelty shop.
- (91) Office building.
- (92) Pet store, pet cemetery with flat markers only.
- (93) Customary accessory uses.
- (94) Assisted living for the elderly.
- (95) Planned unit development.
- (96) Animal clinic or animal hospital.

(b) The following uses shall be deemed to be conditional uses in this district.

- (1) Bowling alleys shall be deleted, except as part of a larger planned unit commercial development (PUD), with buffer strip.
- (2) Swimming clubs and other commercial recreation and amusements, with buffer strip.
- ~~(3) Automobile service station, with buffer strip.~~
- ~~(4) RESERVED~~

(c) Residences can co-exist at the same location when living quarters are maintained with a minimum of 1,040 square feet.

(d) Existing structures converted to a business shall be grandfathered with regard to setback, side yard, and rear yard requirements, but must have "Theme Design" on three prominent sides of the building to respect the architectural theme of the District.

(e) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:

- (1) Self-storage facilities.

SECTION 4. Legally established, active nonconforming automobile service stations in the affected districts may be reconstructed on the same lot following demolition, provided that, (1) The station has not been vacant for a period exceeding the loss-of-nonconforming-

status threshold established in Chapter 1294; (2) The reconstructed facility does not increase the number of service stations on the lot; and (3) The facility remains in substantially the same location and use category as the original.

SECTION 45. That, in all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

SECTION 56. That 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 67. That this Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

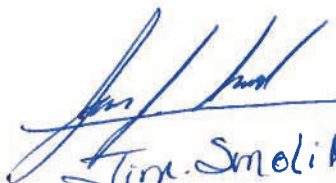
PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR



Jim Smolik, Chairman

11.12.25

DATE: November 3, 2025
INTRODUCED BY: Mayor Corcoran
REFERRED BY: _____

1ST READING: November 3, 2025
2ND READING: _____
3RD READING: _____
ADOPTED: _____
EMERGENCY: _____
EFFECTIVE: _____

ORDINANCE NO. 2025-145

AN ORDINANCE PROVIDING FOR THE RENAMING OF THIBO TRAIL TO ORCHARD PARK DRIVE.

WHEREAS, the City has received a petition from SLK Capital Holdings, LLC, as described in the attached Exhibit A; and

WHEREAS, the street name change of Thibo Trail is being requested to ensure clarity in navigation and identification of the street within the Ridgeville Farms development; and

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

WHEREAS, the street name changing will not result in any adverse impacts to traffic patterns, or the City's street system; and

WHEREAS, pursuant to a properly published notice, a public hearing was held before City Council on _____ at which time Council provided the opportunity to hear from the public regarding the proposed street name change.

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

SECTION 1. The street currently known as Thibo Trail, located within the Ridgeville Farms development, is hereby renamed Orchard Park Drive.

SECTION 2. The City Engineer is hereby authorized and directed to update all official maps, records, and signage to reflect the new street name.

SECTION 3. The Clerk of Council is hereby directed to file a certified copy of this Ordinance, once passed, for recording in the official records of the County Recorder pursuant to O.R.C. Section 723.04.

** Limits of name change starting private drive going east to west - people on private street maintain Avon Belden Address.*

[Signature]

11.12.25

SECTION 4. Identified abutting property owners shall receive appropriate notification and opportunity to be heard both at Planning Commission and at City Council. Council notification and Planning Commission notification shall follow customary notification requirements for like matters.

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 Section 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:

Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED:

Kevin Corcoran
MAYOR

Street Vacations, Narrowing and Name Changes

PETITION AND APPLICANT GUIDE



INITIATION

Street vacations, street narrowing and name changes may be initiated by a written petition of a property owner of a lot in the immediate vicinity of the street to be vacated, narrowed or renamed.

PETITION REQUIREMENTS

Any property owner requesting a street to be vacated, narrowed or renamed shall file the following with the Clerk of Council along with the required \$162.00 fee:

- (a) This petition for the renaming, vacating or narrowing of the street
- (b) An accurate legal description of the street, together with a plat drawn to a scale of one-inch equals 100 feet
- (c) A list of owners, and their addresses, of the property abutting upon the part of the street proposed to be vacated, narrowed or renamed
- (d) Written consent from such abutting property owners, and, if no written consent is obtained, a statement included with the petition to that effect

Any petition complete with required exhibits shall be forwarded to the Law Director to be prepared in ordinance form for introduction to Council.

CONSIDERATION BY PLANNING COMMISSION

Any ordinance proposing a renaming, vacation or narrowing shall first be submitted to the Planning Commission for approval, disapproval or suggestions, and the Planning Commission shall be allowed not less than thirty days for consideration and report.

PUBLIC HEARING

Council shall hold a public hearing before the adoption of the proposed ordinance. In order that opportunity shall be afforded to any person interested to be heard, at least thirty days' notice of any ordinance and of the required public hearing shall be provided in a local newspaper.

ACTION BY COUNCIL

Council may adopt the proposed ordinance by vote of a majority of Council members, provided that the proposed ordinance received approval by the Planning Commission. If the proposed ordinance was disapproved by the Planning Commission, it can only be adopted if it receives the vote of two-thirds of all members of Council.

APPROVED
NOV 12 2025

PETITION REQUEST

Thibo Trail

Street name

Describe portion/extent if not entire street

☐ Street Vacation

☐ Street Narrowing

☒ Name Change: Orchard Park Drive

PROPERTY OWNER INFORMATION

Ryan Kozak / SLK Capital Holdings, LLC

Name(s)

27106 E Oviatt Rd, #40411, Bay Village, OH 44140

Property owner address

216-706-9391

ryan@slk-capital.com

Property owner phone

Property owner email

PETITION AUTHORIZATION

Ryan Kozak
Property owner signature

September 30, 2025
Date



BRAMHALL
ENGINEERING &
SURVEYING COMPANY

801 Moore Road • Avon, Ohio 44011 • 440/934-7878 • Fax 440/934-7879

Equal Opportunity • Affirmative Action Employer

October 1, 2025

Kim Lieber, AICP
Director of Planning & Development
North Ridgeville City Hall
7307 Avon Belden Rd
North Ridgeville, OH 44039

Re: Ridgeville Farms, Street Name Change

Dear Ms. Lieber:

On behalf of SLK Capital Holdings, LLC, Developer and Landowner, we are requesting a street name change from Thibo Trail to **Orchard Park Drive**.

Please see attached revised address exhibit for reference.

Please let us know if there are any questions.

Respectfully,

BRAMHALL ENGINEERING & SURVEYING COMPANY

Aaron P. Appell, P.E. CPESC
Principal

Cc: Guy Fursdon, City of North Ridgeville Building Department
Ryan Kozak, SLK Capital, LLC



To: Planning Commission

From: Kim Lieber, AICP, Director of Planning and Development

Re: Ordinance 2025-145

Date: November 5, 2025

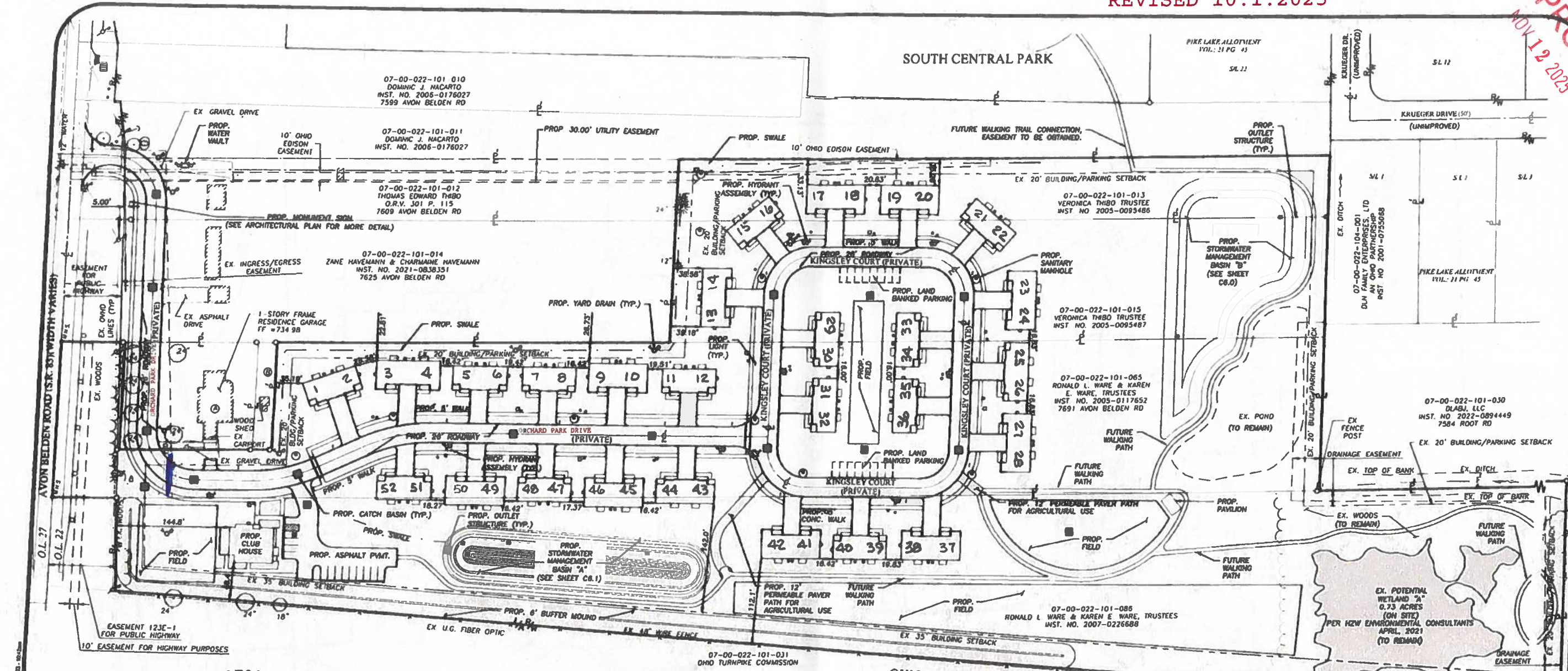
Ordinance 2025-145 proposes to rename Thibo Trail to Orchard Park Drive. The road provides access to existing homes on Avon Belden Road and is the entrance to the Ridgeville Farms community. Thibo Trail was approved as a private street.

The applicant has requested the name change due to frequent misspellings and mispronunciations of Thibo. When the applicant previously considered Ridgewood Way as an alternate name, the Planning Commission noted potential confusion with an existing mobile home community on Center Ridge Road. Although Orchard Lane and Orchard Grove Court already exist in North Ridgeville, Orchard Park Drive appears sufficiently distinct to avoid confusion.

Staff has no objection to the renaming of this private street. However, the process should confirm the specific point at which Orchard Park Drive begins, as it does not start at the SR 83 intersection. Street signage provides important wayfinding, but could inadvertently mislead visitors, delivery drivers or emergency responders if they are unaware that the existing residences along the entryway retain Avon Belden Road addresses. Coordination with Lorain County to confirm address assignments and installation of clear, well-placed signage will be necessary to avoid confusion in the future.

REVISED 10.1.2025

APPROVED
NOV 12 2025



- | | | | | | |
|------------------------------|------------------------------|-------------------------|-------------------------|------------------------------|------------------------------|
| 1. 35996 ORCHARD PARK DRIVE | 11. 35956 ORCHARD PARK DRIVE | 21. 7646 KINGSLEY COURT | 31. 7605 KINGSLEY COURT | 41. 7694 KINGSLEY COURT | 51. 35905 ORCHARD PARK DRIVE |
| 2. 35992 ORCHARD PARK DRIVE | 12. 35952 ORCHARD PARK DRIVE | 22. 7650 KINGSLEY COURT | 32. 7601 KINGSLEY COURT | 42. 7698 KINGSLEY COURT | 52. 35909 ORCHARD PARK DRIVE |
| 3. 35988 ORCHARD PARK DRIVE | 13. 7614 KINGSLEY COURT | 23. 7654 KINGSLEY COURT | 33. 7657 KINGSLEY COURT | 43. 35953 ORCHARD PARK DRIVE | CLUBHOUSE 35979 |
| 4. 35984 ORCHARD PARK DRIVE | 14. 7618 KINGSLEY COURT | 24. 7658 KINGSLEY COURT | 34. 7661 KINGSLEY COURT | 44. 35957 ORCHARD PARK DRIVE | ORCHARD PARK DRIVE |
| 5. 35980 ORCHARD PARK DRIVE | 15. 7622 KINGSLEY COURT | 25. 7662 KINGSLEY COURT | 35. 7665 KINGSLEY COURT | 45. 35961 ORCHARD PARK DRIVE | |
| 6. 35976 ORCHARD PARK DRIVE | 16. 7626 KINGSLEY COURT | 26. 7666 KINGSLEY COURT | 36. 7669 KINGSLEY COURT | 46. 35965 ORCHARD PARK DRIVE | |
| 7. 35972 ORCHARD PARK DRIVE | 17. 7630 KINGSLEY COURT | 27. 7670 KINGSLEY COURT | 37. 7678 KINGSLEY COURT | 47. 35969 ORCHARD PARK DRIVE | |
| 8. 35968 ORCHARD PARK DRIVE | 18. 7634 KINGSLEY COURT | 28. 7674 KINGSLEY COURT | 38. 7682 KINGSLEY COURT | 48. 35973 ORCHARD PARK DRIVE | |
| 9. 35964 ORCHARD PARK DRIVE | 19. 7638 KINGSLEY COURT | 29. 7678 KINGSLEY COURT | 39. 7686 KINGSLEY COURT | 49. 35977 ORCHARD PARK DRIVE | |
| 10. 35960 ORCHARD PARK DRIVE | 20. 7642 KINGSLEY COURT | 30. 7609 KINGSLEY COURT | 40. 7690 KINGSLEY COURT | 50. 35981 ORCHARD PARK DRIVE | |

A	07-00-022-101-048 RICHARD J. STIRZAKER TRUSTEE 7667 AVON BELDEN RD.
B	07-00-022-101-084 RICHARD J. STIRZAKER TRUSTEE

DATE	BY	DESCRIPTION
10-9-2025	APA	REVISED STREET NAME
10-1-2025	APA	REVISED STREET NAME

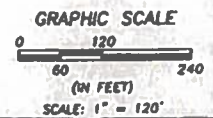
DRAWN BY: CAT
CHECKED BY: APA

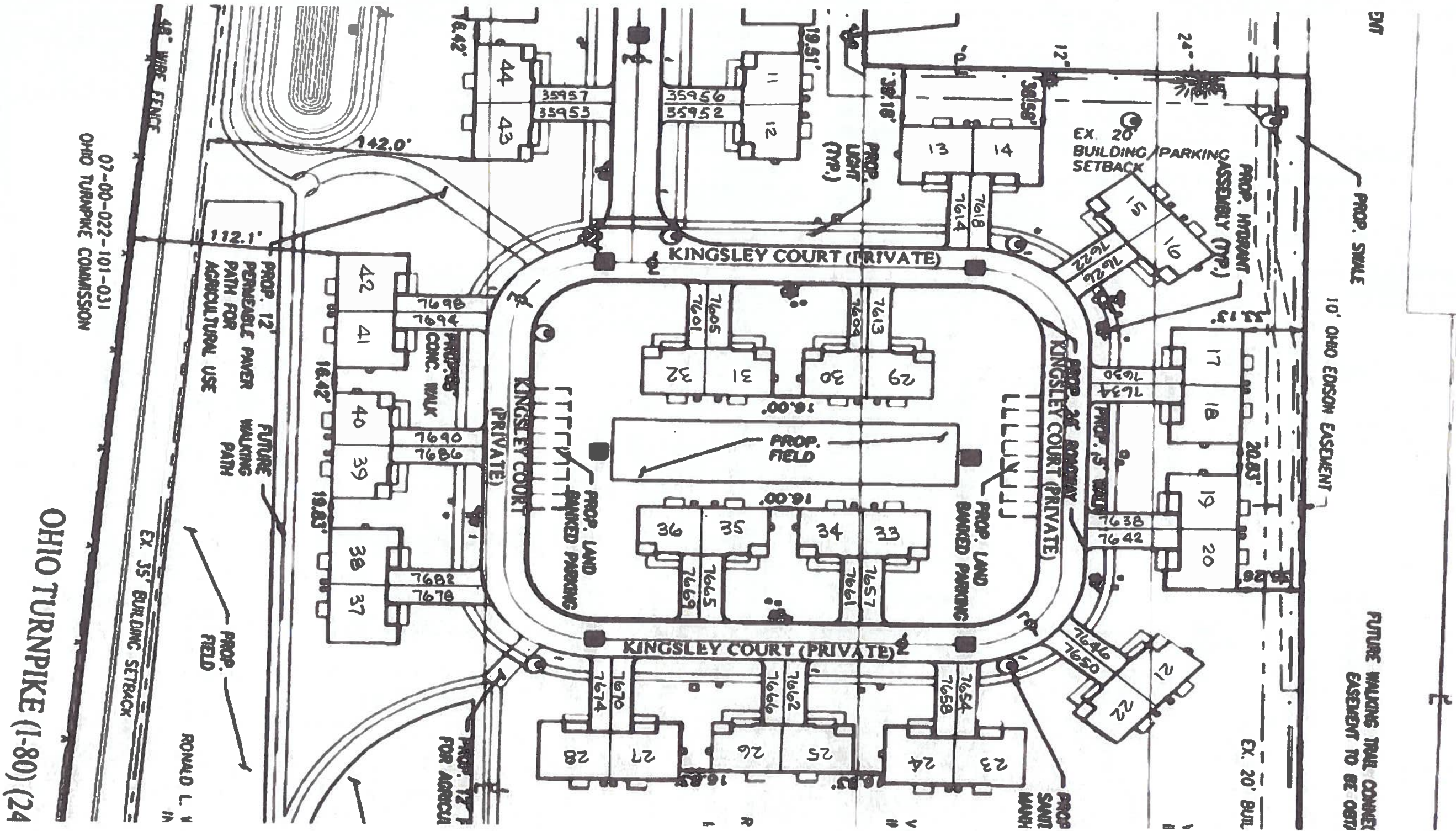
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
SLK CAPITAL HOLDINGS, LLC.
28400 HILLIARD BLVD
WESTLAKE, OH 44145

