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
6:45 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 2025-159 AN ORDINANCE VACATING A PORTION OF ASPEN STREET.
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Planning Commission on 12-09-2025)

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): 11/20/2025 (City's Website); 12/01/2025; 12/08/2025

DATE: November 17, 2025
INTRODUCED BY: Mayor Corcoran
1ST READING: November 17, 2025
2ND READING:

REFERRED BY: _____
_____
_____

3RD READING: _____
ADOPTED: _____
EMERGENCY: _____

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 5660 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

[redacted]
Property owner phone

[redacted]
Property owner email

PETITION AUTHORIZATION

Ellis S. Stevens Jodi A. Stevens August 27, 2025
Property owner signature Date

CITY OF NORTH Ridgeville EST 1810

Street Vacations, Narrowing and Name Changes

PETITION AND APPLICANT GUIDE

CITY OF NORTH Ridgeville EST 1810

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Aspen Street
Street name

Section west of Ridgeview Blvd. between 5674 and 5660 Ridgeview Blvd.
Describe portion/extent if not entire street

☒ Street Vacation
☐ Name Change: _____
☐ Street Narrowing

PROPERTY OWNER INFORMATION

mission not request

Tyler Pauley-Hill, Solomiya Pauley-Hill
Name(s)

5660 Ridgeview Blvd., North Ridgeville, OH 44039
Property owner address

[redacted]
Property owner phone

[redacted]
Property owner email

PETITION AUTHORIZATION

Tyler Pauley-Hill, Solomiya Pauley-Hill
Property owner signature

August 27, 2025
Date

ugust 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
[redacted]
5674 Ridgeview Blvd., North Ridgeville

Tyler Pauley-Hill
Solomiya Pauley-Hill
[redacted]
5660 Ridgeview Blvd., North Ridgeville

CITY OF NORTH Ridgeville EST 1810

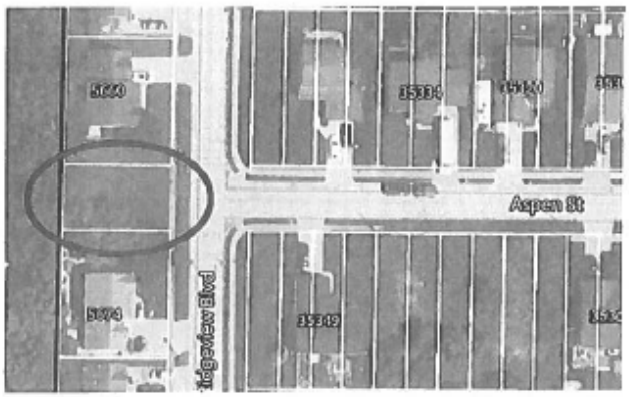
Drees HOMES

- *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

CITY OF NORTH Ridgeville EST 1810

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

CITY OF NORTH Ridgeville EST 1810

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"

