

Holly A. Swenk, At-Large/President of Council  
Paul Wolanski, At-Large  
Cali Zingale, At-Large  
Katie Rogerson, Ward 1  
Robert Holub, Ward 2  
Bruce F. Abens, Ward 3  
Clifford Winkel, Ward 4/President Pro-Tem



Kevin Corcoran, Mayor

**City Council**  
**CITY HALL COUNCIL CHAMBERS**  
**REGULAR AGENDA OF MARCH 16, 2026**  
**7:00 PM**

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**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. City Council Public Hearing Meeting Minutes dated March 2, 2026;  
(Council action required)
2. Committee of the Whole Meeting Minutes dated March 2, 2026;  
(Council action required)
3. Regular City Council Meeting Minutes dated March 2, 2026;  
(Council action required)
4. Committee of the Whole Meeting Minutes dated March 5, 2026.  
(Council action required)

**Note:**

Board of Zoning and Building Appeals dated February 26, 2026.

Civil Service Commission Meeting Minutes dated February 27, 2026.

**LOBBY**

**ADMINISTRATORS' REPORTS**

1. Mayor
2. Engineer

3. Director of Finance

4. Other Reports

February 2026 Water Distribution and EPA Report

February 2026 Building Division Report.

## **COUNCIL COMMITTEE REPORTS**

1. BUILDING AND LANDS COMMITTEE REPORT dated March 5, 2026 – The Committee reviewed and considered Ordinance No. 2026-16 and determined that no changes were necessary. The Committee then moved to return Ordinance No. 2026-16 to City Council for further consideration.  
**(Council acceptance is required for the Committee Report.)**

## **CORRESPONDENCE**

## **OLD BUSINESS**

## **NEW BUSINESS**

1. The North Ridgeville Planning Commission took action on the following items at its regular meeting of March 10, 2026:
  1. PPZ2026-0405: North Ridge Pointe Subdivision Phase 9 Final Plat, PPN 07-00-030-000-179  
Applicant: North Ridge Point Ltd., Gary Smitek Managing Member, 36715 Avalon Court, Avon, OH, 44011. Proposal consists of final plat approval of Phase 9, consisting of 16 cluster lots for North Ridge Pointe Subdivision. Property is zoned R-1 Residence District.  
PC PC ACTION: Approved by a vote of 5-0 with the following conditions:
    1. Administration shall determine the type of easements around the storm retention basin.
    2. The 20-foot drainage easement language shall be included on the plat for maintenance purposes.
    3. Administration shall approve the landscaping around the basin, including additional trees not shown on the submitted landscape plan.
    4. A performance bond shall be issued in an amount determined by the City Engineer for any unfinished work.
    5. Sublots 307, 312 and 322 shall be granted a variance allowing a 7½-foot side yard setback.

2. PPZ2026-0413: Victory Park Turf Baseball Field, 7777 Victory Lane, PPN 07-00-003-102-107  
Applicant: PMJ Park Holdings, 7777 Victory Lane, North Ridgeville, OH 44039.  
Proposal consists of converting one existing baseball field (Field 7) to an artificial turf baseball field with turf bullpens and a batting cage. Property is zoned I-2 Light Industrial District.  
PC ACTION: Approved by a vote of 5-0.  
**(Council approval is required for all plans from the Planning Commission.)**

2. Transfer Liquor Permit Request:  
Request for transfer of liquor permit from 2AG LLP, Niko's Gyros To Go at 34167 Center Ridge Road, to 34167 PMA LLC, 34167 Center Ridge Road.  
(Council action required - move not to request a hearing so that this permit can be sent to the State for final disposition by April 4, 2026.)

## RECESS

## FIRST READINGS

- O 2026-33 An Ordinance authorizing the Mayor of the City of North Ridgeville to purchase an International HV507 SFA Tandem axle dump truck with plow and salt spreader for the Public Works Department through the Ohio Department of Administrative Services or the Ohio Department of Transportation Cooperative Purchase Program; or to advertise for bids and enter into contract(s) with outside vendor(s) according to law and in a manner prescribed by law with the lowest and best bidder(s).  
(Introduced by Mayor Corcoran)
- O 2026-34 An Ordinance authorizing the Mayor of the City of North Ridgeville or his designee to purchase a Kobelco SK140SR LC-7 and accessories for the Public Works Department through the Ohio Department of Administrative Services or the Ohio Department of Transportation Cooperative Purchase Program; or to advertise for bids and enter into contract(s) with outside vendor(s) according to law and in a manner prescribed by law with the lowest and best bidder(s).  
(Introduced by Mayor Corcoran)
- O 2026-35 An Ordinance amending Ordinance Number 2025-158 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2026, and ending December 31, 2026.  
(Introduced by Mayor Corcoran)
- R 2026-36 A Resolution to approve, with modification, the application made by Wensink Robert B, et al., trustee, to have certain land owned by them designated as being located within an agricultural district by the Office of the Lorain County Auditor.  
(Introduced by Mayor Corcoran)

- O 2026-37 An Ordinance approving the sale/trade-in of certain personal property owned by the City of North Ridgeville pursuant to O.R.C. Section 721.15(B).  
(Introduced by Mayor Corcoran)
- O 2026-38 An Ordinance approving the sale/trade-in of certain personal property owned by the City of North Ridgeville pursuant to O.R.C. Section 721.15(B).  
(Introduced by Mayor Corcoran)
- O 2026-39 An Ordinance imposing a moratorium on the granting of permits and on the acceptance of Planning Commission or new business applications for assisted living facilities in the City of North Ridgeville for a period not to exceed 180 days from the effective date of this Ordinance, in order to allow the Planning Commission and Council to consider possible changes to use regulations in the North Ridgeville Zoning Code.  
(Introduced by Mayor Corcoran)

## **SECOND READINGS**

- O 2026-28 An Ordinance authorizing the Mayor to enter into a contract with Gayle L Manning for the purchase of real property.  
(Introduced by Mayor Corcoran; First Reading on 03-02-2026)
- O 2026-31 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in the manner prescribed by law with the lowest and best bidder for the construction of a salt barn and all appurtenances thereto for the Public Works Department.  
(Introduced by Mayor Corcoran; First Reading on 03-02-2026)

## **THIRD READINGS**

- O 2026-14 An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to advertise for bids and negotiate contract(s) for a twelve-month period, according to law and in a manner prescribed by law, for the purchase of roadway materials to be used by the City of North Ridgeville, Ohio.  
(Introduced by Mayor Corcoran; First Reading 02-17-2026; Second Reading on 03-02-2026)
- O 2026-15 An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and negotiate a contract according to law and in a manner prescribed by law for the rental of equipment and related services for road repair and maintenance to be used by the Public Works Department.  
(Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026)

- O 2026-17 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Catch Basin Rehabilitation and other appurtenances.  
(Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026)
- O 2026-18 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Traffic Paint Striping and other appurtenances.  
(Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026)
- O 2026-19 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Full Depth Concrete Pavement Replacement and other appurtenances.  
(Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026)
- O 2026-21 An Ordinance amending Ordinance 2024-85, which authorized the Mayor of the City of North Ridgeville to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the Sugar Ridge PRV Vault Replacement Project and other appurtenances.  
(Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026)
- O 2026-24 An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and enter into a contract(s) with outside vendor(s) for the purchase of a sewer camera van and appurtenances for the Public Works Department according to law and in a manner prescribed by law with the lowest and best bidder(s).  
(Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026)
- R 2026-25 A Resolution to approve, with modification, the application made by James W. and Loretta A. King to have certain land owned by them designated as being located within an Agricultural District by the office of the Lorain County Auditor.  
(Introduced by Mayor Corcoran; First Reading on 02-17-2026; Public Hearing on 03-02-2026; Second Reading on 03-02-2026)

- R 2026-26 A Resolution to approve, with modification, the application made by Raymond W. and Sarah M. Wroblewski to have certain land owned by them designated as being located within an Agricultural District by the office of the Lorain County Auditor.  
(Introduced by Mayor Corcoran; First Reading on 02-17-2026; Public Hearing on 03-02-2026; Second Reading on 03-02-2026)

## **MEETING ANNOUNCEMENTS**

1. A Public Hearing will be held on Monday, March 16, 2026, at 6:30 p.m., in Council Chambers, for the Agricultural District Applications.
2. The next Regular City Council meeting will be held on Monday, April 6, 2026, at 7:00 p.m., in Council Chambers.
3. A Committee of the Whole Meeting will be held on Monday, April 13, 2026, at 7:00 p.m., in Council Chambers, for Bylaws discussions and O 2026-27.
4. A Regular City Council meeting will be held on Monday, April 20, 2026, at 7:00 p.m., in Council Chambers.
5. The Finance Committee Meeting will be held on Monday, April 27, 2026, at 6:00 p.m., in Council Chambers.

## **ADJOURNMENT**

**NORTH RIDGEVILLE CITY COUNCIL  
PUBLIC HEARING MINUTES  
MARCH 2, 2026**

**CALL TO ORDER:**

President Swenk called the Monday, March 2, 2026, Public Hearing to order at 6:10 p.m.

**PLEDGE OF ALLEGIANCE:**

Led by President Swenk.

**ROLL CALL:**

Present were Council Members President Holly A. Swenk, Kathryn Rogerson, Robert Holub, Bruce F. Abens, Clifford Winkel, Paul Wolanski, and Cali Zingale.

Mayor Kevin Corcoran, Finance Director April Wilkerson, and Assistant Clerk of Council Fijabi Gallam were also present.

This Public Hearing is being held to consider a renewal application filed with the Clerk of Council for the placement of farmland in an Agricultural District in the City of North Ridgeville, Ohio, for the following applicants:

James W. King and Loretta A. King Property Location: 5201 Stoney Ridge Road Parcel No(s):07-00-031-000-019 Total Acres: 8.27	Sarah M. and Raymond W. Wroblewski Property Location: 5704 Case Road Parcel No(s):07-00-029-000-079 Total Acres: 21.85
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President Swenk asked if anyone from the public had any comments. There was no discussion from City Council, the Administration, or the public.

**ADJOURNMENT:**

President Swenk adjourned the Public Hearing at 6:12 p.m.

Approval of minutes on March 16, 2026:

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Holly A. Swenk  
PRESIDENT OF COUNCIL

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Nicholas Ciofani  
CLERK OF COUNCIL

**NORTH RIDGEVILLE CITY COUNCIL  
COMMITTEE OF THE WHOLE MEETING MINUTES  
CITY HALL COUNCIL CHAMBERS –6:15 P.M.  
MARCH 2, 2026**

**To Order:**

President Holly A. Swenk called the Committee of the Whole meeting to order on Monday, March 2, 2026, at 6:15 p.m.

**Pledge of Allegiance:**

Led by President Swenk

**Roll Call:**

Present were Council members President/Chair Holly A. Swenk, Kathryn Rogerson, Robert Holub, Bruce F. Abens, Clifford Winkel, Paul Wolanski, and Cali Zingale.

Others Present: Mayor Kevin Corcoran, Finance Director April Wilkerson, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

**New Business:**

City Council Bylaws

Chair Swenk noted that a copy of the Bylaws had been provided to City Council at least 14 days prior to the meeting. Members reviewed proposed updates intended to clarify provisions and align the document with current practice, including updating the first page to reflect the current Council roster. Minor typographical corrections were also identified.

- Section 6(C) – Seating: Discussed removing the Safety Service Director from the seating list throughout the document. No objections were raised.
- Section 8 – Board of Zoning and Appeals Liaison: The discussion was regarding whether to retain the non-voting liaison position.

Mayor Corcoran raised separation-of-powers concerns and examples from nearby communities that do not seat a Council liaison on the BZBA.

Councilwoman Zingale noted that there are other remedies City Council can try first, before eliminating Council's visibility and continuity benefits of having a council person serve as a liaison.

Councilman Winkel and Councilman Abens also shared experiences with the liaison role. They are not opposed to eliminating the position or keeping it, because their input is rarely needed unless it affects their Ward.

City Council continued discussing whether the position is needed.

Moved by Wolanski and seconded by Holub to retain the Board of Zoning and Appeals liaison under the Council Committees' responsibilities.

A roll call vote was taken, and the motion carried.

Yes – 7                      No – 0

- Section 9 – Administrators' Reports: Council considered removing the Safety Service Director from the list of reports and clarifying references to the City Engineer. Discussion ensued on adding a standing "Law Director" report to educate the community and on when to use executive session when litigation matters are involved. No final action was taken after a lengthy discussion. No further discussion, and the discussion was deferred to a subsequent Committee of the Whole meeting. No objections were raised.
- Section 10 – Agenda Submissions and Signatures: Amendments discussed included changing the voting phrase to "a majority of the members present," removing "a majority of council", crossed out the mayor, the safety service director, the law director, the director of finance, and the engineer prior to 4 pm on the Wednesday prior to the council meeting" for presentation of minutes, and adding requiring electronic signatures for all minutes and reports unless a wet signature is requested from—this came from the proposed the policy list. The separate policy list at the end of the bylaws is to be eliminated, and the relevant language is to be incorporated into the bylaws. No objections were raised.
- Section 12 – Reports Deadline: Council discussed removing the Safety Service Director and adding that electronic reports from the Administration shall be received by the Clerk's Office no later than 4:30 p.m. on the Tuesday prior to a regular City Council meeting, with an exception for the Department of Finance. No objections were raised.
- Section 13 – Committee Reports: Proposed revisions "The Clerk of Council shall read all written committee reports." In addition, changing the voting language from "vote of the majority of Council" to "a majority of the members present." No objections were raised.

Moved by President Swenk and seconded by Holub to table the review of the bylaws to a future Committee of the Whole meeting.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

### **Adjournment:**

Chairwoman Swenk adjourned the meeting at 6:52 p.m.

Approved on March 16, 2026.

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Holly A. Swenk  
PRESIDENT OF COUNCIL

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Nicholas Ciofani  
CLERK OF COUNCIL

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**COUNCIL BY-LAWS**

**OFFICIALS OF COUNCIL**  
**2024-2025 2026-2027 Term**

**Holly A. Swenk Jason Jacobs**  
**President of Council**  
**Council At Large**

**Paul Wolanski Georgia Awig**  
**Council At Large**

**Cali Zingale Martin DeVries**  
**Council At Large**

**Kathryn Rogerson ~~Holly Swenk~~**  
Ward 1

**Robert Holub ~~Erie Shaffer~~**  
Ward 2

**Bruce Abens**  
Ward 3

**Clifford Winkel**  
Ward 4a nd Pro Tem

**Nicholas Ciofani**  
Clerk of Council

**Fijabi Gallam, MMC**  
Assistant Clerk of Council

**Tina Wieber**  
Deputy Clerk of Council

7307 Avon Belden Road  
North Ridgeville, OHIO 44039  
(440) 490-2045

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**SECTION 1: ORGANIZATION**

The organization meeting of Council shall be held in accordance with Section 3.9 of the Charter of the City of North Ridgeville.

**SECTION 2: REGULAR MEETING**

- A. Council shall hold regular meetings on the first and third Monday of each month.
- B. Meetings shall convene at 7:00 P.M. and adjourn no later than 10:00 P.M. unless extended by a two-thirds vote of the members present. (Amended 12.07.2020; Effective 01.04.2021)
- C. If a regular meeting falls on a legal holiday, that meeting shall be held on the following business day.

**SECTION 3: SPECIAL MEETINGS**

Special meetings shall be called by the Mayor or any three (3) members of Council. There shall be at least twenty-four (24) hours' notice given, in writing, or digitally with confirmation. Said notice shall state the subject to be considered at the meeting, and no other subject may be considered prior to those for which the meeting was called.

**SECTION 4: OPEN MEETING**

All meetings of Council, including regular, special, and committee meetings, shall be open to the public; except that executive sessions may be held to discuss those subjects permitted by the general laws of Ohio in accordance with the procedure set forth in the general laws of Ohio.

**SECTION 5: QUORUM**

A majority of the members of Council (4) shall constitute a quorum to do business (Section 3.10 of the City Charter).

**SECTION 6: SEATING**

- A. The President of Council will be seated in the center of the Council table. The Clerk of Council will be seated to the right hand of the President. Council's legal representative will be seated to the left hand of the President.
- B. Council seating shall be as follows:
  - Starting at the Clerk's right - Third Ward, Second Ward, First Ward;
  - Starting at Council's legal representative's left - Fourth Ward, with at-Large members taking alphabetical order.

If the President of Council is a Ward Council person, the seating shall be adjusted accordingly.

- C. The Administration shall be seated at a table near Council as follows:
  - Starting from the left ~~Safety-Service Director~~, Mayor, Engineer, and Director of Finance.

D. In the event of a Council replacement, the replacement will take the seating position of the Council member he or she has replaced.

## SECTION 7: VOTING

A. A general voice vote of “yes” or “no” may be taken at the discretion of the President of Council unless a member votes no or abstains. In such case a roll-call vote will be taken.

B. All roll call votes shall be taken in seating sequence (Ward I, Ward II, etc.) except that the President shall vote last.

C. An abstention vote is to be considered as a vote not cast and shall neither count as a yes or no vote.

D. Votes Required For Passage Of Ordinances, Formal Resolution, and Motions

1. All votes require an affirmative vote of a majority of all seven (7) members of Council for passage.
2. Where a vote of two-thirds of all seven (7) members of Council is required by law – a minimum of five (5) affirmative votes are necessary.

## SECTION 8: COUNCIL COMMITTEES

1. Safety Committee shall consider all matters related to the safety and protection of persons and property. This scope of activity shall include, but not be limited to, present and future needs for:

Crime Prevention	Crime Investigation
Traffic Control	Traffic Accident Prevention
Fire Prevention Fire-fighting	Narcotics and Drug Control
Disaster Prevention and Control	
Animal Control	

2. Buildings & Lands Committee shall consider all matters related to the development of North Ridgeville. This scope of activity shall include, but not be limited to, the present and future needs for Industrial Development, Commercial Development, and Residential Development.

It shall be this Committee's responsibility to consider specifically those matters which directly influence development to each type of area, such as:

Zoning Regulation	Land Use Developments
Utility Requirements (Development only)	Housing and Building Standards
<del>Zoning Board of Appeals Liaison</del>	Planning Commission Liaison

A Planning Commission Alternate Liaison shall be appointed by the President of Council and, subject to the approval of a majority of all of the members of Council, for such term as Council shall determine. The Planning Commission Alternate Liaison shall serve upon the request of the Planning Commission Liaison or when the Planning Commission Liaison is unable for any cause to perform his or her duties. The Planning Commission Alternate Liaison shall have the same rights, powers, and duties as the Planning Commission Liaison.

3. Streets, Sidewalks & Bridges Committee shall consider all matters related to citizens' convenience and communication to assure that North Ridgeville is a convenient and pleasant place to live. Their scope of activity shall include, but not be limited to, the following: present and future needs for:

Highways, Roads, and Streets	Sidewalks
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Bridges

Storm water and Surface Drainage

4. Utilities Committee shall consider all matters related to the environment of North Ridgeville. This scope of activity shall include, but not be limited to, the present and future needs for:

Water Service  
Gas, Electric, Telephone Service  
Public Communication Systems  
Libraries and Similar Services  
Utilities Facilities and Equipment

Sanitary Services  
Public Transportation  
Water, Air, Noise Pollution  
Other Pollution

5. Administrative Committee shall consider all matters related to organization, procedures, and personnel. This scope of activity shall include, but not be limited to, the present and future needs of:

Organization Structure  
Wages and Salaries

Staffing Requirements  
Operating Procedures

6. Finance Committee shall consider all matters related to the financial requirements or conditions of the City. This scope of activity shall include, but not be limited to, the present and future needs for:

Annual Budget Appropriations  
Financial Operating Reports  
Funding Research

Funding Requirements  
Financial Planning

## **SECTION 9: ORDER OF BUSINESS**

The business of all regular meetings of Council shall be transacted as far as practicable, and unless changed by a vote of a majority of the members present, in the following order:

### Agenda

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Minutes - Corrections (if any) and Approval
6. Lobby
7. Administrators' Reports
  - A. Mayor
  - ~~B. Safety-Service Director~~
  - B. City Engineer
  - C. Director of Finance
  - E. Other Reports
8. Council Committee Reports
9. Correspondence
10. Old Business
11. New Business
12. Recess
13. First Readings
14. Second Readings
15. Third Readings
16. Meeting Announcements
17. Adjournment

**SECTION 10: PRESENTATION OF MINUTES**

Minutes of preceding regular, special meetings, or public hearings will not be read except by a mandated ~~vote of a majority of the members present majority vote of Council~~. The President shall allow time for a motion to read the minutes, should a member desire them to be read. A second to the motion will be required, and a roll call vote will be taken on any such motion.

The Clerk of Council shall prepare electronic copies of all minutes, or paper copies upon request, for each Council member, the Administration and the Public, ~~the Mayor, the Safety Service Director, the Law Director, the Director of Finance, and the Engineer prior to 4:00 P.M. of the Wednesday~~ prior to the regular meeting of Council.

**SECTION 11: CLERK OF COUNCIL**

All matters pertaining to City Council business must be filed with the Clerk's Office.

**SECTION 12: MAYOR AND DIRECTORS REPORTS**

The Mayor, ~~Safety Service Director~~, Engineer, and Director of Finance are requested to provide an oral report to the Council at each meeting. President of Council has the discretion to control the length of time for each report with the intention of being a brief overview. Due to time constraints, reports will be kept short.

~~All electronic reports from the administration shall be received by the Clerk's office no later than 4:30 P.M. on the Tuesday prior to a regular Council meeting, with the exception of the Department of Finance.~~

**SECTION 13: COUNCIL COMMITTEE REPORTS**

Council Committee reports shall be prepared after a Committee meeting if an action was taken during the meeting. A Committee of the Whole committee report is not required. The report shall be prepared by the Clerk of Council or the Committee Chairperson and signed by members of the Committee.

All reports of Committees shall be received by the Clerk's office no later than 12:00 P.M. on the Thursday prior to a regular Council meeting.

~~The Clerk of Council shall read all written committee reports. All written committee reports shall be read by the Clerk of Council.~~ An affirmative ~~vote of a majority of the members present vote of the majority of Council~~ is necessary to accept the report.

**SECTION 14: CORRESPONDENCE**

~~All correspondence shall be received by the Clerk's office no later than 4:30 P.M. on the Tuesday prior to a regular Council meeting.~~

**SECTION 15: NEW BUSINESS**

Provides members of Council the opportunity to bring up issues not covered in the meeting, pending issues, ~~Council appointments~~, or items requiring clarification.

~~Council shall vote to accept Planning Commission reports except where such reports pertain to legislation.~~

**SECTION 16: ORDINANCES AND RESOLUTIONS**

Ordinance and Resolution submittals include matters that have NOT been previously before Council. All proposed legislation, except as set forth below, shall be introduced to Council as the first item under Ordinances and Resolutions.

All legislation will be introduced to Council without the emergency clause.

No legislation shall be brought before Council for action at the same meeting as the committee report.

#### **SECTION 17. OLD BUSINESS**

Includes any item of business which is pending before Council, or has been tabled and needs to be brought back to the floor for consideration.

#### **SECTION 18: SPONSORING LEGISLATION**

Members of Council will have the right to sponsor legislation. The names of the sponsor(s) of Ordinances or Resolutions will appear on all legislation and in the permanent records. In addition, they will appear on the agenda.

Legislation may only be introduced by any member of Council or the Mayor.

#### **SECTION 19: READING OF LEGISLATION**

1. ~~All Ordinances in which the emergency has been incorporated will be read in full at least once if so desired by at least one member of Council.~~ An affirmative vote of a majority of the members present is required if at least one Council member requests to read in full a legislation that includes an emergency clause.

