

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



NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING IS SCHEDULED FOR:

MONDAY, December 15, 2025
6:30 P.M.
CITY HALL COUNCIL CHAMBERS
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OH 44039

THIS PUBLIC HEARING IS BEING HELD TO CONSIDER THE FOLLOWING:

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; Second Reading on 11-17-2025; Planning Commission on 11-12-2025)

THIS PUBLIC HEARING IS SCHEDULED BY ORDER OF THE NORTH RIDGEVILLE CITY COUNCIL.

Visit the City Council webpage to access the agenda and notice items:
<https://northridgevilleoh.portal.civicclerk.com/>

Notice Date(s): 11/17/2025 (City's Website); 11/17/2025; 12/01/2025

DATE: November 3, 2025
INTRODUCED BY: Mayor Corcoran

1ST READING: November 3, 2025
2ND READING: November 17, 2025

CLERK OF COUNCIL'S OFFICE

7307 Avon Belden Road
North Ridgeville, OH 44039

(440) 490-2045
nridgeville.org

REFERRED BY: _____

3RD READING: _____

December 15, 2025

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 November 12, 2025, 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 December 15, 2025, 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.

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.

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

Property owner phone

ryan@slk-capital.com

Property owner email

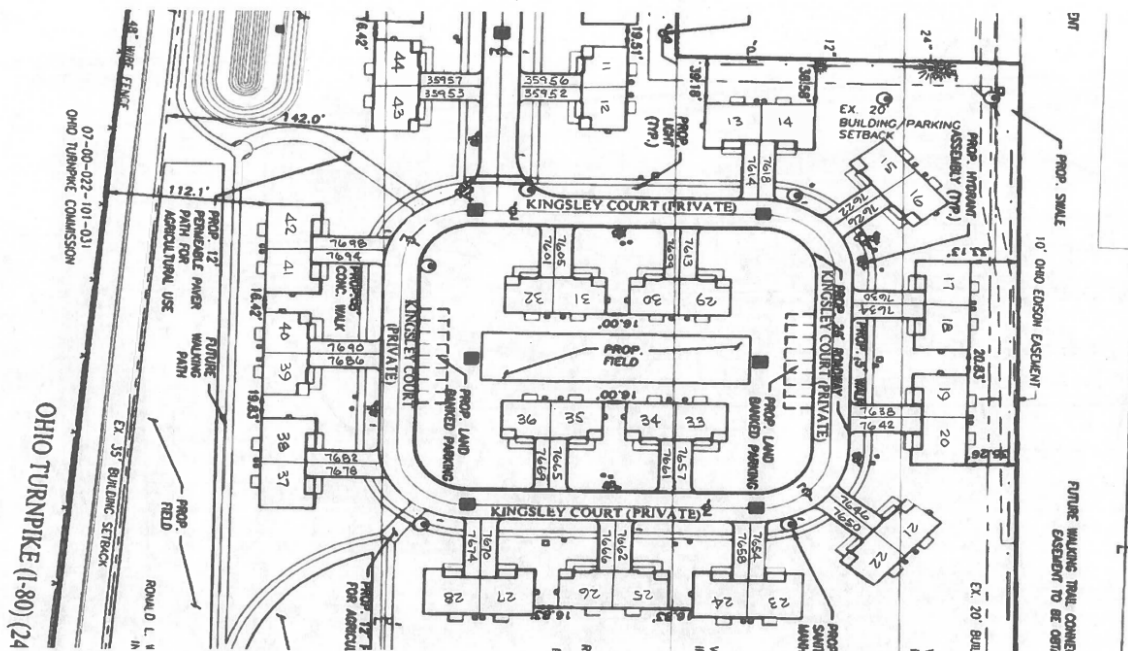
PETITION AUTHORIZATION

Ryan Kozak
Property owner signature

September 30, 2025

Date

CITY OF NORTH
Ridgeville
EST 1810

[illegible]

City Council – Regular Meeting
PUBLIC HEARING OF DECEMBER 15, 2025



BRAMHALL
ENGINEERING &
SURVEYING COMPANY

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

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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