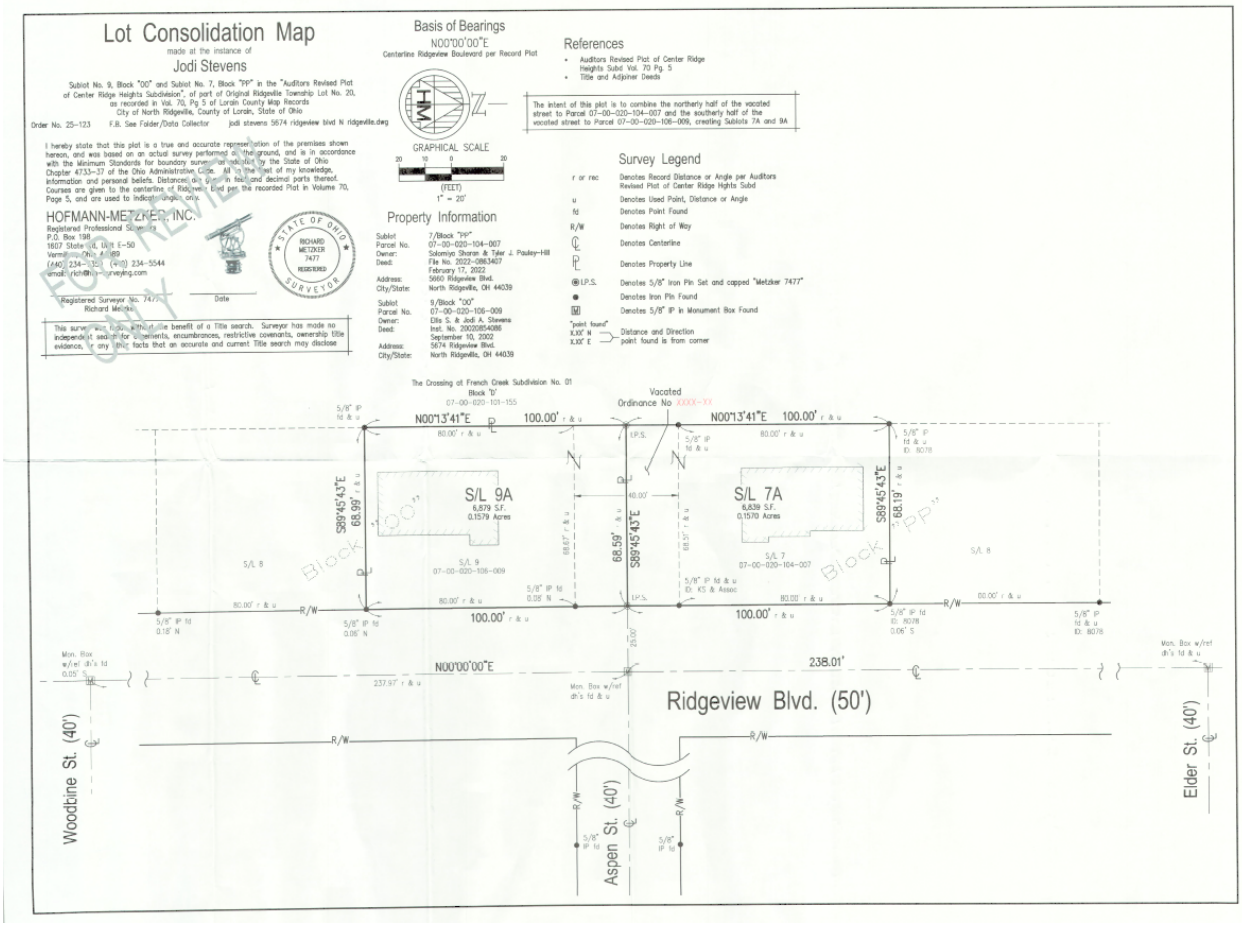
Thence South 00 degrees 00 minutes 00 seconds West along the west line of said Ridgeview Boulevard, a distance of 20.00 feet to the Principal Place of Beginning and containing 2,754 square feet – 0.0630 acres of land more or less.

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
Subl ot No. 9, Block "00" and Subl ot 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 surveys as adopted 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 angles only.
HOFMANN-METZKER, INC.
Registered Professional Surveyors
P.O. Box 198
1607 State Rt. 18, Unit E-50
Vermilion, Ohio 44089
(440) 234-1321 (440) 234-5544
email: richard@hofmann-surveying.com
Registered Surveyor No. 7477
Richard Metzker
Date
STATE OF OHIO
RICHARD METZKER 7477 REGISTERED SURVEYOR
This survey was done without the benefit of a Title search. Surveyor has made no independent search for easements, 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
20 10 0 20
(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 Hghts Subd
u Denotes Used Point, Distance or Angle
fd Denotes Point Found
R/W Denotes Right of Way
℄ Denotes Centerline
℗ Denotes Property Line
I.P.S. Denotes 5/8" Iron Pin Set and capped "Metzker 7477"
● Denotes Iron Pin Found
M 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
Address: 5660 Ridgeview Blvd.
City/State: North Ridgeville, OH 44039
Sublot 9/Block "00"
Parcel No. 07-00-020-106-009
Owner: Ellis S. & Jodi A. Stevens
Deed: Inst. No. 200208540186 September 10, 2002
Address: 5674 Ridgeview Blvd.
City/State: North Ridgeville, OH 44039
The Crossing at French Creek Subdivision No. 01
Block "D"
07-00-020-101-155
Vacated Ordinance No. XXXX-XX
N00°13'41"E 100.00' r & u
80.00' r & u
S89°45'43"E 68.99' r & u
S89°45'43"E 68.19' r & u
S89°45'43"E 68.59'
40.00'
S/L 9A
6,879 S.F.
0.1579 Acres
S/L 7A
6,839 S.F.
0.1570 Acres
S/L 9
07-00-020-106-009
S/L 7
07-00-020-104-007
S/L 8
Block "00"
Block "PP"
5/8" IP fd 0.18' N
5/8" IP fd 0.08' N
5/8" IP fd 0.08' N
5/8" IP fd ID: KS & Assoc
5/8" IP fd ID: 80718 0.06' S
5/8" IP fd & u ID: 80718
I.P.S.
R/W
100.00' r & u
N00°00'00"E
237.97' r & u
238.01'
Mon. Box w/ref dh's fd & u
Ridgeview Blvd. (50')
Woodbine St. (40')
Aspen St. (40')
Elder St. (40')
5/8" IP fd

Subdivisions & Condominiums
Name: CENTER RIDGE HEIGHTS
Volume: 10
Page: 22
Year: 1921
Code: 2805
Image: Click Here for Image
Zoom to
104
PP