2. All legislation will be read by title only. ~~, except in the case of adopting or amending zoning laws or assessment Ordinances (Section 3.12 of the Charter), or if otherwise excepted by previous rules.~~

3. All legislation shall be posted through electronic media (Section 3.16 of the Charter) before reading and action by Council unless the ~~bylaws are suspended to adhere to the~~ Rule of Cloture.

4. Notwithstanding previous exception, if Council desires to have an Ordinance or Resolution read in full this may be done by a majority vote of Council.

#### **SECTION 20: COMMITTEE REFERENCE**

All matters presented to Council may be referred to an appropriate committee by the Council President for investigation and possible report before Council action is taken, and any matters so referred shall be studied at a public committee meeting of such committee. Any report of this study must be made to Council, in writing, no later than the next City Council Meeting (Regular, Special, or Emergency) after ninety (90) days of reference.

Any matter assigned to more than two Council committees shall be entertained at a Committee of the Whole meeting.

#### **SECTION 21: COMMITTEE MEETINGS**

Committee meetings shall be arranged with the Clerk of Council in order to avoid scheduling conflicts. Meeting dates and times will then be announced at the allotted time.

#### **~~SECTION 21: CORRESPONDENCE AND REPORTS FROM ADMINISTRATION~~**

~~———— All correspondence and administration reports shall be received by the Clerk's office no later than 4:30 P.M. on the Tuesday prior to a regular Council meeting.~~

#### **SECTION 22: CORRESPONDENCE POLICY FROM NON-ADMINISTRATION**

1. Hard copy correspondence received which concerns matters relevant to the affairs of the City, addressed to City Council as a whole, will be distributed to each City Council member electronically and noted in the correspondence portion of the agenda at the next meeting.
2. Email correspondence received which concerns matters relevant to the affairs of the City, addressed to City Council as a whole, will be distributed to each City Council member electronically. This correspondence will not be noted at a City Council meeting unless specifically asked to do so by the person, and only if the person has indicated their name and address on the correspondence.
3. Hard copy or email correspondence received which concerns matters relevant to the affairs of the City addressed to individual City Council member(s) will be distributed to the identified City Council member(s) electronically. This correspondence will not be noted at a City Council meeting unless specifically asked to do so by the person, and only if the person has indicated their name and address on the correspondence. City Council members may request that the correspondence be noted on the agenda by the cloture deadline.
4. In the event that City Council as a whole receives several items of hard copy or email correspondence on the same subject, the Clerk of Council will summarize the correspondence, noting on the agenda that a specific number of pieces came in regarding the subject matter.
5. Hard copy or email correspondence received from non-residents, excluding government agencies and businesses, shall not be noted at a City Council meeting.
6. This policy may be suspended by a majority vote of City Council.
7. All correspondence to be read at regular Council meetings must be received by the Clerk of Council no later than 4:30 P.M. Tuesday prior to a Council meeting.

#### **SECTION 23: DOCKET**

1. The Clerk of Council will prepare and maintain a docket for all Council legislation, recording the current status and ultimate disposition.
2. The Clerk of Council will notify all Council members of any outstanding business from the docket.

#### **SECTION 24: PERMISSION TO SPEAK**

No member shall be allowed to speak except from his/her assigned place. No member shall speak a second time on a given question until all others have had a chance to speak on the subject. Persons other than Council members may address Council upon recognition by the President of Council, and shall be subject to the same rules that apply to Council members. Non-members shall not speak longer than three minutes nor more than once on one question unless permitted by a majority of Council.

All questions must be addressed to the President and must proceed through the President. No member of Council, the Mayor, or any City official, or any member of the audience may call upon another person to speak until given permission by the President.

#### **SECTION 25: PRESIDENT OF COUNCIL**

Shall preside at all meetings of Council and at all meetings of Committees of the Whole. In the absence of the President, the President Pro-Tem shall preside at these meetings. The President of Council is an ex-officio member of all committees of Council, without a formal vote in the committee.

#### **SECTION 26: AUDIENCE PARTICIPATION (LOBBY)**

The public will be permitted to speak, at designated times, on any subject related to the business of Council or the general affairs of the City of North Ridgeville. Audience members shall not speak longer than three minutes nor more than once on one question unless permitted by a majority of Council. **Additional time by Council would be given after an affirming majority vote for up to an additional three minutes.**

**Audience members wishing to speak must adhere to the following rules of decorum:**

- Each Speaker shall state their name and address for the record.
- All comments shall be directed to the Mayor and/or President of Council and not to other individuals.
- Each speaker shall refrain from shouting or the use of foul, abusive, or attacking language.
- Each speaker will maintain a concise, civil, and courteous manner and tone.

**In the event any rules of Section 26 are not adhered to the President of Council may issue a warning to said individual, citing the violation. Upon a second warning, a forfeiture of the right to speak further may be applied as determined by President of Council. The Mayor and/or President of Council also may have the offending speaker removed from the meeting if misconduct persists. Any enforcement of the rules of Section 26 shall be viewpoint-neutral.**

#### **SECTION 27: AGENDA**

The Clerk of Council will prepare an agenda and distribute it via electronic media to each Council member, the Mayor, and all department heads prior to each meeting. The agenda will list the complete order of the business for said meeting. The Clerk will have sufficient paper copies of the agenda located in the back of Council Chambers for audience members.

#### **SECTION 28: PARLIAMENTARY RULES**

The Council shall be governed by Roberts Rules of Order, current revised edition, in all matters of business unless otherwise specified in the By-laws.

#### **SECTION 29: CLOTURE DEADLINE**

All correspondence to be read at regular Council meetings must be received by the Clerk of Council no later than 4:30 P.M. Tuesday prior to a Council meeting.

All Committee reports to be read at regular Council meetings must be received by the Clerk of Council no later than 12:00 P.M., Thursday prior to a Council meeting.

All legislation, minutes, and any other reports must be received by 4:30 P.M. **Tuesday Wednesday** prior to a regular Council meeting by the Clerk of Council.

Planning Commission reports to Council must be received by the Clerk of Council no later than 4:00 P.M. Wednesday prior to a regular Council meeting.

Planning Commission minutes must be received by the Clerk of Council no later than 4:00 P.M., Friday prior to a regular Council meeting.

The Director of Finance's financial report must be received by the Clerk of Council no later than 4:00 P.M. Friday prior to a regular Council Meeting, **and emailed to City Council.**

If a holiday falls on a Tuesday or Wednesday prior to a Council meeting, all materials must be received by the Clerk of Council no later than 4:30 P.M. Monday prior to a regular Council meeting.

**SECTION 30: SUSPENSION OF RULES**

These rules may be suspended by a two-thirds vote of all seven (7) members of Council, on any specific issue, at any special or regular meeting of Council.

**SECTION 31: AMENDMENTS**

These rules may be amended by a two-thirds vote of all seven (7) members of Council on at least fourteen (14) days' notice, in writing, to all members of Council. Such notice shall consist of said proposed amendments.

**ADOPTED BY NORTH RIDGEVILLE MUNICIPAL COUNCIL JANUARY 2, 2006  
AMENDED BY NORTH RIDGEVILLE MUNICIPAL COUNCIL FEBRUARY 4, 2008  
AMENDED BY NORTH RIDGEVILLE MUNICIPAL COUNCIL MAY 3, 2010  
CITY COUNCIL REFERRED TO ADMIN ON JANUARY 6, 2014  
ADMIN ON FEBRUARY 3, 2014  
COMMITTEE REPORT ACCEPTED ON FEBRUARY 18, 2014  
AMENDED BY CITY COUNCIL ON MARCH 3, 2014  
AMENDED BY CITY COUNCIL ON DECEMBER 7, 2020  
AMENDED BY CITY COUNCIL IN COMMITTEE OF THE WHOLE ON MARCH 6, 2023  
AMENDED BY CITY COUNCIL IN COMMITTEE OF THE WHOLE ON**

### **Appendix A: Policy and Procedures**

Policy 1. Electronic signatures are required for all legislation, minutes, and reports unless a request is made to the Clerk of Council's Office for a wet signature.

Policy 2. Neither Council, nor any of its committees, nor any of its members, shall in any matter take part in the discipline of, give orders to, any subordinates and employees in the administrative service of the City, responsible to the Mayor.

Policy 3. If a council member fails to comply with the Chair's ruling and is ruled out of order more than twice during a Council Meeting or Committee Meeting, their disruptive behavior may result in expulsion from the remainder of the meeting. After the second violation, the Chair will inform the member of the rule violation and the potential consequences. If the member commits a third violation, a vote for expulsion by the Council, without debate, will be allowed.

Policy 4. The use of obscene language is forbidden by all who are present at a meeting of Council.

Policy 5. These Council Policies shall remain in full force and effect until amended or repealed by the Council during the review of the City Council Bylaws.

Policy 8. There is hereby created an expense fund for Council, not to exceed five hundred dollars (\$500) per year, which fund shall be at its disposal for expenditures for City business, including but not limited to business meetings, luncheons, dinners, City's Apparel (limited to one polo shirt), and incidental expenses.

DRAFT

**NORTH RIDGEVILLE CITY COUNCIL  
REGULAR MEETING MINUTES  
MARCH 2, 2026**

**CALL TO ORDER:**

President Swenk called the Council meeting to order on Monday, March 2, 2026, at 7:00 p.m.

**INVOCATION:**

Led by President Swenk.

**PLEDGE OF ALLEGIANCE:**

Led by President Swenk.

**ROLL CALL:**

Present were Council members President Holly A. Swenk, Kathryn Rogerson, Robert Holub, Bruce F. Abens, Clifford Winkel, Paul Wolanski, and Cali Zingale.

Others Present: Mayor Kevin Corcoran, Finance Director April Wilkerson, Law Director Brian Moriarty, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

City Engineer Christina Eavenson was excused.

**MINUTES - Corrections (if any) and approval:**

President Swenk asked if there were any corrections to the Regular City Council Meeting Minutes dated February 17, 2026. No discussion was offered. The meeting minutes stand approved as submitted.

President Swenk noted the following:

Parks and Recreation Commission Meeting Minutes dated January 28, 2026.

**LOBBY:**

President Swenk opened the lobby session. She asked that anyone who comes up to speak state their name and address for the record at the podium and have three minutes to discuss any topic of their choice.

There was no lobby session.

**ADMINISTRATORS' REPORTS:**

**1. Mayor:**

Mayor Corcoran reported the following:

- He discussed the following legislation that will need to be passed by emergency this evening.
  - Under First Readings: Resolution No. 2026-29—A Resolution authorizing the execution of then and now certificates by the City Fiscal Officer and the payment of amounts due for various purchase orders. Mayor Corcoran requested that City Council dispense with the second and third readings and add the emergency clause in order to make payment on an invoice from the 4th quarter 2025, which is critical to continuing dispatch services for the health, safety, and welfare of the community.
  - Under First Readings: Resolution No. 2026-30—A Resolution authorizing the Mayor to apply to the Ohio Department of Natural Resources for funding under the NatureWorks Grant Program. Mayor Corcoran requested that City Council dispense with the second and third readings and add the emergency clause to move forward with the grant application. The proposed project is a new pavilion at South Central Park.
  - Under First Readings: Ordinance No. 2026-32—An Ordinance amending Ordinance 2026-11 Exhibit B by adding the part-time position of Auxiliary Officer. Mayor Corcoran requested that City Council dispense with the second and third readings and add the emergency clause to move forward with the necessary hire. (The Eastern Lorain County Emergency Response Team (ELCERT)—formerly known as the regional SWAT units that serve the cities of North Ridgeville, Avon, and Avon Lake. ELCERT currently requires a certified tactical trainer to support its specialized training and operational needs. At the same time, the North Ridgeville Police Department has an immediate, but temporary need for a certified tactical trainer to support internal departmental training.

To efficiently meet both needs, the Administration proposes amending Ordinance 2026-11, Exhibit B, to create a paid part-time Auxiliary Officer position. This temporary, unclassified civil service role will report to the Chief of Police and be structured to provide tactical training support to both ELCERT and the North Ridgeville Police Department. Creating this position ensures continuity of high-level tactical instruction, supports regional emergency response readiness, and allows the City to address its training needs without establishing a long-term or full-time position. This legislation authorizes the temporary Auxiliary Officer position for the remainder of the 2026 calendar year, with the role automatically expiring on December 31, 2026.)

- **GovWell:** Announced that the City officially launched the planning and zoning module of the City's new online services system, powered by GovWell. This is an important step forward in modernizing how the City does business and making the process more visible, accessible, and efficient for everyone involved. Contractor registration is already live in the system, and today's launch builds on that progress. Applicants can now track planning and zoning requests entirely online. That includes developers proposing new subdivisions or commercial and industrial projects, businesses planning building additions, exterior improvements, site upgrades, or a change of use, and residents applying for home occupation permits or variances to the BZBA. This rollout covers only planning and zoning applications. Building permits and inspections will move to the system in the near future. Until then, anyone with questions about building permits should continue to contact the Building Division directly.
- **Tree City USA:** The City has earned recognition as a Tree City USA community through the Arbor Day Foundation. As the community continues to grow, this recognition matters. Development and responsible environmental stewardship go hand in hand. Through thoughtful planning, required landscaping standards, and ongoing public tree maintenance, the City is committed to preserving canopy coverage, planting new trees, and maintaining the long-term health of green spaces within the community.
- **EV Charging Stations Now Available:** EV Charging Stations are now available at City Hall. Both the L2 (slower charger) and DCFC (fast charger) EV stations are fully operational and available for public use. They are located by the Bainbridge Road entrance to the Senior Center. Users must download the FLO app. Tesla owners can use the stations with an adapter.
- **Notice of Exam: Patrol Officer—**The City of North Ridgeville is now accepting applications for the position of Patrol Officer Step 1. Testing services are administered through the National Testing Network. The deadline to register and schedule an exam is March 31, 2026. Visit the city's website at [nridgeville.gov](http://nridgeville.gov).
- **Career Opportunities:** The City has several full-time and summer positions open. Opportunities are available in the Public Works Department, Planning & Development, Building and Engineering, and the Parks & Recreation Department, which has several internships and summer vacancies to fill. Visit the City's website at [nridgeville.gov](http://nridgeville.gov) for more details and how to apply.
- **Kiwanis Soup Cook-Off:** The Kiwanis Club of North Ridgeville will host its inaugural Soup Cook-Off on Saturday, March 7, 2026, from 5:00 p.m. to 7:00 p.m. at Fields United Methodist Church. The Club will feature soup samples from community members, City Officials, service organizations, and local businesses. For more information, visit the Kiwanis website or see the promotional flyer on the City's website.

Moved by Mayor Corcoran and seconded by Winkel to appoint Paul Graupmann to the vacancy on the Civil Service Commission.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Holub to appoint Margret Breckner to the vacant Parks and Recreation Commission position.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Winkel to go into Executive session to conference with the public body's attorney concerning pending or imminent court action and specifically discussing public records suits that have been filed.

A roll call vote was taken, and the motion carried.

Yes – 7                      No – 0

Adjourned into Executive Session at 7:09 p.m.  
Reconvened into the Regular City Council meeting at 7:30 p.m.

Moved by Winkel and seconded by Holub to adjourn from Executive Session and return to the Regular City Council session.

A roll call vote was taken, and the motion carried.

Yes – 7                      No – 0

Mayor Corcoran concluded his report.

**2. Engineer:**

No report.

**3. Director of Finance:**

Director April Wilkerson reported the following:

She stated that she had provided Council with a memorandum in advance of the meeting outlining the financial legislation under first readings. Resolution Number 2026-29 authorized the execution of then and now certificates. The legislation sought Council's approval for payment of an invoice due to the City of Westlake for Fire Department dispatch services for the fourth quarter of 2025. She noted that Council had already authorized this expenditure through the annual appropriations, and the payment was now due. She requested that Council consider adopting the legislation that evening with the emergency clause in order to ensure timely payment for the health, safety, and welfare of the community.

Director Wilkerson further reported that the 2025 annual audit was underway. The audit was conducted through the Ohio Auditor of State, which had selected Charles E. Harris & Associates to perform the audit work on its behalf. The auditors were scheduled to begin on-site review and testing later in the month.

Finance Director Wilkerson concluded her report.

**4. Other Reports:**

President Swenk noted the following:

January 2026 Parks and Recreation Division Report  
January 2026 Police Department Report

**COUNCIL COMMITTEE REPORT(S):**

There were none.

**CORRESPONDENCE:**

There were none.

**OLD BUSINESS:**

There were none.

**NEW BUSINESS:**

Councilman Abens nominated James A. Schoch for appointment to the Board of Drainage and Flood Control. He noted that Mr. Schoch had lived in North Ridgeville for 35 years, previously residing in the Dorchester area and now living in the Ridgefield area. Councilman Abens stated that Mr. Schoch had experience with the City's flooding issues and would make a strong addition to the Board.

Moved by Abens and seconded by Swenk to appoint James A. Schoch to the Board of Drainage and Flood Control to fill one of the Ward 3 vacancies.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

**RECESS:**

Moved by Winkel and seconded by Zingale to dispense with recess.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

**Ordinance and Resolution submittal(s)**

**FIRST READINGS:**

**Clerk of Council Nicholas Ciofani:**

O 2026-27 An Ordinance amending Chapter 857 of the Codified Ordinances of the City of North Ridgeville, titled Mobile Food Vendors, by replacing it in its entirety with a new Chapter 857 titled Mobile Food Vehicles.  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-27 referred to the Committee of the Whole meeting for further discussion.

**Clerk of Council Nicholas Ciofani:**

O 2026-28 An Ordinance authorizing the Mayor to enter into a contract with Gayle L Manning for the purchase of real property.  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-28 moved to Second Reading.

**Clerk of Council Nicholas Ciofani:**

R 2026-29 A Resolution authorizing the execution of then and now certificates by the City Fiscal Officer and the payment of amounts due for various purchase orders.  
(Introduced by Mayor Corcoran)

Moved by Winkel and seconded by Rogerson to dispense with the second and third readings for 2026-29.

A roll call vote was taken, and the motion carried.

Yes – 5

No – 2 (Zingale and Wolanski)

Moved by Swenk and seconded by Holub to add the emergency clause in order to provide the Department of Finance with the necessary financial resources.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7

No – 0

Councilman Wolanski stated that he was not opposed to voting on the matter but generally preferred not to vote on second and third readings. He noted that in certain circumstances involving financial obligations, he was comfortable proceeding

and also voting for emergency clauses. He commented that he may have voted with everyone else and simply wanted to clarify the reason for the date discrepancy. He asked whether the issue occurred because the City paid quarterly into a fund, and whether someone in Westlake had received raises that caused the City's payment to fall short.

Director Wilkerson explained that the invoice in question was for dispatch services provided by the City of Westlake, which billed the Fire Department quarterly. The fourth-quarter invoice was dated December 31, 2025. Although the 2026 budget had been approved at that time, it was not yet set up and could not be used until January 1, 2026. Under the Ohio Revised Code, when an invoice date precedes the purchase order date, a "Then and Now" certificate must be used to process the payment. She noted that the fiscal officer must sign all purchase orders to certify lawful appropriation and the availability of funds. Because the invoice predated the purchase order, a Then and Now certificate was required. She added that in 2022, Council approved legislation allowing the fiscal officer to approve amounts between \$3,000 and \$20,000, but any amount over \$20,000 required Council approval. Since the invoice totaled \$119,630.96, Council approval was necessary.

Director Wilkerson confirmed that this situation occurred every year because the City was billed quarterly and the fourth-quarter invoice was always dated in the previous calendar year. She clarified that even if the Fire Department created a purchase order on January 1, it would not resolve the issue, because the invoice date would still precede the purchase order date.

Mayor Corcoran added that if the invoice were dated January 1 instead of December 31, the issue would not occur.

Councilman Winkel added that Council would see additional Then and Now certificates throughout the year for items exceeding \$20,000, and timely action was necessary to avoid late payments.

Director Wilkerson agreed and added that by the time the City recognized a Then and Now scenario, the invoice was already in hand and typically due, making payment important to maintain good relationships with vendors.

Councilwoman Zingale asked whether, given that this was a known, recurring expense, Finance could bring the matter to Council earlier, so that readings would not need to be dispensed.

Director Wilkerson responded that the Ohio Revised Code required the legislation to include the certification date, invoice date, and invoice amount. She stated that she could not prepare the legislation until the invoice had been received, which occurred on January 20, 2026.

Moved by Winkel and seconded by Abens to adopt 2026-29 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for  
**Resolution Number 2026-29.**

Yes – 7                      No – 0

**Clerk of Council Nicholas Ciofani:**

R 2026-30      A Resolution authorizing the Mayor to apply to the Ohio Department of Natural Resources for funding under the NatureWorks Grant Program.  
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2026-30.

A voice vote was taken, and the motion carried.

Yes – 6                      No – 1 (Wolanski)

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause in order to meet the grant application deadline.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7                      No – 0

Councilman Wolanski expressed concern regarding Section 2 of the legislation, which stated that the City of North Ridgeville agreed to obligate the funds necessary to satisfactorily complete the proposed project in order to become eligible for reimbursement under the NatureWorks program. He noted that the legislation also indicated the grant could cover up to 75 percent of the cost, meaning the funding could be 5 percent, and he wanted to ensure the City was not committing to constructing an unbudgeted \$180,000 pavilion without knowing whether grant funds would be received or in what amount.

Mayor Corcoran responded that the pavilion needed to be replaced regardless of whether the grant was awarded. He stated that the structure had sustained damage, and although a contractor had confirmed it remained temporarily safe, it still required replacement. He explained that the City had an opportunity to apply for grant funding to cover part of the cost. The question would be whether the City would pay the full amount or receive assistance through the grant.

Councilman Wolanski stated that he supported applying for the grant and did not want to hinder the process but reiterated his concern. He wanted to know if further discussions are needed.

Director Wilkerson confirmed that the matter would come back to Council. She explained that the current legislation was solely to authorize submission of the grant application.

If the grant were awarded, a separate appropriation process would occur, requiring Council approval for the funding amount, whether it represented the full project cost or the remaining portion after the grant.

Moved by Mayor Corcoran and seconded by Winkel to adopt 2026-30 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2026-30.**

Yes - 7                      No - 0

**Clerk of Council Nicholas Ciofani:**

O 2026-31     An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in the manner prescribed by law with the lowest and best bidder for the construction of a salt barn and all appurtenances thereto for the Public Works Department.  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-31 moved to Second Reading.

**Clerk of Council Nicholas Ciofani:**

O 2026-32     An Ordinance amending Ordinance 2026-11 Exhibit B by adding the part-time position of Auxiliary Officer.  
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Zingale to dispense with the second and third readings for 2026-32.

A voice vote was taken, and the motion carried.

Yes - 7                      No - 0

Moved by Mayor Corcoran and seconded by Rogerson to add the emergency clause for the health, safety, and welfare of the community by getting this position filled in a time of need.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes - 7                      No - 0

Moved by Mayor Corcoran and seconded by Rogerson to adopt 2026-32 with the emergency clause.

Councilwoman Zingale noted that, although the Mayor had already addressed the matter, she did not view the legislation as new. She explained that Council had discussed the

issue for a long time and that several members had met with the Police Department regarding it. She stated that she was comfortable moving forward. Councilwoman Zingale believed this issue was important and viewed the legislation as simply incorporating necessary updates rather than introducing something new.