RIDGEVILLE FARMS
SITE ADDRESS EXHIBIT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

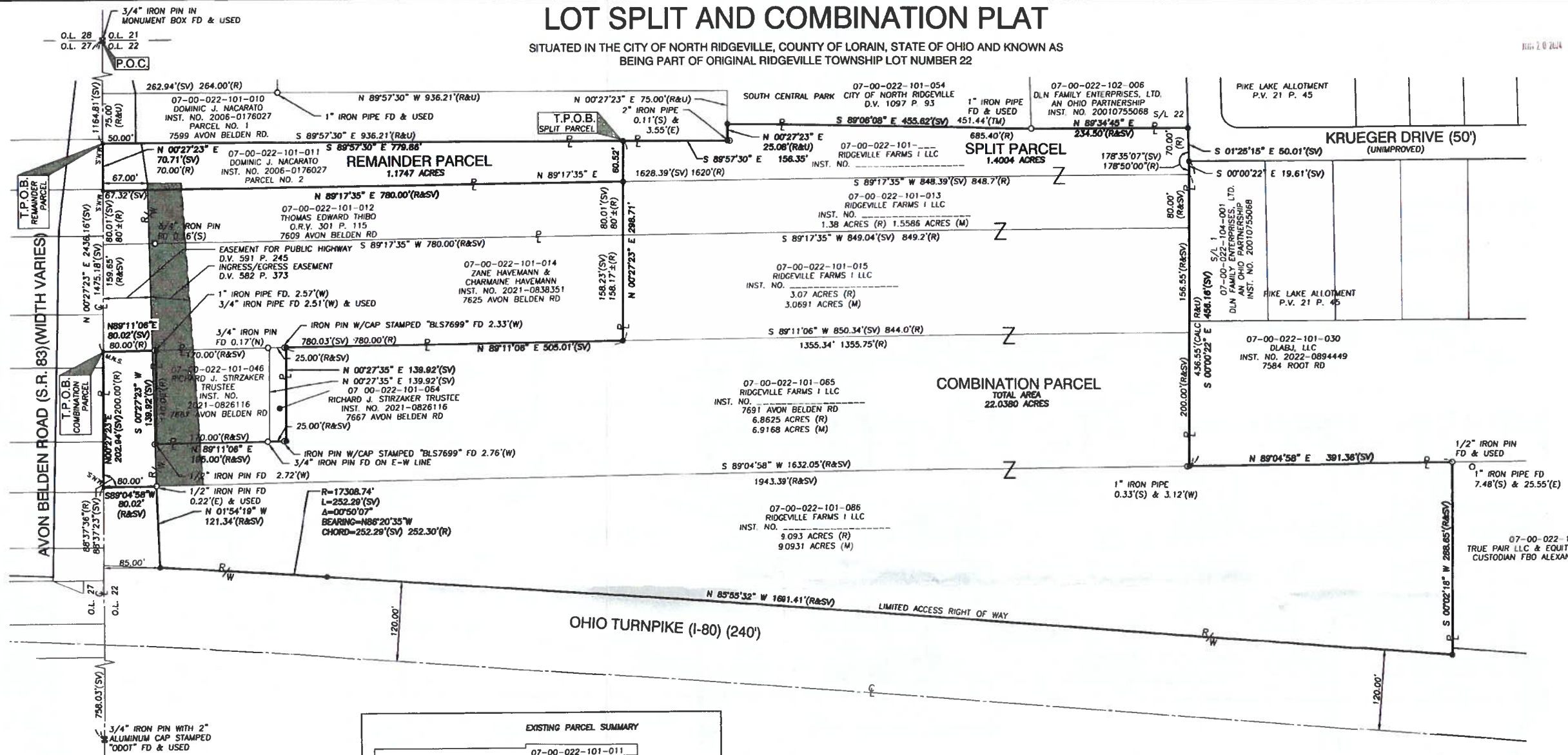
SHEET
1 OF 1
JOB NO.
21-5553





LOT SPLIT AND COMBINATION PLAT

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 22



NOTES:

- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND NORTHERN TITLE AGENCY, INC., COMMITMENT NO. 21-05141NITA WITH AN EFFECTIVE DATE OF MAY 25, 2023. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.
- PERTINENT RECORDS ARE AS SHOWN HEREON AND LISTED BELOW:
 - LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - LORAIN COUNTY SURVEY RECORDS.
 - LOR-83-12.17 RIGHT OF WAY PLANS.
 - LOR-83-10.62-13.24 ROADWAY PLANS.
 - OHIO TURNPIKE PROJECT NO. 1 ROADWAY PLANS.
 - PIKE LAKE ALLOTMENT P.V. 21 P. 45.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE.

Amy M. Kelly 9/13/2024
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8489

EXISTING PARCEL SUMMARY

07-00-022-101-011	
07-00-022-101-013	
07-00-022-101-015	
07-00-022-101-065	
07-00-022-101-086	

POST SPLIT SUMMARY

REMAINDER PARCEL	SPLIT PARCEL
07-00-022-101-013	
07-00-022-101-015	
07-00-022-101-065	
07-00-022-101-086	

POST COMBINATION SUMMARY

COMBINATION PARCEL
07-00-022-101-013
07-00-022-101-015
07-00-022-101-065
07-00-022-101-086

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS LOT SPLIT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE CITY OF NORTH RIDGEVILLE, OHIO APPROVED THIS 24 DAY OF September 2024

Guy M. Fursdon
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION - GUY M. FURSDON

MAYOR

APPROVED THIS 24 DAY OF September 2024

Kevin Corcoran
MAYOR - KEVIN CORCORAN

CITY ENGINEER

APPROVED THIS 24 DAY OF September 2024

Christina Eavenson
CITY ENGINEER - CHRISTINA EAVENSON, P.E.

LEGEND

- MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" x 30" IRON REBAR W/CAP STAMPED "BRAMHALL ENG. & SURVEY" SET
- MAG NAIL SET
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- D.V. DEED VOLUME
- FD. FOUND
- INST. INSTRUMENT
- NO. NUMBER
- P. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.V. PLAT VOLUME
- S.F. SQUARE FEET
- (R) RECORD INFORMATION
- (M) MEASURED INFORMATION
- (SV) SURVEYED INFORMATION
- T.P.O.B. TRUE PLACE OF BEGINNING
- (U) USED INFORMATION
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST

approved KL 6/27/24

DRAWN BY:
MAM

CHECKED BY:
AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET
1 OF 1
JOB NO.
21-5553A

APPROVED
NOV 12 2025

20250504 B.L.C. Capital Holdings AL TAUBA/ANWAR/ST. 4553A Contribution Plat Map Printed: Jun 13, 2024 - 2:41pm

DATE:	<u>November 17, 2025</u>	1 ST READING:	<u>November 17, 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>

ORDINANCE NO. 2025-151

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH FISHBECK, A PROFESSIONAL CONSULTING FIRM SPECIALIZING IN ENGINEERING, ENVIRONMENTAL SCIENCES, ARCHITECTURE AND CONSTRUCTION MANAGEMENT, TO PROVIDE ENGINEERING SERVICES FOR THE SUGAR RIDGE ROAD AND BENDER ROAD ROUNDABOUT IN AN AMOUNT NOT TO EXCEED \$429,807.00.

WHEREAS, the City of North Ridgeville received funding from the Northeast Ohio Areawide Coordinating Agency (NOACA) through the Congestion Mitigation Air Quality (CMAQ) Program for the Sugar Ridge Road and Bender Road Roundabout; and

WHEREAS, the City requires the services of a consulting firm to provide the engineering and design services including geotechnical investigation, field survey, construction plan preparation, environmental investigation and related services needed for the project; and

WHEREAS, the City issued a Request for Letters of Interest to consulting firms interested in providing the required engineering and design services; and

WHEREAS, based on the Letters of Interest received, Fishbeck was ranked the highest and was requested to submit a scope of services and fee proposal for the project; and

WHEREAS, funds have been appropriated in the 2026 budget for this purpose.

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

SECTION 1. The Mayor is hereby authorized to enter into a contract according to law and in a manner prescribed by law with Fishbeck, a professional consulting firm specializing in engineering, environmental sciences, architecture and construction management, to provide engineering and design services for the Sugar Ridge Road and Bender Road Roundabout, in an amount not to exceed \$429,807.00.

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 17, 2025</u>	1 ST READING:	<u>November 17, 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>

ORDINANCE NO. 2025-152

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH AMERICAN STRUCTUREPOINT INC., A NATIONAL FULL-SERVICE ARCHITECTURE AND ENGINEERING FIRM, TO PROVIDE ENGINEERING SERVICES FOR THE SUGAR RIDGE ROAD REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$370,410.00.

WHEREAS, the Northeast Ohio Areawide Coordinating Agency (NOACA) received funding on behalf of the City of North Ridgeville to rehabilitate the portion of Sugar Ridge Road between Bender Road and Waterbury Boulevard; and

WHEREAS, the City requires the services of a consulting firm to provide the engineering and design services including geotechnical investigation, field survey, construction plan preparation, environmental investigation and related services needed for the project; and

WHEREAS, the City issued a Request for Letters of Interest to consulting firms interested in providing the required engineering and design services; and

WHEREAS, based on the Letters of Interest received, American Structurepoint Inc. was ranked the highest and was requested to submit a scope of services and fee proposal for the project; and

WHEREAS, funds have been appropriated in the 2026 budget for this purpose.

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

SECTION 1. The Mayor is hereby authorized to enter into a contract according to law and in a manner prescribed by law with American Structurepoint Inc., a national full-service architecture and engineering firm, to provide engineering and design services for the Sugar Ridge Road Rehabilitation Project, in an amount not to exceed \$370,410.00.

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 17, 2025</u>	1 ST READING:	<u>November 17, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2025-153

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT
ADDENDUM ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW
WITH GREENMAN-PEDERSEN, INC. FOR ENGINEERING INSPECTION
SERVICES.**

WHEREAS, in 2025 the City engaged Greenman-Pedersen, Inc. to provide engineering inspection services in support of the North Ridgeville City Schools construction projects; and

WHEREAS, these inspection services have ensured effective oversight and proper coordination for this important community project; and

WHEREAS, funds were appropriated in the 2025 budget for this purpose; however, the total contract cost will exceed the Mayor's contract authority, requiring Council approval to complete the project; and

WHEREAS, Council finds that entering into this addendum serves the City's best interests and provides continuity for a project already underway.

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

SECTION 1. The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to enter into a contract addendum according to law and in a manner prescribed by law with Greenman-Pedersen, Inc. to provide engineering inspection services, in a total project amount not to exceed \$100,000.00.

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 17, 2025</u>	1 ST READING:	<u>November 17, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2025-154

AN ORDINANCE SUSPENDING BY-RIGHT CLUSTER SUBDIVISIONS IN THE R-1 RESIDENCE DISTRICT AND AMENDING CHAPTERS 1250, 1280 AND 1282 OF THE NORTH RIDGEVILLE ZONING CODE.

WHEREAS, the North Ridgeville Ridgeville Ready Master Plan recommended a comprehensive audit and update of residential zoning districts to better manage new development, ensure compatibility with existing neighborhoods and provide clearer guidance for open space, density and community amenities; and

WHEREAS, since adoption of the Master Plan, city staff and consultants have conducted a detailed review and diagnosis of the existing zoning code, identifying opportunities to improve clarity, enforceable standards and review processes for residential development, including cluster subdivisions; and

WHEREAS, as part of the draft zoning code updates, it has been recommended that the by-right ability to propose cluster subdivisions in the R-1 Residence District be removed, ensuring that any new cluster-style developments are reviewed through a Planned Unit Development (PUD) rezoning process that considers density, amenities, traffic and broader community impacts; and

WHEREAS, the city desires to implement this recommended approach to suspend by-right cluster subdivisions in a manner consistent with the Master Plan and ongoing zoning code updates, while preserving the integrity of existing approved subdivisions; and

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

WHEREAS, it is the desire of this Council to amend these Codified Ordinances.

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

SECTION 1. The provisions of the North Ridgeville Zoning Code permitting cluster subdivisions by right in the R-1 Residence District, as set forth in Chapters 1250, 1280 and 1282, are hereby suspended indefinitely. Effective upon the adoption of this ordinance, no application for a new cluster subdivision in the R-1 Residence District shall be accepted, reviewed or approved as a by-right use.

SECTION 2. Amendments to Chapters 1250, 1280 and 1282 implementing this suspension are set forth in Exhibit A, Exhibit B and Exhibit C, respectively, which are attached hereto and incorporated by reference.

SECTION 3. All previously approved cluster subdivisions shall remain governed by the zoning standards in effect at the time of their approval. Nothing in this ordinance shall render any existing cluster subdivision non-conforming.

SECTION 4. In all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

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

CHAPTER 1250. RESIDENCE DISTRICT

1250.01 Intent

It is the intent of the City in the establishment of the R-1 Residence District to provide for areas of low residential density and to stabilize and protect those areas where such low residential densities exist. ~~Cluster subdivisions are permitted in this District for use where it is desired to avoid the expense of large lot development and to preserve natural open spaces and low population density.~~

(Ord. 2748-93, 4-19-93)

1250.02 Permitted and conditional uses

- (a) In an R-1 Residence District, no building or land shall be used or changed in use, and no building shall be located, erected or structurally altered, unless otherwise provided herein, except for one or more of the following uses:
 - (1) Farms and agricultural uses.
 - (2) Single-family residences.
 - (3) Schools and other public uses.
 - (4) Churches and other semi-public uses.
 - (5) Customary accessory uses.
- (b) The following uses shall be deemed conditional uses in an R-1 District:
 - (1) Two-family residences.
 - (2) Cemeteries, including mausoleums, provided that any new cemetery shall contain an area of not less than ten acres.
 - (3) Golf courses, except miniature courses and practice driving ranges operated for commercial purposes.
 - (4) Customary home occupations.
 - (5) Private clubs and grounds for games and sports, provided that no mechanical amusement is permitted which is normally incidental to a commercial use. Swimming pools and fishing lakes are also conditional uses.
 - (6) Institutions.
 - (7) Senior Citizen Planned Residential Developments.
 - A. Project Development Requirements for Senior Citizen Planned Residential Developments. No application for a Senior Citizen Planned Residential Development as an R-1 Conditional use which includes plans for the development of a project that does not strictly comply with the following requirements shall be approved:
 - i. Intent of Development.
 - 1. The Development will occur in a unified manner and in a way that is compatible with the surrounding land uses and harmonious with abutting single family neighborhoods;
 - 2. Provides for a substantially maintenance free residential environment designed to ensure that aesthetically pleasing environments are created;

3. Is designed for, reserved for, maintained as and marketed as a residential community for persons who are at least 55 years of age in compliance with the Housing for Older Persons Act of 1955;
4. The Developer has presented a plan which adequately ensures that all phases of development are and shall remain consistent with the requirements and conditions of all ordinances pertaining to Senior Citizen Planned Residential Developments.

ii. Development Design Criteria.

1. Required Amenities. Each Senior Citizen Planned Residential Development shall provide a clubhouse or other community building that includes meeting/assembly space for use by residents of the development.
2. Private Streets and Shared Drives. A Senior Citizen Planned Residential Development may include private streets and shared drives, provided that:
 - (a) Construction methods, standards and materials for private streets and shared drives meet accepted engineering practices and are approved by the City Engineer.
 - (b) The location, design and construction of all utilities on private or common land are approved by the City Engineer.
 - (c) The preservation and maintenance of all private streets and shared drives and utilities on private land is assured according to the requirements set forth in Subsection (b)(7)A.ii.3.(b) below.
3. Common Areas. Common areas, including the clubhouse, private streets, and landscaping shall be maintained and controlled according to the following:
 - (a) A homeowners association shall be created so that such association is responsible for the maintenance and control of common areas, including the clubhouse, private streets, shared drives, landscaping and snow removal.
 - (b) The Law Director shall determine that, based on documents which shall be submitted with the development plan, the association's bylaws or code of regulations ensure that the Association be responsible for maintenance, control, and insurance of all common areas, including clubhouse, private streets, shared drives, landscaping.
 - (c) Required Utilities. Each use and all dwelling units in a Senior Citizen Planned Residential Development shall be served by central water, sanitary sewer facilities and underground utilities.

iii. Physical Project Development Requirements.

1. Minimum Project Area. The gross area of a tract of land proposed to be developed as a Senior Citizen Planned Residential Development (SCRD) shall not be less than 15 acres nor greater than 50 acres. The project area of a SCRD shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all owners of the properties included in the proposed SCRD boundaries.
2. Access. A Senior Citizen Planned Residential Development shall have direct access onto a major roadway (which is a major, primary or secondary arterial) and shall avoid access on local residential streets.

