

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, FEBRUARY 10, 2026**

CALL TO ORDER

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL

Present were members Frank Toth, Council Liaison Cliff Winkel, and Chairman 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.

Member Steve Ali and Vice-Chairman Paul Schumann were excused.

MINUTES

Chairman Smolik stated that the Commission had received the regular meeting minutes of January 13, 2026, and asked if there were any corrections.

None were given.

Chairman Smolik stated the minutes were approved as submitted.

CORRESPONDENCE

Administrative Approvals

1. PPZ2025-0399 Dunkin', 32323 Lorain Rd
Administrative Approval of a Planning Commission application to make exterior alterations.
2. PPZ2026-0403 Healing Psalms Massage Therapy and Wellness, 37000 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for massage therapy and wellness services.
3. PPZ2026-0404 Healing Psalms Massage Therapy and Wellness, 37000 Center Ridge Rd
Approval of a Registration Certificate for a Massage Establishment.
4. PPZ2026-0407 Rays of Play LLC, 8540 Root Rd
Approval of a Certificate of Zoning Compliance for developmental playgroups for preschool and elementary students.

Chairman Smolik asked Director Lieber to discuss the Administrative Approvals.

Director Lieber stated that the first approval was for exterior changes at Dunkin' on Lorain Road. She said that they proposed a refresh of the facade, which was basically paint and some new awnings and then replacement signage to update while they were also going to do some interior renovation. She mentioned that she was able to convince them to address the drive through traffic issue so that the traffic will now become one way around the building, so when cars pulled in, they would loop the drive

through, then around the building to then enter the drive through to prevent traffic that spills out onto Lorain Road and the impact it has to traffic in that very busy area, especially in the morning rush as people head to the highway. She stated that so far they were very pleased that they were amenable to restriping and redirecting traffic around the building and hoped that that would eventually address that traffic area there on Lorain Road. She added that approvals were granted for healing Psalms, Massage Therapy and Wellness, both for a zoning certificate and the required registration certificates for any massage establishments, and then finally Rays of Play which is a business that took over a spot by a former business. All together play and similar developmental play groups for preschool and elementary students. So those were approved since the last meeting.

OLD BUSINESS

NEW BUSINESS

PPZ2026-0401: The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-020-101-155

Applicant: Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141. Proposal consists of final plat for Phase 2 of The Crossing at French Creek Subdivision. Property is zoned R-1 Residence District.(Chapter 1282).

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber explained that The Crossing at French Creek Subdivision is located on property zoned R-1 Residence District and was designed and is being constructed in accordance with the requirements of Chapter 1282, Single-Family Detached and Cluster Development. She noted that the development commenced prior to recent zoning code amendments that would no longer permit this type of new development. The Planning Commission approved the preliminary plat in October 2023, and the Phase 1 final plat was approved in December 2024. Construction of Phase 2 improvements is nearly complete.

She stated that the Drees development team reported strong sales in Phase 1, noting they are ahead of schedule and eager to proceed with Phase 2 lot sales. Phase 2 encompasses 28.42 acres and includes 44 single-family lots and seven cluster lots. The subdivision layout, number of lots, and open space configuration remain consistent with the Planning Commission's preliminary approval. The total subdivision remains at 92 dwelling units, and the open space continues to meet the minimum requirement, totaling 10.13 acres or 20.1% of the development.

Director Lieber reviewed the Planning Commission's role in final plat approval, which includes review of the subdivision plat depicting streets, lots, common areas, lot types, and easements; detailed plans and specifications; landscaping plans; and the final form of covenants running with the land, including HOA documents. She noted that the HOA documents previously approved for Phase 1 remain unchanged. Landscaping plans were submitted following the staff review meeting.

She further reported that staff communicated with the applicant regarding the lighting plan, which has been approved by the City and is currently proceeding through the FirstEnergy review process. Staff review comments included confirmation that the detailed plans meet all zoning requirements. A zoning

compliance summary was added to the title sheet, verifying that dwelling footprints and setbacks are consistent with the original approval.