Mayor Corcoran explained that the position served a dual purpose. The Eastern Lorain County Emergency Response Team (ELSERT), which served the cities of North Ridgeville, Avon, and Avon Lake, required a certified tactical trainer to support its mission. At the same time, the North Ridgeville Police Department had an immediate but temporary need for a certified tactical trainer to support internal departmental training. The position would meet both needs, and it is a temporary role scheduled to expire on December 31, 2026.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2026-32.**

Yes – 7                      No – 0

**SECOND READINGS:**

**Clerk of Council Nicholas Ciofani:**

O 2026-14      An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to advertise for bids and negotiate contract(s) for a twelve-month period, according to law and in a manner prescribed by law, for the purchase of roadway materials to be used by the City of North Ridgeville, Ohio.  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-14 moved to Third Reading.

**Clerk of Council Nicholas Ciofani:**

O 2026-15      An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and negotiate a contract according to law and in a manner prescribed by law for the rental of equipment and related services for road repair and maintenance to be used by the Public Works Department.  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-15 moved to Third Reading.

**Clerk of Council Nicholas Ciofani:**

O 2026-17      An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Catch Basin Rehabilitation and other appurtenances.  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-17 moved to Third Reading.

**Clerk of Council Nicholas Ciofani:**

- O 2026-18 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Traffic Paint Striping and other appurtenances.  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-18 moved to Third Reading.

**Clerk of Council Nicholas Ciofani:**

- O 2026-19 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Full Depth Concrete Pavement Replacement and other appurtenances.  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-19 moved to Third Reading.

**Clerk of Council Nicholas Ciofani:**

- O 2026-21 An Ordinance amending Ordinance 2024-85, which authorized the Mayor of the City of North Ridgeville to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the Sugar Ridge PRV Vault Replacement Project and other appurtenances.  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-21 moved to Third Reading.

**Clerk of Council Nicholas Ciofani:**

- O 2026-24 An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and enter into a contract(s) with outside vendor(s) for the purchase of a sewer camera van and appurtenances for the Public Works Department according to law and in a manner prescribed by law with the lowest and best bidder(s).  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-24 moved to Third Reading.

**Clerk of Council Nicholas Ciofani:**

- R 2026-25 A Resolution to approve, with modification, the application made by James W. and Loretta A. King to have certain land owned by them designated as being located within an Agricultural District by the office of the Lorain County Auditor.

(Introduced by Mayor Corcoran)

Resolution Number 2026-25 moved to Third Reading.

**Clerk of Council Nicholas Ciofani:**

R 2026-26 A Resolution to approve, with modification, the application made by Raymond W. and Sarah M. Wroblewski to have certain land owned by them designated as being located within an Agricultural District by the office of the Lorain County Auditor.  
(Introduced by Mayor Corcoran)

Resolution Number 2026-26 moved to Third Reading.

**THIRD READINGS:**

There were none.

**MEETING ANNOUNCEMENTS:**

President Swenk noted the following:

1. The Building and Lands Committee Meeting will be held on Thursday, March 5, 2026, at 5:45 p.m., in Council Chambers.
2. The Committee of the Whole Meeting will be held on Thursday, March 5, 2026, at 7:00 p.m. in the Council Chambers.
3. The next Regular City Council meeting will be held on Monday, March 16, 2026, at 7:00 p.m. in Council Chambers.
4. The Regular City Council meeting will be held on Monday, April 6, 2026, at 7:00 p.m. in Council Chambers.
5. The Finance Committee Meeting will be held on Monday, April 27, 2026, at 6:00 p.m., in Council Chambers.

**ADJOURNMENT:**

President Swenk adjourned the meeting at 7:53 p.m.

Approval of minutes on March 16, 2026:

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Holly A. Swenk  
PRESIDENT OF COUNCIL

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Nicholas Ciofani  
CLERK OF COUNCIL

**NORTH RIDGEVILLE CITY COUNCIL  
COMMITTEE OF THE WHOLE MEETING MINUTES  
CITY HALL COUNCIL CHAMBERS –7:00 P.M.  
MARCH 5, 2026**

**To Order:**

President Holly A. Swenk called the Committee of the Whole meeting to order on Monday, March 5, 2026, at 7:00 p.m.

**Pledge of Allegiance:**

Led by President Swenk

**Roll Call:**

Present were Council members President/Chair Holly A. Swenk, Kathryn Rogerson, Robert Holub, Bruce F. Abens, Clifford Winkel, Paul Wolanski, and Cali Zingale.

Others Present: Mayor Kevin Corcoran, Planning and Development Director Kim Lieber, Franklyn Development Company, Russell Berzin, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

**New Business:**

1. Chestnut Ridge Road Development – Project Concept Presentation

Mayor Corcoran and Director Lieber stated that the project offered significant opportunities for roadway connectivity within the city. The PowerPoint is attached to the minutes. The following was discussed.

- Waterbury Boulevard currently runs from Sugar Ridge Road and ends south of Shady Drive.
- The proposed project would connect Waterbury Boulevard to the roundabout at Alternate State Route 83, creating a continuous route from Sugar Ridge Road to Route 10.
- When combined with the Race Road overpass, the city would gain an additional north-south connection between Center Ridge Road and Route 10.
- The Police and Fire Chiefs agreed with the project because they believed that improved connectivity would reduce emergency response times, particularly for neighborhoods east of Waterbury Boulevard.

Mayor Corcoran explained that improved safety and emergency accessibility were major drivers for the City's interest.

Mr. Berzin provided an overview of the proposed Ridgeville Crossings development:

- The project is intended to connect the northern and southern portions of the community.

- It includes an active adult residential neighborhood with single-story, owner-occupied units restricted to residents aged 55 and older.
- Market research indicated a local need for this style of housing.
- The project would not add students to the school system and would generate additional tax revenue for the City.
- Mr. Berzin introduced members of the development team: Nicholas Sommer, Emilie Katcher of Ryan Homes, and Chris Joseph.

Mr. Joseph presented an overview:

- The development includes roadway improvements, age-restricted single-story homes, green space, and amenities.
- Infrastructure improvements include extending sanitary sewer to the property line adjacent to neighborhoods with aging septic systems.
- A proposed land swap with the City would result in approximately 26 acres of land being returned to the City for permanent open space, walking trails, and relocation of the community garden. As of now, the City-owned property within the project area is approximately 19 acres.
- The project concept includes the creation of a residential TIF district, which would preserve school funding while directing new tax increment toward public infrastructure such as roadway connections and improvements to the Shady Drive area. Schools would remain financially whole under a non-school TIF structure.

Mr. Sommer outlined additional project benefits:

- Improved north-south roadway connectivity.
- Proactive extension of public sewer for future connections to nearby neighborhoods with failing septic systems.
- Relocation and expansion of the community garden, including possible improvements such as permanent water access and upgraded storage facilities.
- Confirmation that TIF funds would apply only to public infrastructure and not to private development.

Director Lieber summarized the legislative steps required if the project were to proceed:

- Consideration and approval of any land-swap agreement.
- Establishment of an incentive district and any necessary amendments.
- Potential approval of a TIF agreement related to infrastructure use.
- Submission and review of a development plan through Planning Commission under the Senior Citizen Planned Residential Development provisions of the zoning code.

Committee members discussed:

- Wetlands within the City-designated acreage.
  - Wetlands exist throughout the area designated as City lands.
  - The alternate road alignment was proposed specifically to avoid routing a road through wetlands to the north, which would require extensive permitting and mitigation.

- Responsibility for sanitary connection fees (homeowners).
  - The project includes extending the sanitary sewer to the property line near neighborhoods with failing septic systems.
  - Homeowners would be responsible for their own connection fees, consistent with standard practice.
  - The sewer would stop at the property line, not be extended inside existing neighborhoods.
- Flooding concerns near the Shaw Drive area.
  - The developer acknowledged flooding concerns in the Shaw Road area.
  - Stormwater from the development would be retained and managed onsite rather than allowed to flow offsite.
  - Final engineering, retention requirements, and drainage planning would be addressed during development plan review.
- HOA fees and maintenance-free living.
  - Estimated HOA fees were projected at approximately \$200–\$250 per month, potentially up to \$285 by the time of build-out.
  - The development would offer maintenance-free living, including lawn care and snow removal.
  - Homeowners may add personal landscaping or gardens in designated areas.
- Clubhouse programming and possible community benefits for seniors.
  - The City continually seeks to expand programming for seniors and is already working to increase available space at the City’s Senior Community Center.
  - The clubhouse within the active adult community would host its own lifestyle programming (like gardening, cooking, fitness), potentially supplementing City offerings.
- Emergency response times and the importance of improved north–south connectivity.
  - Explained that the new roadway connection would significantly reduce response times for areas east of Waterbury Boulevard by eliminating long travel routes through Victoria and Terrell.
  - The improved diagonal route from Lorain Road would allow Station 2 to reach those neighborhoods more quickly.
- Potential speed limits on the connector road and whether the road could function as a truck route.
  - The anticipation is that the roadway within the development would be posted at 25 mph, consistent with residential standards.
  - After leaving the residential area, the speed would likely increase to 35 mph, similar to the existing Waterbury Boulevard.
  - Several committee members expressed that a north–south connector could function effectively as a truck route, helping divert heavy truck traffic away from Sugar Ridge Road and Center Ridge Road.

Mayor Corcoran noted that Waterbury Boulevard has already been constructed to withstand truck traffic.

Rudy Ringwal at 31966 Center Ridge Road asked questions regarding connectivity, school funding concerns, roadway impacts, amenities, and long-term effects on city services.

President Swenk closed the public comment period after all questions were heard. No further discussion.

**Adjournment:**

Chairwoman Swenk adjourned the meeting at 7:50 p.m.

Approved on March 16, 2026.

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Holly A. Swenk  
PRESIDENT OF COUNCIL

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Nicholas Ciofani  
CLERK OF COUNCIL

DRAFT

**CITY OF NORTH**  
*Ridgeville*  
EST 1810

**Franklyn**  
Development Company

**Ryan**  
Homes

# Chestnut Ridge Road Property Proposal

ACTIVE ADULT RESIDENTIAL COMMUNITY

## Presentation Agenda

- Project Overview
- Community Concept
- Benefits to North Ridgeville
- Path Forward

# Project Overview

- Active Adult Neighborhood**
  - ▶ Owner-occupied single-family homes
  - ▶ Age restricted 55+ community
  - ▶ No school impact
- Infrastructure Improvements**
  - ▶ Critical roadway connection
    - ▶ Traffic efficiency
    - ▶ Improved emergency response
  - ▶ Extension of sewer to neighborhood with aging septic systems
- City-Developer Partnership**
  - ▶ Land Swap
    - ▶ Road alignment
    - ▶ Open space preservation
    - ▶ Community garden
  - ▶ Tax Increment Finance – Incentive District

# Location

- ▶ Located to the north of the State Route 83 and Chestnut Ridge Road roundabout
  - ▶ Green outline is land proposed for develop
  - ▶ Blue outline is land owned by city for future road



## Community Layout

- ▶ Connection from Chestnut Ridge roundabout to Waterbury Blvd.
- ▶ Single Family Ranch homes to the southwest
- ▶ Paired Villa Ranch homes to the northeast

## Community Concept

### Active Adult Neighborhood

- ▶ Single family homes for 55+ residents
  - ▶ Not a nursing home, assisted living or institutional care facility
  - ▶ Age restricted = minimal impact to schools
- ▶ Amenities: clubhouse, green spaces and trails, new community garden and access to Shady Drive Complex







# Living Options

## Two Product Lines

### ▶ Single-Family Ranch Homes

- ▶ Starting in low \$400s
- ▶ 1,421 to 2,626 sq ft
- ▶ EST. 90 homes

### ▶ Paired Villa Homes

- ▶ Starting in mid \$300s
- ▶ 1,781 sq ft
- ▶ EST. 164 homes



# Benefits to North Ridgeville

## ▶ Public Infrastructure Improvements

- ▶ Connector road will improve safety, emergency access and mobility
- ▶ Public sewer extension brings utility to project boundary, enabling future connections
- ▶ Relocation and expansion of community garden
- ▶ Potential funding source for improvements to Shady Drive Complex

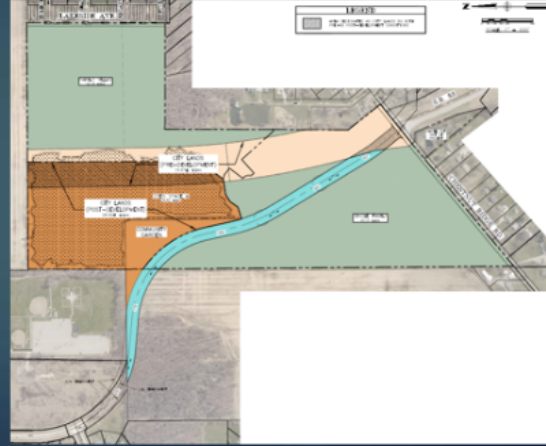
## ▶ Tax Increment Finance – Incentive District

- ▶ Non-school TIF = schools receive all property taxes due
- ▶ New development supports public infrastructure improvements and long-term maintenance



## Land Swap – Strategic Realignment

- ▶ City property increases from ~19.97 acres to ~26.62 acres at project completion (net gain of 6.65 acres)
- ▶ Secures properly aligned future north-south connector ROW
- ▶ Corrects misalignment between original Alt SR 83 concept and Waterbury Blvd connection
- ▶ Adds permanent open space under city control
- ▶ Results in improved traffic flow and reduced emergency response times



## Path Forward

Approval of land swap with development partner

Establishment of TIF Incentive District

Review/approve development plan

**Summary**

*This project will strengthen North Ridgeville's infrastructure, secure a critical roadway connection, improve traffic circulation and emergency response, and leverage TIF resources to enhance community assets*

**Questions?**

**CITY OF NORTH Ridgeville**  
EST. 1910

**Franklyn**  
Development Company

**Ryan Homes**

DRAFT

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS  
MINUTES OF  
REGULAR MEETING – THURSDAY, FEBRUARY 26, 2026**

**CALL TO ORDER:**

Chairwoman Masterson called the meeting to order with the Pledge of Allegiance at 7:00 PM.

**ROLL CALL:**

Present were members James Cain, Brad Weaver, Planning Commission Liaison Frank Toth, Paul Graupmann and Linda Masterson.

Also present were Council Liaison Bruce Abens, Chief Building Official Guy Fursdon, Planning and Development Director Kim Lieber and Deputy Clerk of Council Tina Wieber.

**MINUTES:**

**Regular meeting minutes of January 22, 2026**

Chairwoman Masterson Smolik stated that the Board received the regular meeting minutes of January 22, 2026, and asked if there were any corrections.

None were given.

Chairwoman Masterson stated the minutes were approved as submitted.

**PLANNING COMMISSION REPORT:**

Mr. Toth stated that the North Ridgeville Planning Commission took action on one item at their regularly scheduled meeting on February 10, 2026 under 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). PC ACTION: Approved by a vote of 3-0 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.

In addition to this action, the Commission was informed by Director Lieber of two Administrative Approvals for new businesses in North Ridgeville. The first was to: Healing Psalms Massage Therapy and Wellness, 37000 Center Ridge Road. They received An Approval of a Certificate of Zoning Compliance for massage therapy and wellness services, and they also received an Approval of a Registration Certificate for a Massage Establishment. The second Administrative Approval was granted to: Rays of Play LLC, 8540 Root Rd. They received an Approval of a Certificate of Zoning Compliance for developmental playgroups for preschool and elementary students. We welcome these new businesses to North Ridgeville and wish them success.

Director Lieber also informed the Commission of a third Administrative Approval granted to Dunkin, 32323 Lorain Rd for an Administrative Approval of a Planning Commission application to make exterior alterations. She stated the approval was for exterior changes at Dunkin' on Lorain Road, and that the applicant had proposed a refresh of the facade, which was basically paint, new awnings and replacement signage to update the exterior. They also are planning on some interior renovation. Director Lieber

mentioned an agreement has been reached with Dunkin to address drive thru traffic safety concerns. Coinciding improvements will include traffic becoming one-way around the building. When vehicles pull in, they will be directed to loop around the building to then enter the drive thru line. This additional queuing space will help prevent traffic from spilling onto Lorain Road. She stated the administration is very pleased Dunkin is amenable to restriping and redirecting traffic around the building, and all parties are hoping this action will improve traffic safety in that area on eastbound Lorain Road.

He stated that the next Planning Commission Meeting is scheduled for March 10, 2026.

**PUBLIC HEARINGS:**

PPZ2026-0398 Century Tavern, LLC, 33312 Center Ridge Rd, PPN: 07-00-008-114-008

Owner: Thomas Kelly, 33256 Center Ridge Rd, North Ridgeville, OH 44039. Proposal consists of constructing an accessible ramp. Property is zoned B-3 Highway Commercial District. Requests:

1. A 12 ft. 8 in. variance from the required 50-ft front yard setback to allow construction of an access ramp for a legally nonconforming building, resulting in a minimum front setback of about 2 ft 2 in., Section 1268.04(b)(1).
2. A variance to allow an increase in the degree of noncompliance of a legally nonconforming building. The code does not permit such an enlargement or alteration, Section 1292.03(a).

Application was read.

Chairwoman Masterson asked Director Lieber for her review.

Director Lieber stated that the applicant proposed to construct an accessible ramp to the front door of Century Tavern. She explained that it was important to note that the building is legally non-conforming. It does not meet the current required minimum front setback because the building probably predated the city's zoning code by quite a few years and added that the proposed ramp will further encroach into that required front setback. She stated that two drawings were provided by the applicant and that one was a copy of the early site plan from the original approval that showed the building setback at 14 feet 10 inches, and the other was the ramp floor plan that showed the building setback at 15 feet. She stated that it was a small discrepancy, but with the depth of the ramp and the landing at 12 feet 8 inches, which meant that the setback would be at least 2 feet 2 inches and maybe a little bit more from the right of way. She mentioned that for the purposes of this agenda, consider the closest to the right of way for the purpose of the variance because it's a non-conforming building. She added that the code says that you cannot alter and enlarge a non-conforming building in a manner that would increase the degree of non-conformity, so that was the second variance that was on the agenda for that applicant.

Chairwoman Masterson asked if there was a representative for the application.

Thomas Kelly, 33256 Center Ridge Rd, North Ridgeville, OH 44039, was sworn in.

Mr. Kelly stated that the ramp was a basic structure designed to comply with the ADA. He explained that if it were not for the setback issue, he believed there would be no argument, as the concern was primarily related to the ramp's location. He noted that provisions had been made, including plans to asphalt the parking lot and install a handicap-accessible space at the end of the ramp. A sidewalk will run through the area from one end to the other. Additionally, concrete posts will be placed along the steel posts to protect the ramp in case a vehicle leaves the roadway. Mr. Kelly added that, based on the drawings, the design looks very good and should function well, though it is located close to the property

line.

Chairwoman Masterson asked how long he had been open.

Mr. Kelly stated he had been open for about a year.

Chairwoman Masterson said that she had a question for the administration and stated that she was a little confused as to how he was able to open a business without having ADA compliance. She asked if anyone was able to answer that question.

Chief Building Official Fursdon stated that it was a slight oversight by the building department. The ADA compliance was complied with inside the building, but they were aware the ramp was coming. He indicated that they allowed him to open before it was installed.

Mr. Kelly stated that the bathrooms were ADA.

Chairwoman Masterson stated that she was just concerned about the oversight that he had been open for a year.

Mr. Kelly stated that it wasn't quite a year, it had been 10 months.

Chairwoman Masterson asked when he expected to start work on the ramp and get it completed.

Mr. Kelly stated that it all depended on the permits. He mentioned that he couldn't really get a commitment from the construction company until he had the permit in hand, but they said they could start within 10 days of anything he gave to them.

Chairwoman Masterson asked if he was planning on having the ramp and handicapped parking available as soon as possible.

Mr. Kelly stated that he was.

Chairwoman Masterson asked if anybody had any comments, concerns or questions regarding the matter.

Vice-Chairman Graupmann stated that there was a side entrance to the facility and asked if it would be feasible to put the ramp there instead of in front and if that would that be compliant with the ADA.

Member Cain stated that the side entrance probably would not. He mentioned that the side ramp would probably not allow enough fall per foot for the length of ramp needed to comply with ADA regulations and if he wasn't mistaken, it was one inch per five feet foot.

Mr. Kelly stated that the side entrance had double doors, which would make it more challenging.

Planning Commission Liaison Toth stated that he was a little bit curious about the bollards that were proposed for the front of the ramp. He said that Mr. Kelly indicated a moment ago that those were going to be for protection.

Mr. Kelly stated that that was correct.

Planning Commission Liaison Toth asked protection from what.

Mr. Kelly stated that it was no different than if you were building a commercial automotive center, the garage doors have got concrete to protect the building from getting hit on the corners and stated that it was the same thing, just additional.

Planning Commission Liaison Toth stated that somebody could technically hit a ramp anywhere and that it could be 50 feet in the back and somebody could back into it.

Mr. Kelly said, right, it was just an additional security.

Planning Commission Liaison Toth commented that he was only going to be two feet, four inches off of the right-of-way, so there was not going to be any landscaping.

Mr. Kelly stated that he had to go through the landscaping and the sidewalk to get to the concrete.

Planning Commission Liaison Toth stated that there was no parking in front.

Mr. Kelly stated that he was eliminating all parking in the front and that there would be no parking in front of the facility. He explained that he bought the house next door, which was part of the future plan for rezoning for additional parking, and he wanted all the parking out back. He stated that he wanted the normal wide-open asphalt with concrete curbs, but there would be no parking out front.

Planning Commission Liaison Toth asked regarding the bollards that he was proposing there, he was confused what they're protecting it from.

Mr. Kelly stated that it was overkill but if somebody happened to try to turn around over the landscaping and the sidewalk, they could hit the ramp and damage it, so it was just one more piece of protection.

Planning Commission Liaison Toth asked if he wasn't proposing it to protect individuals from vehicles off the roadway.

Mr. Kelly stated no, not at all.

Planning Commission Liaison Toth asked if that ramp would replace the sidewalk that was indicated on the original site plan.

Mr. Kelly stated that he didn't recall sidewalk but if it did call for a sidewalk there, that would be replacing it. He mentioned that he had customers that couldn't get in there and it was just the right thing to do to build the ramp.

Council Liaison Toth stated that on the original proposed site plan, there was a sidewalk that was to be constructed from the parking lot from the first handicapped spot.

Mr. Kelly stated that if that was true then that was going over the top of that sidewalk.

Council Liaison Toth asked if that sidewalk would not exist.

Mr. Kelly stated that it would not. He mentioned that there would be a city sidewalk that was part of his plan, like any new construction, the standard sidewalk would be put in, but the sidewalk that Mr. Toth was talking about that was in the original plan was before the ramp.

Director Lieber asked if she could maybe offer clarification. She asked Mr. Toth if he was referring to the walkway between the parking lot and the front door versus the public sidewalk.

Planning Commission Liaison Toth stated that on the original site plan, there was a new four-foot concrete sidewalk indicated in two places, one was closer to the building, and one was further away from the building.

Director Lieber stated that the part of walk shown in the right-of-way was required and would need to be installed, and then the walkway from the parking lot to the front of the building would consist in part of this ramp. She indicated that there was also a method, a connector from the sidewalk to the ramp, so there's stairs and a ramp, so there's two ways.

Chairwoman Masterson asked Building Official Fursdon if anything that he put in had to meet commercial building standards.

Chief Building Official Fursdon asked building standards for what.

Chairwoman Masterson asked all construction that he was going to be doing had to meet building code requirements, correct.

Chief Building Official Fursdon replied, yes.

Chairwoman Masterson asked if there was anyone in the audience that wished to speak regarding the matter.

Holly Swenk, 36259 Center Ridge Road, North Ridgeville, OH 44039, was sworn in.