3. Maximum Project Area Coverage. Impervious surfaces, including areas devoted to buildings and pavement within a Senior Citizen Planned Residential Development shall not occupy more than 50% of the project area.
4. Maximum Density. For independent dwelling units, the density shall not exceed four units per acre, subject to the approval of Planning Commission pursuant to subsection (b)(7)C. below.
5. Building Arrangements and Setbacks. In order to ensure that a Senior Citizen Planned Residential Development is compatible with the existing residential environment of North Ridgeville, such development shall comply with the following:
 - (a) Dwelling units may be arranged in various groups, courts, sequences or clusters with open spaces organized and related to the dwelling units so as to provide privacy and to form a unified composition of buildings and space, provided all buildings are located on the development site in compliance with the building setbacks set forth below.
 - (b) Schedule of Minimum Setbacks:

Schedule of Min. Setbacks	Building	Parking
Setback from existing public street right-of-way	35 ft.	Not permitted in front of building
Setback from proposed internal street	25 ft.*	Parking permitted
Setback from project boundary, other than a public street:		
- Abutting a lot in Nonresidential District	20 ft.	10 ft.
- Abutting a lot in a Residential District	20 ft.	20 ft.

*Measured from the right of way of a public street and from the edge of the pavement for a private street.

6. Required Perimeter Buffer. Whenever an SCRD abuts another lot in a Residential District, a buffer area with a minimum width of 20 feet shall be located adjacent to the project boundary line, within the required setback from the project boundary specified in the Schedule of Minimum Setbacks above.
 - (a) Such buffer may be located in a common area or on individual lots.
 - (b) The buffer area shall include landscaping and/or screening to a minimum height of six feet by use of hedges, planting, fence or other screening as may be determined by the Planning Commission.
7. Minimum Unit Sizes. The minimum floor area for independent dwelling units shall be as follows:
 - (a) Each one-bedroom unit shall include a minimum of 1,000 square feet.
 - (b) Each two-bedroom unit shall include a minimum of 1,000 square feet.
 - (c) Each three-bedroom unit shall include a minimum of 1,200 square feet.
8. Parking. The following off-street parking regulations shall be required:

- (a) Independent dwelling units shall provide off-street parking spaces at the rate of two spaces per dwelling unit. All required spaces shall be enclosed. In addition, one guest parking space shall be provided for every five dwelling units.
 - (b) The community recreation facilities shall provide one off-street parking space per each 200 square feet of floor area.
 - B. Permitted Buildings and Uses. No application for a Senior Citizen Planned Residential Development as an R-1 Conditional use which includes plans for the erection, existence or maintenance of buildings, or for uses other than the following, shall be approved:
 - i. Main Buildings and Uses.
 - 1. Independent dwelling units, which may include single-family units and attached two-family units.
 - 2. Common open space.
 - 3. Club House.
 - (a) The construction of the clubhouse facility must be commenced prior to the point at which the total Senior Citizen Planned Residential Development is 50% complete.
 - (b) Accessory Uses.
 - (a) Private garages and parking areas;
 - (b) Signs;
 - (c) Supporting recreational uses/facilities such as but not limited to: Tennis courts, picnic areas, gazebos, garden plots, and parking for recreational vehicles.
 - C. Density in Senior Citizen Planned Residential Developments. Where Senior Citizen Planned Residential Development is approved as a conditional use in an R-1 residential district, the density requirement may be modified by the Planning Commission to a density no greater than 4.0 families per acre for that conditional use only after a regular public meeting of the Planning Commission and upon consideration of the following factors:
 - i. The degree of benefit/detriment the development could bring to the community and/or the City; and
 - ii. How well the project fits or does not fit into the existing site and community, and
 - iii. The size of the proposed density change; and
 - iv. Any other traffic or safety issues presented by the proposed development; and
 - v. All project development requirements and permitted building uses contained in ordinances regulating Senior Citizen Planned Residential Developments.
 - D. Planning Commission Review. No application for approval of a Senior Citizen Planned Residential Development which includes plans for the development of a project that do not strictly comply with the provisions of this section shall be approved by the Planning Commission.
- (Ord. 2748-93, 4-19-93; Ord. 2855-94, 4-4-94; Ord. 4090-2004, 12-20-04; Ord. 5983-2022, 8-1-22)

1250.03 Building height

No building or structure in an R-1 Residence District shall exceed thirty-five feet in height, except as otherwise provided in this Zoning Code.

(Ord. 2748-93, 4-19-93)

1250.04 Lot and yard requirements

- (a) Required Lot Area, Depth and Width. In an R-1 Residence District, lot area, depth and width shall be as follows:

- (1) Each single-family dwelling or other building permitted as provided in this chapter shall be located on a lot having an area of not less than 21,150 square feet, a width of not less than ninety feet and a depth of not less than 200 feet, unless otherwise permitted by this Zoning Code. Notwithstanding the foregoing lot width requirement for each single-family dwelling or other permitted building, all corner lots in residential areas for single-family or other permitted buildings shall have a minimum width of not less than 110 feet.
- (2) Each single-family dwelling or other building permitted as provided in this chapter that is furnished with Municipal water and sewer services or a comparable improved system of water and sewer utilities, shall be located on a lot having an area of not less than 16,200 square feet, a width of not less than ninety feet and a depth of not less than 150 feet, unless otherwise permitted in this Zoning Code. Notwithstanding the foregoing lot width requirement for each single-family dwelling or other permitted building, all corner lots in residential areas for single-family or other permitted buildings shall have a minimum width of not less than 110 feet.

Notwithstanding anything set forth in paragraph (a)(1) or (2) hereof to the contrary, the provisions relating to the minimum width of corner lots shall not apply to any single-family dwelling or other permitted structure in residential areas which has been constructed or approved for construction prior to the effective date of Ordinance 3414-99, passed March 1, 1999.

- (3) Each two-family dwelling permitted as provided in this chapter shall be located on a lot having an area of not less than 29,375 square feet, a width of not less than 125 feet and a depth of not less than 200 feet, unless otherwise permitted by this Zoning Code.
 - (4) Each two-family dwelling permitted as provided in this chapter that is furnished with Municipal water and sewer services or a comparable improved system of water and sewer utilities, shall be located on a lot having an area of not less than 22,500 square feet, a width of not less than 125 feet and a depth of not less than 150 feet, unless otherwise permitted in this Zoning Code.
- (b) Required Yards. Yards of the following minimum depths or widths shall be provided for all lots in an R-1 District, unless otherwise permitted by this Zoning Code:
- (1) Front Yards. The depth of the front yard shall be not less than fifty feet.
 - (2) Rear Yards. The depth of the rear yard shall be not less than fifty feet.
 - (3) Side Yards. Each lot or parcel of land shall be provided with two side yards as follows:
 - A. The sum of the side yards for a single-family residence shall be not less than twenty feet, and neither side yard shall be less than ten feet.
 - B. The sum of the side yards for a two-family dwelling shall be not less than forty feet, and neither side yard shall be less than twenty feet.
 - (4) Frontage. No dwelling shall be erected on a lot having frontage of less than sixty feet at the right-of-way line, unless such lot was designated on a recorded plat or separately owned on the effective date of this Zoning Code (Ordinance 335-66, passed July 5, 1966) and cannot be practically enlarged to

comply with this requirement. Further, said lot shall not diminish to less than sixty feet from the right-of-way line to the building.

((Ord. 2748-93, 4-19-93; Ord. 2854-94, 4-4-94; Ord. 3414-99, 3-1-99)

1250.05 Signs

Provisions relating to signs in an R-1 Residence District shall be as provided in Chapter 1286.

(Ord. 2748-93, 4-19-93)

1250.06 Off-street parking and loading

Provisions relating to off-street parking and loading in an R-1 Residence District shall be as provided in Chapter 1285.

(Ord. 2748-93, 4-19-93)

1250.07 Density

The gross residential density in an R-1 Residence District shall be 2.3 families per acre.

(Ord. 2748-93, 4-19-93)

CHAPTER 1280. CLUSTER SUBDIVISIONS

1280.01 ~~Intent~~ Applicability

~~In permitting cluster subdivisions, it is the intent of the City to make reasonable provisions through which, during the subdivision of land, natural elements of the landscape and population density within districts may be maintained, development costs may be lessened and physical living conditions within the City improved. The provisions of this chapter are set forth to provide extra amenities for the City and not as an automatic reduction of lot size requirements.~~

~~(Ord. 335-66, 7-5-66)~~

As of the effective date of Ordinance 2025-XX, no new cluster subdivision may be submitted or approved under this chapter. Requirements remain for historical reference only.

1280.02 Requirements

A cluster subdivision may be permitted in R-1 and R-2 Districts if the following conditions are met:

- (a) The development contains a minimum of twenty dwelling units.
- (b) The gross residential density (families per acre) is no greater than if the tract were developed with minimum lot sizes as specified in this Zoning Code for the appropriate type of residential use within the district. To compute the gross residential density of a given subdivision, the total number of buildable acres is divided into the total number of dwelling units proposed, the answer being in dwelling units or families per acre. Unbuildable area, such as lakes, ponds, streams, swamps, hazardous topography or soils and land that are not available to the owner for development because of easements, shall not be considered as part of the gross acreage in computing the maximum number of dwelling units that may be created under this procedure, unless otherwise determined by the Planning Commission and Council.
- (c) The location, shape, size, intended use and legal responsibility for the tenure and maintenance of common land is approved by the Planning Commission and Council and meets the following requirement: The common land is publicly dedicated to the City or a property ownership corporation, or is reserved by deed for use in common by the residents of the subdivision, each property owner receiving an undivided proportionate share in such common land.
- (d) Reductions in lot width, area and yard requirements are approved by the Planning Commission and Council and do not exceed fifteen percent of the district requirements. For purposes of this subsection, the reduction is not a variance as defined in Section 1294.01(g)(1).
- (e) The proposed development is designed to produce an environment of stable and desirable character and is approved by the Planning Commission and Council.

(Ord. 335-66, 7-5-66; Ord. 2216-87, 11-2-87)

1280.03 Approval procedure

- (a) A person, firm or corporation desiring to create a cluster subdivision shall apply to the Administrative Officer for a building permit and a certificate of occupancy for such subdivision. The application shall be accompanied by a map or plat of the proposed cluster subdivision showing:

- (1) The dimensions and location of all existing and proposed buildings, driveways, off-street parking areas, topography, abutting streets, highways and other features within 200 feet of the property lines of the parcel.
 - (2) Architectural plans for all proposed buildings, walls and fences.
 - (3) Plans or reports showing the proposed collection, treatment and disposal of sewage produced on the area of the cluster subdivision.
 - (4) Additional data which may be required by the Planning Commission and Council to judge the subdivision and its effect upon the surrounding area and the City.
- (b) The Administrative Officer shall convey such plans and reports presented by the applicant to the Planning Commission, which shall make a study thereof and present its findings thereon to Council.
- (c) Upon the receipt of the findings of the Planning Commission, Council shall study the same and, if concurring therewith, shall direct the Administrative Officer to issue the building permit and the certificate of occupancy to the applicant. Such certificate of occupancy may contain conditions attached thereto by Council as it deems necessary in the best interest of the City and such certificate shall be revoked if such conditions are not followed.
- (d) Dedication of Land for Public Use; Easements; Acceptance of Streets and Utilities. If the final plat indicates land for public use, the Planning Commission's approval of the plat and Council's formal approval of Planning Commission's action shall constitute the acceptance of any land dedicated for public use and acceptance of any easement. Following approval, the City shall sign the plat for recording with the County. The acceptance of any street, improvement or utility for public use and maintenance by the municipality shall be by separate action of Council.

(Ord. 335-66, 7-5-66; Ord. 5495-2017, 11-20-17)

CHAPTER 1282. SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

1282.01 ~~Intent~~ **Applicability**

~~In order to encourage greater attractiveness, flexibility and utilization of space to obtain a more desirable environment than may be possible through the strict application of minimum requirements of the conventional single-family district, contiguous one-family dwellings may be clustered in accordance with the regulations of this Zoning Code to permit the flexible spacing of lots and buildings in order to encourage:~~

- ~~(a) The creation of functional and interesting residential areas;~~
- ~~(b) The provision of readily accessible recreation areas and open spaces;~~
- ~~(c) The conservation of the natural amenities of the landscape; and~~
- ~~(d) The separation of pedestrian and vehicular circulation.~~

~~(Ord. 2886-94, 7-18-94)~~

As of the effective date of Ordinance 2025-XX, no new single-family detached and cluster development may be submitted or approved under this chapter. Requirements remain for historical reference only.

1282.02 Definitions

As used in this chapter:

- (a) "Cluster area", "cluster use", "cluster dwelling" and "cluster portion of the development area" mean that part of the development area designed and intended for the construction of single-family dwelling units in a unified and harmonious arrangement as reflected on a plan indicating all dwelling units within a specific portion of the development area.
- (b) "Detached single-family unit", "detached single-family dwelling" and "detached single-family portion of the development area" mean that part of the development area designed and intended for the construction of single-family dwelling units to be located upon separate individual lots.

(Ord. 2873-94, 6-6-94)

1282.03 Application; scope

The provisions of this chapter shall apply whenever an owner or developer elects to submit plans in accordance with the provisions of this chapter and whenever the Planning Commission finds and determines that the application of the planning standards and regulations of this chapter are required in order to:

- (a) Preserve or protect natural features or environmental conditions of a land area proposed to be developed;
- (b) Meet the open space or recreational needs of future residents of a land area proposed to be developed;
- (c) Provide for the safety of those utilizing pedestrian and vehicular circulation routes in and near a land area proposed to be developed through the separation of pedestrian circulation from vehicular circulation routes which, for any reason, present an above-average risk to pedestrian traffic; or
- (d) Assure an arrangement or placement of improvements and/or dwelling units on the land area proposed to be developed which will be functional and serviceable in all respects.

Further, this chapter shall apply when the Planning Commission finds and determines that the application of the planning standards and regulations of this chapter will not significantly affect the use

of the land area proposed to be developed when considered as a whole for the purposes and to the extent permitted under this Zoning Code.

(Ord. 2873-94, 6-6-94)

1282.04 Preliminary development plan required; contents

An owner or developer shall submit to the Planning Commission a preliminary plan of a single-family detached and cluster development thereof as specified in Section 1224.02(a) with written application to the Commission.

The preliminary plan shall include:

- (a) Topography, at two-foot contour intervals, of the proposed development area, including property lines, easements, street rights of way and structures, trees and landscape features existing thereon, together with a certificate, by a registered engineer or surveyor, of the gross area of the development in acres and square feet;
- (b) The proposed vehicular and pedestrian traffic patterns, including the proposed location of public and private streets and the location of off-street parking and service areas;
- (c) The proposed assignment of use, including detached single-family lots and single-family cluster areas, and subdivisions of all land, including private land and common land, with a certificate by a registered engineer or surveyor of the gross area of each use of the development area in acres and square feet;
- (d) The proposed forms of covenants running with the land, deed restrictions (including those with respect to the use of the common land), restrictions or easements proposed to be recorded; covenants proposed for maintenance; and homeowners' association bylaws; and
- (e) Such other relevant information as the Commission may require.

(Ord. 2873-94, 6-6-94; Ord. 5389-2016, 7-18-16)

1282.05 Referral of preliminary development plan for review and report

The Planning Commission shall transmit a copy of the preliminary plan to the City Engineer for review, report and recommendation.

A copy of all covenants, restrictions and easements to be recorded, covenants for maintenance of common areas, and homeowners' bylaws, shall be submitted to the Law Director for his or her review and recommendation.

(Ord. 2873-94, 6-6-94)

1282.06 Action by planning commission on preliminary development plan

The Planning Commission shall evaluate the preliminary plan and reports provided for in this chapter and shall make a finding that the preliminary plan complies with the regulations, standards and criteria prescribed by this Zoning Code for a single-family detached and cluster development, or a finding of any failure of such compliance, and shall act to approve, disapprove or modify such preliminary plan.

(Ord. 2873-94, 6-6-94)

1282.07 Final subdivision plan; contents

The developer of any parcel of land for which a preliminary plan has been approved by the Planning Commission may prepare and submit a final subdivision plan of the single-family detached and cluster development. The final subdivision plan shall contain and be accompanied by the following:

- (a) A written application for approval upon compliance with the formal provisions of this chapter, the application form to be provided by the Commission.

- (b) A plat of the development area showing the street right of way, subdivided and common land, areas reserved for single-family cluster use, and easements, in accordance with the requirements of the Subdivision Regulations, which shall be in form for recording;
- (c) Detailed plans and specifications for all streets, sidewalks, storm and sanitary sewers, water mains, street illumination, grading and other site features of the development area, or that portion of the development area to be developed and designed in accordance with the Subdivision Regulations and other applicable laws and regulations;
- (d) A detailed landscape plan showing all existing site features to remain, recreation facilities and the landscape treatment of all common open space areas within the development area; and
- (e) The final form of covenants running with the land, deed restrictions (including the use of common land), covenants, restrictions or easements to be recorded, declaration of covenants, restrictions and bylaws of a homeowners' association and its incorporation, declaration of condominium ownership and other covenants, if any, for maintenance.

(Ord. 2873-94, 6-6-94)

1282.08 Action by planning commission on final subdivision plan

- (a) If the Planning Commission finds that the final subdivision plan of the single-family detached and cluster development is in substantial compliance with and represents a detailed expansion of the approved preliminary plan, that it complies with all of the conditions which may have been imposed in the approval of such preliminary plan, that all agreements, contracts, deed restrictions, dedications, declarations of ownership and other required documents are in acceptable form and have been executed, that all fees have been provided and all payments made, and that the applicable provisions of the Subdivision Regulations have been complied with and certified by the City Engineer, the Commission shall then approve such final subdivision plan of single-family detached and cluster development.
- (b) Following approval of the final subdivision plan by the Commission, if the final plat indicates land for public use, the plat shall be submitted to Council for acceptance of any public land and of any easement before it is recorded. The acceptance of any street or utility for public use and maintenance shall be by separate action of Council.
- (c) Dedication of Land for Public Use; Easements; Acceptance of Streets and Utilities. If the final plat indicates land for public use, the Planning Commission's approval of the plat and Council's formal approval of Planning Commission's action shall constitute the acceptance of any land dedicated for public use and acceptance of any easement. Following approval, the City shall sign the plat for recording with the County. The acceptance of any street, improvement or utility for public use and maintenance by the municipality shall be by separate action of Council.