Additional discussion addressed the City's requested access to Batner Ditch for maintenance purposes. Director Lieber also noted that the original traffic study required a northbound right-turn lane; however, this improvement will be deferred until Phase 2 is fully built out. At that time, a new traffic study may be conducted once traffic patterns have stabilized following the Roosevelt connection and full development. She stated that this requirement will be included as a condition in the developer's agreement and emphasized that the Planning Commission should be aware that this traffic improvement remains outstanding and will be evaluated based on demonstrated need.

City Engineer Eavenson stated that, in addition to the items outlined by Director Lieber, Engineering typically prefers certain requirements to be completed prior to plat execution when a performance bond has not been provided. These items include completion and testing of all utilities, noting that the water lines still require testing; receipt and review of as-built drawings, which were submitted within the past few days; review of concrete test reports, which are in good standing; and submission and review of utility video inspections, which may still be outstanding.

She also noted that street name signs must be installed and that any significant punch list items should be addressed. Due to recent snowfall, inspectors have had difficulty completing a full punch list; however, she stated that inspections began that day and are expected to be completed by the end of the week.

Additional requirements include review of all easement language shown on the plat and provision of a three-year maintenance bond in the amount of 10 percent of construction costs for all installed and approved improvements. Specific to this project, a maintenance agreement will also be required for the sanitary force main located within the public right-of-way but maintained by the HOA, and this agreement must be recorded with the County concurrently with the plat.

City Engineer Eavenson concluded that she would not oppose proceeding with plat execution provided a performance bond is secured for the outstanding items at a mutually agreed-upon value. She stated that, aside from those items, she had no additional concerns.

Chairman Smolik asked if there was a representative for the application.

Katie Lancianese, 3200 W. Market St. Ste. 104, Akron, OH 44333.

Ms. Lancianese stated that she was the representative on behalf of Drees Homes that evening and had the engineers with her. She stated that Engineer Eavenson was correct that the weather did hold them up on those items, but they were planning on wrapping everything up. She stated that she talked to the contractor that evening and they hoped to have everything wrapped up hopefully by the next afternoon and would have that amount over to her and prepared to file the easements and everything else that were requested. She stated that she was there to answer any questions if anything came up.

Chairman Smolik asked if anyone in the general audience had any questions or comments in regard to the project.

Donald Pincombe, 5927 Rhonda Dr, North Ridgeville, OH 44039.

Mr. Pincombe pointed at the screen where his parcel was located. He stated that he met with City Engineer, Mike Runyon, who came out to visit him and his neighbor Jeff Greenberg to talk about that section of the development and how it may impact the adjacent property of theirs. He said that they were interested in learning that part of that area of the property on the dry side has been declared as wetlands and he just had a couple of questions. He asked if when the lots are divided would the lot owner's property include the wetlands or will it end at the beginning of the wetlands.

Ms. Lancianese stated that yes, the lot owner will own those wetlands and there is going to be a permanent easement which is part of what they were working with the city currently to mark on the plat. She added that they were also working with a conservancy group that will come and administer and check on that quarterly to inspect and make sure those wetlands are protected.

Mr. Pincombe commented that the property owner will own the land, but they will know that they can't put their kids swing sets and they can't put their fences and they can't put whatever they wanted to on the wetlands and that they would have this group come and check it once a quarter or so to make sure they're respecting the wetlands.

Ms. Lancianese stated that that was correct.

Chairman Smolik asked if there were any other members of the audience that had any questions or comments.

Jeff Greenberg, 5932 Sandalwood Ave, North Ridgeville, OH 44039.

Mr. Greenberg displayed the location of his property on the screen and stated that his primary concern is drainage runoff, which he has experienced as an ongoing issue and previously raised with the developer. He explained that, now that the subdivision is largely developed—with roads and utilities substantially installed and home construction anticipated—he is seeking clarification on when the individual lots will be formally deeded and precisely surveyed.

Mr. Greenberg expressed concern about potential encroachment onto neighboring properties, noting that a construction fence is currently in place but may not accurately reflect the true property boundaries. He stated that he and Mr. Don had reviewed the fence location during earlier construction activities. He further relayed that Inspector Runyon advised that, prior to home excavation, a survey would be completed to clearly identify the rear lot lines and ensure that construction does not encroach onto adjacent properties. Mr. Greenberg noted that this information is not yet visible in the field and remains a concern.