Ms. Swenk stated that she had a question on the non-conforming status and asked that since that building sat empty for many years, didn't it legally lose that status of non-conforming and wouldn't it have to adhere to the current codes.

Director Lieber stated that non-conforming status was rendered when the code changes, when a structure legally existed at the time it was built. She explained that 100 years ago that was considered a legal structure and that the code can change several times and that it could still retain its legal non-conforming status. It would be different if the building were razed and then they could not build another building back in that spot. But the fact that the building was in existence this whole time and had not been removed meant that it did retain its legal non-conforming status.

Ms. Swenk stated that she read that if it's vacant for a certain amount, whether 6 to 12 months or whatnot, it was vacant for a long time before he bought it, she was under the assumption that it automatically lost its non-conforming status.

Director Lieber stated that there's a difference between zoning non-conformity and then building code or ADA non-conformity. She explained that the six months when a building that is not conforming in terms of the building code, but for accessibility purposes, then it loses that right to exist in that non-conforming status, we're specifically talking about zoning and setbacks. She discussed that zoning is a

local regulation, not a state or federal regulation. She mentioned that from a zoning standpoint, yes, but the reason that now ADA improvements are required is because it sat vacant for so long. So that was a situation where that non-conformance, that legal non-conformance was lost for ADA and building code purposes, but zoning was different.

Chairwoman Masterson stated that was a situation where that legal non-conformance was lost for ADA and building code purposes, but zoning was different. So, to clarify, one of the reasons why she asked why he was able to open the business without having ADA compliance was because the building had lost its building code, it had to meet current building code rules and regulations. It needed to have ADA compliance and that was why he needed to have it prior to opening. She stated that that was why she was confused as to why he was able to open a business without having it. She then read through the Duncan Factors. She asked if any other Board members had any comments, questions, or concerns.

Planning Commission Liaison Toth stated that he wanted to point out that the 6<sup>th</sup> Duncan Factor that stated “The front of the building was identified as the ramp location on Planning Commission documents approved in 2024” that was not a ramp that transversed the front of the property. It was just a ramp that was right there by the door as indicated on this original site plan that the BZBA was given a copy of.

Chairwoman Masterson asked if his concern was that it needed to go back to Planning Commission.

Planning Commission Liaison Toth stated that he thought it was probably a question that would be better answered by the Director.

Director Lieber stated that to her the location of the future accessible ramp in the Planning Commission documents was hatched and looked substantially in the same location as that which is before the Board. There's the shown walk and then there's lightly dashed lines with that note. She stated that to her it did seem fairly close to the location within the same spirit of what was proposed to the Planning Commission.

Chairwoman Masterson asked if any other Board members had any other comments, questions, or concerns.

None were given.

Chairwoman Masterson asked if the Administration had any comments, questions, or concerns.

Council Liaison Abens congratulated Mr. Kelly on the rehabilitation of the building and stated that he appreciated seeing the older structure improved. However, he expressed concern about the ramp's proximity to the roadway. He noted that the road has a 45-mph speed limit and is heavily used by trucks, and that the bar's late closing time could increase the risk of accidents. He was also concerned about the safety of individuals using the ramp, particularly wheelchair users, who would have little protection if a vehicle lost control.

Abens added that snowplows could also pose a hazard, as snow thrown from plows traveling at high speeds could reach the ramp area. While he suggested that a concrete barrier or bollards might help protect pedestrians, he acknowledged there could be restrictions from ODOT and that collisions with

barriers could still send debris toward the ramp. Overall, he said he would feel more comfortable approving the plan if some type of protective obstruction were installed along the roadside.

Director Lieber stated that bollards appeared to be part of Mr. Kelly's proposal. She explained that, despite the ramp being close to the road, there was still a setback that included the public sidewalk and the tree lawn area, even though the tree lawn was not actually grass. She acknowledged that accidents could occur at any time but did not believe the ramp created a greater risk than the current situation, where people walk to the front door and use the stairs. She noted that the same potential risks already exist, but the proposed ramp would make the entrance ADA accessible, which it currently is not.

Chief Building Official Fursdon stated that there is always a potential risk on every city sidewalk in North Ridgeville of a car going off and hitting somebody and this isn't a whole lot different than that. He explained that he was intending to put some ballads there to try and provide a little additional protection against destruction of the ramp. He stated that regarding the snowplows, you put Jersey barriers up there, that snow's going to be over the top of those as well. It's just part of doing business, whether you have a city sidewalk or a walk to a business, it's the same condition.

Moved by Masterson and seconded by Cain to approve A 12 ft. 8 in. variance from the required 50-ft front yard setback and A variance to allow an increase in the degree of noncompliance of a legally nonconforming building.

A roll call vote was taken and the motion carried.

Yes – 4    No – 1 (Toth)

PPZ2026-0409 Bonnie & Donald Kajganich, 7405 Chennault Dr, PPN 07-00-015-109-009

Applicant: Loyal Construction Management, LLC, 39419 Center Ridge Rd, North Ridgeville, OH, 44039. Proposal consists of a home addition. Property is zoned R-1 Residence District. Request:

1. An approximate 14-foot variance for rear yard depth. Code requires 50 feet, applicant shows 36.06 feet, Section 1250.04(b)(2).

Application was read.

Chairwoman Masterson asked if there was a representative for the application present.

Tyler Reisinger, 39419 Center Ridge Road, North Ridgeville, Ohio, was sworn in.

Chairwoman Masterson asked Director Lieber to give her review.

Director Lieber stated that the property owner was requesting approval to construct an addition to their 1,400-square-foot home to add an extra bedroom. The submitted drawings show the existing home is set back 53.56 feet from the rear property line, and the proposed addition—measuring 18.83 feet wide by 17.5 feet deep—would reduce the rear setback to 36.06 feet. She noted that the West Point Home Subdivision was platted in 1958, prior to the adoption of the city's zoning code, and the home was built in 1963. As a result, the lot is legally nonconforming in width. She added that she initially thought it was a cluster lot, but Building Official Fursdon clarified that the lot predates the city's zoning code.

Chief Building Official Fursdon stated that if it were a cluster lot or if it was a 1282 subdivision lot, he wouldn't be there for a variance because he would be compliant for his rear yard setback.

Chairwoman Masterson asked the applicant to present his application to the Board.

Mr. Reisinger explained that the homeowners, an older couple, needed to add a bedroom to accommodate a family member due to recent health issues. He stated that the proposed addition at the rear of the home would not negatively impact neighboring properties, as nearby homes are positioned farther forward and already look toward their house. He added that the addition would fit well with the surroundings and present nicely within the neighborhood.

Chairwoman Masterson commented that this is one of the reasons why the Board existed because as Ms. Lieber and Mr. Fursdon both stated, the practical difficulties are that this was platted way before, and if this were a different type of neighborhood, it wouldn't even need to be brought in front of the Board. She asked if there were any further comments, questions, or concerns from the Board.

None were given.

Moved by Masterson and seconded by Graupmann to approve an approximate 14-foot variance for rear yard depth.

A roll call vote was taken and the motion carried.

Yes – 5    No – 0

PPZ2026-0411 Henry & Jann Bonness, 8344 Chesapeake Dr, PPN 07-00-011-102-050

Proposal consists of a shed. Property is zoned R-1 Residential District (Chapter 1282). Request:

1. An approximate 4 ft. 4 in. variance for setback of an outbuilding to other buildings on the same lot. Code requires 10 ft., applicant shows 5 ft. 8 in., Section 1294.03(e)(1).

Application was read.

Chairwoman Masterson asked if there was a representative for the application present.

No one was present for this application.

PPZ2026-0412 Brad Snyder, 36863 Mills Rd, PPN 07-00-031-000-351

Proposal consists of constructing a new dwelling. Property is zoned R-1 Residence District. Request:

1. An approximate 19-foot variance for rear yard depth. Code requires 50 feet, applicant shows 31.36 feet, Section 1250.04(b)(2).

Application was read.

Chairwoman Masterson asked if there was a representative for the application present.

Brad Snyder, 36863 Mills Rd, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber for her Planning review.

Director Lieber explained that the applicant was proposing to build a new single-family home on a vacant 0.59-acre R-1 zoned lot located at the intersection of Mills and Stoney Ridge Road. The lot fronts the recently constructed peanut-shaped roundabout, which affects its irregular shape and potential access points. Mills Road would serve as the primary frontage, with Stoney Ridge Road as the secondary frontage. The proposed home would face Mills Road, with an attached garage at the rear that appears to be accessed from Stoney Ridge, although the exact driveway location was not shown on the drawings.

She noted that the proposed house would be located 31.36 feet from the rear property line, requiring a variance from the required rear setback. Director Lieber also shared information from the city engineer regarding design guidance from the Uniform Manual of Traffic Control Devices, which recommends that driveways entering roundabouts allow vehicles to exit facing forward, typically through a hammerhead or turnaround area. She added that staff had concerns about driveway access—particularly from Stoney Ridge due to its location within the roundabout—and that traffic and access issues would likely require further review during the permitting process and may also factor into the board's consideration of the variance request.

Chief Building Official Fursdon asked Mr. Snyder where he intended to run his driveway out to.

Mr. Snyder stated that he was surprised that these things weren't addressed previously because this was all designed when the peanut was installed and they actually already put his apron in for him on Mills Road.

Director Lieber asked if the intent was Mills.

Mr. Snyder stated that his driveway access would be from Mills Road. He explained that the neighboring property to the south has an entrance located within the roundabout area, which may be where the access concern applies. He noted that his own driveway apron, a double-wide apron installed by the construction crew, appears in the upper right corner of the image shown on the screen. He clarified that while the apron may appear to be within the roundabout area, his actual property is not. He added that vehicles can turn left from Mills Road into the driveway without any barriers blocking access, and he was uncertain about the specific traffic concern that had been mentioned.

Director Lieber stated that she thought the first issue was that any driveway should be designed such that exiting traffic would not back out onto the road, but head straight out onto the road. So, provide for a turnaround or the ability for a vehicle to maneuver.

Mr. Snyder asked if that was for the driveway to allow for that.

Director Lieber commented, yes.

Chief Building Official Fursdon stated that they want to ensure vehicles exiting the driveway do not enter the roundabout in the wrong direction, since traffic in the roundabout is intended to move in only one direction.

Mr. Snyder stated that the way it was designed currently, you could take a left off of his apron. You could see the apron in the photo shown on the screen and he explained that the white part was concrete and you were able to take a left on to Mills from there.

Guy commented that yes, but you would go left to center and then you go into the peanut. A lot of times people get confused with the peanut and they get going in the wrong direction and they're going against traffic instead of with the flow of traffic.

Mr. Snyder stated that he saw that.

Director Lieber stated that just the fact that no driveway was shown on the drawings that were submitted created that confusion, but she would just then disregard any of the context in the staff report that referred to access from Stoney. She indicated that this would resolve the engineer's concern, but then the access location would have no bearing on the position of the home, simply the garage located behind the house. She stated that the drive wasn't shown how it would access the garage, and it honestly seemed like it was going to be a little challenging to make that turn into the garage from that side of the property, so staff must have assumed it was coming off of Stoney.

Chairwoman Masterson asked if she was going to take out in the summary any reference to where the driveway was coming out.

Director Lieber stated just in terms of the Duncan Factor discussion, access to Stoney was a moot point.

Chairwoman Masterson asked the applicant to present his application.

Mr. Snyder stated that he would like to know if he was able to get permission from the fellow that owned that, if they were thinking of not allowing entry through the apron that was already there and installed by the construction crew.

Chairwoman Masterson asked Director Lieber regarding the driveway, if that was an engineering issue.

Director Lieber stated that it was and the fact that the apron was already there, that was the preferred location of engineering. Again, the driveway was not actually shown in the drawing and if it had been, this would not have been an issue.

Chairwoman Masterson stated that the driveway location was not the Board's concern. She explained that while addressing the Board, the variance that he was requesting and what they were addressing was not the driveway location as that was an engineering department issue.

Mr. Snyder stated that he had a few plans before the peanut was put in. He discussed that as they were probably aware at this juncture, it took quite a while for the peanut to be installed. The land was 1.13 acres originally, and so the plan that he originally had was much larger than he had now. He stated that at the time he didn't think he would have such a massively irregular lot, so what it had done was he has had to scale down his plan. He said that he had three plans actually and was left with the smallest one, and that's the one he submitted. He stated that he thought it was the best use of the property and he thought it would look great there on the corner coming into the city. He stated that building a smaller house on that piece of property, he didn't want to compete with all the neighborhoods going in. He indicated that it needed to have some sort of redeeming quality in terms of space for it to be marketable.

Chairwoman Masterson asked if he was building the house to sell it.

Mr. Snyder stated no, not originally, but down the road he would have to sell it eventually.

Chairwoman Masterson asked if he purchased the property knowing that the roundabout was going in.

Mr. Snyder stated that he was aware that it was being planned, yes.

Chairwoman Masterson asked if any Board members had any comments, questions, or concerns.

None were given.

Chairwoman Masterson asked if anybody in the audience wanted to speak on behalf of this matter.

Nicole Rambo Ackerman, 4925 Stoney Ridge Road, North Ridgeville, OH 44039, was sworn in.

Rhiannon Golay, 36845 Mills Road, North Ridgeville, OH 44039, was sworn in.

Ms. Rambo-Ackerman raised several concerns about the applicant's variance request. She explained that the applicant knew about the planned peanut-shaped roundabout before purchasing the property in 2022 and therefore should have been aware of how the lot would change. She also argued that the applicant's claim about the lot originally being 1.13 acres is misleading because part of that land was already city right-of-way and not buildable.

She noted that the applicant's submitted plans are incomplete because they do not clearly show the driveway location or garage access. Evidence suggests the driveway may be planned off Stoney Ridge Road within the roundabout, which could be unsafe and is generally not recommended. She also stated that comparisons to nearby subdivisions with smaller setbacks are not relevant because those neighborhoods were designed differently.

Additionally, the proposed attached garage is unusually large (2,100 sq ft) compared to typical two-car garages, and the applicant did not justify the need for it. Overall, she believes the plan is not well thought out and recommends that the Board require a full site and topographic plan before making a decision, or table the request until more complete information is provided.

Ms. Golay stated that she lives in the nearby house on the roundabout and owns the vacant property directly south of the applicant's lot. She is concerned that granting the variance would allow the new house to be built much closer to her property than the required 50-foot rear setback, negatively affecting her land.

She believes the proposal would reduce the value of her home, her vacant property, and the overall appearance of the corner, which was previously a rural and aesthetically pleasing area. While she supports the applicant building a house on the lot, she feels it should comply with existing zoning requirements rather than requesting a large variance of about 40%.

She also noted that the applicant knew about the roundabout and the reduced lot size before purchasing the property, so designing a house for a larger lot should not justify the variance. Additionally, she argued that comparisons to smaller setbacks in subdivisions like Avalon are not relevant because those are different types of developments.

Mr. Snyder stated that there were two parcels to the south, and then the Golays were on that side, and there would be a 25-foot setback from theirs and they were 10 feet from his line. He stated that he would be 25 feet from the same spot, so they actually had more room.

Ms. Golay asked if he was talking about the side yard or the front yard. She explained that they also owned the lot behind where he was proposing to put his house as well.

Mr. Snyder stated that Ms. Golay indicated that he would devalue her property, but her house was there in the picture on the east border of his property line, and her house was 10 feet from that line. He stated that his house would be 25 feet from the line, so to say that a variance on the south end of this property would devalue her property was not true.

Ms. Golay stated that while she did agree that it would devalue her existing property where her house is, she was more focused on the adjacent vacant lot that was directly to the south of the rear yard.

Ms. Swenk stated that in looking at the picture of the peanut roundabout at the bottom where the roundabout came up, there was already an apron, and she asked if that was for Mr. Snyder's property.

Mr. Snyder stated that that was for the property to the south.

Chairwoman Masterson stated that the other apron to the south was Ms. Golay's vacant parcel. She asked Chief Building Official Fursdon what was the percentage of the variance requested.

Chief Building Official Fursdon stated that it was roughly about 40% of the setback requirement. He stated that it was about 60% of the rear yard, 50 feet.

Director Lieber stated that the Board should not determine where access to this parcel is provided, that should be a function of the engineering department, but clearly the location of the drive in relation to the structure and the property lines was important to understand the full picture of what was actually being proposed. She indicated that in hearing that there were plans submitted for construction of the house that might eliminate access, setbacks, driveways, especially given engineering's concerns, it feels like they were operating with not as much information as might be useful to make a good decision in this case.

Chairwoman Masterson asked if any of the Board members had any comments, concerns, or questions.

None were given.

Chairwoman Masterson stated that she agreed that the Board didn't have enough information to make a determination on it. She explained that the Board was a quasi-judicial board and that if they voted on what was before them the only place that the applicant could contest any decision made was in the Court of Common Pleas. She asked Mr. Snyder if he understood.

Mr. Snyder stated that if he were voted down, his only recourse would be to appeal to the Court of Common Pleas. He mentioned that it was stated earlier that the only thing in front of them was the variance and not where the driveway was or where it was going to be and that would be for the building department, so why didn't they believe they had enough information to make a decision on the matter at hand.

Chairwoman Masterson asked if he wanted the Board to go ahead with the application as submitted.

Mr. Snyder said, on the variance, yes.

Chairwoman Masterson asked if anyone from the Administration had any other comments, questions or concerns.

None were given.

Chairwoman Masterson asked if any of the Board members had any other comments, questions or concerns.

None were given.

Chairwoman Masterson stated that she thought that a 40% variance was a lot. She commented that she couldn't tell anybody where to put their house and how to locate it, but she thought that there were other alternatives and that a 40% variance was excessive. She asked for any further comments.

Planning Commission Liaison Toth stated that he was wondering if he could explain why he wouldn't explore shifting the house forward towards Mills. He mentioned that he saw that off the corner of what appeared to be a wraparound porch, it was showing 50 feet, which he believed was code there, however, he had 61.72 coming off of Mills. He asked if there was a practical difficulty reason why that difference couldn't be adjusted.

Mr. Snyder stated that the surveyor moved it as close to Mills as he could. He indicated that he believed that there were 11 sides to this property, which was basically creating this situation. He explained that the 50 feet on the northwest part of the parcel prevented him from moving it any further north.

Planning Commission Liaison Toth commented without a variance.

Mr. Snyder stated that that was correct. He said that he would be willing to move it further north to increase the offset to the south, but then there would be a variance on the north. He stated that it would be a one for one approximately, because of the angle there, so every foot you move off the south is probably going to be a little less than a foot off the north in terms of variance, but it'd be one for one on the 61 feet. He stated there would be 11 there but then the corner of the porch would intrude on that northwest part.

Chairwoman Masterson then reviewed the Duncan Factors.

Chief Building Official Fursdon commented that due to the unusual shape of this lot and considering that earlier this evening the Board granted almost a 40% variance, he didn't see where this was a whole lot more excessive than what had already been granted by the Board, but the decision was theirs.

Chairwoman Masterson explained that to clarify the reason why the Board accepted a larger variance earlier that evening was because as he stated, if it were in a 1280 lot subdivision, it wouldn't need a variance.

Chief Building Official Fursdon commented that the same thing would apply here.

Chairwoman Masterson stated that she offered the gentleman the option of tabling his variance.

Planning Commission Liaison Toth stated that he would like to possibly recommend asking the applicant one more time if he would like to table this issue and let him explore a few different issues, talk to the engineering department, get his ducks aligned, and then possibly come back in front of the Board and discuss this variance.

Mr. Snyder said he appreciated the discussion but has serious reservations about building on the peanut roundabout because it involved significant risk. He believed some neighbors opposed the project because they wanted to keep the open space, even though the land belonged to him. He noted that the home would be expensive and could look impressive at the city entrance, but if the city and neighbors did not want the project, he would prefer not to build there.

Chairwoman Masterson asked if any of the Board members had any comments, questions or concerns.

None were given.

Chairwoman Masterson asked him if he wanted to table the matter or if he wanted the Board to vote on the application as presented.

Mr. Snyder stated that he wanted to table the matter.

Moved by Masterson and seconded by Toth to table Henry & Jann Bonness, 8344 Chesapeake Dr, PPN 07-00-011-102-050, until the next meeting.

A roll call vote was taken and the motion carried.

Yes – 5      No – 0

Moved by Masterson and seconded by Toth to table PPZ2026-0412 Brad Snyder, 36863 Mills Rd, PPN 07-00-031-000-351, until the next meeting.

A roll call vote was taken and the motion carried.

Yes – 5      No – 0

**ADJOURNMENT:**

The meeting was adjourned at 8:15 PM.

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**Linda Masterson**  
*Chairwoman*

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**Tina Wieber**  
*Recording Secretary/Deputy Clerk of Council*

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Thursday, March 26, 2026  
**Date Approved**

**NORTH RIDGEVILLE CIVIL SERVICE COMMISSION  
MINUTES OF THE  
REGULAR MEETING – TUESDAY, FEBRUARY 27, 2025**

**CALL TO ORDER**

The meeting was called to order at 5:00 PM.

**ROLL CALL**

Present were Secretary Amie Espinosa-Gonzalez and Co-Chairwoman Cheryl Farver.

Also present was Deputy Clerk of Council Tina Wieber.

**APPROVAL OF MINUTES**

**Regular Meeting Minutes of December 2, 2025**

Co-Chairwoman Cheryl Farver stated that the Commission received the meeting minutes from the December 2, 2025, meeting and asked if there were any comments, questions or corrections.

None were given.

Moved by Farver and seconded by Espinosa-Gonzalez to approve the December 2, 2025 meeting minutes.

A roll call vote was taken and the motion carried.

Yes – 2            No – 0

**REPORTS**

Received a request for withdrawal from the Patrol Officer Step 1 Entrance Examination Eligibility List by Sgt. Matt Downing for Zahid Khan dated November 10, 2025.

Received a request for withdrawal from the Patrol Officer Step 1 Entrance Examination Eligibility List by Sgt. Matt Downing for John Imperatore dated November 12, 2025.

Received a request for withdrawal from the Patrol Officer Step 1 Entrance Examination Eligibility List by Sgt. Matt Downing for Emilly Malena dated January 29, 2026.

Received a request for withdrawal from the Patrol Officer Step 1 Entrance Examination Eligibility List by Sgt. Matt Downing for Jack Garrity dated February 2, 2026.

Received a request for withdrawal from the Patrol Officer Step 1 Entrance Examination Eligibility List by Sgt. Matt Downing for Corey Blondeaux dated February 2, 2026.

Received a request for withdrawal from the Patrol Officer Step 1 Entrance Examination Eligibility List by Sgt. Matt Downing for Summer Davis dated February 2, 2026.

**NORTH RIDGEVILLE CIVIL SERVICE COMMISSION  
REGULAR MEETING – TUESDAY, FEBRUARY 27, 2025**

**PAGE 2**

Received a request for withdrawal from the Patrol Officer Step 1 Entrance Examination Eligibility List by Sgt. Matt Downing for Kalli Spisak dated February 2, 2026.

Received a request for withdrawal from the Patrol Officer Step 1 Entrance Examination Eligibility List by Sgt. Matt Downing for Aidan Katrincsak dated February 2, 2026.

Received a request for withdrawal from the Patrol Officer Step 1 Entrance Examination Eligibility List by Sgt. Matt Downing for Jacob Hujer dated February 2, 2026.

Received a request for withdrawal from the Patrol Officer Step 1 Entrance Examination Eligibility List by Captain Greg Petek for Noah Whipkey dated February 11, 2026.