(Ord. 2873-94, 6-6-94; Ord. 5495-2017, 11-20-17)

1282.09 Cluster area design and approval

The developer of any parcel of land previously approved for cluster single-family use in a single-family detached and cluster development shall prepare a detailed site plan of the cluster area proposed for development.

The site plan of each cluster single-family area shall include the following:

- (a) The number, location, arrangement and architectural design of all dwelling units;
- (b) The proposed use of all private and common land;
- (c) The location and arrangement of all dedicated and private vehicular and pedestrian accessways;
- (d) The number and arrangement of all open parking and service areas;

- (e) The location of all utilities; and
- (f) The landscape treatment of the cluster area.

The cluster site plan shall be transmitted to the City Engineer for review, report and recommendation.

A copy of all covenants, restrictions and easements to be recorded, covenants for the maintenance of common areas, and homeowners' association bylaws, shall be submitted to the Law Director for his or her approval.

The Commission shall evaluate the reports of the City Engineer and the Law Director and shall act to approve, disapprove or modify the cluster area site plan.

(Ord. 2873-94, 6-6-94)

1282.10 Permitted buildings and uses

Buildings and land shall be used, and buildings shall be erected, altered, moved and maintained, in a single-family detached and cluster development only in accordance with the following:

- (a) Main Buildings and Uses.
 - (1) One-family dwellings; and
 - (2) Common open spaces, recreation areas and public facilities.
- (b) Accessory Buildings and Uses. Gardens, fences, walls, pools and other recreation facilities on private and common land.

(Ord. 2873-94, 6-6-94)

1282.11 Land planning criteria

The following planning criteria are established to guide and control the planning, development and use of land in a single-family detached and cluster development:

- (a) Area and Density Regulations.
 - (1) Minimum Development Area. The minimum area to qualify for single-family detached and cluster development shall be twenty-five contiguous acres. The Planning Commission may, however, allow areas of less than twenty-five acres if it finds and determines that the single-family detached and cluster development as proposed can adequately meet the intent of this chapter.
 - (2) Development Area Density. The residential density of the entire development area shall not exceed 2.3 dwelling units per acre.
 - (3) Required Open Space. In any single-family detached and cluster development, the total public or common open space area shall be not less than twenty percent of the gross acreage of the entire development area.
- (b) Building Arrangement and Dwelling Unit Size. The design criteria set forth in this section are intended to provide considerable latitude and freedom to encourage variety in the arrangement of the bulk and shape of buildings, open space and landscape features. The dwellings may be arranged in various groups, courts, sequences or clusters with open spaces organized and related to the dwelling so as to provide privacy and to form a unified composition of buildings and space. Although latitude in design is provided and encouraged, the following design conditions shall be met:
 - (1) Distribution of Cluster Single-Family Dwellings. Not more than thirty-five percent of the total allowable dwelling units within any single-family detached and cluster development may be allocated to cluster areas.

- (2) Cluster Area Building Spacing. Dwelling units in an approved cluster area shall be set back not less than fifteen feet from any common open space area and thirty-five feet from a detached single-family side and rear property line. The Commission may, however, allow lesser distances if it determines that the intent of this chapter will be adequately met.
- (c) Yard and Height Regulations.
- (1) Lot Area. The minimum lot area for each dwelling unit in the detached single-family portion of the development area shall be 12,800 square feet.
 - (2) Lot Width. Dwelling units in the detached single-family portion of the development area shall vary between eighty and 100 feet, provided that an average width of eighty-five feet is achieved and maintained throughout the development area. In the detached single-family portion of the development area, corner lots shall have a minimum lot width of not less than ninety-five, feet measured at the front building setback line.
 - (3) Front Yard Depth. The front yard depth for each dwelling unit in the detached single-family portion of the development area shall be varied from thirty feet to forty feet, with an average minimum setback of thirty-five feet maintained throughout the detached single-family portion of the development area. The front yard depth for each dwelling unit within any cluster single-family portion of the development area shall be no less than twenty-two feet, measured from the nearest edge of the street or the sidewalk pavement.
 - (4) Side Yard and Building Spacing. In the detached single-family portion of the development area, side-yard width and the separation between adjacent dwellings shall be as follows:
 - A. Each dwelling shall have a minimum side-yard depth of not less than five feet: and
 - B. The minimum separation between adjacent dwellings shall be no less than fifteen feet.
 - (5) Rear Yard. The rear yard depth for dwellings in the detached single-family portion of the development area shall not be less than thirty feet.
 - (6) Building Height. The height of any single-family dwelling shall not exceed thirty-five feet.
- (d) Access and Vehicular Circulation. Each cluster area of single-family dwelling units shall be served by a dedicated street. However, individual dwelling units within such cluster area need not abut the same, provided that:
- (1) Each dwelling unit is accessible, by means of a private drive, to service and emergency vehicles in a manner acceptable to the City Engineer.
 - (2) Construction methods, standards and materials for private drives meet accepted engineering practice and are approved by the City Engineer.
 - (3) The location, design and construction of all utilities on private or common land is approved by the City Engineer.
 - (4) The preservation and maintenance of all private drives and utilities on private land is assured by firm commitment of the abutting owners through documents recorded in the office of the County Recorder or in such other form as is approved by the Director of Law. Each dwelling unit in the detached single-family portion of the development area shall abut upon a dedicated street.
- (e) Parking. Two enclosed parking spaces shall be provided for each dwelling unit in a single-family detached and cluster development outside the street right of way or private drive. Additional off-street parking areas may be required by the Commission if it determines that such additional parking is necessary to adequately serve the needs of the cluster area.

(Ord. 2873-94, 6-6-94; Ord. 3664-01, 3-19-01; Ord. 3672-01, 4-2-01; Ord. 3898-03, 5-5-03)

1282.12 Cluster area improvements

- (a) The developer of a cluster area shall submit to the City Engineer for his or her approval, the detailed design of all improvements of a cluster area, including the pavement, storm sewers, sanitary sewers, water mains, sidewalks, gas lines, electric lines and telephone lines. This submission shall conform to the requirements of the City Engineer and Council for plans and specifications with respect to the construction and material standards for all pavement and utility installations within the City.
- (b) Utility improvements in a cluster area, if approved by the Planning Commission and the City Engineer, need not be installed in a dedicated right of way. In all instances where such improvements are not installed in a dedicated right of way, and the operation and maintenance of such utilities are to be performed by the City or other public utility, the owner shall grant permanent easements to the City and/or other public utility, in a form satisfactory to the Law Director and the City Engineer, providing for access to the utilities by the City and/or other utility companies.
- (c) All streets in the single-family detached portion of the development must be offered for dedication to the City. The Planning Commission may, however, permit rights of way and pavement dimensions of less than the minimum requirements set forth in the City's Subdivision Regulations, if approved by the City Engineer and Council. The procedures and requirements for the dedication of streets in a single-family detached and cluster development shall meet all other standards set forth in the Subdivision Regulations.

(Ord. 2873-94, 6-6-94)

1282.13 Permitted signs

Provisions relating to signs in a single-family detached cluster development shall be as provided in Chapter 1286.

(Ord. 2873-94, 6-6-94.)

1282.14 Temporary structures as conditional uses

Temporary structures shall be deemed a conditional use in a single-family detached and cluster development and shall be permitted if such structures are deemed necessary for construction operations of the dwellings of the area, provided that:

- (a) Such structures shall be limited to offices, yards and buildings for the storage of lumber, equipment and other building material, and to workshops for prefabricating building components.
- (b) The operations and activities carried on within such structures shall not adversely affect the use of nearby dwellings by reason of noise, smoke, dust, odor, fumes, vibration, electrical disturbance or glare to a greater extent than normal in the district that is being developed.
- (c) The hours of operation shall be 7:00 a.m. to 6:00 p.m., and the concentration of vehicles attracted to the premises in connection with such use shall not be more hazardous than normal traffic in the district being developed.
- (d) All temporary structures, when constructed, shall be located at least 100 feet from the nearest occupied residential dwelling.
- (e) All structures and yard storage areas are to be enclosed by a fence.
- (f) A conditional use permit for such temporary structures has been applied for and approved.

(Ord. 2873-94, 6-6-94; Ord. 3903-03, 5-5-03; Ord. 5983-2022, 8-1-22)

DATE:	<u>November 17, 2025</u>	1 ST READING:	<u>November 17, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2025-155

**AN ORDINANCE AMENDING ORDINANCE NO. 5311-2016 ADOPTED BY COUNCIL
ON JANUARY 4, 2016, TO REMOVE CERTAIN PARCELS.**

WHEREAS, pursuant to ORC 5709.40, this Council on January 4, 2016, adopted Ordinance No. 5311-2016 (the “Original TIF Ordinance”) thereby declaring certain commercial improvements (as described in the Original TIF Ordinance and referred to therein as the “Commercial Improvements”) to parcels of certain real property located in the City (as described and depicted in Exhibit A of Original TIF Ordinance, the “Parcels”) to be a public purpose, exempting those improvements from real property taxation for a period of time, specifying public infrastructure improvements to be made to benefit those parcels, providing for the making of service payments in lieu of taxes by the owner(s) thereof, and establishing a municipal public improvement tax increment equivalent fund into which those service payments were to be deposited; and

WHEREAS, this Council desires to amend the Original TIF Ordinance to remove certain Parcels from the real property described in **Exhibit A** and identify said Parcels as nonperforming parcels, as defined in ORC 5709.40(A)(9).

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

SECTION 1: It is hereby found that the Parcels, identified in **Exhibit A** hereto (the “Removed Parcels”), were exempt from taxation and the Property Owners (as defined in the Original TIF Ordinance) were required to payments in lieu of taxes pursuant to the Original TIF Ordinance and Sections 5709.40(B) and 5709.42 of the Ohio Revised Code and no such payments have been remitted to the Lorain County Treasurer since the inception of the exemption, therefore the Removed Parcels are found to be nonperforming parcels, as defined in ORC 5709.40(A)(9).

SECTION 2: Exhibit A of the Original TIF Ordinance is hereby amended to exclude the Removed Parcels from the Parcels set forth in the Original TIF Ordinance.

SECTION 3: Except as amended hereby, the Original TIF Ordinance shall remain in full force and effect.

SECTION 4: The City’s Planning and Development Director and other appropriate officers of the City are hereby authorized to take all actions necessary to implement this Ordinance. All previous actions taken by such officers are hereby ratified.

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**Removed Parcels**

The Removed Parcels are identified in the table below and as number -046 and -117 in the map below.

Parcel Number	Owner Name
07-00-047-000-046	Ternes Joseph P
07-00-047-000-117	Linden Kurtis R & Linden Sarah M.

TIF #13 Non-performing parcels



DATE:	<u>November 17, 2025</u>	1 ST READING:	<u>November 17, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	

ORDINANCE NO. 2025-156

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH WILLIAM D SCHRAUF FOR THE PURCHASE OF REAL PROPERTY.

WHEREAS, the City has funds available for the purchase of an approximate 12.449-acre portion of real property located at 35592 Chestnut Ridge Road; and

WHEREAS, the real property is being purchased for municipal purposes.

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

SECTION 1. The Mayor is hereby authorized to enter into a contract with William D Schrauf for the purchase of 12.449 acres of real property located at 35592 Chestnut Ridge Road in the amount of \$300,000.00; said property shall be split from the parcel identified in the Lorain County Records as Permanent Parcel No. 07-00-023-101-025 as fully described in **Exhibit A** (“Split Parcel”).

SECTION 2. This purchase shall be consummated in such manner and on such terms as the Director of Law may approve.

SECTION 3. The purchase price, together with any costs and expenses incurred by the City in connection with this acquisition shall be paid from the appropriate fund.

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 Section 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

Exhibit A

Legal Description for:
Split Parcel
A Portion of Current Parcel Number: 07-00-023-101-025
12.4490 Acres as Surveyed

Situated in the City of North Ridgeville, County of Lorain, State of Ohio, and known as being part of Original Ridgeville Township Lot Number 23, also being known as a portion of land originally described in a deed to William D. Schrauf as recorded in Instrument Number 1999-0589994 of the Lorain County Deed Records and more particularly described as follows:

Beginning at a 1-inch iron pipe in a Monument Box found at the Intersection of the centerline of State Route 83 (R/W Varies) also known as Avon Belden Road and formerly known as Wooster Avon Lake Road and the centerline of Sugar Ridge Road (60' R/W) also being in the westerly line of said Original Lot Number 23;

Thence South 00 degrees 21' 59" West, along the centerline of said State Route 83 a distance of 181.24 feet to the northwesterly corner of a parcel of land as described in a deed to Denise B. Meyers as recorded in Instrument Number 2001-0771185 of the Lorain County Deed Records;

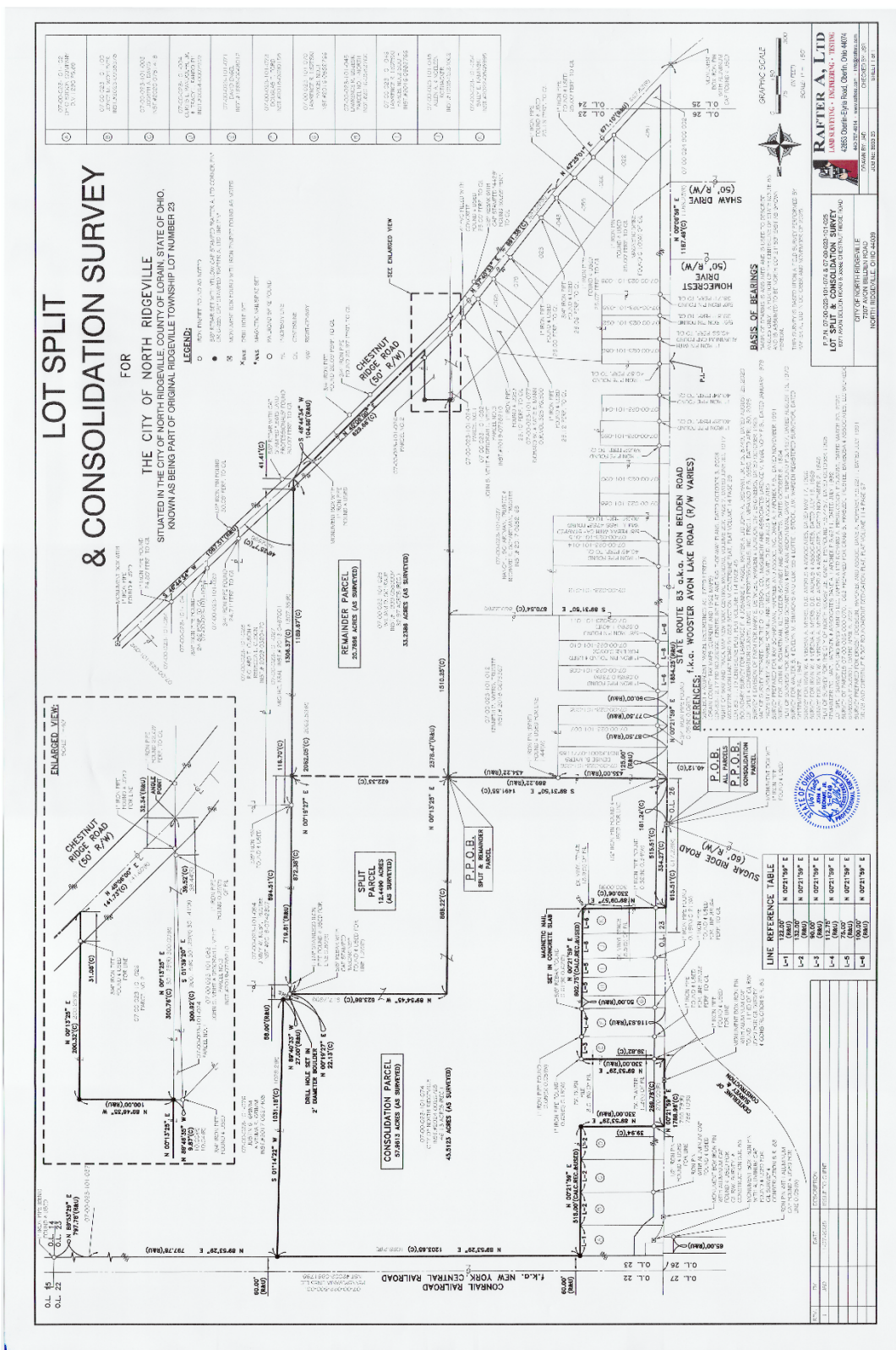
Thence South 89 degrees 31' 50" East, along the northerly line of said Denise B. Meyers parcel and the northerly line of a parcel of land as described in a deed to Kenneth P. Meyers, Trustee as recorded in Instrument Number 2018-0675367 of the Lorain County Deed Records, passing through a 1/2-inch iron pin found at a distance of 40.12 feet, passing through a 1-inch iron pin found at a distance of 433.56 feet, an overall distance of 869.22 feet to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set at the northeasterly corner of said Kenneth P. Meyers, Trustee parcel and a southeasterly corner of a parcel of land as described in a deed to the City of North Ridgeville as recorded in Instrument Number 2024-0026768 of the Lorain County Deed Records and the Principal Place of Beginning of land herein described;

1. Thence North 00 degrees 13' 25" East, along an easterly line of said City of North Ridgeville parcel, a distance of 868.22 feet to a point;
2. Thence South 89 degrees 54' 45" East, along a southerly line of said City of North Ridgeville parcel, a distance of 623.86 feet to a point in a westerly line of a parcel of land as described in a deed to Justin G. Grimm and Velma R. Grimm as recorded in Instrument Number 2017-0627408 of the Lorain County Deed Records, said point being 1.28 feet westerly from a 5/8-inch rebar with cap stamped "McCARTNEY" found;
3. Thence South 00 degrees 19' 27" West, along a westerly line of said Justin G. Grimm and Velma R. Grimm parcel, the westerly line of a parcel of land as described in a deed to Jimmy W. Kilby, Trustee as recorded in Instrument Number 2019-0742307, and the westerly line of a parcel of land as described in a deed to Michael Kral as recorded in Instrument Number 2013-0487001 all of the Lorain County Deed Records, passing through a 5/8-inch iron pin found at a distance of 755.68 feet an overall distance of 872.38 feet to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set;
4. Thence North 89 degrees 31' 50" West, a distance of 622.33 feet to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set and the Principal Place of Beginning;

The land described contains 12.4490 Acres of land, all of which is subject to all legal roads, restrictions, and easements of record. The basis of bearing is derived from a portion of the centerline of State Route 83 which was assumed to be North 00 degrees 21' 59" East. This legal description is based upon an actual field survey performed by Rafter A, Ltd in October and November of 2025.