Chairman Smolik said to Ms. Lancianese, if she wanted to talk about how property pins get put in towards occupancy, that's right.

Ms. Lancianese stated that they would come in and mark all the corners of the lots themselves and then prior to being able to dig or build, they would have to provide a plot plan to the city for approval. She added that it was part of their approval. In fact, it's going to notate that we're protecting the wetlands there as well and this homeowner and the builder have signed off on that. She explained that they had to

fit within a setback that's already determined and that she believed they could see on those smaller envelopes in there are the setbacks so there could be no building past that point and there will be regularly inspected by the city as they went through building the building department.

Mr. Greenberg asked when that would be available when that plot plan gets approved.

Ms. Lancianese stated that she imagined that once the homeowner has chosen their home that's going on there that plot plan will be submitted to the city.

Mr. Greenberg asked who was doing the surveys for them.

Mr. Sutliff stated Davey Resource Group.

Mr. Pincombe stated that there were property pins all along that back section there. And asked how there's compared with respect with what they did when they did their survey.

Dan Angle, Davey Resource Group, 13315 Spruce Run Dr., North Royalton, OH 44133.

Mr. Angle stated that he was the surveyor stamping the plat and they did an original survey of the whole farm in 2023 and they determined the boundary lines and that's what this plan is setting up is where the new lot lines will tie into essentially their property line.

Mr. Pincombe stated that they had their stakes put in from Will Barbosa, who had been surveying property for many, many years and he thought that when they did their survey or whoever did that survey he happened to be home and he saw whoever they had doing that survey pulling off their pins.

Mr. Angle clarified that they were measuring the pin.

Mr. Greenberg stated that when they walked back there, he and Don, a month or so ago called Mike Runyon to meet them out there, and he said that until that final time comes that everything being actually set, then you'll know where the back of the properties are and where the wetlands are and everything will be at that point in time because those construction fences were well onto their property right now. He said that they didn't know if they were going to be moved or if that's where he thought they were going to be, but their construction fence was already on their side.

Mr. Pincombe stated that for clarification, when Jeff says construction, they were talking about the orange fencing.

Mr. Angle stated that was what the meeting was about approving those lots and once that was approved and the plan was filed, they were going to set the property pins, which will be in alignment with your pins from Barbosa.

Chairman Smolik asked if there were any other comments from the public.

Mr. Greenburg stated that he also wanted to know about the drainage off the back of that cul-de-sac that's coming to the back of their property and how that was being taken care of.

Chris Schmidt, Davey Resource Group, 1310 Sharon Copley Rd, Sharon Center, OH, 44274.

Mr. Schmidt stated that he was the civil engineer of record for the project and explained that the city requires individual yard drains for each lot and that's what would be the intent to catch the drainage on the lots that ties into the downspout. He stated that everything ties into the basin on the north property line, so there's a big basin on the north property line and all the storm sewer on this property for this phase ties into that basin on the north side of the project, the project in between in front of lots 42 through 48.

Chairman Smolik asked if there were any other public question or comments.

None were given.

Chairman Smolik asked if there were and questions or comments from the Commission.

Member Toth stated that this is the this was third act basically coming here for approval on The Crossings at French Creek and was wondering if he could speak for a moment with Mr. Sutcliffe regarding how this is all transpired together to go through everything and make sure nothing has fallen through the cracks at this time.

Thom Sutcliff, 6860 W. Snowville Dr., Brecksville, OH, 44141.

Member Toth stated that during the preliminary approval the meeting was held back on 10/10/23, when he first came forward, at that time he had mentioned that this was going to be a Drees built only, no other contract or no other builders involved.

Mr. Sutcliff stated that that was correct, there would be no other vertical builder.

Member Toth stated that he had previously mentioned that he was employing West Creek Conservancy.

Mr. Sutcliff stated that they were West Creek Conservancy out of Parma, OH and Derek Schaefer was Director.

Member Toth asked if they were going to monitor and ensure conservation areas were not encroached by residents.

Mr. Sutcliff stated that that was correct.

Member Toth stated that it was mentioned here that evening that it was going to be done on a quarterly basis.

Mr. Sutcliff stated that that was correct.

Member Toth asked regarding the sewers, there was some talk about some going east, some going west and asked how that all ended up being resolved.