**Retirement of Police Sergeant Matt Downing on Friday, February 20, 2026.**

**2026-2028 Patrol Officer Step 1 Entrance Eligibility Examination.**

Co-Chairwoman Farver stated that there were 10 reports relative to the Patrol Officer Step 1 Entrance Examination regarding the withdrawal of those names from the list. She asked Deputy Clerk of Council Wieber if she would speak on the matter.

Deputy Clerk of Council stated that Sgt. Downing had expressed an urgent need to start another entrance examination as soon as possible and she requested in writing a list of each of the candidates and why the candidate needed to be removed and that the list gone through three times before removing names. She explained that the large list of names requesting withdrawal from eligibility list was because he verified for each of the candidates that either they took a job with another department, were not responsive through email or by phone or were no longer interested in the position. By doing so, they were able to be removed from the list and currently there were only two candidates on the Entrance Eligibility List.

**Retirement of Police Sergeant Matt Downing on Friday, February 20, 2026.**

Co-Chairwoman Farver thank Sergeant Downing for his service to the City in law enforcement and as well as when he was in the Navy.

**2026-2028 Patrol Officer Step 1 Entrance Eligibility Examination.**

Deputy Clerk of Council Wieber stated that Sgt. Downing requested that testing start mid-February and conclude by the end of March to allow enough time for the next Police Academy enrollment. She explained that testing opened February 18<sup>th</sup> and will close March 31<sup>st</sup>.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**Re-certify the 2025-2027 Patrol Officer Step 1 Entrance Eligibility List due to the requests for withdrawal.**

Co-Chairwoman Farver stated that the Commission had been provided a copy of the list.

Moved by Farver and seconded by Espinosa-Gonzalez to re-certify 2025-2027 Patrol Officer Step 1 Entrance Eligibility List

A roll call vote was taken and the motion carried.

Yes – 2            No – 0

**Certify the 2026-2028 Fire Chief Promotional Examination List.**

Co-Chairwoman Farver stated that the Commission had been provided a copy of the list.

Moved by Farver and seconded by Espinosa-Gonzalez to Certify 2026-2028 Fire Chief Promotional Examination List.

A roll call vote was taken and the motion carried.

Yes – 2            No – 0

**Approval of Testing Agencies for Fire Promotional Examinations.**

Co-Chairwoman Farver stated that the Commission had been provided a copy of the testing agencies for the upcoming Fire Promotional Examinations.

Moved by Farver and seconded by Espinosa-Gonzalez to approve the agencies for the upcoming Fire Promotional examinations.

A roll call vote was taken and the motion carried.

Yes – 2            No – 0

**ADJOURNMENT**

Moved by Farver and seconded by Espinosa-Gonzalez to adjourn the meeting.

A voice vote was taken and the motion carried.

Yes – 2            No – 0

The meeting was adjourned at 5:06 PM.

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*Chairman*

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**Tina Wieber**  
*Deputy Clerk of Council, Recording Secretary*

**NORTH RIDGEVILLE CIVIL SERVICE COMMISSION  
REGULAR MEETING – TUESDAY, FEBRUARY 27, 2025**

Monday, March 23, 2026

**Date Approved**



## Water Plant/Distribution System Monthly Operating Report (MOR)



## Water Plant/Distribution System Monthly Operating Report (MOR)

PWS ID:	OH4700803
Facility ID:	4755821
Reporting Lab Cert. #:	
Rpt. Month / Year:	2/2026

Version:	2.0.4
Last Updated:	December 28, 2015
<b>NOTE:</b> Begin entering data in row 15	
*- Indicates Required Field	

Date *	Plant Production (MGD)	Fluoride Reporting				Plant Tap / Entry Point										Chlorine QOR Data		Distribution								Comments									
		Calculated Fluoride Dosage (mg/L)	Plant Lab Analysis			pH	Alkalinity			Hardness (mg/L)	Phosphorus as Total P (mg/L)	Ortho-phosphate as PO <sub>4</sub> (mg/L)	Iron (mg/L)	Manganese (mg/L)	Copper (mg/L)	Chlorine Dioxide (mg/L)	Chlorite (mg/L)	Chlorine Residual (Free) (mg/L)	Chlorine Residual (Combined) (mg/L)	Chlorine Residual (Total)		Chlorine / Chlorine Dioxide (mg/L)					Residence Time in Distribution								
			Raw (mg/L)	Plant Tap (mg/L)	Distribution (mg/L)		Lowest	Avg. Value (mg/L)	Chlorine											CO <sub>2</sub>	Routine	Follow up	-0-hrs	+ 6 hrs	+ 12 hrs		Avg (AT)	Max (AT)							
2/1/2026	3.26000																0.52	0.17															Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02		
2/2/2026	3.26000																1.14	0.10																02,0700,1100,4,WD2-1018620-02	
2/3/2026	3.14000																0.99	0.23																02,0700,1100,4,WD2-1018620-02	
2/4/2026	3.25000																1.00	0.25																02,0700,1100,4,WD2-1018620-02	
2/5/2026	2.96000																1.25	0.07																02,0700,1100,4,WD2-1018620-02	
2/6/2026	3.18000																1.13	0.19																02,0700,1100,4,WD2-1018620-02	
2/7/2026	3.20000																1.48	0.25																Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02	
2/8/2026	3.20000																1.50	0.24																02,0700,1100,4,WD2-1018620-02	
2/9/2026	3.20000																1.03	0.22																02,0700,1100,4,WD2-1018620-02	
2/10/2026	3.37000																1.12	0.29																02,0700,1100,4,WD2-1018620-02	
2/11/2026	2.86000																0.88	0.16																02,0700,1100,4,WD2-1018620-02	
2/12/2026	3.06000																1.12	0.29																02,0700,1100,4,WD2-1018620-02	
2/13/2026	3.63000																1.04	0.33																02,0700,1100,4,WD2-1018620-02	
2/14/2026	2.99000																0.55	0.15																02,0700,1100,4,WD2-1018620-02	
2/15/2026	2.99000																0.50	0.12																02,0700,1100,4,WD2-1018620-02	
2/16/2026	2.99000																0.53	0.15																02,0700,1100,4,WD2-1018620-02	
2/17/2026	2.99000																0.83	0.37																02,0700,1100,4,WD2-1018620-02	
2/18/2026	3.16000																0.97	0.26																02,0700,1100,4,WD2-1018620-02	
2/19/2026	3.13000																1.00	0.41																02,0700,1100,4,WD2-1018620-02	
2/20/2026	2.93000																0.66	0.47																02,0700,1100,4,WD2-1018620-02	
2/21/2026	3.02000																1.35	0.16																02,0700,1100,4,WD2-1018620-02	
2/22/2026	3.02000																1.40	0.16																02,0700,1100,4,WD2-1018620-02	
2/23/2026	3.02000																0.85	0.31																02,0700,1100,4,WD2-1018620-02	
2/24/2026	3.45000																1.09	0.28																02,0700,1100,4,WD2-1018620-02	
2/25/2026	3.55000																1.24	0.39																02,0700,1100,4,WD2-1018620-02	
2/26/2026	2.92000																0.85	1.03																02,0700,1100,4,WD2-1018620-02	
2/27/2026	2.62000																0.77	0.42																02,0700,1100,4,WD2-1018620-02	
2/28/2026	3.09000																0.55	0.24																02,0700,1100,4,WD2-1018620-02	
																																		02,0700,1100,4,WD2-1018620-02	
																																			02,0700,1100,4,WD2-1018620-02
<b>Min.</b>	2.62000																0.50	0.07																	
<b>Max.</b>	3.63000																1.50	1.03																	
<b>Avg.</b>	3.12286																0.98	0.28																	
<b>Total</b>	87.44000																																		

X

CITY OF NORTH RIDGEVILLE WATER USE FOR

February-25

Gallons

DATE	R.L.C.W.A. Rt. 10 & 83		R.L.C.W.A SUGAR RIDGE		RLCWA OTHER	JOINT LINE	ELYRIA WATER PUMP STATION		ELYRIA WATER SUGAR RIDGE		ELYRIA WATER TAYLOR STREET	
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE INVACARE		DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00
1					7061		SUN	349316	SUN	632808	SUN	684420
2							757981	349316	319368	632808	70710	684420
3							758312	247588	320214	632808	71603	667964
4					11738		758574	195976	321060	632808	72711	828784
5							758846	203456	321906	632808	73421	531080
6							759181	250580	322756	632808	74363	704616
7							SAT	255816	SAT	632808	SAT	706112
8							SUN	255816	SUN	632808	SUN	706112
9							760208	256564	325290	632808	77196	706860
10							760590	285736	326136	632808	78346	860200
11							760590	0	326982	632808	79199	638044
12							760866	206448	327828	632808	80039	628320
13							761942	804848	328674	632808	80844	602140
14							SAT	139128	SAT	632808	SAT	620092
15							SUN	139128	SUN	632808	SUN	620092
16							HOL	139876	HOL	632808	HOL	620092
17							762688	139876	332058	632808	84163	622336
18							763138	336600	332904	632808	84963	598400
19							763506	245264	333750	632808	85830	648516
20							763506	0	334596	632808	86772	704616
21							SAT	100980	SAT	632808	SAT	688160
22							SUN	100032	SUN	632808	SUN	688160
23							763909	100232	337134	632808	89532	688160
24							764579	501160	337980	632808	90504	727056
25							765179	448800	338826	632808	91679	878900
26							765337	118184	339672	632808	92446	573716
27							765337	0	340518	632808	92972	393448
28						44641	SAT	148852	SAT	647768	SAT	695640
29												
30												
31												
TOTAL					4,677	44,641,000	8,489	226,778	23,708	633,342	25,022	668442
					167	1,594,321	6,349,772		17,733,584		18,716,456	

Pump Station Total	Sugar Ridge Total	Taylor Street TOTAL
2612883.68	4733403.84	5119462
2612883.68	4733403.84	5119462
1851958.24	4733403.84	4996371
1465900.48	4733403.84	6199304
1521850.88	4733403.84	3972478
1874338.4	4733403.84	5270528
1913503.68	4733403.84	5281718
1913503.68	4733403.84	5281718
1919098.72	4733403.84	5287313
2137305.28	4733403.84	6434296
0	4733403.84	4772569
1544231.04	4733403.84	4699834
6020263.04	4733403.84	4504007
1040677.44	4733403.84	4638288
1040677.44	4733403.84	4638288
1046272.48	4733403.84	4638288
1046272.48	4733403.84	4655073
2517768	4733403.84	4476032
1834574.72	4733403.84	4850900
0	4733403.84	5270528
755330.4	4733403.84	5147437
748239.36	4733403.84	5147437
749735.36	4733403.84	5147437
3748676.8	4733403.84	5438379
3357024	4733403.84	6574172
884016.32	4733403.84	4291396
0	4733403.84	2942991
1113412.96	4845304.64	5203387
0	0	0
0	0	0
0	0	0

TOTAL RLCWA USE:	4,677 GALLONS 0.01%	TOTAL ELYRIA WATER USE:	42,799,812 GALLONS 48.94%	TOTAL JOINT LINE USE:	44,641,000 51.05%	TOTAL USE:	87,445,489 100.00%
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CITY OF NORTH RIDGEVILLE WATER USE FOR

February-26

FT3

DATE	R.L.C.W.A. Rt. 10 & 83		R.L.C.W.A SUGAR RIDGE		RLCWA OTHER	JOINT LINE	ELYRIA WATER PUMP STATION		ELYRIA WATER SUGAR RIDGE		ELYRIA WATER TAYLOR STREET		
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE INVACARE		DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00	
1					7061		SUN	467	SUN	846	SUN	915	
2							757981	467	319368	846	70710	915	
3							758312	331	320214	846	71603	893	
4					11738		758574	262	321060	846	72711	1108	
5							758846	272	321906	846	73421	710	
6							759181	335	322756	846	74363	942	
7							SAT	342	SAT	846	SAT	944	
8							SUN	342	SUN	846	SUN	944	
9							760208	343	325290	846	77196	945	
10							760590	382	326136	846	78346	1150	
11							760590	0	326982	846	79199	853	
12							760866	276	327828	846	80039	840	
13							761942	1076	328674	846	80844	805	
14							SAT	186	SAT	846	SAT	829	
15							SUN	186	SUN	846	SUN	829	
16							HOL	187	HOL	846	HOL	829	
17							762688	187	332058	846	84163	832	
18							763138	450	332904	846	84963	800	
19							763506	368	333750	846	85830	867	
20							763506	0	334596	846	86772	942	
21							SAT	135	SAT	846	SAT	920	
22							SUN	134	SUN	846	SUN	920	
23							763909	134	337134	846	89532	920	
24							764579	670	337980	846	90504	972	
25							765179	600	338826	846	91679	1175	
26							765337	158	339672	846	92446	767	
27							765337	0	340518	846	92972	526	
28						44641	SAT	199	SAT	866	SAT	930	
29													
30													
31													
TOTAL					4,677	44,641,000	8,489	226,778	23,708	633,342	25,022	668442	
					167	1,594,321	6,349,772		17,733,584		18,716,456		
TOTAL RLCWA USE:		4,677 GALLONS 0.01%		TOTAL ELYRIA WATER USE:		42,799,812 GALLONS 48.94%		TOTAL JOINT LINE USE		44,641,000 51.05%		TOTAL 87,445,489 100.00%	

Pump Station Total	Sugar Ridge Total	Taylor Street TOTAL
3493.16	6328.08	6844.2
3493.16	6328.08	6844.2
2475.88	6328.08	6679.64
1959.76	6328.08	8287.84
2034.56	6328.08	5310.8
2505.8	6328.08	7046.16
2558.16	6328.08	7061.12
2558.16	6328.08	7061.12
2565.64	6328.08	7068.6
2857.36	6328.08	8602
0	6328.08	6380.44
2064.48	6328.08	6283.2
8048.48	6328.08	6021.4
1391.28	6328.08	6200.92
1391.28	6328.08	6200.92
1398.76	6328.08	6200.92
1398.76	6328.08	6223.36
3366	6328.08	5984
2752.64	6328.08	6485.16
0	6328.08	7046.16
1009.8	6328.08	6881.6
1002.32	6328.08	6881.6
1002.32	6328.08	6881.6
5011.6	6328.08	7270.56
4488	6328.08	8789
1181.84	6328.08	5737.16
0	6328.08	3934.48
1488.52	6477.68	6956.4
0	0	0
0	0	0
0	0	0



Building Division Monthly Report



PERMITS	FEBRUARY			YEAR TO DATE		
	Permits	Est. Cost	Fees	Permits	Est. Cost	Fees
Accessory Structure	2	95,000.00	261.59	4	105,000.00	438.34
Accessory Structure - Eng				0	0.00	0.00
Addition				2	4,056,400.00	6,979.62
Addition - Eng				1	0.00	0.00
Air Conditioner	11	85,393.23	969.60	23	155,548.36	1,939.20
Alterations	6	425,775.00	1,877.30	8	459,738.00	2,453.00
Apron				0	0.00	0.00
Backflow Preventor				0	0.00	0.00
Change of Grade				0	0.00	0.00
Commercial Parking Lot				0	0.00	0.00
Com New Construction				0	0.00	0.00
Com New Construction - Eng				1	0.00	0.00
Culvert Pipe/Ditch Enclosure				0	0.00	0.00
Deck/Porch	4	27,490.00	349.61	6	27,490.00	526.36
Demolition	1	25,000.00	0.00	1	25,000.00	0.00
Drain Tile	1	0.00	80.80	1	0.00	80.80
Driveway	2	7,063.00	160.00	3	8,063.00	240.00
Electrical	9	38,503.50	484.80	13	39,384.30	823.15
Fence	5	366,698.44	560.00	9	416,027.44	880.00
Fire Alarm				0	0.00	0.00
Fire Suppression/Protection				0	0.00	0.00
Furnace	17	128,517.23	1,454.40	34	227,375.36	2,828.00
General Inspection				0	0.00	0.00
Generator	3	34,249.00	242.40	5	58,907.95	404.00
Home Occupation	1	0.00	50.00	1	0.00	50.00
Hot Tub				0	0.00	0.00
Lawn Sprinkler				0	0.00	0.00
Major Subdivision - Eng				0	0.00	0.00
New Condo (1-3 Units)				0	0.00	0.00
New Condo (1-3 Units) - Eng				0	0.00	0.00
New Dwelling BSH				0	0.00	0.00
New Dwelling BSH - Eng				0	0.00	0.00
Plumbing				0	0.00	0.00
Plumbing - Water Tank	5	21,000.00	404.00	10	33,200.00	808.00
Re-Roof/Gutters	5	64,577.00	404.00	10	152,452.00	808.00
Res New Dwelling	4	1,318,054.00	8,423.50	12	3,599,582.00	25,007.90
Res New Dwelling - Eng	4	0.00	2,000.00	12	0.00	5,800.00
Sanitary Repair/Replacement	2	0.00	160.00	4	0.00	320.00
Sanitary Sewer Tap	4	0.00	16,769.62	14	0.00	59,955.52
Sanitary Sewer Tap - Avon/Sheffield	4	0.00	20,407.24	10	0.00	222,309.50
Sidewalk				0	0.00	0.00
Siding	3	48,600.00	242.40	3	48,600.00	242.40
Sign - Permanent	4	105,723.48	460.41	4	105,723.48	460.41
Sign - Temporary				0	0.00	0.00
Solar Panel	1	18,018.00	80.80	1	18,018.00	80.80
Storage Tanks				0	0.00	0.00
Storm Connection				0	0.00	0.00
Storm Repair/Replacement				1	0.00	80.00
Sump Pump				0	0.00	0.00
Swimming Pool	1	115,000.00	0.00	1	115,000.00	0.00
Tent				0	0.00	0.00
Water Meter				0	0.00	0.00
Water Tap	4	0.00	0.00	12	0.00	0.00
Waterline	1	0.00	80.00	1	0.00	80.00
Waterproofing	4	127,396.00	323.20	6	161,286.00	484.80
Windows/Doors	36	535,697.48	2,828.80	42	564,741.48	3,313.60
Woodburner Fireplace				0	0.00	0.00

<b>TOTAL</b>	144	3,587,755.36	59,074.47	255	10,377,537.37	337,393.40
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# Building Division Monthly Report



ENFORCEMENTS	FEBRUARY	YEAR TO DATE
	Entries	Entries
Advisory		3
Backflow Program	10	11
Compliance with Approved Plan		0
Commercial Basin Inspection		0
Contractor Registration		0
Engineering Complaint	1	1
Home Occupation Permit		0
Mud on Road		0
Property Maintenance	1	7
Property Maintenance Complaint	15	21
Service		0
Working without Permit		0
<b>TOTAL</b>	<b>27</b>	<b>43</b>

<b>CONTRACTOR REGISTRATIONS</b>	<b>71</b>	<b>221</b>
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<b>INSPECTIONS</b>	<b>528</b>	<b>997</b>
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**Councilman Bruce Abens**, Ward 3 and Chair  
**Councilman Clifford Winkel**, Ward 4  
**Councilwoman Kathryn Rogerson**, Ward 1



**COMMITTEE REPORT**  
**BUILDING & LANDS COMMITTEE MEETING**  
DATE: March 5, 2026

FIRST REVIEW: March 5, 2026

COMMITTEE ACTION: 3-0

O 2026-16 An Ordinance authorizing the issuance of a Request for Concept Proposals for the adaptive reuse of Old Town Hall.  
(Introduced by Mayor Corcoran; First Reading on 02-17-2026)

The Committee reviewed and considered Ordinance No. 2026-16 and determined that no changes were necessary. The Committee then moved to return Ordinance No. 2026-16 to City Council for further consideration.

Signed: March 6, 2026

Members of the Committee:

Chairman: Bruce F. Abens Chairman: Bruce F. Abens

Member: Kathryn Rogerson Member: krogerson

Member: Clifford Winkel Member: Cliff Winkel

**Planning Commission Report**  
MEETING OF MARCH 10, 2026

The North Ridgeville Planning Commission took action on the following items at their regular meeting of March 10, 2026:

NEW BUSINESS

PPZ2026-0405: North Ridge Pointe Subdivision Phase 9 Final Plat, PPN 07-00-030-000-179

Applicant: North Ridge Point Ltd., Gary Smittek Managing Member, 36715 Avalon Court, Avon, OH, 44011. Proposal consists of final plat approval of Phase 9, consisting of 16 cluster lots for North Ridge Pointe Subdivision. Property is zoned R-1 Residence District (Chapter 1282).

**PC ACTION:** Approved by a vote of 5-0 with the following conditions:

1. The City Engineer shall determine the easements needed around the stormwater retention basin.
2. The homeowner maintenance requirements of the proposed 20-foot drainage easements located in the block along rear property lines of cluster lots shall be explicitly included on the plat.
3. The developer shall be required to submit a landscape plan for administrative approval for landscaping around the retention basin and any additional trees not shown in the submitted final plat materials.
4. A performance bond shall be issued in an amount determined by the City Engineer for any unfinished work.
5. Cluster sublots 307, 312 and 322 shall be allowed a 7.5-foot side yard setback to open space.

PPZ2026-0413: Victory Park Turf Baseball Field, 7777 Victory Lane, PPN 07-00-003-102-107

Applicant: PMJ Park Holdings, 7777 Victory Lane, North Ridgeville, OH 44039. Proposal consists of converting one existing baseball field (Field 7) to an artificial turf baseball field with turf bullpens and a batting cage. Property is zoned I-2 Light Industrial District.

**PC ACTION:** Approved by a vote of 5-0.

cc: Mayor Corcoran  
Law Director Moriarty  
Assistant Law Director Morgan  
City Engineer Eavenson  
Chief Building Official Fursdon  
Planning & Development Director Lieber

# Planning Commission Application



## SUBMITTAL INSTRUCTIONS AND PROCEDURES

- Plan reviews will be carried out according to the processes described in the City's Zoning Code.
- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
  - **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Division. Plans shall be collated, folded and easily legible.
  - **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
  - **Variiances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
  - **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

## PROJECT INFORMATION

NORTH RIDGE POINT PHASE 9 07-00-030-000-179  
 Location address Parcel number(s)

Project type:  Commercial/Industrial/Multi-Fam  Prelim Major Subdivision  Final Major Subdivision  Lot Split

Project elements:  New Construction  Building Addition/Alteration  Site Improvements  Plat

~~ASBESTOS~~ COMPLETION OF THE IMPROVEMENTS FOR 16 LOT PHASE 9  
 Project description

## APPLICANT/AGENT INFORMATION

NORTH RIDGE POINT LTD. / GARY SMITEK, MANAGING MEMBER  
 Name/Company

36715 AVACON COURT AVON, OHIO 44011  
 Applicant address

216-849-7651 GARYSMITEK@GMAIL.COM  
 Applicant phone Applicant email

## PROPERTY OWNER INFORMATION

NORTH RIDGE POINT LTD.  
 Name/Company

36715 AVACON COURT, AVON, OHIO 44011  
 Property owner address

216-849-7651 GARYSMITEK@GMAIL.COM  
 Property owner phone Property owner email



## AUTHORIZATION AND ACKNOWLEDGEMENT

[Signature] [Signature]  
 Applicant signature Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Planning Fee Paid	ACTION
	PPZ 2026-0405	\$ 400.00	

\*\*\*\*\* Approved 3.10.2026 with following conditions:

1. Administration shall determine the type of easements around the storm retention basin.
2. The 20-foot drainage easement language shall be included on the plat for maintenance purposes.
3. Administration shall approve the landscaping around the basin, including additional trees not shown on the submitted landscape plan.
4. A performance bond shall be issued in an amount determined by the City Engineer for any unfinished work.
5. Sublots 307, 312 and 322 shall be granted a variance allowing a 7½-foot side yard setback.