Exhibit A



DATE:	<u>November 17, 2025</u>	1 ST READING:	<u>November 17, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	

ORDINANCE NO. 2025-157

**AN ORDINANCE AMENDING CHAPTER 1226 DESIGN STANDARDS OF THE
NORTH RIDGEVILLE SUBDIVISION REGULATIONS.**

WHEREAS, Chapter 1226 of the Codified Ordinances of the City of North Ridgeville establishes design standards for subdivisions; and

WHEREAS, the City Engineer has recommended amendments to Section 1226.02 to add provisions for identifying and preserving natural drainage features and for placing stormwater and sanitary improvements within common areas to ensure proper maintenance; and

WHEREAS, additional language is proposed for Section 1226.08 to clarify easement requirements; and

WHEREAS, these amendments will improve clarity, consistency and long-term maintenance standards within the subdivision regulations; and

WHEREAS, the North Ridgeville Planning Commission considered the proposed amendments at their meeting of _____ and, by formal motion, *(recommended/did not recommend)* that the ordinance be 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 _____; and

WHEREAS, it is the desire of this Council to amend these Codified Ordinances.

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

SECTION 1. Section 1226.02 of the North Ridgeville Subdivision Regulations, be and is hereby amended to read as follows:

1226.02 Storm and sanitary sewers; protection of natural drainage courses.

(a) The Commission shall not approve any subdivision having inadequate storm and/or sanitary drainage, as determined by the City Engineer.

(b) No natural drainage course shall be altered, and no fill, building or structure shall be placed in any such natural drainage course, unless recommended by the City Engineer and approved by Council.

(c) Natural drainage courses, wetlands and preservation areas shall be shown on new subdivision plats and improvement plans. Riparian setbacks, named watercourses, common drainage areas and wetlands to be preserved shall not encroach into residential sublots within new developments as reviewed and approved by the City Engineer. The City Engineer reserves the right to waive these restrictions for hardship cases.

(d) New platted subdivision storm sewers, sanitary sewers and common stormwater drainage improvements shall be placed within blocks of common ownership, to be maintained by the designated homeowners' association (HOA). No other improvements other than grass shall be placed within these blocks. Long-term maintenance of these areas shall be addressed in the Covenants and Restrictions for Long Term Maintenance for each installed stormwater Best Management Practice (BMP) and shall require approval by the City Engineer.

SECTION 2. Section 1226.08 of the North Ridgeville Subdivision Regulations, be and is hereby amended to read as follows:

1226.08 Easements.

Private and public utility easements shall have a minimum width of twelve feet, or such additional width as may be required for necessary access to the utility involved. Such easements shall be located along rear or side lot lines, with six feet thereof being located on each side of such lot lines, except under special circumstances where the Planning Commission may require them in other locations. For lots facing curvilinear streets, the rear easement shall consist of straight lines with a minimum number of points of deflection. All easements shall conform to Section 1226.03.

Permitted easements shall include language that clearly identifies (1) the location of the easement, (2) the utility and purpose, and (3) the parties involved and their respective responsibilities. Easements shall not be utilized for storm drainage, sanitary sewers, waterlines or other public utilities. See Sections 1226.02(c) and (d) for further restrictions.

SECTION 3. That all other ordinances or parts of ordinances or resolutions that are inconsistent or in conflict with the newly amended and adopted sections are likewise repealed to the extent of such inconsistency or conflict only.

SECTION 4. In all other respects, the North Ridgeville Planning and Zoning Code, as amended from time to time, shall remain in full force and effect.

SECTION 5. That, if any section, paragraph, sentence, clause, phrase, term, provision or part of this Ordinance, together with all of its Exhibits attached thereto, shall be adjudged by any court of competent jurisdiction to be invalid or inoperative, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph,

sentence, clause, phrase, term, provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

SECTION 6. 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 7. 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 17, 2025</u>	1 ST READING:	<u>November 17, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2025-158

**AN ORDINANCE PROVIDING APPROPRIATIONS FOR CURRENT
EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NORTH
RIDGEVILLE, OHIO, FOR THE PERIOD COMMENCING JANUARY 1,
2026, AND ENDING DECEMBER 31, 2026.**

WHEREAS, it is necessary to pass an annual appropriation Ordinance providing for the current expenses and other expenditures of the City of North Ridgeville, Ohio.

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

SECTION 1. That to provide for current and other expenditures for the City of North Ridgeville, Ohio for the period commencing January 1, 2026, and ending December 31, 2026, the sums presented in **Exhibit “A”** are hereby set aside and appropriated.

SECTION 2. That the Director of Finance of the City of North Ridgeville is hereby authorized to draw warrants, Automated Clearing House transactions or Wire Transfers on the Treasury of the City of North Ridgeville for payments on any of the foregoing appropriations, upon receiving proper certification and vouchers therefore, approved by officers authorized by law to approve the same or by an ordinance or resolution of Council to make the expenditure and provide that no warrants may be drawn or paid for salaries or wages, except to persons employed by authority of or in accordance with law or Ordinance.

SECTION 3. That the Director of Finance is hereby authorized to allocate or reallocate funds to accounts that are within the fund, department, and major objects of expenditure established by the appropriations approved in this Ordinance or in any other Ordinance approved by Council.

SECTION 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were 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.

SECTION 5. That 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

**ANNUAL APPROPRIATION
FOR THE PERIOD COMMENCING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026**

Fund Number	Fund Name/Department	Personal Services	Other Expenses	Transfers and Advances	Total Appropriations
<u>General Fund</u>					
111	City Council	\$ 88,300	\$ 35,600	\$ -	\$ 123,900
112	Council Clerk	153,400	91,500	-	244,900
115	Mayor's Court	157,000	100,100	-	257,100
117	Mayor	241,300	137,900	-	379,200
121	Finance	568,600	528,900	-	1,097,500
125	Law Director	427,500	381,000	-	808,500
127	Human Resources	76,500.00	147,600	-	224,100
130	Computer Services	35,400	454,300	-	489,700
137	Civil Service	-	76,500	-	76,500
140	Misc General Government	-	449,200	-	449,200
141	Planning Commission	-	2,900	-	2,900
142	Board of Zoning Appeals	-	2,300	-	2,300
150	Public Buildings	-	567,900	-	567,900
152	Grounds Maintenance	401,400	378,600	-	780,000
160	Police Administration	643,050	265,250	-	908,300
161	Police	3,191,800	2,785,976	-	5,977,776
163	Dispatchers	439,250	210,600	-	649,850
165	Fire	1,190,050	1,081,950	-	2,272,000
166	Police Crossing Guard	97,400	18,100	-	115,500
170	Building	816,200	561,550	-	1,377,750
172	Engineer	909,800	850,350	-	1,760,150
175	Street Lighting	-	404,300	-	404,300
180	Health District	-	175,000	-	175,000
182	Senior Citizens	299,300	193,300	-	492,600
185	Park and Recreation	223,900	374,100	-	598,000
205	Income Tax	-	615,000	-	615,000
412	Community Development	218,700	414,300	-	633,000
900	Other Financing Uses	-	-	600,000	600,000
Total General Fund		\$ 10,178,850	\$ 11,304,076	\$ 600,000	\$ 22,082,926
<u>Special Revenue Funds</u>					
207	Payroll Reserve	400,000	-	-	400,000
210	Street Construction M and R	880,400	1,659,125	-	2,539,525
215	State Highway	-	275,000	-	275,000
220	Motor Vehicle License Tax	367,600	200,900	-	568,500
225	Street Levy	-	2,269,500	-	2,269,500
245	Police Levy	1,399,800	303,200	-	1,703,000
246	Police Pension	-	406,800	-	406,800
247	Safetyville	6,400	3,400	-	9,800
250	Law Enforcement Trust	-	3,300	-	3,300
257	DUI Enforcement and Education	-	4,600	-	4,600
258	Clerk of Court Computer Services	-	13,900	-	13,900
259	Court Computerization	-	4,245	-	4,245
260	Fire Levy	1,132,200	625,500	-	1,757,700
261	Fire Pension	-	450,800	-	450,800

ANNUAL APPROPRIATION
FOR THE PERIOD COMMENCING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026
(Continued)

Fund Number	Fund Name/Department	Personal Services	Other Expenses	Transfers and Advances	Total Appropriations
263	Paramedic Levy	1,507,500	498,750	-	2,006,250
265	Ambulance	900,800	997,550	-	1,898,350
267	State Grants	-	503,900	-	503,900
268	Federal Grants	-	500	-	500
270	Cemetery	4,000	90,100	-	94,100
275	Parks and Recreation Trust	76,200	422,245	-	498,445
280	Park and Recreation Improvement	-	85,020	-	85,020
293	One Ohio Opioid	-	50,000	-	50,000
295	Solid Waste Management	73,900	4,116,600	-	4,190,500
298	Hotel Tax	-	15,000	-	15,000
299	Library Levy	-	1,623,513	-	1,623,513
Total Special Revenue Funds		\$ 6,748,800	\$ 14,623,448	\$ -	\$ 21,372,248
<u>Debt Service Funds</u>					
309	Income Tax Debt Service	-	486,600	-	486,600
311	D/S BR Central Fire Station	-	556,150	-	556,150
314	D/S BR Police Station Construction	-	945,300	-	945,300
361	Center Ridge Debt Service	-	179,100	-	179,100
Subtotal-General Bond Retirement		-	2,167,150	-	2,167,150
353	S/A Westerlies	-	180,300	-	180,300
354	S/A Victory Lane	-	69,900	-	69,900
Subtotal-Special Assessments		-	250,200	-	250,200
333	Performance Ln TIF	-	500,000	-	500,000
Subtotal-TIF Funds		-	500,000	-	500,000
Total Debt Service Funds		\$ -	\$ 2,917,350	\$ -	\$ 2,917,350
<u>Capital Projects Funds</u>					
410	Capital Projects	-	5,011,525	-	5,011,525
431	Center Ridge Construction	-	1,500,000	-	1,500,000
434	ODNR Flood Control	-	96,200	-	96,200
480	TIF Improvement #1 ORD 5206	-	18,600	-	18,600
481	TIF Improvement #2 ORD 5207	-	76,200	-	76,200
482	TIF Improvement #3 ORD 5208	-	430,900	-	430,900
483	TIF Improvement #4 ORD 5209	-	179,750	-	179,750
484	TIF Improvement #5 ORD 5210	-	55,600	-	55,600
485	TIF Improvement #6 ORD 5211	-	366,900	-	366,900
486	TIF Improvement #7 ORD 5251	-	38,650	-	38,650
487	TIF Improvement #8 ORD 5252	-	228,600	-	228,600
488	TIF Improvement #9 ORD 5286	-	2,850	-	2,850
490	TIF Improvement #10 ORD 5287	-	15,800	-	15,800
491	TIF Improvement #11 ORD 5288	-	17,740	-	17,740
492	TIF Improvement #12 ORD 5289	-	2,150	-	2,150
493	TIF Improvement #13 ORD 5311	-	401,000	-	401,000
Total Capital Projects		\$ -	\$ 8,442,465	\$ -	\$ 8,442,465

ANNUAL APPROPRIATION
FOR THE PERIOD COMMENCING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026
(Continued)

Fund Number	Fund Name/Department	Personal Services	Other Expenses	Transfers and Advances	Total Appropriations
<u>Enterprise Funds</u>					
610	<u>Water</u>				
	Collections	90,700	312,050	-	402,750
	Operations	1,100,800	4,169,075	1,500,000	6,769,875
Total Water Fund		<u>1,191,500</u>	<u>4,481,125</u>	<u>1,500,000</u>	<u>7,172,625</u>
640	<u>Sewer</u>				
	Collections	108,700	284,400	-	393,100
	Operations	756,000	6,017,675	1,006,300	7,779,975
Total Sewer Fund		<u>864,700</u>	<u>6,302,075</u>	<u>1,006,300</u>	<u>8,173,075</u>
691	<u>Storm Water</u>				
	Collections	-	5,400	-	5,400
	Operations	344,150	1,471,025	-	1,815,175
Total Storm Water		<u>344,150</u>	<u>1,476,425</u>	<u>-</u>	<u>1,820,575</u>
624	Water G.O. Bond Retirement	-	1,488,221	-	1,488,221
632	Water Improvement	-	1,129,000	-	1,129,000
634	Water Meter Replacement	-	200	706,000	706,200
645	Sewer G.O. Bond Retirement	-	983,800	-	983,800
660	Sanitary Sewer Improvement	-	4,901,900	-	4,901,900
670	French Creek WWTP	1,384,000	4,117,750	1,213,963	6,715,713
675	French Creek B.R.	-	837,600	-	837,600
680	French Creek Improvement	-	5,565,000	-	5,565,000
Total Enterprise Funds		<u>\$ 3,784,350</u>	<u>\$ 31,283,096</u>	<u>\$ 4,426,263</u>	<u>\$ 39,493,709</u>
<u>Internal Service Funds</u>					
710	Self Insurance Benefits	-	5,806,000	-	5,806,000
720	Flexible Spending Account	-	75,000	-	75,000
730	City Garage	465,000	633,100	-	1,098,100
Total Internal Service		<u>\$ 465,000</u>	<u>\$ 6,514,100</u>	<u>\$ -</u>	<u>\$ 6,979,100</u>
<u>Custodial Funds</u>					
825	Board of Building Standards	-	4,500	-	4,500
840	Senior Citizens Multi Trust	-	72,900	-	72,900
880	Unclaimed Monies	-	20,000	-	20,000
890	Trust Miscellaneous	-	1,000,000	-	1,000,000
Total Custodial Funds		<u>\$ -</u>	<u>\$ 1,097,400</u>	<u>\$ -</u>	<u>\$ 1,097,400</u>
Total All Funds		<u><u>\$ 21,177,000</u></u>	<u><u>\$ 76,181,935</u></u>	<u><u>\$ 5,026,263</u></u>	<u><u>\$ 102,385,198</u></u>

DATE:	<u>November 17, 2025</u>	1 ST READING:	<u>November 17, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2025-159

AN ORDINANCE VACATING A PORTION OF ASPEN STREET.

WHEREAS, the City of North Ridgeville (the City) may have rights and/or entitlements to Aspen Street to the extent that it is a public right-of-way; and

WHEREAS, the City has received a petition (Exhibit A) from Ellis S. Stevens and Jodi A. Stevens, and Tyler Pauley-Hill and Solomiya Pauley-Hill requesting the vacation of a portion Aspen Street located west of Ridgeview Blvd. and between the petitioners' properties located at 5674 Ridgeview Blvd. – parcel no. 0700020106009 (Exhibit D) and 5660 Ridgeview Blvd., - parcel no. 0700020104007 (Exhibit E); and

WHEREAS, Drees Homes has no plans to connect this portion of Aspen Street to the new French Creek Crossings development located behind the above said property owners, as it would only act as a conduit for foot traffic to enter the property owners' back yards (see Exhibit B) attached hereto and a map (Exhibit C) attached hereto; and

WHEREAS, said portion of Aspen Street has been maintained by the owners of both properties since 2002 and they consent for this portion to be divided between them; and

WHEREAS, the right-of-way will be vacated and deeded 50/50 to Ellis S. Stevens and Jodi A. Stevens, and Tyler Pauley-Hill and Solomiya Pauley-Hill as separate parcels or attached to the adjacent parcels where they abut; and

WHEREAS, the vacation will not result in any adverse impacts to traffic patterns, local access or operations or the City's street system; and

WHEREAS, pursuant to a properly published notice, a public hearing was held before City Council on _____, at which time Council provided the opportunity to hear from the public regarding the proposed vacation.

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

SECTION 1. Approximately 2,754 square feet of Aspen Street, which is identified more particularly in Exhibit F attached hereto and incorporated herein, shall be vacated and closed as a public right-of-way.

SECTION 2. The vacation and any subsequent conveyance by way of City quit claim deed shall be subject to a twenty-foot (20'-0") utility easement preserving the City's currently existing rights and benefit for existing utility lines in this area, including access and maintenance as required.

SECTION 3. 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 4. 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

Street Vacations, Narrowing and Name Changes

PETITION AND APPLICANT GUIDE



INITIATION

Street vacations, street narrowing and name changes may be initiated by a written petition of a property owner of a lot in the immediate vicinity of the street to be vacated, narrowed or renamed.

