

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, JANUARY 13, 2026**

CALL TO ORDER

Member James Smolik 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 Cliff Winkel, Paul Schumann and James Smolik.

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

ELECTION OF OFFICERS

Member Smolik opened the floor for nominations for Chairperson.

Moved by Smolik and seconded by Toth to nominate James Smolik for the position of Chairperson.

Member Smolik asked if there were any other nominations for Chairperson. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Vice-Chairperson.

Moved by Toth and seconded by Winkel to nominate Paul Schumann for the position of Vice-Chairperson.

Member Smolik asked if there were any other nominations for Vice-Chairperson. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Secretary.

Moved by Winkel and seconded by Toth to nominate Tina Wieber for the position of Secretary.

Member Smolik asked if there were any other nominations for Secretary. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals.

Moved by Winkel and seconded by Ali to nominate Frank Toth for the position of Liaison to the Board of Zoning and Building Appeals.

Member Smolik asked if there were any other nominations for Liaison to the Board of Zoning and Building Appeals. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals.

Moved by Winkel and seconded by Schumann to nominate Cliff Winkel for the position of Alternate Liaison to the Board of Zoning and Building Appeals.

Member Smolik asked if there were any other nominations for Alternate Liaison to the Board of Zoning and Building Appeals. No further discussion was offered and nominations were declared closed.

Member Smolik opened the floor for nominations for Planning Commission appointment to Community Reinvestment Area Housing Council.

Moved by Smolik and seconded by Toth to nominate James Smolik for the position of Planning Commission appointee to Community Reinvestment Area Housing Council.

Member Smolik asked if there were any other nominations for Planning Commission appointment to Community Reinvestment Area Housing Council. No further discussion was offered and nominations were declared closed.

Member Smolik stated that there was one more that wasn't on the agenda and that the City of North Ridgeville was creating a Recreation Master Plan and this position would be on the steering committee for that.

Member Smolik opened the floor for nominations for Recreation Master Plan Steering Committee Liaison.

Moved by Smolik and seconded by Schumann to nominate James Smolik for the position of Recreation Master Plan Steering Committee Liaison.

A roll call vote was taken to elect James Smolik to the position of Chairman, Paul Schumann to the position of Vice-Chairman, Tina Wieber to the position of Secretary, Frank Toth to the position of Liaison to the Board of Zoning and Building Appeals, Cliff Winkel to the position of Alternate Liaison to the Board of Zoning and Building Appeals, James Smolik to the position of Planning Commission appointee to Community Reinvestment Area Housing Council and James Smolik to the position of Recreation Master Plan Steering Committee Liaison.

Yes – 5 No – 0

MINUTES

Chairman Smolik stated that the Commission had received the regular meeting minutes of December 9, 2025, and asked if there were any corrections.

None were given.

Chairman Smolik stated the minutes were approved as submitted.

CORRESPONDENCE

Administrative Approvals

1. PPZ2025-0394 Bear Beauty Bar, 35836 Center Ridge Rd, Suite 103
Approval of a Certificate of Zoning Compliance for esthetician – skincare, waxing, eyebrows & eyelashes.
2. PPZ2025-0395 Sahara Glow, 35836 Center Ridge Rd, Suite 103
Approval of a Certificate of Zoning Compliance for spray tanning.

Chairman Smolik asked Director Lieber to discuss the Administrative Approvals.

Director Lieber stated that two certificates of zoning compliance were approved since the last meeting, one for Bare Beauty Bar and one for Sahara Glow and that they would be sharing a location but were two separate businesses new to North Ridgeville.

She mentioned that also at their desks she asked that they received the approved copy of the ordinances that they reviewed at their meeting of December 9th, the Ordinance 2025-154, which suspends by right cluster subdivisions and that would go into effect the next day. She stated that the other Ordinance 2025-157 amending Chapter 1226, Design Standards was to address some of those wetland setback riparian issues and that would go into effect the next day as well, so they were starting off 2026 pretty good.

OLD BUSINESS

- O 2025-159 An Ordinance Vacating a Portion of Aspen Street.
(Introduced by Mayor Corcoran; First reading on 11-17-2025; Second reading on 12-15-2025)

Director Lieber stated that the Commission may recall that, at the last meeting when this matter was discussed, Councilman Abens raised the question of pedestrian connectivity between the Drees Crossing at French Creek development and the Aspen Street right-of-way. She explained that, as she understood it, there had been some discussion with the developer at the time of approval regarding pedestrian connectivity, particularly given the proximity to Liberty Elementary School; however, staff did not recall any specific condition of approval or requirement mandating such connectivity.

She noted that staff reviewed prior meeting minutes and project records to verify this and did not find any conditions of approval from either the Planning Commission or Council requiring the proposed cut-through. She added that during the original discussion, Councilman Abens had referenced pedestrian connectivity, while the developer's representative discussed the roadway connection from Roosevelt Drive into the neighborhood, with Rosebelle connecting to Drake Road, which then provides an eastbound route to Liberty Elementary. She suggested that the discussion may have involved two different locations being considered at the same time.