APPROVED  
MAR 10 2026

## Planning Review

February 23, 2026

Project: North Ridge Pointe Subdivision Phase 9 Final Plat  
PPNs: 07-00-030-000-179  
District: R-1 Residence District (Chapter 1282)

### Project Summary:

The North Ridge Pointe subdivision is located on property zoned R-1 Residence District and has been designed and is being constructed per the requirements contained in Chapter 1282 (Single-Family Detached and Cluster Development). An amended preliminary plan for the subdivision was last approved by the Planning Commission in 2023.

The developer is seeking final plat approval of Phase 9, consisting of 16 sublots, all of which are cluster lots. Phase 9 continues Sophia Lane adds the Turin Place cul-de-sac. Through Phase 9, the development meets the requirements for density, open space and percentage of cluster units. Front yard depth is adequate.

Per 1224.02 - Plats and data for final approval of subdivision plats, the final plat must show building setback lines, with dimensions. The drawings show 15 foot rear yards for all cluster lots due to the required setback to open space. Several setback issues are noted:

- Two lots, SL 307 and 322, are also subject to 15 foot setbacks to open space, which are not shown on the drawings.
- SL 312 shows a 7.5 foot setback to open space, where 15 feet is required. The adjacent area to the east of the lot is intended as permanent open space.
- SL 315 shows a 7.5 foot setback to open space where 15 feet is required. The adjacent area to the west of the lot was approved in the amended preliminary plan as a future cluster lot.

Planning Commission may allow lesser distances between cluster areas and open space if it determines that the intent of Chapter 1282 will be adequately met.

For final approval, Planning Commission is to review those items listed in Section 1282.07 Final Subdivision Plan; Contents, including the following:

- A plat of the development area showing the street right of way, subdivided and common land, areas reserved for single-family cluster use, and easements, in form for recording
- Detailed plans and specifications for all streets, sidewalks, storm and sanitary sewers, water mains, street illumination, grading and other site features of the development area
- A detailed landscape plan showing all existing site features to remain, recreation facilities and the landscape treatment of all common open space areas within the development area
- The final form of covenants running with the land, deed restrictions, restrictions or easements to be recorded, bylaws of a homeowners' association, etc.

Recommendations:

- Detailed plans should be provided that address requirements of Chapter 1282 as listed above. Applicant may submit approved or as-built construction drawings.
  - Planning Commission is specifically to review a detailed landscaping plan showing the landscape treatment of all common open space areas within the development area. More detail on landscaping was requested by the City Engineer at the time of preliminary plan approval.
  - Street tree locations and selections are part of the detailed landscaping plan.
  - Common mailbox area details not shown in submittal.
  - Lighting details not shown in submittal.
- Show all required building setback lines and, if necessary, indicate any lots for which the applicant is seeking Planning Commission to allow a lesser distance.



**HAYWOOD CIVIL ENGINEERING  
& LAND SURVEYING, LLC**

January 15, 2026      **UPDATED 3/2/2026**

City of North Ridgeville Planning & Development Department  
7307 Avon Belden Road  
North Ridgeville, Ohio 44039

Attn: Kim Lieber, Director

**Re: North Ridge Pointe Subdivision Phase #9  
R-1 Chapter 1282 Single-Family Detached and Cluster Development  
Final Plat Review**

Dear Ms. Lieber:

The following table provides the development statistics, requested for your review, and includes Phase #9, for which Gary Smittek is seeking final Planning Commission approval.

<b>Phase</b>	<b>Lots</b>	<b># Standard</b>	<b># Cluster</b>	<b>Total Area Acres</b>	<b>Open Area Acres</b>
1	30	30	0	22.5292	8.635
2	35	6	29	17.2113	7.1896
3	38	38	0	17.1325	1.2862
4	45	45	0	21.9176	2.2726
5	47	26	21	26.2969	11.0609
6	39	39	0	20.1799	3.6826
7	41	0	41	10.9476	1.4931
8	31	31	0	11.7204	0.1383
9	16	0	16	6.0483	2.0293
Totals	322	215	107	153.9837	37.7876
<i>2008 Original</i>	<i>376</i>	<i>238</i>	<i>138</i>	<i>171.977</i>	<i>44.15</i>
<i>2023 Amended</i>	<i>402</i>	<i>261</i>	<i>141</i>	<i>196.3254</i>	<i>51.2766</i>

The table below summarizes the proposed development statistics in relation to the requirements for cluster development.

	<b>Through Phase #9</b>	<b>Requirements</b>
Density		
lots/acre	2.09	2.3 max
% Cluster	33%	35% max
Open Area	25%	20% min

Attached is a PDF copy of the plat, which contains the requested information for the Planning Commission review. The plat clearly indicates the cluster lots, including their sizes and setbacks.

Please let me know if you have any questions or require additional information. Thank you for your attention to this matter.

Sincerely,  
**HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC**



Dale Haywood, R.E., P.S., CPESC

Cc: Gary Smitek



**PROJECT INFORMATION**

North Ridge Pointe Subdivision	
Proposed project	
Phase 9	07-00-030-000-179
Location	Parcel number
March 10, 2026	February 26, 2026
Meeting date	Comments due

**RECOMMENDATIONS**

Type comments here. Attach additional sheets as necessary.

North Ridge Pointe No. 9 appears to be code compliant.  
 Please remember at the last phase of North Ridge Pointe to demonstrate code compliance, not only for density, open space and cluster lot percentage, but also average lot width for single family lots and average front setback for single family lots for the entire subdivision.

**SUBMITTED BY**

Guy M. Fursdon	Chief Building Official
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

## Staff Meeting Bulletin

**Meeting Date:** February 24, 2026

**Project:** North Ridge Pointe Subdivision Phase 9

**Applicant:** North Ridge Point Ltd./Gary Smitek Managing Member, 36715 Avalon Ct, Avon, OH 44011

**Zoning:** R-1 Residence District

**In Attendance:** Kim Lieber, Planning & Development Director  
John Reese, Fire Chief  
Mike Uhnak, Assistant Fire Chief  
Guy Fursdon, Chief Building Official  
Lori Birschbach-Tober, Assistant City Engineer  
Eric Brown, Civil Engineer  
Gary Smitek, North Pointe Ltd.  
Dale Haywood, Haywood Civil Engineering & Land Surveying, LLC

### Project Introduction

- Gary explained that Phase 9 of North Ridge Pointe includes 16 cluster lots (307-322) approved in the amended preliminary plan. Construction of improvements serving the remaining 50 lots is expected to begin in a few months. He said the work on Phase 9 is straightforward and nearly complete, including installation of the common mailbox and access to the retention basin. The site has 8 inches of concrete (reduced to 6 in some areas), and all utilities are installed except for Ohio Edison, which has not yet arrived but is expected soon. While utility lines are in place, they have not yet been energized. Columbia Gas is also pending.

### Staff Comments

- Kim identified a likely error in the acreage figures on the updated plans, noting that the total acreage and open space numbers appeared to be reversed. While density and open space percentages for the cluster units comply with code, she stated that setbacks for sublots adjacent to open space must be shown and that Lots 307 and 322 need to include 15-foot side setbacks adjacent to open space.

The group discussed seeking waivers or variances for reduced lot widths and setbacks, with confirmation that a waiver would be requested from the Planning Commission first, followed by a variance request if necessary. Lots 307 and 312 are expected to request a 7½-foot minimum width, and clarification was provided that Lot 315 will remain a cluster lot to avoid larger single-family setbacks. It was emphasized that all changes should be clearly documented and presented to the Planning Commission.

As the subdivision nears completion, the developer must demonstrate compliance not only with density and open space requirements but also that single-family lots meet the required average 85-foot width and 35-foot front setback standards.

- Kim also reviewed the Planning Commission's final subdivision checklist, which includes infrastructure, utilities, lighting, grading, site features, and a detailed landscaping plan for common open space. She stressed that even if some items are included in engineering drawings or prior HOA submissions, the Commission must still review all required details, including street tree selections.

- Kim clarified that under Chapter 1282, the Planning Commission has always required a detailed landscape plan for approval, even if it hadn't been strictly enforced before. She emphasized that simply labeling an area as open space does not meet the requirement and that the plan must include specific details such as tree types, locations, and street trees. She also showed an example of a proper detailed landscape plan with a legend. Kim warned that if the submitted plan only shows grass, the Planning Commission could require additional plantings.
- Lori emphasized that the covenants needed legal review and that Block V should be clearly defined and hatched on the plat with an explanatory note rather than relying solely on the covenant document. She raised the question of whether the drainage easement and ponds should be combined or separated into different blocks because their maintenance responsibilities and city access requirements could differ. Lori also stressed the importance of properly documenting easements on the plat and marking them on topographic surveys to prevent homeowners from building in restricted areas. Additionally, she highlighted maintenance and performance issues, such as ponding, grading, and ensuring proper drainage, and requested that standard easement notes covering the 20-foot areas behind homes be included on the plat.

#### **Next Steps**

- The applicant will provide updated plans prior to the March 10<sup>th</sup> meeting.

# NORTH RIDGE POINTE SUBDIVISION No. 9

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO  
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30



HAYWOOD  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhurveying.com  
440.897.3855

JAN 21 2026

1/15/2026

### OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30 CONTAINING 6.0483 ACRES.

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 9, A SUBDIVISION OF LOTS 307 TO 379 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, SIDEWALKS, AND IMPROVEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF NORTH RIDGEVILLE, OHIO FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH, THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE HEREBY GRANTED WHERE INDICATED ON THE PLAT FOR PUBLIC DRAINAGE AND SIDEWALK PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

NORTH RIDGE POINT, LTD

BY: \_\_\_\_\_  
GARY SMITEK

TITLE: \_\_\_\_\_  
MANAGING MEMBER

### NOTARIAL SEAL

STATE OF OHIO \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### UTILITY EASEMENTS GRANT

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE FEET IN WIDTH AND LENGTH AS SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES, FOR PUBLIC AND PRIVATE USE, AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID SERVICES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

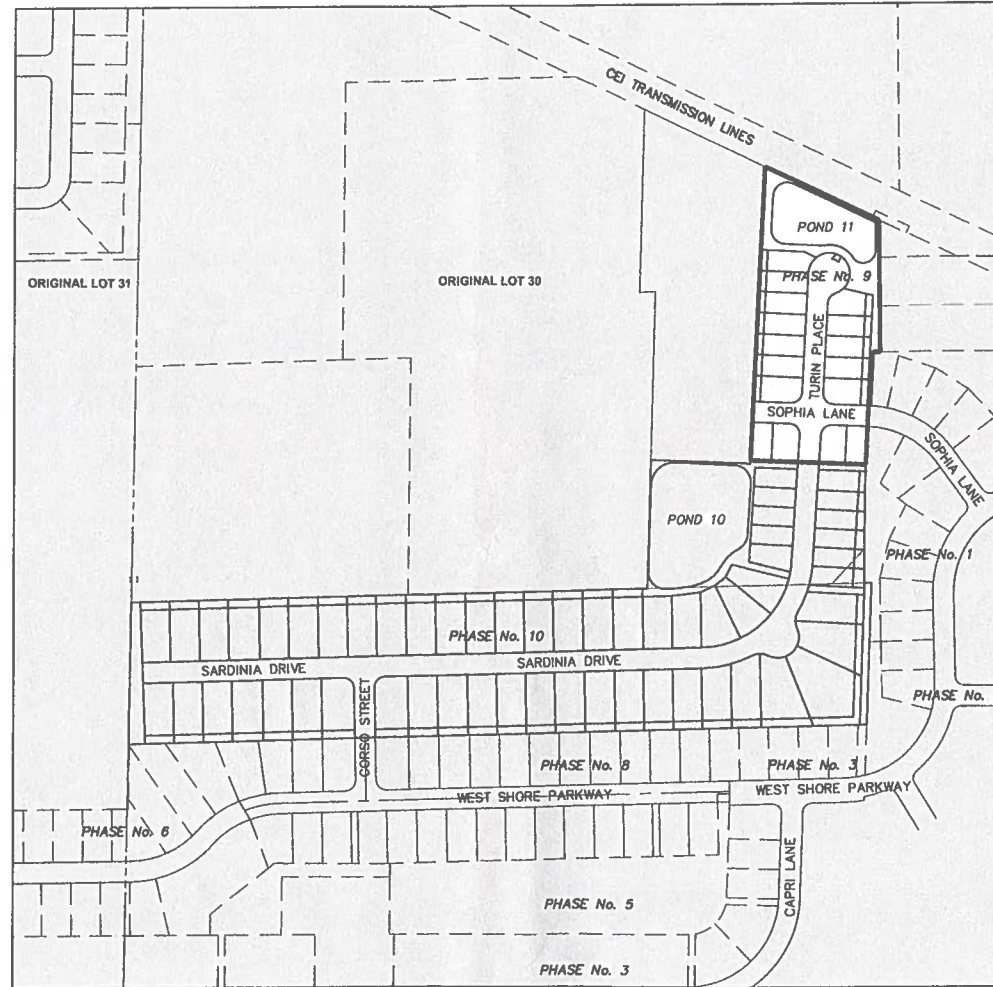
NORTH RIDGE POINT, LTD

BY: \_\_\_\_\_  
GARY SMITEK

TITLE: \_\_\_\_\_  
MANAGING MEMBER

### DRAINAGE AND STORM SEWER EASEMENTS

DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO, GRADING, DRAINAGE, STORM SEWERS, AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY OF THE NORTH RIDGE POINTE SUBDIVISION HOMEOWNERS ASSOCIATION. THESE IMPROVEMENTS ARE PRIVATELY HELD AND, THEREFORE, THE COMPLETE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH RIGHTS TO ACCESS, INSTALL, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS, VEGETATION, AND/OR OTHER APPURTENANCES AS NECESSARY. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES INCLUDING THE CITY OF NORTH RIDGEVILLE, THE OHIO ENVIRONMENTAL AGENCY, AND THE UNITED STATES ARMY CORPS OF ENGINEERS.



### NORTH RIDGEVILLE APPROVALS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NORTH RIDGEVILLE CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NORTH RIDGEVILLE CITY COUNCIL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NORTH RIDGEVILLE PLANNING COMMISSION

**APPROVED**  
MAR 10 2026

### AREA SUMMARY

07-00-030-000-008	20.0147 AC.
07-00-030-000-179	17.9251 AC.
07-00-030-000-286	0.1044 AC.
<b>TOTAL</b>	<b>38.0442 AC.</b>
LOTS 307 THRU 322	2.6783 AC.
BLOCKS V	2.0293 AC.
STREETS TURIN PLACE, SOPHIA LANE	1.3407 AC.
PLAT	6.0483 AC.
REMAINDER	31.9959 AC.
<b>TOTAL</b>	<b>38.0442 AC.</b>

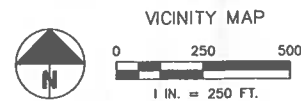
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "NORTH RIDGE POINTE SUBDIVISION NO. 9" AS SHOWN HEREON AND CONTAINING 6.0483 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 30, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED ○, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED ●, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN REFERENCE STATE PLANE, OHIO NORTH ZONE AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

BY \_\_\_\_\_ -DRAFT FOR REVIEW-

REGISTERED SURVEYOR NO. S-8284



SHEET INDEX	
SHEET NO.	DESCRIPTION
1.0	TITLE SHEET
2.0	BOUNDARY SURVEY
2.1	BOUNDARY SURVEY
2.2	BOUNDARY SURVEY
2.3	BOUNDARY SURVEY
2.4	BOUNDARY SURVEY
2.5	BOUNDARY SURVEY
2.6	BOUNDARY SURVEY
3.0	PLAT
3.1	PLAT
3.2	PLAT

**NORTH RIDGE POINTE  
SUBDIVISION NO. 9**  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
 STATE OF OHIO  
 PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**TITLE SHEET**

**SHEET**  
1.0

# NORTH RIDGE POINTE PHASE #9A STREET TREE PLANTING PLAN

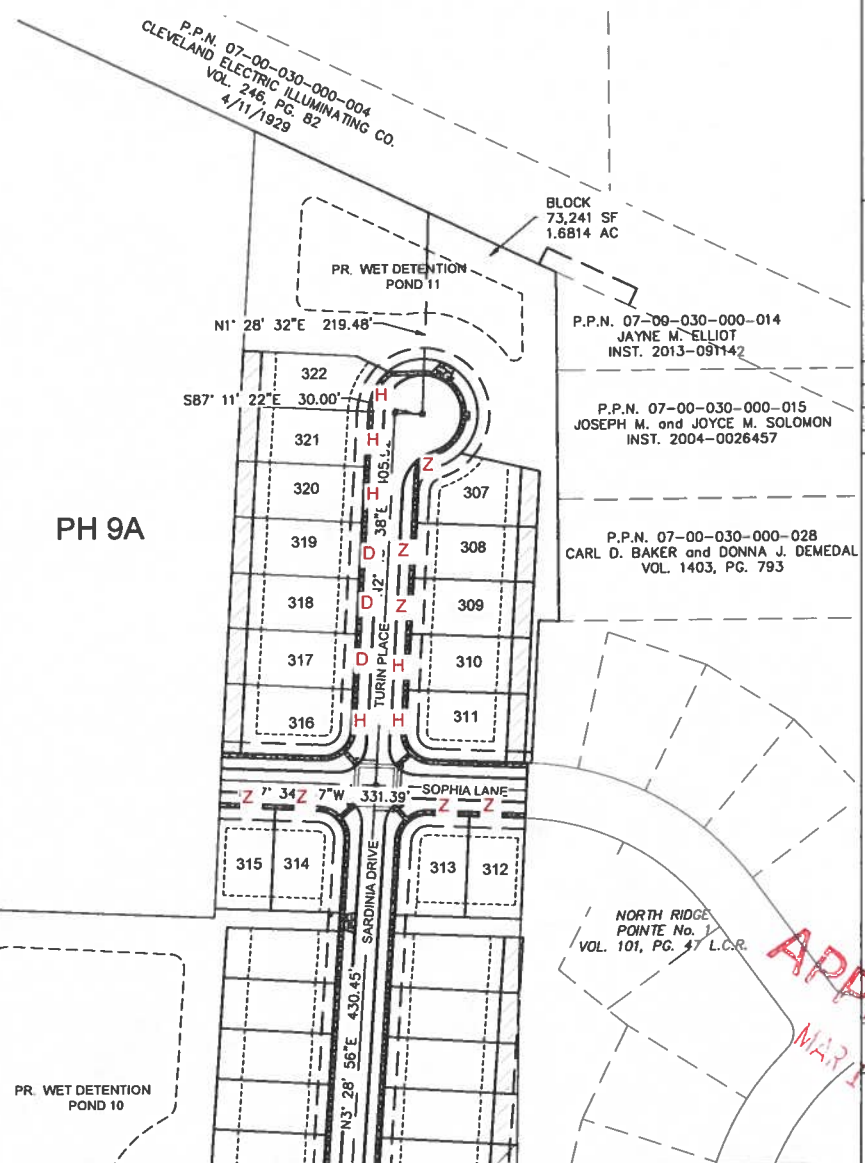
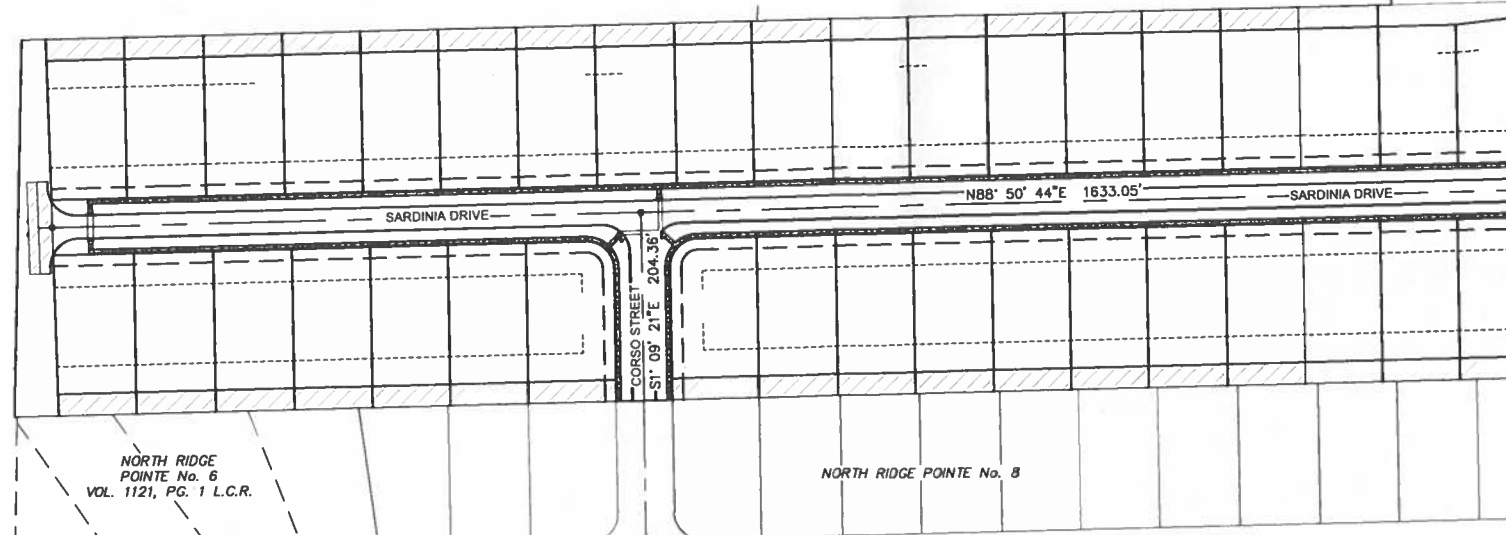
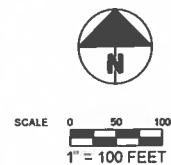
**TREE SYMBOL LEGEND**  
 H = HAWTHORNE  
 D = DOGWOOD  
 Z = ZELKOVA

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	432.05	290.00	85.36	N46° 09' 47"E	393.19	267.43

P.N. 07-00-030-000-007  
 PARCEL No. 1  
 ROBERT B. WENSICK, GERALD A. WENSICK,  
 RICHARD J. WENSICK and JAMES M. WENSICK  
 INST. No. 2001-0729145  
 26.6493 Ac.

P.N. 07-00-030-000-006  
 PARCEL No. 3  
 ROBERT B. WENSICK, GERALD A. WENSICK,  
 RICHARD J. WENSICK and JAMES M. WENSICK  
 INST. No. 2001-0729145  
 12 Ac.

P.N. 07-00-030-000-021  
 ROBERT B. WENSICK ET. AL.  
 INST. No. 1999-0639266



## CITY OF NORTH RIDGEVILLE PLANNING COMMISSION

<input checked="" type="checkbox"/> Approval Granted	<input type="checkbox"/> Request Rejected
Refer For Council Approval:	
BZBA Approval Required:	
<input checked="" type="checkbox"/> Other Conditions: *5 Conditions	
DATE: 3.10.26	BY: <i>[Signature]</i>

**APPROVED**  
 MAR 10 2026



**HAYWOOD**  
 CIVIL ENGINEERING  
 & LAND SURVEYING  
 dh@dhurveying.com  
 440.897.3655



08/06/2024  
 11/26/2024  
 02/11/2025

NORTH RIDGE POINTE SUBDIVISION PHASE NO. 9  
 NORTH RIDGEVILLE  
 LORAIN COUNTY, OHIO

OVERALL LAYOUT PLAN

SHEET  
3.0



P.N. 07-00-031-000-021  
GERARD A. WENSINK &  
DENISE L. WENSINK, CO-TRUSTEES  
FILE 2024-0036173  
69.79 AC.