PETITION REQUIREMENTS

Any property owner requesting a street to be vacated, narrowed or renamed shall file the following with the Clerk of Council along with the required \$162.00 fee:

- (a) This petition for the renaming, vacating or narrowing of the street
- (b) An accurate legal description of the street, together with a plat drawn to a scale of one-inch equals 100 feet
- (c) A list of owners, and their addresses, of the property abutting upon the part of the street proposed to be vacated, narrowed or renamed
- (d) Written consent from such abutting property owners, and, if no written consent is obtained, a statement included with the petition to that effect

Any petition complete with required exhibits shall be forwarded to the Law Director to be prepared in ordinance form for introduction to Council.

CONSIDERATION BY PLANNING COMMISSION

Any ordinance proposing a renaming, vacation or narrowing shall first be submitted to the Planning Commission for approval, disapproval or suggestions, and the Planning Commission shall be allowed not less than thirty days for consideration and report.

PUBLIC HEARING

Council shall hold a public hearing before the adoption of the proposed ordinance. In order that opportunity shall be afforded to any person interested to be heard, at least thirty days' notice of any ordinance and of the required public hearing shall be provided in a local newspaper.

ACTION BY COUNCIL

Council may adopt the proposed ordinance by vote of a majority of Council members, provided that the proposed ordinance received approval by the Planning Commission. If the proposed ordinance was disapproved by the Planning Commission, it can only be adopted if it receives the vote of two-thirds of all members of Council.

PETITION REQUEST

Aspen Street

Street name

Section west of Ridgeview Blvd. between 5674 and 5680 Ridgeview Blvd.

Describe portion/extent if not entire street

☒ Street Vacation

☐ Street Narrowing

☐ Name Change: _____

PROPERTY OWNER INFORMATION

Ellis S. Stevens and Jodi A. Stevens

Name(s)

5674 Ridgeview Blvd., North Ridgeville, OH 44039

Property owner address

Property owner phone

Property owner email

PETITION AUTHORIZATION

Ellis S. Stevens *Jodi A. Stevens* *August 27, 2025*

Property owner signature

Date

Street Vacations, Narrowing and Name Changes

PETITION AND APPLICANT GUIDE



INITIATION

Street vacations, street narrowing and name changes may be initiated by a written petition of a property owner of a lot in the immediate vicinity of the street to be vacated, narrowed or renamed.

PETITION REQUIREMENTS

Any property owner requesting a street to be vacated, narrowed or renamed shall file the following with the Clerk of Council along with the required \$162.00 fee:

- (a) This petition for the renaming, vacating or narrowing of the street
- (b) An accurate legal description of the street, together with a plat drawn to a scale of one-inch equals 100 feet
- (c) A list of owners, and their addresses, of the property abutting upon the part of the street proposed to be vacated, narrowed or renamed
- (d) Written consent from such abutting property owners, and, if no written consent is obtained, a statement included with the petition to that effect

Any petition complete with required exhibits shall be forwarded to the Law Director to be prepared in ordinance form for introduction to Council.

CONSIDERATION BY PLANNING COMMISSION

Any ordinance proposing a renaming, vacation or narrowing shall first be submitted to the Planning Commission for approval, disapproval or suggestions, and the Planning Commission shall be allowed not less than thirty days for consideration and report.

PUBLIC HEARING

Council shall hold a public hearing before the adoption of the proposed ordinance. In order that opportunity shall be afforded to any person interested to be heard, at least thirty days' notice of any ordinance and of the required public hearing shall be provided in a local newspaper.

ACTION BY COUNCIL

Council may adopt the proposed ordinance by vote of a majority of Council members, provided that the proposed ordinance received approval by the Planning Commission. If the proposed ordinance was disapproved by the Planning Commission, it can only be adopted if it receives the vote of two-thirds of all members of Council.

PETITION REQUEST

Aspen Street

Street name

Section west of Ridgeview Blvd. between 5674 and 5660 Ridgeview Blvd.

Describe portion/extent if not entire street

☒ Street Vacation

☐ Street Narrowing

☐ Name Change: _____

PROPERTY OWNER INFORMATION

Tyler Pauley-Hill, Solomiya Pauley-Hill

Name(s)

5660 Ridgeview Blvd., North Ridgeville, OH 44039

Property owner address

Property owner phone

Property owner email

PETITION AUTHORIZATION

Tyler Pauley-Hill, Solomiya Pauley-Hill

Property owner signature

Date

August 27, 2025

DATE:	<u>November 17, 2025</u>	1 ST READING:	<u>November 17, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2025-159

AN ORDINANCE VACATING A PORTION OF ASPEN STREET.

WHEREAS, the City of North Ridgeville (the City) may have rights and/or entitlements to Aspen Street to the extent that it is a public right-of-way; and

WHEREAS, the City has received a petition (Exhibit A) from Ellis S. Stevens and Jodi A. Stevens, and Tyler Pauley-Hill and Solomiya Pauley-Hill requesting the vacation of a portion Aspen Street located west of Ridgeview Blvd. and between the petitioners' properties located at 5674 Ridgeview Blvd. – parcel no. 0700020106009 (Exhibit D) and 5660 Ridgeview Blvd., - parcel no. 0700020104007 (Exhibit E); and

WHEREAS, Drees Homes has no plans to connect this portion of Aspen Street to the new French Creek Crossings development located behind the above said property owners, as it would only act as a conduit for foot traffic to enter the property owners' back yards (see Exhibit B) attached hereto and a map (Exhibit C) attached hereto; and

WHEREAS, said portion of Aspen Street has been maintained by the owners of both properties since 2002 and they consent for this portion to be divided between them; and

WHEREAS, the right-of-way will be vacated and deeded 50/50 to Ellis S. Stevens and Jodi A. Stevens, and Tyler Pauley-Hill and Solomiya Pauley-Hill as separate parcels or attached to the adjacent parcels where they abut; and

WHEREAS, the vacation will not result in any adverse impacts to traffic patterns, local access or operations or the City's street system; and

WHEREAS, pursuant to a properly published notice, a public hearing was held before City Council on _____, at which time Council provided the opportunity to hear from the public regarding the proposed vacation.

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

SECTION 1. Approximately 2,754 square feet of Aspen Street, which is identified more particularly in Exhibit F attached hereto and incorporated herein, shall be vacated and closed as a public right-of-way.

SECTION 2. The vacation and any subsequent conveyance by way of City quit claim deed shall be subject to a twenty-foot (20'-0") utility easement preserving the City's currently existing rights and benefit for existing utility lines in this area, including access and maintenance as required.

SECTION 3. 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 4. 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

August 27, 2025

Dear Clerk of Council,

We, the homeowners below are requesting to vacate the portion of Aspen Street west of Ridgeview Blvd. between our two properties located at 5674 Ridgeview Blvd. -parcel number 0700020106009 and 5660 Ridgeview Blvd. – parcel number 0700020104007 as highlighted on the attached auditor map.

We have spoken with Guy in the building department and he has assured us that there are no plans to connect this portion of Aspen with the new French Creek Crossings development behind us and encouraged us to move forward with this request.

We, the homeowners have been maintaining this portion 50/50 since building in 2002.

We, have both completed the petition and application so that you can be assured that we both are providing signed written consent for this portion to be divided between us.

Please let us know if you need more information or any next steps that we need to take.

We appreciate your consideration with this street vacate.

Ellis S. Stevens

Jodi A. Stevens

5674 Ridgeview Blvd., North Ridgeville

Tyler Pauley-Hill

Solomiya Pauley-Hill

5660 Ridgeview Blvd., North Ridgeville

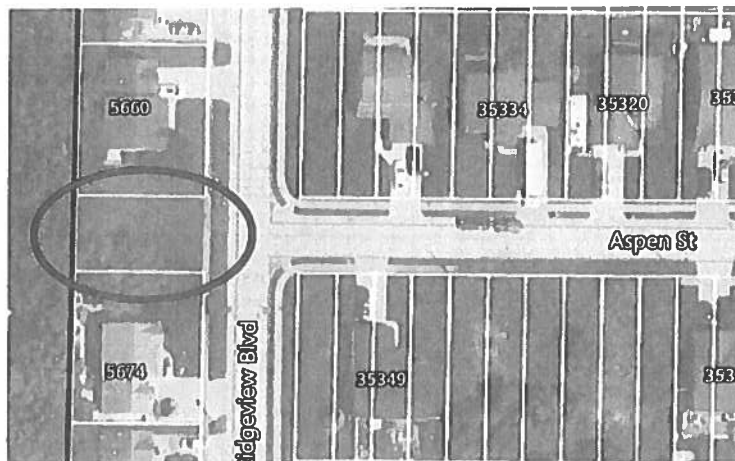


- A U.S. Best Managed Company
- A Certified "Great Place to Work"

November 7th, 2025

To: The City of North Ridgeville, Tina Wieber and Fijabi Gallam
Fr: Thom Sutcliffe, Drees Homes Land Acquisition Manager
Re: Stub Street Vacate – Aspen Street

Drees Homes has recently been asked our position on the possible vacating of the western stub extension of Aspen Street in North Ridgeville as seen below circled in RED:

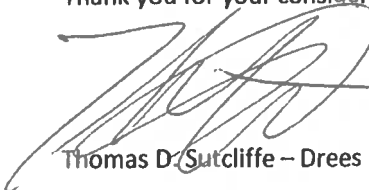


Drees Homes welcomes this possible vacate, as this existing stub will never be used as an access to our subdivision to the west, and would only act as a conduit for foot traffic to enter the future homeowners back yards in the Crossing at French Creek subdivision.

Drees Homes also supports the possible split and consolidation of this stub lot to the adjacent properties of 5660 and 5674 Ridgeview Blvd., who appear to have been maintaining this property for many years.

Feel free to reach out to myself with any questions or concerns regarding our support.

Thank you for your consideration.



Thomas D. Sutcliffe – Drees Homes, Land Acquisition Manager

Cc: Fijabi Gallam and Tina Wieber, North Ridgeville

6860 W. Snowville Road, Suite 105, Brecksville Ohio 44141 – (o) 440.717.9670 - www.dreeshomes.com

HOFMANN - METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS
P.O. BOX 198
1607 STATE RD., UNIT E-50
VERMILION, OH 44089
(440) 234-7350 - (440) 234-5544

Richard D. Metzker, P.S., President

Description

November 7, 2025

Sharan/Pauley-Hill

Sublot 7A
0.1570 Acres

Situated in the City of North Ridgeville, County of Lorain, State of Ohio and known as being all of Sublot 7, Block "PP" in the "Auditors Revised Plat of Center Ridge Heights Subdivision", of part of Original Ridgeville Township Lot Number 20, as shown by the recorded plat in Volume 70, Page 5 of the Lorain County Map Records and part of vacated Aspen Street, and being further bounded and described as follows:

Beginning at a monument box with (4) reference drill holes found at the intersection of the centerline of Ridgeview Boulevard (50 feet wide) and the centerline of Aspen Street (40 feet wide);

Thence North 89 degrees 45 minutes 43 seconds West along the centerline of said Aspen Street, a distance of 25.00 feet to an iron pin set at its intersection with the west line of said Ridgeview Boulevard, said point also being the Principal Place of Beginning;

Thence North 89 degrees 45 minutes 43 seconds West and continuing along the centerline of said vacated Aspen Street, a distance of 68.59 feet to an iron pin set at its intersection with the west line thereof;

Thence North 00 degrees 13 minutes 41 seconds East along the west line of said vacated Aspen Street and along the west line of said Sublot 7 and passing through a 5/8 inch iron pin found at 20.00 feet, a distance of 100.00 feet to a 5/8 inch iron pin found and capped "8078" at the northwest corner of said Sublot 7;

Thence South 89 degrees 45 minutes 43 seconds East along the north line of said Sublot 7, a distance of 68.19 feet to a point at its intersection with the west line of said Ridgeview Boulevard, said point being witnessed by a 5/8 inch iron pin found and capped "8079", 0.06 feet south;

Thence South 00 degrees 00 minutes 00 seconds West along the west line of said Ridgeview Boulevard and passing through a 5/8 inch iron pin found and capped "KS & Assoc." at 80.00 feet, a distance of 100.00 feet to the Principal Place of Beginning and containing 6,839 square feet – 0.1570 acres of land more or less, according to a survey performed in October 2025 by Richard Metzker, Registered Surveyor Number 7477.

The courses used in this description are given to the centerline of said Ridgeview Boulevard per the recorded plat and are used to indicate angles only. Iron Pins set are 5/8 inch rebar – 30 inches long and capped "Metzker 7477". Distances are given in feet and decimal parts thereof.



HOFMANN-METZKER, INC.
Registered Professional Surveyors

By: _____

Registered Surveyor Number 7477

Reason: I am the author of this document
Date: 2025-11-07 10:23:05:00

HOFMANN - METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS
P.O. BOX 198
1607 STATE RD., UNIT E-50
VERMILION, OH 44089
(440) 234-7350 - (440) 234-5544

Richard D. Metzker, P.S., President

Description

November 7, 2025

Stevens

Sublot 9A
0.1579 Acres

Situated in the City of North Ridgeville, County of Lorain, State of Ohio and known as being all of Sublot 9, Block "OO" in the "Auditors Revised Plat of Center Ridge Heights Subdivision", of part of Original Ridgeville Township Lot Number 20, as shown by the recorded plat in Volume 70, Page 5 of the Lorain County Map Records and part of vacated Aspen Street, and being further bounded and described as follows:

Beginning at a monument box with (4) reference drill holes found at the intersection of the centerline of Ridgeview Boulevard (50 feet wide) and the centerline of Aspen Street (40 feet wide);

Thence North 89 degrees 45 minutes 43 seconds West along the centerline of said Aspen Street, a distance of 25.00 feet to an iron pin set at its intersection with the west line of said Ridgeview Boulevard, said point also being the Principal Place of Beginning;

Thence South 00 degrees 00 minutes 00 seconds West and passing through a 5/8 inch iron pin found at 19.92 feet, a distance of 100.00 feet to a point at the southeast corner of said Sublot 9, said point being witnessed by a 5/8 inch iron pin found 0.06 feet north;

Thence North 89 degrees 45 minutes 43 seconds West along the south line of said Sublot 9, a distance of 68.99 feet to a 5/8 inch iron pin found at the southwest corner thereof;

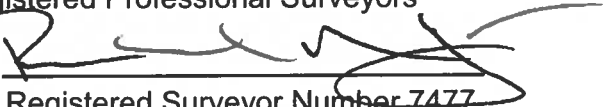
Thence North 00 degrees 13 minutes 41 seconds East along the west line of said Sublot 9 and along the west line of said vacated Aspen Street, a distance of 100.00 feet to an iron pin set at its intersection with the centerline of said vacated Aspen Street;

Thence South 89 degrees 45 minutes 43 seconds East along the centerline of said vacated Aspen Street, a distance of 68.59 feet to the Principal Place of Beginning and containing 6,879 square feet – 0.1579 acres of land more or less, according to a survey performed in October 2025 by Richard Metzker, Registered Surveyor Number 7477.

The courses used in this description are given to the centerline of said Ridgeview Boulevard per the recorded plat and are used to indicate angles only. Iron Pins set are 5/8 inch rebar – 30 inches long and capped "Metzker 7477". Distances are given in feet and decimal parts thereof.



HOFMANN-METZKER, INC.
Registered Professional Surveyors

By: 
Registered Surveyor Number 7477

Reason: I am the author of this document
Date: 2025-11-07 09:18-05:00

HOFMANN - METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS
P.O. BOX 198
1607 STATE RD., UNIT E-50
VERMILION, OH 44089
(440) 234-7350 - (440) 234-5544

Richard D. Metzker, P.S., President

Description

November 7, 2025

Portion of Aspen Street Vacation

Situated in the City of North Ridgeville, County of Lorain, State of Ohio and known as being part of Aspen Street (40 feet wide) in the "Auditors Revised Plat of Center Ridge Heights Subdivision", of part of Original Ridgeville Township Lot Number 20, as shown by the recorded plat in Volume 70, Page 5 of the Lorain County Map, and being further bounded and described as follows:

Beginning at the intersection of the centerline of Ridgeview Boulevard (50 feet wide) and the centerline of Aspen Street (40 feet wide);

Thence North 89 degrees 45 minutes 43 seconds West along the centerline of said Aspen Street, a distance of 25.00 feet its intersection with the west line of said Ridgeview Boulevard, said point also being the Principal Place of Beginning;

Thence South 00 degrees 00 minutes 00 seconds West along the west line of said Ridgeview Boulevard a distance of 20.00 feet to its intersection with the south line of said Aspen Street, said point also being northeast corner of Sublot 9, Block "OO" in said Subdivision;

Thence North 89 degrees 45 minutes 43 seconds West along the south line of said Aspen Street, a distance of 68.67 feet to its intersection with the west line thereof, said point also being the northwest corner of said Sublot 9, Block "OO";

Thence North 00 degrees 13 minutes 41 seconds East along the west line of Aspen Street, a distance of 40.00 feet to its intersection with the north line thereof, said point also being the southwest corner of Sublot 7, Block "PP" in said Subdivision;

Thence South 89 degrees 45 minutes 43 seconds East along the north line of said Aspen Street, a distance of 68.51 feet to its intersection with the west line of said Ridgeview Boulevard, said point also being the southeast corner of said Sublot 7. Block "PP"

Thence South 00 degrees 00 minutes 00 seconds West along the west line of said Ridgeview Boulevard, a distance of 20.00 feet to the Principal Place of Beginning and containing 2,754 square feet – 0.0630 acres of land more or less.

The courses used in this description are given to the centerline of said Ridgeview Boulevard per the recorded plat and are used to indicate angles only.