Director Lieber further explained that, upon evaluating the efficiency of the proposed pedestrian connection, it was determined that it would run between two existing residential properties, through the Drees development, and then between two additional residential properties owned by the applicants on

Ridgeview. She stated that this route would not provide a meaningful time savings for pedestrians. Using GIS tools, staff measured the walking distances and found that the route via Roosevelt Drive and Drake Road measured approximately 0.27 miles, while the proposed cut-through route measured approximately 0.26 miles.

She also noted that, based on the layout of the Crossing at French Creek development, children walking from the north side of the neighborhood would still need to walk past Rosebelle in order to access the cut-through, further reducing its practicality. While the intent to improve pedestrian connectivity was well-intentioned, she stated that the proposed solution was not practical, particularly given the presence of a ditch along the route. Even though the ditch was relatively small, a bridge or culvert would be required to allow pedestrian access.

Director Lieber added that if pedestrians continued down Aspen Street, they would encounter a much larger ditch along the western property line of Liberty Elementary School. There is currently no proposal or funding to bridge that ditch, and such a route would result in pedestrians accessing the rear of the school property where no sidewalk exists. The school would then need to construct a walking path from the rear of the property to the front entrance, which would further increase walking distance.

She also stated that she reviewed the City's Safe Routes to School Plan to ensure no relevant connectivity recommendations were overlooked. The plan does not identify this proposed connection as a preferred route; instead, it references potential improvements along Drake Road, including crosswalk enhancements and approach improvements.

Director Lieber concluded by stating that she wanted to address this issue, as it appeared to be the primary concern at the previous meeting, and reiterated that pedestrian connectivity from the Crossing at French Creek development to Liberty Elementary School is adequately provided via Rosebelle.

City Engineer Eavenson stated that she concurred with Director Lieber, and that they further discussed the potential for maintaining that access for public works, but after further discussion with Mr. Ford from Public Works, he believed that there are other opportunities for them to access the ditch line. She stated that there was an entry point to the north as well as through the Crossings too and she thought she misspoke last time and that the plan was not finalized, and said that they do have an opportunity there to add ourselves as user to the common block space to be able to access this ditch through their common block in phase two of the Crossing. She indicated that they had access to the ditch covered in other opportunities and therefore didn't need to maintain a clearance on that particular right of way of Aspen.

Chairman Smolik asked if Assistant Law Director Morgan had any comments.

Assistant Law Director Morgan stated that it sounded like all the bases were covered and that connectivity was always a good discussion to have, but it sounded like it had been thoroughly vetted and was not an unreasonable approach in that particular area.

Director Lieber stated that a suggestion might be then in the ordinance before them for recommendation of 2025-159, Section 2 requires that there be a quit claim deed for a 20-foot utility easement to preserve access and no one really knew where Section 2 came from. She wondered if it was a template that was used by the law department because there was no particular utility line access that the city needed to maintain. She mentioned that there were electrical utilities in the area, but that was

not a city concern.

City Engineer Eavenson stated that the Director was correct. There was some communication and electrical in the right of way there, but after further review, there was no water line, no sanitary and no public service to necessitate the need for an easement over that property, so they thought Section 2 could be omitted.

Chairman Smolik asked if there were representatives for the application to come forward.

Ellis Stevens, 5674 Ridgeview Blvd, North Ridgeville, OH 44039.

Jody Stevens, 5674 Ridgeview Blvd, North Ridgeville, OH 44039.

Ms. Stevens stated that

Ms. Stevens said that she wanted to thank the Commission for looking at their petition and wanted to especially thank Ms. Lieber and Ms. Eavenson for all the work that they had done and even Ms. Wieber, she had been very helpful as we've kind of traversed through this path and navigated, especially that section, we didn't know where it came from and what the easement was. She explained that they had been maintaining that property for 23 years and had been the original owner and were really proud to take part of that and to make it part of their community and continue to care for that. She thanked the Commission for their consideration.

Solomiya Pauley-Hill, 5660 Ridgeview Blvd, North Ridgeville, OH 44039.

Tyler Pauley-Hill, 5660 Ridgeview Blvd, North Ridgeville, OH 44039.

Mr. Pauley Hill stated that this was their first home and that the Stevens were guiding them through the process. He thanked everyone for their support.

Chairman Smolik asked if the Commission had any questions or comments.

None were given.

Moved by Schumann and seconded by Toth to recommend Ordinance 2025-159 striking Section 2.

A roll call vote was taken

Yes – 5 No – 0

NEW BUSINESS

ADJOURNMENT

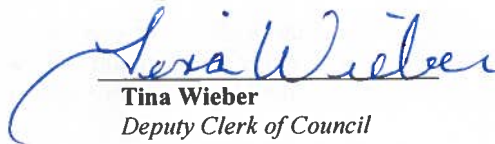
Chairman Smolik adjourned the meeting at 7:17 PM.

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REGULAR MEETING-TUESDAY, JANUARY 13, 2026**

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James Smolik
Chairman



Tina Wieber
Deputy Clerk of Council

Tuesday, February 10, 2026
Date Approved