P.N. 07-00-030-000-345  
GERARD A. WENSINK & DENISE  
L. WENSINK, CO-TRUSTEES  
FILE 2024-0036173  
50.12 AC.

P.P.N. 07-00-030-000-008  
20.0147 ACRES

P.P.N. 07-00-030-000-008  
20.0147 ACRES

3/4" I. PIPE FD.  
& USED FOR  
LINE E&W  
0.26 NORTH  
(1 FT. DEEP)

NO. 57 58.81'E  
409.129'

O.L. 31

S88° 50' 21.64"W  
252.447'  
NORTH RIDGE  
POINTE No. 6  
VOL. 1121, PG. 1 L.C.R.

CORSO  
STREET 60'

NORTH RIDGE POINTE No. 8  
PLAT, VOL. 115 PG. 54

NORTH RIDGE POINTE No. 3  
VOL. 104, PG. 65 L.C.R.

APPROVED  
MAR 10 2026

P.P.N. 07-00-030-000-003  
CLEVELAND ELECTRIC ILLUMINATING CO.  
VOL. 246, PG. 82  
4/11/1929  
S64° 29' 16.36"E  
750.784'

P.P.N. 07-00-030-000-014  
JAYNE M. ELIOT  
INST. 2013-091142

P.P.N. 07-00-030-000-015  
JOSEPH M. and JOYCE M. SOLOMON  
INST. 2004-0026457

P.P.N. 07-00-030-000-028  
CARL D. BAKER and DONNA J. DEMEDAL  
VOL. 1403, PG. 793

P.P.N. 07-00-030-000-179  
17.9251 ACRES

NORTH RIDGE  
POINTE No. 1  
VOL. 101, PG. 47 L.C.R.

WEST SHORE PARKWAY 60'  
0.00071 W. 36' 90.80' .1N

NORTH RIDGE  
POINTE No. 2  
VOL. 102, PG. 96 L.C.R.

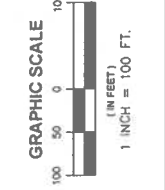


**HAYWOOD**  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@haysurveying.com  
440.897.3655



**JAN 21 2026**

1/15/2026



**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

**SHEET**  
**2.0**



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 dh@dhurveying.com  
 440.897.3855

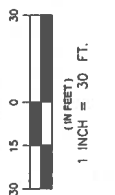


JAN 21 2026

1/15/2026



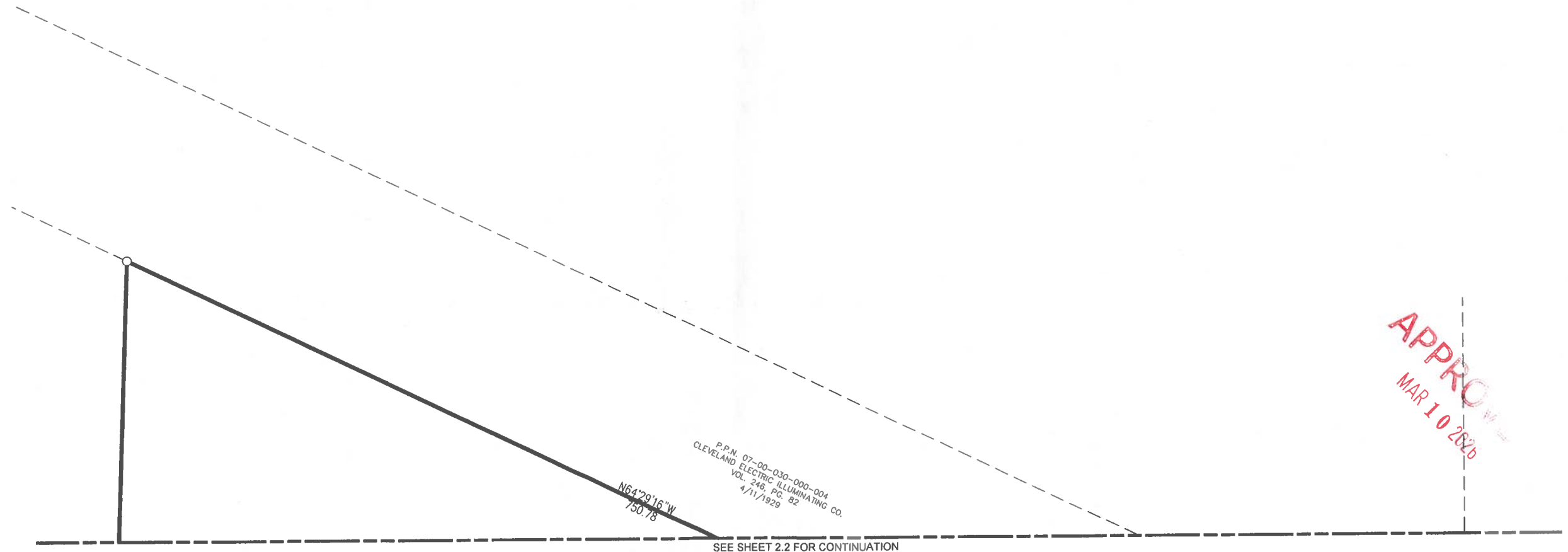
NORTH



**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
 STATE OF OHIO  
 PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

SHEET  
 2.1



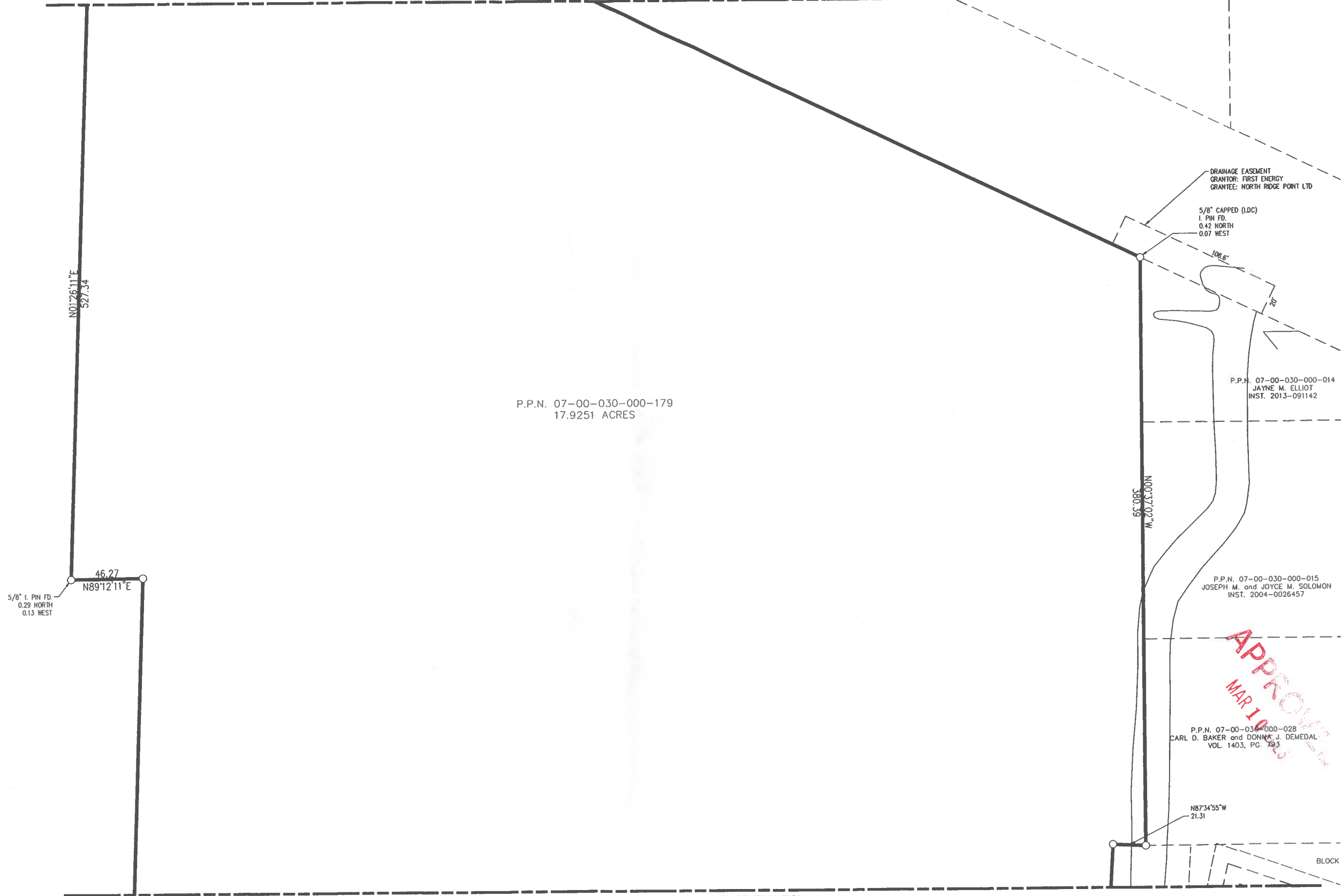
N64°29'16"W  
 750.78

P.P.M. 07-00-030-000-004  
 CLEVELAND ELECTRIC ILLUMINATING CO.  
 VOL. 248, PG. 82  
 4/11/1929

SEE SHEET 2.2 FOR CONTINUATION

APPROVED  
 MAR 10 2026

SEE SHEET 2.1 FOR CONTINUATION



P.P.N. 07-00-030-000-179  
17.9251 ACRES

DRAINAGE EASEMENT  
GRANTOR: FIRST ENERGY  
GRANTEE: NORTH RIDGE POINT LTD

5/8" CAPPED (LDC)  
I. PIN FD.  
0.42 NORTH  
0.07 WEST

106.6°

P.P.N. 07-00-030-000-014  
JAYNE M. ELLIOT  
INST. 2013-091142

P.P.N. 07-00-030-000-015  
JOSEPH M. and JOYCE M. SOLOMON  
INST. 2004-0026457

P.P.N. 07-00-030-000-028  
CARL D. BAKER and DONNA J. DEMEDAL  
VOL. 1403, PG. 793

N87°34'55"W  
21.31

BLOCK

46.27  
N89°12'11"E

5/8" I. PIN FD.  
0.29 NORTH  
0.13 WEST

N01°26'11"E  
527.34

65°38'00"N  
380.39

SEE SHEET 2.3 FOR CONTINUATION



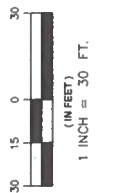
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CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhurveyng.com  
440.897.3855

JAN 21 2026

1/15/2026



NORTH



**NORTH RIDGE POINTE  
SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

APPROVED  
MAR 10 2025

**BOUNDARY SURVEY**

SHEET  
2.2

SEE SHEET 2.2 FOR CONTINUATION

P.P.N. 07-00-030-000-179  
17.9251 ACRES

N01°26'11"E  
855.41

N87°34'57"W  
L=260.0, R=290.0  
Δ=51'22"30"

S87°11'54.44"E 4.290'

155.29  
N02°45'52"E

60.77  
N02°04'30"E

288.79  
N00°26'13"E

50' RIPARIAN EASEMENT V. 197, P. 47 L.C.R.

50' RIPARIAN EASEMENT V. 191, P. 47 L.C.R.

50' RIPARIAN EASEMENT V. 191, P. 47 L.C.R.

50' RIPARIAN EASEMENT V. 191, P. 47 L.C.R.

C=2	C=3
R = 290.00	R = 320.00
Δ = 51'22"30"	Δ = 00'45"07"
A = 260.03	A = 4.29
T = 139.49	T = 2.15
C = 251.41	C = 4.29
N61°53'41"W	N87°11'54"W

SOPHIA LANE 60'

NORTH RIDGE  
POINTE No. 1  
VOL. 101, PG. 47 L.C.R.

REMAINDER  
BLOCK "C"

**APPROVED**  
MAR 10 2025

SEE SHEET 2.4 FOR CONTINUATION



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dh@dhurveying.com  
440.897.3855

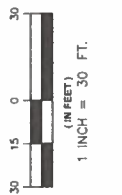
RECEIVED

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1/15/2026



NORTH



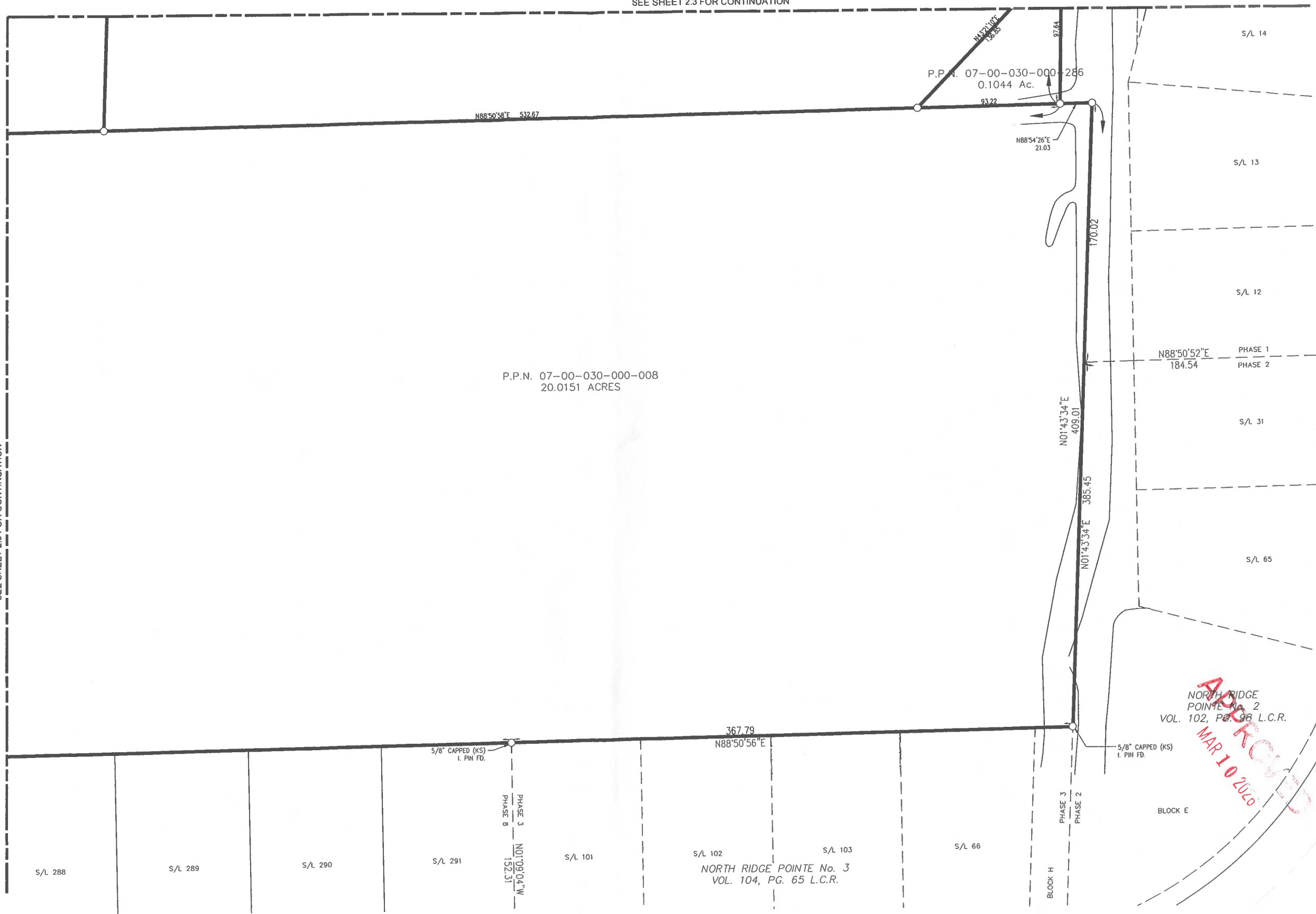
**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

SHEET  
2.3

SEE SHEET 2.3 FOR CONTINUATION

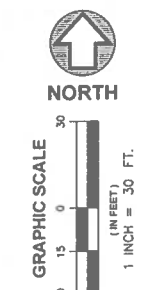
SEE SHEET 2.5 FOR CONTINUATION



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& LAND SURVEYING  
dh@hysurveying.com  
440.897.3855

JAN 21 2026

1/15/2026



**NORTH RIDGE POINTE  
SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

SHEET  
2.4

**APPROVED**  
MAR 10 2026  
NORTH RIDGE POINTE No. 2  
VOL. 102, PG. 98 L.C.R.



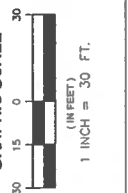
**HAYWOOD**  
 CIVIL ENGINEERING  
 & LAND SURVEYING  
 dh@dhurveying.com  
 440.897.3655

JAN 21 2026

1/15/2026



NORTH



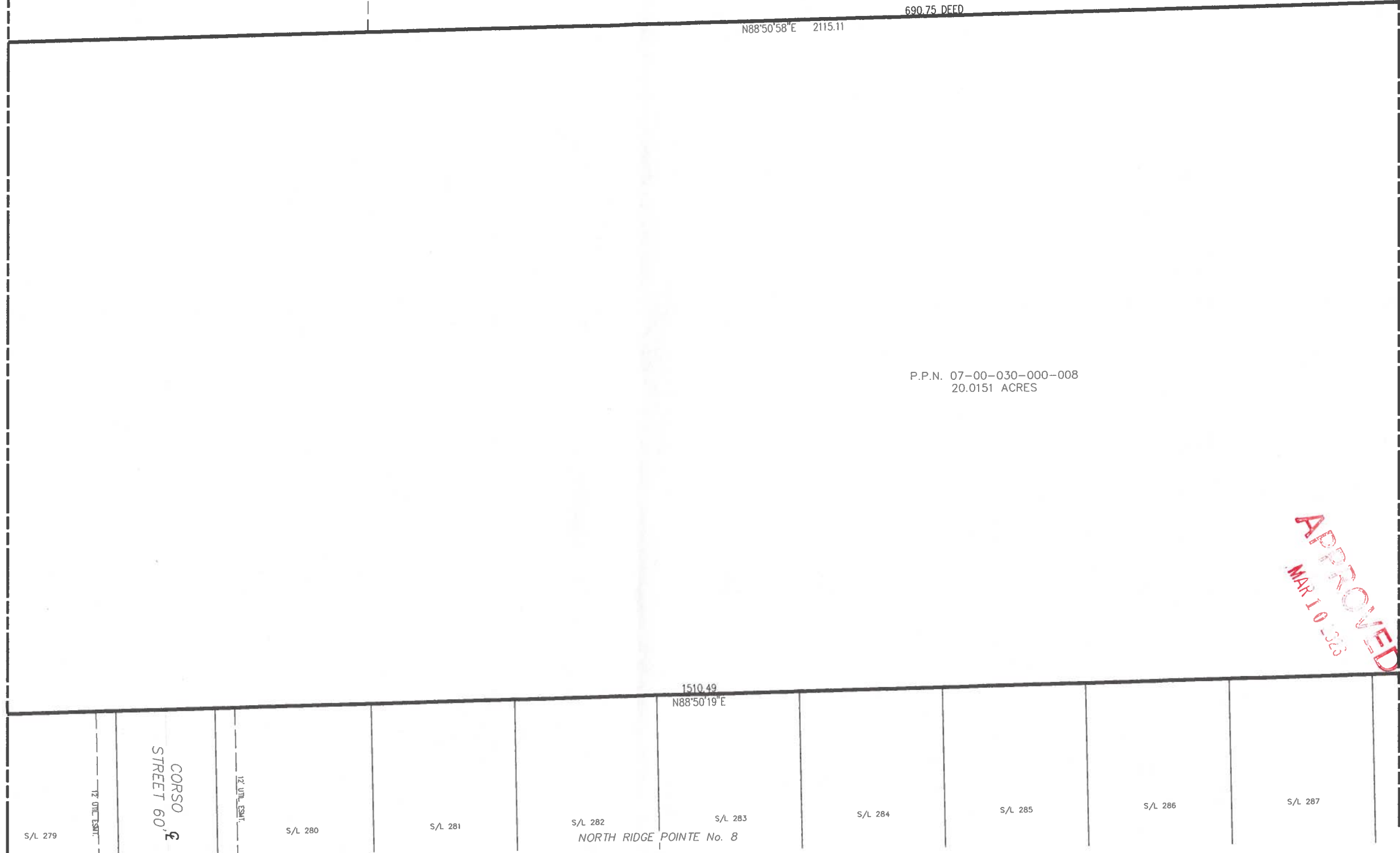
**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
 STATE OF OHIO  
 PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

SHEET  
 2.5

SEE SHEET 2.6 FOR CONTINUATION

SEE SHEET 2.4 FOR CONTINUATION



APPROVED  
 MAR 10 2026

P.N. 07-00-031-000-021  
GERARD A. WENSINK &  
DENISE L. WENSINK, CO-TRUSTEES  
FILE 2024-0036173  
69.79 AC.

P.N. 07-00-030-000-345  
GERARD A. WENSINK & DENISE  
L. WENSINK, CO-TRUSTEES  
FILE 2024-0036173  
50.12 AC.

P.P.N. 07-00-030-000-008  
20.0151 ACRES

O.L. 31  
O.L. 30  
N00°57'59"E  
409.13

3/4" I PIPE FD.  
& USED FOR  
LINE E&W  
0.26 NORTH  
(1 FT. DEEP)

252.45  
N88°50'22"E  
NORTH RIDGE  
POINTE No. 6  
VOL. 1121, PG. 1 L.C.R.

S/L 208

PHASE 6  
PHASE 9

S/L 276

S/L 277

S/L 278

**APPROVED**  
MAR 10 2026



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& LAND SURVEYING  
dh@dhsurveying.com  
440.897.3855

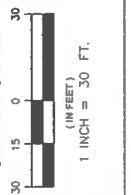
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JAN 21 2026

1/15/2026



NORTH



SEE SHEET 2.5 FOR CONTINUATION

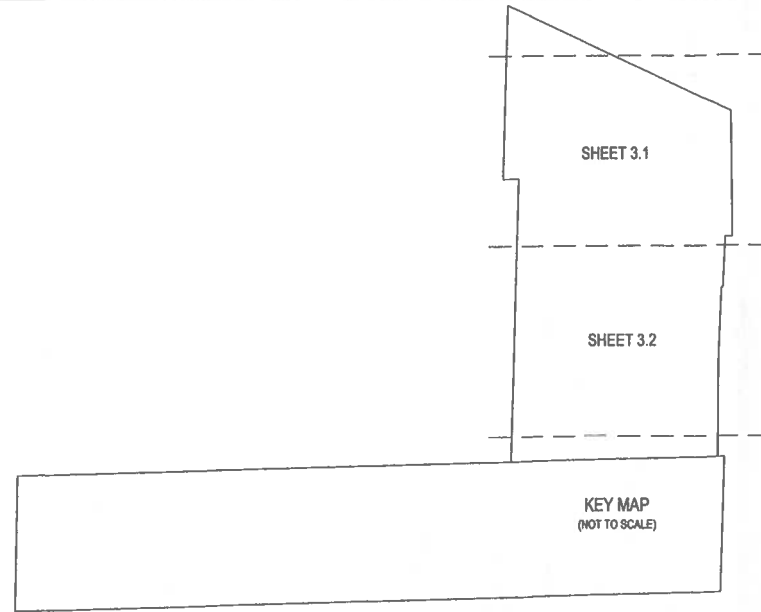
**NORTH RIDGE POINTE  
SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

SHEET  
2.6

**LEGEND:**

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH ID CAP
- ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED



**R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT**

PHASE	STANDARD	CLUSTER	TOTAL LOTS	OPEN AREA	TOTAL AREA
1	30	0	30	8.6350	22.5292
2	6	29	35	7.1896	17.2113
3	38	0	38	1.2862	17.1325
4	45	0	45	2.2726	21.9176
5	26	21	47	11.0609	26.2969
6	39	0	39	3.6626	20.1799
7	0	41	41	1.4931	10.9476
8	31	0	31	0.1383	11.7204
9	0	16	16	6.0483	12.3793
<b>TOTALS</b>	<b>215</b>	<b>107</b>	<b>322</b>	<b>48.1376</b>	<b>153.9837</b>
2008 ORIGINAL	238	138	376	44.15	171.977

**DEVELOPMENT SUMMARY - AMENDED**

DENSITY	% CLUSTER	% OPEN AREA
2.09	33	31

**DEVELOPMENT REQUIREMENTS**

MAX DENSITY	MAX CLUSTER	MIN OPEN AREA
2.3	35%	20%

P.N. 07-00-030-000-021  
GERARD A. WENSINK &  
DENISE L. WENSINK,  
CO-TRUSTEES  
FILE 2024-0036173  
69.79 AC.