HOFMANN-METZKER, INC.
Registered Professional Surveyors

By: _____

Registered Surveyor Number 7477

Reason: I am the author of this document
Date: 2025-11-07 14:01:05:00

Lot Consolidation Map

made at the instance of
Jodi Stevens

Sublot No. 9, Block "00" and Sublot No. 7, Block "PP" in the "Auditors Revised Plat of Center Ridge Heights Subdivision", of part of Original Ridgeville Township Lot No. 20, as recorded in Vol. 70, Pg 5 of Lorain County Map Records
City of North Ridgeville, County of Lorain, State of Ohio

Order No. 25-123 F.B. See Folder/Data Collector jodi.stevens 5674 ridgeview blvd N ridgeville.dwg

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, and is in accordance with the Minimum Standards for boundary survey as indicated by the State of Ohio Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are given to the centerline of Ridgeview Blvd per the recorded Plat in Volume 70, Page 5, and are used to indicate angle on v.

HOFMANN-METZKER, INC.

Registered Professional Surveyors
P.O. Box 198
1607 State Rd, Unit E-50
Vermilion, Ohio 44089
(440) 234-1331 (440) 234-5544
email: rich@h-m-surveying.com



Registered Surveyor No. 7477
Richard Metzker

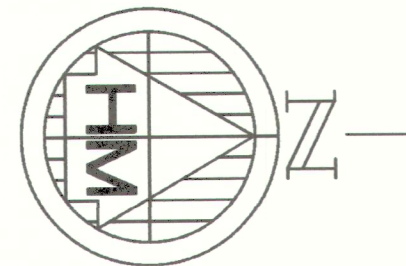
Date

This survey was made without the benefit of a Title search. Surveyor has made no independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current Title search may disclose

Basis of Bearings

N00°00'00"E

Centerline Ridgeview Boulevard per Record Plat



GRAPHICAL SCALE



(FEET)

1" = 20'

References

- Auditors Revised Plat of Center Ridge Heights Subd Vol. 70 Pg. 5
- Title and Adjoiner Deeds

The intent of this plat is to combine the northerly half of the vacated street to Parcel 07-00-020-104-007 and the southerly half of the vacated street to Parcel 07-00-020-106-009, creating Sublots 7A and 9A

Survey Legend

- r or rec Denotes Record Distance or Angle per Auditors Revised Plat of Center Ridge Hgts Subd
- u Denotes Used Point, Distance or Angle
- fd Denotes Point Found
- R/W Denotes Right of Way
- CL Denotes Centerline
- PL Denotes Property Line
- ⊙ I.P.S. Denotes 5/8" Iron Pin Set and capped "Metzker 7477"
- Denotes Iron Pin Found
- ⊞ Denotes 5/8" IP in Monument Box Found
- "point found"
X.XX' N
X.XX' E Distance and Direction
point found is from corner

Property Information

Sublot 7/Block "PP"
Parcel No. 07-00-020-104-007
Owner: Solomiya Sharan & Tyler J. Pauley-Hill
Deed: File No. 2022-0863407
February 17, 2022
5660 Ridgeview Blvd.
Address: North Ridgeville, OH 44039

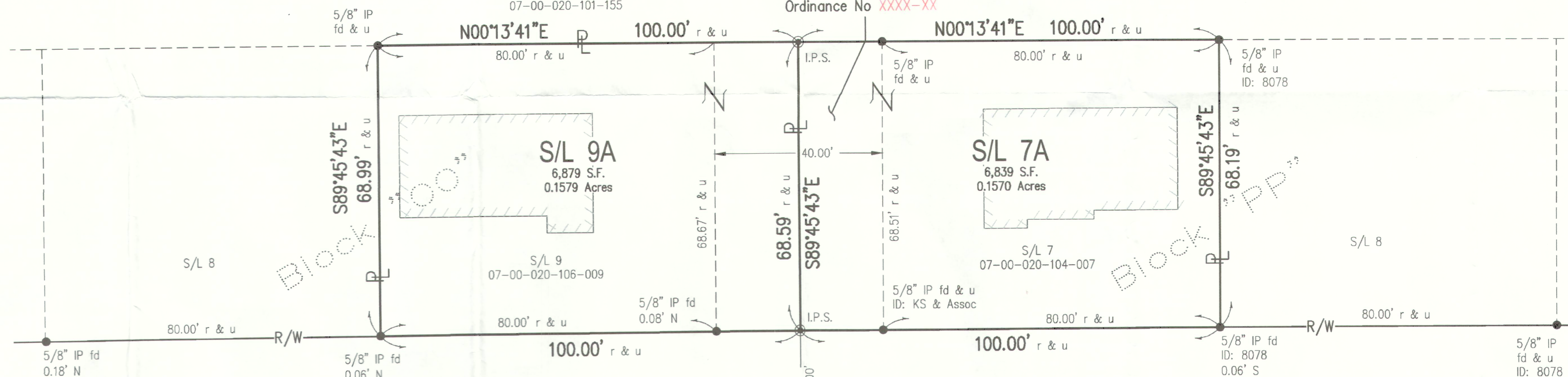
Sublot 9/Block "00"
Parcel No. 07-00-020-106-009
Owner: Ellis S. & Jodi A. Stevens
Deed: Inst. No. 20020854086
September 10, 2002
5674 Ridgeview Blvd.
Address: North Ridgeville, OH 44039

The Crossing at French Creek Subdivision No. 01

Block 'D'

07-00-020-101-155

Vacated
Ordinance No XXXX-XX



Mon. Box
w/ref dh's fd
0.05' S

Mon. Box w/ref
dh's fd & u

Mon. Box w/ref
dh's fd & u

Woodbine St. (40')

Aspen St. (40')

Elder St. (40')



DATE:	<u>July 21, 2025</u>	1 ST READING:	<u>July 21, 2025</u>
INTRODUCED BY:	<u>Councilman Abens</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-XX

**AN ORDINANCE AMENDING SECTIONS 1268.02, 1270.02,
AND 1272.04 OF THE NORTH RIDGEVILLE ZONING
CODE TO UPDATE USE REGULATIONS FOR
AUTOMOBILE SERVICE STATION AND GASOLINE
STATION.**

WHEREAS, this Council has established regulations which govern various permitted and conditional uses in the B-3 Highway Commercial District, B-4 Commercial Parkway District, and B-5 Architectural Business District; and

WHEREAS, because certain uses and commercial activities more intensely affect the surrounding area in which they are located than other uses, from time to time it is important to review uses for proper classification as permitted uses, conditional uses or uses not permitted in various districts; and

WHEREAS, the Zoning Code currently defines “automobile service station” and “gasoline station” as synonymous uses under Section 1240.10; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendments at their meeting of _____, and, by formal motion, recommended that the ordinance be _____; and

WHEREAS, following the 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 _____; and

WHEREAS, it is the desire of this Council to so amend these Codified Ordinances.

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

SECTION 1. That *Section 1268.02 Permitted and Conditional Uses* in the B-3 Highway Commercial District of the Zoning Code be amended as follows:

1268.02 PERMITTED AND CONDITIONAL USES.

(a) Permitted Uses. A building or premises may be used for the following purposes in a B-3 Highway Commercial District:

- (1) Animal hospital and clinic.
- (2) Antique shop.

- (3) Appliance store (major appliances, e.g. T.V., washing machine, and radio sales).
- ~~(4) Automobile service station~~
- (4) ~~(5)~~ Automobile repair and accessory sales.
- (5) ~~(6)~~ Boat and marine sales.
- (6) ~~(7)~~ Camping trailer sales and service.
- (7) ~~(8)~~ Cemetery (minimum of ten acres); mortuary; crematory.
- (8) ~~(9)~~ Church and professional building.
- (9) ~~(10)~~ Clinic and professional building.
- (10) ~~(11)~~ Drive-in bank.
- (11) ~~(12)~~ Drive-in ice cream and soda sales.
- (12) ~~(13)~~ Drive-in restaurant.
- (13) ~~(14)~~ Drive-in theater.
- (14) ~~(15)~~ Farm, fruit and produce stand (adequate off-street parking shall be provided to take care of all customers).
- (15) ~~(16)~~ Florist shop and retail sales.
- (16) ~~(17)~~ Food locker.
- (17) ~~(18)~~ Funeral home.
- (18) ~~(19)~~ Furniture store.
- (19) ~~(20)~~ Garden and nursery center.
- (20) ~~(21)~~ Gift and novelty shop.
- (21) ~~(22)~~ Greenhouse.
- (22) ~~(23)~~ Grocery and meat market.
- (23) ~~(24)~~ Heating and plumbing materials (sales, yard).
- (24) ~~(25)~~ Heavy equipment sales.
- (25) ~~(26)~~ Laboratory (medical or dental).
- (26) ~~(27)~~ Lumber yard; builders materials and supplies.
- (27) ~~(28)~~ Monument sales.
- (28) ~~(29)~~ Motel and hotel.
- (29) ~~(30)~~ Office building.
- (30) ~~(31)~~ Parking lot (subject to the provisions of Chapter 1284).
- (31) ~~(32)~~ Pet store.
- (32) ~~(33)~~ Customary accessory uses.
- (33) ~~(34)~~ Any permitted use in a B-2 Central Business District.

(b) Conditional Uses. The following uses shall be deemed to be conditional uses in this district.

- (1) Bars and taverns.
- (2) Bowling alleys, provided that the building used for such purposes shall be not less than 100 feet from any residential district.
- (3) Swimming clubs and other commercial recreation and amusements.
- (5) Kennels.
- (6) Car washes, provided that there shall be a separation distance of one (1) mile between car wash businesses where the car wash is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where a car wash is an accessory use.
- (7) Automobile service station, provided that there shall be a separation distance of one (1) mile between automobile service station businesses where the automobile service station is the primary use on the lot. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where an automobile service station is an accessory use.

- (c) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:
- (1) Self-storage facilities.

SECTION 2. That *Section 1270.02 Permitted and Conditional Uses* in the B-4 Commercial Parkway District of the Zoning Code be amended as follows:

1270.02 PERMITTED AND CONDITIONAL USES.

- (a) A building or premises may be used for the following purposes in a B-4 Commercial Parkway District:
- (1) Automotive center (sales and service).
 - (2) Automobile service stations. **Provided that there shall be a separation distance of one (1) mile between automobile service stations businesses where the automobile service stations is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where an automobile service station is an accessory use.**
 - (3) Automobile repairs (minor and major).
 - (4) Clinics and professional office buildings.
 - (5) Convention halls, auditoriums, and assembly halls.
 - (6) Gifts and novelties sale.
 - (7) Hotels.
 - (8) Laboratories (medical and dental).
 - (9) Motels.
 - (10) Night clubs, including the sale of alcoholic beverages.
 - (11) Restaurants, including drive-ins.
 - (12) Cabins and campground rentals.
 - (13) Other similar uses which serve the long-distance motoring public.
- (b) The following uses shall be deemed to be conditional uses in this district.
- (1) Boat and marine sales; construction equipment (sales and service).
 - (2) Camping trailers and mobile homes (sales only).
 - (3) Car washes, provided that there shall be a separation distance of one (1) mile between car wash businesses where the car wash is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where a car wash is an accessory use.
 - (4) Farm implements (sales and service).
 - (5) Heavy equipment sales.
 - (6) Truck service.
 - (7) Truck terminals.
- (c) Single-family residential uses shall be specifically prohibited in the B-4 District, except for the dwellings of resident watchman and hotel and motel operators whose work requires their continual presence on the premises.
- (d) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:
- (1) Self-storage facilities.

SECTION 3. That *Section 1272.04 Permitted and Conditional Uses* in the B-5 Architectural Business District of the Zoning Code be amended as follows:

1272.04 PERMITTED AND CONDITIONAL USES.

(a) A building or premises may be used for the following purposes in a B-5 Architectural Business District:

- (1) Ambulance service.
- (2) Antique store.
- (3) Apparel and accessories store.
- (4) Appliances (household).
- (5) Art gallery.
- (6) Automobile accessory store, sales, and service.
- (7) Bakery.
- (8) Banks (see also loan and finance offices).
- (9) Barber shop.
- (10) Barber and beauty shop supply store.
- (11) Beauty shop.
- (12) Bed and breakfast inns.
- (13) Blueprinting.
- (14) Bicycle shop.
- (15) Book store.
- (16) Business equipment and supply.
- (17) Business or trade school.
- (18) Camera and photographic equipment supply store.
- (19) Child care center.
- (20) Churches and temples.
- (21) Candy, nut, and confectionary store.
- (22) Clinic (dental or medical).
- (23) Dairy bar.
- (24) Dairy products store (bottling operations excluded).
- (25) Dance studio.
- (26) Delicatessen.
- (27) Department store.
- (28) Discount center and store.
- (29) Drug store.
- (30) Dry cleaning (custom and self-service).
- (31) Dry goods store.
- (32) Eating place, grill.
- (33) Egg and poultry store.
- (34) Floor covering.
- (35) Florist; gift shop.
- (36) Funeral home and cemetery.
- (37) Furniture; household furnishings.
- (38) Garden and lawn supplies store.
- (39) Grocery store and meat market (supermarket).
- (40) Hardware and sporting goods.
- (41) Hobby shop.
- (42) Motel.
- (43) Health salon.

- (44) Rest home.
- (45) Jewelry store.
- (46) Laboratory (dental and medical).
- (47) Laundry (custom and self-service).
- (48) Lighting fixture sales.
- (49) Liquor store (sale by package only).
- (50) Libraries.
- (51) Loan and finance offices (see also banks).
- (52) Locksmith.
- (53) Luggage store.
- (54) License bureau.
- (55) Museum.
- (56) Music store; pianos, radio, and television.
- (57) Newspaper publishing sales and service.
- (58) Novelty shop.
- (59) Office (any office in which chattels or goods, wares, or merchandise are not commercially created, exchanged, or sold).
- (60) Office supply store.
- (61) Night club.
- (62) Optician and optometrist shops.
- (63) Paint and wallpaper store; art supplies.
- (64) Parking lot, either publicly or privately owned and operated.
- (65) Post office.
- (66) Plumbing and heating shop and supplies (enclosed storage only).
- (67) Professional services.
- (68) Pressing, altering, and repair of wearing apparel.
- (69) Printing and publishing, including processes related thereto.
- (70) Private clubs and lodges; YMCA; commercial recreation; fraternal societies.
- (71) Public utility offices and salesrooms.
- (72) Repair, rental, and servicing of any product, the sale of which is permitted in this District.
- (73) Restaurant.
- (74) Resale shop; used clothing and furniture.
- (75) Shoe store (sales and repair).
- (76) Sign painting shop.
- (77) Surgical supplies store.
- (78) Surplus store.
- (79) Telephone exchange and office.
- (80) Theater and theatrical studio.
- (81) Toy store.
- (82) Travel agency.
- (83) Variety and notions store.
- (84) Wall and floor coverings store.
- (85) Cemetery.
- (86) Drive-in bank.
- (87) Drive-in ice cream.
- (88) Drive-in restaurant.
- (89) Farm, fruit, and produce stand.
- (90) Gift and novelty shop.
- (91) Office building.

- (92) Pet store, pet cemetery with flat markers only.
- (93) Customary accessory uses.
- (94) Assisted living for the elderly.
- (95) Planned unit development.
- (96) Animal clinic or animal hospital.

- (b) The following uses shall be deemed to be conditional uses in this district.
 - (1) Bowling alleys shall be deleted, except as part of a larger planned unit commercial development (PUD), with buffer strip.
 - (2) Swimming clubs and other commercial recreation and amusements, with buffer strip.
 - ~~(3) Automobile service station, with buffer strip.~~
 - ~~(4) RESERVED~~
- (c) Residences can co-exist at the same location when living quarters are maintained with a minimum of 1,040 square feet.
- (d) Existing structures converted to a business shall be grandfathered with regard to setback, side yard, and rear yard requirements, but must have "Theme Design" on three prominent sides of the building to respect the architectural theme of the District.
- (e) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:
 - (1) Self-storage facilities.

SECTION 4. That, in all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

SECTION 5. That 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. That 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>July 21, 2025</u>	1 ST READING:	<u>July 21, 2025</u>
INTRODUCED BY:	<u>Councilman Abens</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u></u>
		EFFECTIVE:	<u></u>

B&L Committee on 08-18-2025
B&L Committee Report on 09-02-2025
Planning commission on 09-09-2025; 10-14-2025; 11-12-2025

ORDINANCE NO. 2025-110

AN ORDINANCE AMENDING SECTIONS 1266.02, 1268.02, ~~1270.02~~, AND 1272.04 OF THE NORTH RIDGEVILLE ZONING CODE TO UPDATE USE REGULATIONS FOR AUTOMOBILE SERVICE STATION AND GASOLINE STATION.

WHEREAS, this Council has established regulations which govern various permitted and conditional uses in the B-3 Highway Commercial District, B-4 Commercial Parkway District, and B-5 Architectural Business District; and

WHEREAS, because certain uses and commercial activities more intensely affect the surrounding area in which they are located than other uses, from time to time it is important to review uses for proper classification as permitted uses, conditional uses or uses not permitted in various districts; and

WHEREAS, the Zoning Code currently defines “automobile service station” and “gasoline station” as synonymous uses under Section 1240.10; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendments at their meeting of _____, and, by formal motion, recommended that the ordinance be _____; and

WHEREAS, following the 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 _____; and

WHEREAS, it is the desire of this Council to so amend these Codified Ordinances.

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

SECTION 1. That *Section 1266.02 Permitted and Conditional Uses* in the B-2 Central Business District of the Zoning Code be amended as follows:

1266.02 PERMITTED AND CONDITIONAL USES.

No land shall be used or occupied, and no structure shall be designed, erected, altered or used, except for either one or several of the following permitted uses or for one or several of the following conditional uses:

(a) Permitted Uses.