Mr. Sutcliff stated that if you used the creek as the center point, everything west of the creek has gravity fed towards the sewer, the brand-new sewer out in the main road on 83. He stated that everything on the east side, they are pumping uphill into that system, so it goes towards Center Road, so it's not feeding into the older system to the east.

Member Toth asked if they were not going to be feeding into the Aspen connection.

Mr. Sutcliff stated that that was correct.

Member Toth asked if they were able to get all over to 83 then.

Mr. Sutcliff stated yes, sir, that's correct.

Member Toth asked if the grinder pumps were going to be owned by the homeowners and the HOA would own the forced main.

Mr. Sutcliff stated that that was correct.

Member Toth commented that it was mentioned that evening that that was going to be in a city right of way.

Mr. Sutcliff stated that the HOA had in their declaration and bylaws the maintenance responsibility for the 42-inch forced main.

Member Toth stated that also at that first meeting it was mentioned that there would be trails around the ponds and in the French Creek area and asked if that still held true.

Mr. Sutcliff stated yes, he didn't know if the ones on the east side were constructed yet, but the ones on the west side are and the east side as weather permits.

Member Toth asked what the paths were constructed of.

Mr. Sutcliff stated that it was asphalt.

Member Toth stated that regarding the Final approval of phase one, that meeting was held on 12/10/2024 and at that time it was determined that you were going to work with the city arborist for tree selection.

Mr. Sutcliff stated that yes, his company did. He stated that he was not part of that selection process, but they did.

Member Toth stated that he did notice that on the final landscaping plan that they got it looked like he did have multiple varieties of trees there.

Mr. Sutcliff stated that they went multiple times with the arborist to make sure they had the right quantities and types.

Member Toth stated that also at that time there was the issue of an additional shade canopy tree planting area that was addressed due to some unapproved tree clearing Director Lieber had asked that that be better enumerated in terms of the number of trees to be replanted in that area. On the landscaping plan they were provided with today, it really doesn't call out the trees. He indicated that they had some different colored green dots there and so forth, but really nothing concrete there. He discussed that at that meeting back in 2024, the engineer stated that she felt that this could all be resolved without any type of problem and he was just wondering how.

Mr. Sutcliff stated that he believed they added trees to phase one to correct that problem. He stated that they planted those with the previous phase to make up for the ones we took down by accident.

Member Toth asked regarding the drawing that they were given, was that for the landscape plan, was that supposed to be representative of that area around the Creek there.

Mr. Sutcliff stated that he wasn't sure which plan he was looking at and asked for Phase 1 or Phase 2.

Member Toth commented that the landscape plan was for both phases.

Member Toth asked if the landscaping plan on the screen was supposed to be indicative of what was going to happen there.

Mr. Sutcliff stated that they planned to install what they submitted to the city.

Member Toth stated that he counted their 49 trees and asked City Engineer Eavenson if that sounded correct to her.

City Engineer Eavenson stated that she let the arborist communicate with our field engineer as well as the applicant as to what they decided would be appropriate for the additional clearing, so she would not know what the exact number was that they ended up installing and would have to get back to him on that.

Member Toth asked Mr. Sutcliff if he felt it had been resolved to the city's satisfaction.

Mr. Sutcliff stated that they wouldn't stop until it was resolved to their satisfaction.

Member Toth commented that he liked to hear that. He mentioned that the Commission had not seen a lighting plan throughout the entire process.

Mr. Sutcliff stated that he believed it was submitted to the city. He stated that he thought it was submitted for payment and they've seen the plan from the energy company.

City Engineer Eavenson stated that that was correct. She stated that they did receive and approve, with some modification, the lighting plan.

Member Toth asked the City Engineer if all the utilities locations had been approved and if she was happy with all of that.

City Engineer Eavenson stated that there were a few outstanding items, but as previously mentioned, if they were willing to put up a performance bond for those items that hadn't been tested and approved, then we they proceed, but she would need the value of those items that hadn't been accepted by testing, review of the testing, that they'd be included in the performance bond.

Member Toth stated that the Commission had a document in their package from Guy, the Chief Building Official, and he states here that everything on your plat there appears to be code compliant so with that, he had no further questions.

