



Planning Commission
CITY HALL COUNCIL CHAMBERS
AGENDA OF DECEMBER 9, 2025
7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting minutes of November 12, 2025

CORRESPONDENCE

Administrative Approvals

1. PPZ2024-0390 Wild Bill's Tobacco of North Ridgeville, LLC, 32327 Cook Rd, Unit 2
Approval of a Certificate of Zoning Compliance for a tobacco retailer.
2. PPZ2025-0393 Random Apocalypse Comics & Collectibles, 32660 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for retail, collectibles.

OLD BUSINESS

NEW BUSINESS

1. PPZ2025-0392 Ridgefield Subdivision, PPN: 07-00-001-000-473
Applicant: Keith Filipkowski/Pulte Homes of Ohio Corp., 387 Medina Rd, Suite 1700, Medina, OH 44256. Owner: Bob Schmitt Homes, Inc., 9095 Gatestone Rd, North Ridgeville, OH 44039. Proposal consists of an amendment to the preliminary plan.
2. 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; First reading on 11-17-2025)
3. O 2025-157 An Ordinance Amending Chapter 1226 Design Standards of the North Ridgeville Subdivision Regulations.
(Introduced by Mayor Corcoran; First reading on 11-17-2025)

4. O 2025-159 An Ordinance Vacating a Portion of Aspen Street.
(Introduced by Mayor Corcoran; First reading on 11-17-2025)

ADJOURNMENT