- (1) Ambulance service.
- (2) Antique store.
- (3) Apparel and accessories store.
- (4) Appliances (household).
- (5) Automobile accessory store and auto lube center.
- (6) Automobile, truck and trailer display, hire, sale and repair.
- (7) Bakery.
- (8) Banks (see also loan and finance offices).
- (9) Barber shop.
- (10) Barber and beauty shop supply store.
- (11) Beauty shop.
- (12) Blueprinting.
- (13) Bicycle shop.
- (14) Book store.
- (15) Bowling alley.
- (16) Business equipment and supply.
- (17) Business or trade school.
- (18) Bus station.
- (19) Camera and photographic equipment store.
- (20) Churches and temples.
- (21) Candy, nut and confectionery store.
- (22) Clinic (dental or medical).
- (23) Dairy bar.
- (24) Dairy products store (bottling operations excluded).
- (25) Dance studio.
- (26) Delicatessen.
- (27) Department store.
- (28) Diaper, linen and towel supply service.
- (29) Discount center and store.
- (30) Driving range.
- (31) Drug store.
- (32) Dry cleaning (custom and self-service).
- (33) Dry goods store.
- (34) Eating place; grill; bar; cocktail lounge.
- (35) Egg and poultry store, provided that no slaughtering, eviscerating or dressing of poultry is conducted outside of an enclosed structure.
- (36) Floor covering.
- (37) Florist; gift shop.
- (38) Funeral home; ambulance service.
- (39) Furniture; household furnishings.
- (40) Garden and lawn supplies store.
- (41) Grocery store and meat market (supermarkets).
- (42) Hardware and sporting goods.
- (43) Hobby shop.

- (44) Hotel and motel.
- (45) Health salon.
- (46) Hospital and rest home other than for the insane, for persons with contagious diseases, or for drug or liquor addicts.
- (47) Jewelry store.
- (48) Laboratory (dental and medical).
- (49) Laundry (custom and self-service).
- (50) Lighting fixture sales.
- (51) Liquor store (sale by package only).
- (52) Libraries.
- (53) Loan and finance offices (see also banks).
- (54) Locksmith.
- (55) Luggage store.
- (56) License bureau.
- (57) Museum.
- (58) Music store; pianos, radio and television.
- (59) Newspaper publishing sales and service.
- (60) Newsstand.
- (61) Novelty shop.
- (62) Office (any office in which chattels or goods, wares or merchandise are not commercially created, exchanged or sold).
- (63) Office supply store.
- (64) Night club.
- (65) Optician and optometrist shops.
- (66) Paint and wallpaper store; art supplies.
- (67) Parking lot and/or structure, either publicly or privately owned and operated.
- (68) Post office.
- (69) Plumbing and heating shop and supplies (enclosed storage only).
- (70) Professional services.
- (71) Pressing, altering and repair of wearing apparel.
- (72) Printing and publishing, including processes related thereto.
- (73) Private clubs and lodges; YMCA; commercial recreation; fraternal societies.
- (74) Public utility offices and salesrooms.
- (75) Radio and television broadcasting studios, including transmitter.
- (76) Repair, rental and servicing of any product, the sale of which is permitted in this District.
- (77) Restaurant.
- (78) Resale shop; used clothing and furniture.
- (79) Shoe store (sales and repair).
- (80) Sign painting shop.
- (81) Skating rink.
- (82) Surgical supplies store.
- (83) Surplus store.
- (84) Taxi stand.
- (85) Telephone exchange and office.
- (86) Theater and theatrical studio.
- (87) Tire and battery shop.
- (88) Toy store.
- (89) Travel agency.

- (90) Variety and notions store.
- (91) Wall and floor coverings store.
- (92) Any other retail business or service establishment or use which is determined by the Board of Zoning and Building Appeals to be of the same general character as the above permitted uses. Similar uses as determined in accordance with Chapter 1210.
- (93) The sale as wholesale or warehousing of any commodity, the use or processing of which is permitted in this District.
- (94) Any non-residential use permitted in a B-1 Neighborhood Business District.

(b) Conditional Uses. The following uses shall be deemed to be conditional uses in this district.

(1) ~~Automobile service station and/or~~ Public parking garage, provided that:

- A. Premises used for such purposes shall not have an entrance or exit for motor vehicles within 200 feet from any place of public assembly, including any hospital, sanitarium or institution. Such measurement shall be along the usual line of street travel.
- B. The building used for such purposes shall not be nearer than fifty feet from any residential district.
- ~~C. Any minor automobile repair work, as defined in Section 1240.10(13), shall be done within the principal building on the premises.~~
- ~~DC.~~ No overnight or weekend outside storage of trucks, trailers and/or tractors shall be permitted on the premises, and no partially dismantled, wrecked or junked vehicles shall be stored for more than a total of eight hours outside the buildings on the premises.
- ~~ED.~~ When such use abuts the side and/or rear line of a lot in any residential district, a compact evergreen hedge, solid wall or painted board fence not less than five feet high shall be maintained at the property line.

~~(2) Reserved~~

~~(32)~~ Accessory uses, provided that such uses are clearly incidental and customary to, and commonly associated with, the operation of the permitted use.

~~(43)~~ Crating and packing service.

~~(54)~~ Landing and take-off areas for roto-craft.

(5) Automobile service station, provided that:

- A. There shall be a separation distance of one-half mile between automobile service station businesses where the automobile service station is the primary use on the lot. Separation distances shall be measured by a straight line connecting the closest points between lots.
- B. The separation requirement does not apply where an automobile service station is an accessory use, defined as:
 - i. Fueling facilities that are subordinate and incidental to the principal use of the lot; and
 - ii. Primarily serving vehicles associated with the principal use (e.g., customers or fleet vehicles of a wholesale club, big-box retailer, or similar operation); and
 - iii. Not independently branded, advertised, or operated as a stand-alone gas station open to the general public.

SECTION 12. That *Section 1268.02 Permitted and Conditional Uses* in the B-3 Highway Commercial District of the Zoning Code be amended as follows:

1268.02 PERMITTED AND CONDITIONAL USES.

(a) Permitted Uses. A building or premises may be used for the following purposes in a B-3 Highway Commercial District:

- (1) Animal hospital and clinic.
- (2) Antique shop.
- (3) Appliance store (major appliances, e.g. T.V., washing machine, and radio sales).
- ~~(4) Automobile service station~~
- (4) ~~(5)~~ Automobile repair and accessory sales.
- (5) ~~(6)~~ Boat and marine sales.
- (6) ~~(7)~~ Camping trailer sales and service.
- (7) ~~(8)~~ Cemetery (minimum of ten acres); mortuary; crematory.
- (8) ~~(9)~~ Church and professional building.
- (9) ~~(10)~~ Clinic and professional building.
- (10) ~~(11)~~ Drive-in bank.
- (11) ~~(12)~~ Drive-in ice cream and soda sales.
- (12) ~~(13)~~ Drive-in restaurant.
- (13) ~~(14)~~ Drive-in theater.
- (14) ~~(15)~~ Farm, fruit and produce stand (adequate off-street parking shall be provided to take care of all customers).
- (15) ~~(16)~~ Florist shop and retail sales.
- (16) ~~(17)~~ Food locker.
- (17) ~~(18)~~ Funeral home.
- (18) ~~(19)~~ Furniture store.
- (19) ~~(20)~~ Garden and nursery center.
- (20) ~~(21)~~ Gift and novelty shop.
- (21) ~~(22)~~ Greenhouse.
- (22) ~~(23)~~ Grocery and meat market.
- (23) ~~(24)~~ Heating and plumbing materials (sales, yard).
- (24) ~~(25)~~ Heavy equipment sales.
- (25) ~~(26)~~ Laboratory (medical or dental).
- (26) ~~(27)~~ Lumber yard; builders materials and supplies.
- (27) ~~(28)~~ Monument sales.
- (28) ~~(29)~~ Motel and hotel.
- (29) ~~(30)~~ Office building.
- (30) ~~(31)~~ Parking lot (subject to the provisions of Chapter 1284).
- (31) ~~(32)~~ Pet store.
- (32) ~~(33)~~ Customary accessory uses.
- (33) ~~(34)~~ Any permitted use in a B-2 Central Business District.

(b) Conditional Uses. The following uses shall be deemed to be conditional uses in this district.

- (1) Bars and taverns.
- (2) Bowling alleys, provided that the building used for such purposes shall be not less than 100 feet from any residential district.
- (3) Swimming clubs and other commercial recreation and amusements.
- (5) Kennels.

- (6) Car washes, provided that there shall be a separation distance of one (1) mile between car wash businesses where the car wash is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where a car wash is an accessory use.

~~(7) Automobile service station, provided that: there shall be a separation distance of one (1) mile between automobile service station businesses where the automobile service station is the primary use on the lot. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where an automobile service station is an accessory use.~~

A. There shall be a separation distance of one-half mile between automobile service station businesses where the automobile service station is the primary use on the lot. Separation distances shall be measured by a straight line connecting the closest points between lots.

B. The separation requirement does not apply where an automobile service station is an accessory use, defined as:

- i. Fueling facilities that are subordinate and incidental to the principal use of the lot; and
- ii. Primarily serving vehicles associated with the principal use (e.g., customers or fleet vehicles of a wholesale club, big-box retailer, or similar operation); and
- iii. Not independently branded, advertised, or operated as a stand-alone gas station open to the general public.

- (c) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:

- (1) Self-storage facilities.

~~SECTION 2. That Section 1270.02 Permitted and Conditional Uses in the B-4 Commercial Parkway District of the Zoning Code be amended as follows:~~

~~1270.02 PERMITTED AND CONDITIONAL USES.~~

- ~~(a) A building or premises may be used for the following purposes in a B-4 Commercial Parkway District:~~

- ~~(1) Automotive center (sales and service).~~
- ~~(2) Automobile service stations. Provided that there shall be a separation distance of one (1) mile between automobile service station businesses where the automobile service station is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where an automobile service station is an accessory use.~~
- ~~(3) Automobile repairs (minor and major).~~
- ~~(4) Clinics and professional office buildings.~~
- ~~(5) Convention halls, auditoriums, and assembly halls.~~
- ~~(6) Gifts and novelties sale.~~
- ~~(7) Hotels.~~
- ~~(8) Laboratories (medical and dental).~~
- ~~(9) Motels.~~
- ~~(10) Night clubs, including the sale of alcoholic beverages.~~
- ~~(11) Restaurants, including drive-ins.~~
- ~~(12) Cabins and campground rentals.~~

- ~~(13) Other similar uses which serve the long-distance motoring public.~~
- ~~(b) The following uses shall be deemed to be conditional uses in this district:~~
- ~~(1) Boat and marine sales; construction equipment (sales and service).~~
 - ~~(2) Camping trailers and mobile homes (sales only).~~
 - ~~(3) Car washes, provided that there shall be a separation distance of one (1) mile between car wash businesses where the car wash is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where a car wash is an accessory use.~~
 - ~~(4) Farm implements (sales and service).~~
 - ~~(5) Heavy equipment sales.~~
 - ~~(6) Truck service.~~
 - ~~(7) Truck terminals.~~
- ~~(c) Single family residential uses shall be specifically prohibited in the B-4 District, except for the dwellings of resident watchman and hotel and motel operators whose work requires their continual presence on the premises.~~
- ~~(d) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:~~
- ~~(1) Self storage facilities.~~

SECTION 3. That *Section 1272.04 Permitted and Conditional Uses* in the B-5 Architectural Business District of the Zoning Code be amended as follows:

1272.04 PERMITTED AND CONDITIONAL USES.

- (a) A building or premises may be used for the following purposes in a B-5 Architectural Business District:
- (1) Ambulance service.
 - (2) Antique store.
 - (3) Apparel and accessories store.
 - (4) Appliances (household).
 - (5) Art gallery.
 - (6) Automobile accessory store, sales, and service.
 - (7) Bakery.
 - (8) Banks (see also loan and finance offices).
 - (9) Barber shop.
 - (10) Barber and beauty shop supply store.
 - (11) Beauty shop.
 - (12) Bed and breakfast inns.
 - (13) Blueprinting.
 - (14) Bicycle shop.
 - (15) Book store.
 - (16) Business equipment and supply.
 - (17) Business or trade school.
 - (18) Camera and photographic equipment supply store.
 - (19) Child care center.
 - (20) Churches and temples.
 - (21) Candy, nut, and confectionary store.

- (22) Clinic (dental or medical).
- (23) Dairy bar.
- (24) Dairy products store (bottling operations excluded).
- (25) Dance studio.
- (26) Delicatessen.
- (27) Department store.
- (28) Discount center and store.
- (29) Drug store.
- (30) Dry cleaning (custom and self-service).
- (31) Dry goods store.
- (32) Eating place, grill.
- (33) Egg and poultry store.
- (34) Floor covering.
- (35) Florist; gift shop.
- (36) Funeral home and cemetery.
- (37) Furniture; household furnishings.
- (38) Garden and lawn supplies store.
- (39) Grocery store and meat market (supermarket).
- (40) Hardware and sporting goods.
- (41) Hobby shop.
- (42) Motel.
- (43) Health salon.
- (44) Rest home.
- (45) Jewelry store.
- (46) Laboratory (dental and medical).
- (47) Laundry (custom and self-service).
- (48) Lighting fixture sales.
- (49) Liquor store (sale by package only).
- (50) Libraries.
- (51) Loan and finance offices (see also banks).
- (52) Locksmith.
- (53) Luggage store.
- (54) License bureau.
- (55) Museum.
- (56) Music store; pianos, radio, and television.
- (57) Newspaper publishing sales and service.
- (58) Novelty shop.
- (59) Office (any office in which chattels or goods, wares, or merchandise are not commercially created, exchanged, or sold).
- (60) Office supply store.
- (61) Night club.
- (62) Optician and optometrist shops.
- (63) Paint and wallpaper store; art supplies.
- (64) Parking lot, either publicly or privately owned and operated.
- (65) Post office.
- (66) Plumbing and heating shop and supplies (enclosed storage only).
- (67) Professional services.
- (68) Pressing, altering, and repair of wearing apparel.
- (69) Printing and publishing, including processes related thereto.

- (70) Private clubs and lodges; YMCA; commercial recreation; fraternal societies.
- (71) Public utility offices and salesrooms.
- (72) Repair, rental, and servicing of any product, the sale of which is permitted in this District.
- (73) Restaurant.
- (74) Resale shop; used clothing and furniture.
- (75) Shoe store (sales and repair).
- (76) Sign painting shop.
- (77) Surgical supplies store.
- (78) Surplus store.
- (79) Telephone exchange and office.
- (80) Theater and theatrical studio.
- (81) Toy store.
- (82) Travel agency.
- (83) Variety and notions store.
- (84) Wall and floor coverings store.
- (85) Cemetery.
- (86) Drive-in bank.
- (87) Drive-in ice cream.
- (88) Drive-in restaurant.
- (89) Farm, fruit, and produce stand.
- (90) Gift and novelty shop.
- (91) Office building.
- (92) Pet store, pet cemetery with flat markers only.
- (93) Customary accessory uses.
- (94) Assisted living for the elderly.
- (95) Planned unit development.
- (96) Animal clinic or animal hospital.

(b) The following uses shall be deemed to be conditional uses in this district.

- (1) Bowling alleys shall be deleted, except as part of a larger planned unit commercial development (PUD), with buffer strip.
- (2) Swimming clubs and other commercial recreation and amusements, with buffer strip.
- ~~(3) Automobile service station, with buffer strip.~~
- ~~(4) RESERVED~~

(c) Residences can co-exist at the same location when living quarters are maintained with a minimum of 1,040 square feet.

(d) Existing structures converted to a business shall be grandfathered with regard to setback, side yard, and rear yard requirements, but must have "Theme Design" on three prominent sides of the building to respect the architectural theme of the District.

(e) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:

- (1) Self-storage facilities.

SECTION 4. Legally established, active nonconforming automobile service stations in the affected districts may be reconstructed on the same lot following demolition, provided that, (1) The station has not been vacant for a period exceeding the loss-of-nonconforming-

status threshold established in Chapter 1294; (2) The reconstructed facility does not increase the number of service stations on the lot; and (3) The facility remains in substantially the same location and use category as the original.

SECTION 45. That, in all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

SECTION 56. That 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 67. That 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 3, 2025</u>	1 ST READING:	<u>November 3, 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. 2025-146

**AN ORDINANCE ADOPTING THE CITY OF NORTH RIDGEVILLE
CYBERSECURITY PROGRAM IN ACCORDANCE WITH OHIO REVISED CODE
SECTION 9.64(C).**

WHEREAS, the Auditor of State (AOS) issued Bulletin 2025-007, which requires the legislative authority of a political subdivision to adopt a formal Cybersecurity Program; and

WHEREAS, the Ohio General Assembly via Ohio House Bill 96 enacted §9.64(C) of the Ohio Revised Code, establishing compliance requirements for Cybersecurity Programs, including safeguarding data, information technology, and information technology resources, consistent with generally accepted best practices; and

WHEREAS, the City of North Ridgeville has developed a Cybersecurity Program in accordance with ORC §9.64(C); and

WHEREAS, records and documents related to the Cybersecurity Program are not subject to public records disclosure under current law; and

WHEREAS, Council wishes to adopt the City of North Ridgeville Cybersecurity Program.

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

SECTION 1. Council hereby adopts the City of North Ridgeville Cybersecurity Program, consistent with the requirements of ORC §9.64(C) and Auditor of State Bulletin 2025-007.

SECTION 2. The Cybersecurity Program shall be reviewed annually to assess progress, update practices, and ensure alignment with evolving threats, best practices, and state requirements under Ohio Revised Code §9.64.

SECTION 3. All records and documents related to the Cybersecurity Program are exempt from public records disclosure, consistent with ORC §9.64(E).

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 Section 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:

Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED:

Kevin Corcoran
MAYOR