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

Council Liaison Winkel stated that he had several questions after reviewing the staff comments and the Planning review summary. He noted that some of his questions, including those related to landscaping details and lighting, had already been addressed by Mr. Toth. He further referenced a comment from Chief Building Official Fursdon regarding a missed curve at subplot 52 and asked City Engineer Eavenson whether that issue had been resolved.

City Engineer Eavenson asked what the concern was.

Council Liaison Winkel stated that Chief Building Official Fursdon stated that there was a missed curve 17, on subplot 52. He asked if that was one of the outstanding items that she was referring to.

City Engineer Eavenson stated that she usually didn't look at all of the arcs and lines and bearings on there, but she did know that engineering had some comments as well but they would be doing another revision.

Council Liaison Winkel stated that it was also mentioned during the planning review that all setbacks were listed properly and asked if that concern had been resolved.

Director Lieber stated that it had.

Council Liaison Winkel asked about the ditch access and if that was through an easement.

City Engineer Eavenson stated that they had a conversation with the applicant regarding the access on that ditch that runs north south parallel to Ridgeview Boulevard. She stated that she thought that they had talked about that maybe in a previous meeting, but they did ask for the city to have access through the common block running north south with that ditch as well. She stated that they would ensure that the language gives that authority and they'll make sure that it's clear.

Council Liaison Winkel stated that he appreciated that. And asked if the access would be achieved through an easement or an agreement.

City Engineer Eavenson stated that it would be platted on with an easement on the plat.

Council Liaison Winkel stated that he noticed earlier that she talked about several engineering items including a traffic study and contingent on performance bond being issued to cover said items, so his

question was, without knowing that value at this meeting, if they were to approve something, and asked the Chairman that they should maybe place a condition on it.

Chairman Smolik stated that that would be a wise choice, yes. He stated that he had some questions regarding the easement. He stated that he noticed the retention basin has a conservation easement as opposed to storm sewer easement and was assuming that was probably some type of typo.

City Engineer Eavenson commented that that was correct. She stated that they would be scrutinizing that a little bit more and that they had just got that update a week ago and had not had an opportunity to write all their comments and get back to the applicant, but it is their intent to kind of clear some of that up.

Chairman Smolik stated that he had a question in regards and maybe he never caught this before but the general storm sewer easement that's to the homeowner's association, the City of North Ridgeville isn't listed on that for the betterment of the community and it was his understanding that if the HOA doesn't respond to something, The City of North Ridgeville could go in there, for the betterment of the community. He stated that he thought that maybe they needed to have law take a look at that language.

City Engineer Eavenson stated that they had been trying to standardize the drainage easement language so that it was consistent across all of the residential subdivisions and stated that she would take a look at that.

Chairman Smolik asked for clarification regard that phase on the screen, it's a sanitary forced main, was it with a lift station or individual grinder pumps at every home.

City Engineer Eavenson stated that they were individual grinder pumps.

Chairman Smolik asked if the forced main ends just on the other side of the Creek.

City Engineer Eavenson stated that it ended at the manhole on the east side of the Creek.

Chairman Smolik stated that all those homes have to be designed for that certain head loss getting to that point.

City Engineer Eavenson stated that it was all submitted with the manufacturers' shop drawings and hydraulics.

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

Member Toth stated that he wanted to direct everyone's attention to Chapter 1282.08 of the Zoning Code:

- (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

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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.

Moved by Toth and seconded by Winkel to approve final plat for Phase 2 of The Crossing at French Creek Subdivision with the following conditions:

1. A three-year performance bond shall be posted by the applicant for remaining construction items, the value of which shall be determined by the City Engineer.
2. There shall be administrative review of all easement language associated with the final plat.

A roll call vote was taken

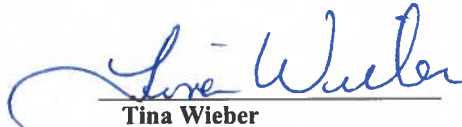
Yes – 3 No – 0

ADJOURNMENT

Chairman Smolik adjourned the meeting at 7:35 PM.



James Smolik
Chairman



Tina Wieber
Deputy Clerk of Council

Tuesday, March 10, 2026
Date Approved