PN 07-00-030-000-345  
GERARD A. WENSINK & DENISE  
L. WENSINK, CO-TRUSTEES  
FILE 2024-0036173  
50.12 AC.

O.L. 31  
O.L. 30

NORTH RIDGE  
POINTE No. 6  
VOL. 1121, PG. 1 L.C.R.

NORTH RIDGE POINTE No. 8  
PLAT VOL. 115 PG. 54

NORTH RIDGE POINTE No. 3  
VOL. 104, PG. 65 L.C.R.

NORTH RIDGE  
POINTE No. 2  
VOL. 102, PG. 98 L.C.R.

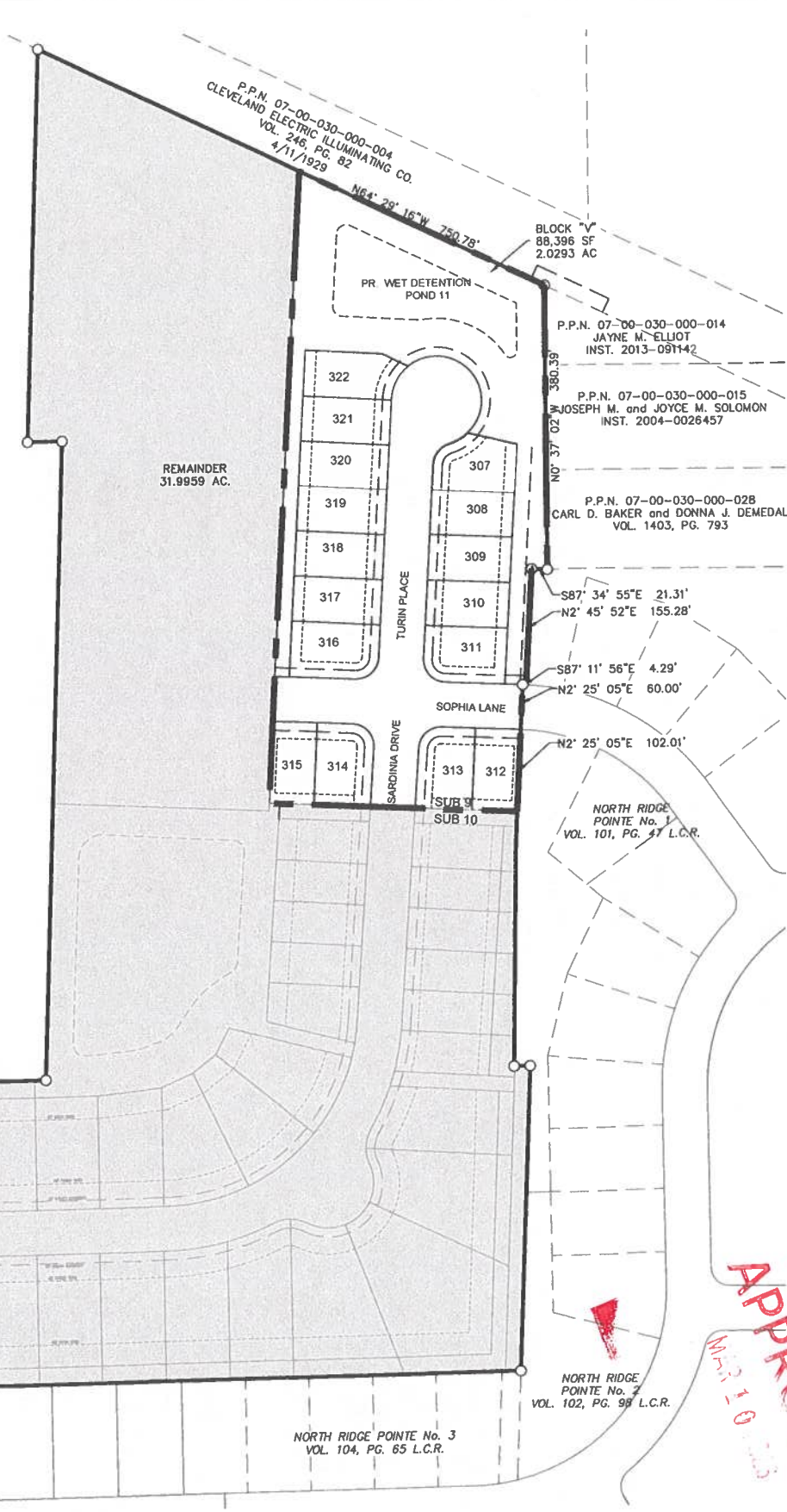
P.P.N. 07-00-030-000-004  
CLEVELAND ELECTRIC ILLUMINATING CO.  
VOL. 246, PG. 82  
1/11/1929

BLOCK "V"  
88,396 SF  
2.0293 AC

P.P.N. 07-00-030-000-014  
JAYNE M. ELLIOT  
INST. 2013-091142

P.P.N. 07-00-030-000-015  
JOSEPH M. and JOYCE M. SOLOMON  
INST. 2004-0026457

P.P.N. 07-00-030-000-028  
CARL D. BAKER and DONNA J. DEMEDAL  
VOL. 1403, PG. 793



**HAYWOOD**  
CIVIL ENGINEERING  
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dh@hysurveying.com  
440.697.3655

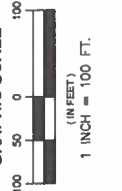
RECEIVED

JAN 21 2026

1/15/2026



NORTH



**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**PLAT**

**APPROVED**  
MAY 10 2025


**SHEET**  
**3.0**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C8	50.45	60.00	48.18	S26° 54' 02" W	48.98	26.83
C9	182.97	60.00	174.73	N41° 38' 45" W	119.87	1302.87
C10	38.93	30.00	70.53	N38° 04' 29" E	34.64	21.21
C33	28.93	60.00	27.62	N59° 31' 42" E	28.65	14.75



SEE SHEET 3.2 FOR CONTINUATION


**APPROVED**  
 1/10/2026



**HAYWOOD**  
 CIVIL ENGINEERING  
 & LAND SURVEYING  
 dh@dhurveying.com  
 440.897.3855

RECEIVED  
 JAN 21 2026

1/15/2026



**NORTH**

GRAPHIC SCALE  
 (IN FEET)  
 1 INCH = 30 FT.

**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
 STATE OF OHIO  
 PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**PLAT**

**SHEET**  
 3.1

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C11	47.33	30.00	90.39	N42° 23' 10"W	42.57	30.21
C13	46.57	30.00	88.94	N47° 57' 00"E	42.03	29.45
C36	47.88	30.00	91.06	S42° 03' 00"E	42.82	30.56
C37	46.92	30.00	89.61	S47° 36' 50"W	42.28	29.79

SEE SHEET 3.1 FOR CONTINUATION

P.N. 07-00-030-000-007  
 PARCEL No. 1  
 ROBERT B. WENSICK, GERALD A. WENSICK,  
 RICHARD J. WENSICK and JAMES H. WENSICK,  
 INST. No. 2001-0729145  
 26.6493 Ac.



NORTH RIDGE  
 POINTE No. 1  
 VOL. 101, PG. 47 L.C.R.

**APPROVED**  
 MAR 10 2026



**HAYWOOD**  
 CIVIL ENGINEERING  
 & LAND SURVEYING  
 dh@dhurveying.com  
 440.897.3855

JAN 21 2026

1/15/2026



**NORTH**  
 GRAPHIC SCALE  
 (IN FEET)  
 1 INCH = 30 FT.

**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
 STATE OF OHIO  
 PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**PLAT**

**SHEET**  
**3.2**

February 24, 2026

To: Kim Lieber, Director, Planning & Economic Development  
Members of North Ridgeville Planning Commission

Regarding: Section 1282.11(b)(2)

Cluster area building spacing:

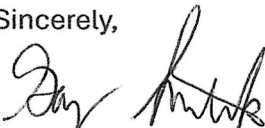
- North Ridge Point, Ltd. is asking for the Planning Commission to wave the fifteen foot side yard setback requirements for cluster sublots next to common open space.

History – this phase represents sublots 307 through 322 of the North Ridge Pointe Subdivision. Prior cluster lots have had 7.5 foot side yard setbacks from open spaces and we are asking to continue the side yard setback of 7.5 feet for sublots 307, 312 and 322 (I believe these are the only lots impacted by the requirement). All other side yard setbacks in this phase are 7.5 feet.

To be clear, the common areas adjacent to these cluster lots are either land that is part of a ditch/drainage easement or next to a retention basin area. There are no significant amenities like the pool, tennis courts or playground in prior phases.

I appreciate your consideration of this request and we look forward to continue building a first class subdivision in North Ridgeville.

Sincerely,



Gary Smitek

Managing Member

North Ridge Point, Ltd.

**SUBMITTAL INSTRUCTIONS AND PROCEDURES**

- Plan reviews will be carried out according to the processes described in the City's Zoning Code.
- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
  - **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Division. Plans shall be collated, folded and easily legible.
  - **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
  - **Variations.** Where zoning variations are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
  - **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

**PROJECT INFORMATION**

7777 VICTORY LANE 07-00-003-102-107  
 Location address Parcel number(s)

Project type:  Commercial/Industrial/Multi-Fam  Prelim Major Subdivision  Final Major Subdivision  Lot Split

Project elements:  New Construction  Building Addition/Alteration  Site Improvements  Plat

CONVERT ONE GRASS BASEBALL FIELD TO ARTIFICIAL TURF.  
 Project description

**APPLICANT/AGENT INFORMATION**

PMJ PARKHOLDINGS  
 Name/Company

7777 VICTORY LANE NORTH RIDGEVILLE OH 44039  
 Applicant address

440-477-3311 JBORKEY@VICTORYPARKOHIO.COM  
 Applicant phone Applicant email

**PROPERTY OWNER INFORMATION**

CITY OF NORTH RIDGEVILLE  
 Name/Company

Property owner address

Property owner phone Property owner email

**APPROVED**  
 MAR 10 2026

**AUTHORIZATION AND ACKNOWLEDGEMENT**

JOSEPH BORKEY Digitally signed by JOSEPH BORKEY Date: 2026.02.06 14:25:58 -05'00'  
 Applicant signature Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Planning Fee Paid	ACTION	3.10.26
	PPZ2026-0413	FEB 06 2026		

## Planning Review

February 23, 2026  
March 2, 2026 *revised*

Project: Victory Park Turf Baseball Field  
Location: 7777 Victory Lane  
PPNs: 07-00-003-102-107  
District: I-2 Light Industrial District

### Project Summary:

Victory Park is owned by the City of North Ridgeville but operated by PMJ Park Holdings, LLC, a private entity. The property is zoned I-2 Light Industrial; however, the agreement between the city and operator establishes the permitted use as a sports park facility, including ballfields, parking, lighting, fencing and all of the other amenities in support of a sports park. The agreement also provides that prior to the installation of any changes, the city will review and approve any such installation in compliance with the codified ordinances including review by city boards, commissions and/or Council.

The proposal consists of converting one existing baseball field (Field 7) to an artificial turf baseball field with turf bullpens and a batting cage. The field is located at the extreme southeast corner of the property. Other fields part of the sports complex are located to the west and north, railroad tracks are located to the south and the lake of the neighboring property owner is located to the east.

The wooded area adjacent to the railroad tracks, the lake and between Field 7 and Field 8 will be cleared. A new dry stormwater detention basin is proposed between Field 7 and Field 6.

New fencing around Field 7 is proposed. Fence height varies from 4 feet (north and west) to 8 feet (south and southwest) to 16 feet (west). The fenced area is setback 7.2 feet from the south property line at its closest point and 9.6 feet from the west property line at its closest point. No new lighting is proposed; existing light poles will remain. The existing scoreboard will remain. These fixtures are located outside of the fenced area.

### Recommendations:

- Provide an exhibit with baseball fields numbered for reference. *Exhibit C3.1 provided.*
- Clarify intent for existing trees/plant material. Proposed site plan shows existing trees and vegetation but demo plan indicates several in the zone of removal.
- Provide fencing detail. *Provided; combination of chain link fencing and netting shown.*
- Will spectator seating be provided? *Applicant indicated pad will be poured for bleachers.*
- Address legally required accessibility. Provide a firm, stable, and clearly marked accessible path from parking or drop-off areas to Field 7; include accessible seating or viewing areas if permanent fixtures (including season-long seating) are added. *Accessible path from parking to field provided along with pad for bleachers. See C3.0.*



**PROJECT INFORMATION**

Convert grass field to artificial turf

Proposed project

7777 Victory Lane

Location

March 10, 2026

Meeting date

07-00-003-102-107

Parcel number

February 26, 2026

Comments due

**RECOMMENDATIONS**

Type comments here. Attach additional sheets as necessary.

No information or details have been provided for the proposed Bullpens, Batting Cage, Dugouts and fencing.

**SUBMITTED BY**

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

## Staff Meeting Bulletin

<b>Meeting Date:</b>	February 24, 2026
<b>Project:</b>	Victory Park Turf Baseball Field
<b>Applicant:</b>	PMJ Park Holdings, 7777 Victory Lane, North Ridgeville, OH 44039
<b>Zoning:</b>	I-2 Light Industrial District
<b>In Attendance:</b>	Kim Lieber, Planning & Development Director John Reese, Fire Chief Mike Uhnak, Assistant Fire Chief Guy Fursdon, Chief Building Official Lori Birschbach-Tober, Assistant City Engineer Eric Brown, Civil Engineer Joe Borkey, PMJ Park Holdings Steve Smetana, My Field of Play Nick Mann, My Field of Play Aaron Appell, Bramhall Engineering George Webb, Bramhall Engineering

### Project Introduction

- Joe explained that they are renovating one of the rear ball diamonds by converting it from grass to turf. The primary tenant will be St. Edward High School, which will use the field for all levels of baseball as well as tournaments. St. Edward's plans to add signage and banners, and alumni will help build dugouts and complete minor improvements, though dugout drawings are not yet available.

### Staff Comments

- Kim asked for an overview of the site numbering the fields for easier identification. She also recommended removing trees from the site plan graphics if they are being removed as shown on the demolition plan, since showing them creates confusion.
- She asked for more detail about the proposed fencing—such as the style, material (e.g., chain link vs netting) and height, particularly the taller netting near the lake. She also inquired whether proximity to the railroad imposed any special requirements.
- Kim asked about spectator seating, including whether there would be concrete pads, and emphasized that accessibility requirements must be met. She stressed the need for a firm, stable, and clearly marked accessible route from parking or drop-off areas to the fields and to any permanent seating. She requested that permit drawings clearly show bleacher locations and uninterrupted accessible connections.
- Finally, Kim asked about the new stormwater basin, confirming that it would be a dry basin and questioning whether fencing would be required for safety. Aaron stated that rather than rely solely on the existing basin's capacity, the team decided to install a new stormwater management basin to handle runoff from the field. The proposed basin will function primarily as a dry basin with a small micro pool and is not intended to require fencing.
- Guy noted that there were no drawings included for the proposed bullpens and batting cages and stated that whoever is providing those structures should submit documentation to the Planning Commission for the record.
- He also asked for clarification about the dugouts and the planned netting, specifically confirming the height of the netting (30 feet). Aaron explained that detailed drawings for the bullpens and

batting cages were not included because those elements are being provided by others.

- Additionally, Guy emphasized the importance of obtaining proper permits and inspections for all proposed work.
- Eric raised several technical engineering concerns. He noted that the detention basin side slopes must comply with ordinance requirements of 4:1 rather than the 3:1 shown on the plans. He also stated that the top of bank should be 10 feet from the property line, whereas the drawings showed it closer to approximately 8.6 feet.
- He asked for clarification and additional details regarding the proposed 1-inch by 12-inch geosynthetic wrapped field drains, stating he was unfamiliar with them and did not see sufficient detail on the plans. He asked how deep they would be installed and how they would connect into the storm system.
- Lori explained that the current submission was only a planning-level overview and that a full engineering review has not yet been completed.
- She also commented on long-term stormwater maintenance, pointing out that system capacity can decrease over time if components are not properly cleaned and maintained. While design standards address current conditions, she emphasized that ongoing maintenance will be necessary in the future.
- Aaron stated that regarding stormwater management, that the existing city basin has been studied, but a final report is not yet complete. In the meantime, contractors are cleaning and jetting storm sewers, and the clubhouse sanitary lateral will be inspected per prior discussions.
- Finally, Lori referenced prior comments about the parking lot improvements, noting that they were expected to be completed within a year of the last approval and requested evidence of progress. She acknowledged that those items could be discussed further at an upcoming progress meeting.

#### **Next Steps**

- The applicant will provide updated plans prior to the March 10 meeting.

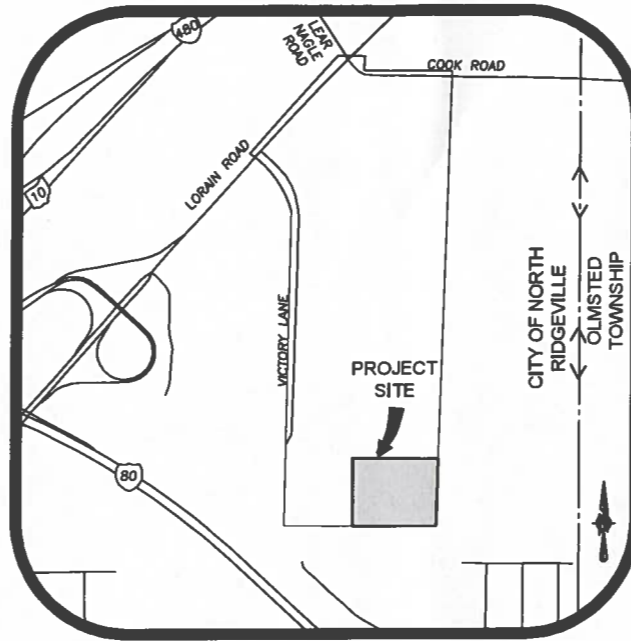
RECEIVED 3.2.2026

# IMPROVEMENT PLANS FOR VICTORY PARK- FIELD 7 IMPROVEMENTS CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

APPROVAL ON BEHALF OF THE CITY OF NORTH RIDGEVILLE

DATE  
CITY ENGINEER - CHRISTINA EAVENSON, P.E.

LEGEND			
	RIGHT-OF-WAY		PROP. STORM
	PROPERTY LINE		PROP. CENTERLINE DITCH/CREEK
	CENTERLINE		PROP. CATCH BASIN
	EX. SETBACK		PROP. CLEANOUT
	EASEMENT		
	CENTERLINE DITCH/CREEK		
	EX. TOP OF BANK/MOUND		
	EX. TREE LANDSCAPE		
	EX. FENCE		
	EX. 1FT CONTOUR		
	EX. 5FT CONTOUR		
	EX. UNDERGROUND ELECTRIC		
	EX. GAS		
	EX. SANITARY		
	EX. STORM		
	EX. WATER		
	EX. MANHOLE		
	EX. CATCH BASIN		
	EX. TREE (DECIDUOUS)		
	EX. TREE (CONIFER)		
	EX. ELECTRIC BOX		
	EX. LIGHT POLE		
	IRON PIN/PIPE FOUND		



LOCATION MAP  
NOT TO SCALE  
  
INDEX OF SHEETS

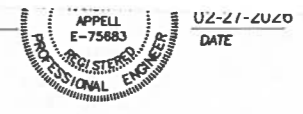
TITLE SHEET.....	C1.0
EX. CONDITIONS & DEMOLITION PLAN.....	C2.0
SITE PLAN.....	C3.0
OVERALL PARK PLAN.....	C3.1
OVERALL UTILITY PLAN.....	C4.0
ENLARGED UTILITY PLAN.....	C4.1
GRADING PLAN.....	C5.0
STORMWATER POLLUTION PREVENTION PLAN.....	C6.0
SWP3 NOTES & DETAILS.....	C6.1-C6.4
STORMWATER MANAGEMENT PLAN.....	C7.0
MISCELLANEOUS DETAILS.....	C8.0-C8.2

**CITY OF NORTH RIDGEVILLE  
PLANNING COMMISSION**

<input checked="" type="checkbox"/> Approval Granted	<input type="checkbox"/> Request Rejected
Refer For Council Approval	
BZBA Approval Required:	
Other Conditions:	
DATE: 3.10.26	BY:

APPROVED  
MAR 10 2026

PLANS PREPARED BY  
BRAMHALL ENGINEERING AND SURVEYING COMPA  
  
AARON P. APPELL, P.E.  
REGISTERED OHIO ENGINEER NO. E-75683



**SURVEY NOTE:**  
A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS NOT BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY. THIS PLAN IS BASED UPON AVAILABLE COUNTY INFORMATION. BOUNDARY LINES ARE SHOWN PER RECORD SURVEY PREPARED BY MCSTEEN LAND SURVEYORS AND DATED APRIL 25, 2022.

**EXISTING UNDERGROUND UTILITIES NOTE:**  
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

DRAFT NOI PERMIT #: 3GC16658



DATE	BY	DESCRIPTION
01-28-2026	GBW	ISSUE TO VICTORY PARK FOR REVIEW
02-06-2026	APA	ISSUE TO CITY OF NORTH RIDGEVILLE
02-27-2026	APA	REVISED PER CITY COMMENTS

DRAWN BY: CJK  
CHECKED BY: APA

**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
TITLE SHEET  
CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

SHEET  
C1.0  
  
JOB NO.  
25-6287B

J:\050819\Victory Park\Bramhall\Field\Drawings\Improvement Plans\C1.0 TITLE SHEET.dwg, Plot Date: Feb 27, 2026 - 2:55pm



**HATCH LEGEND**



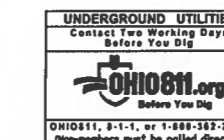
**NOTES:**

1. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T., AND CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWINGS.
2. ALL EARTHWORK, SUBGRADE PREPARATION, & BACKFILL REQUIREMENTS SHALL BE MONITORED BY A CERTIFIED GEOTECHNICAL ENGINEER.
3. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
4. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
6. CONTRACTOR TO NOTIFY THE CITY OF NORTH RIDGEVILLE AND SITE OWNERS AUTHORIZED REPRESENTATIVE A MINIMUM OF SEVENTY TWO (72) HOURS BEFORE BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
8. ALL ADA SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE, AND LOCAL CODE.
9. SEE FENCE SPECIFICATIONS BY OTHERS.
10. ELECTRICAL FEED AND DETAILS BY OTHERS.
11. EXISTING FLYASH CAP IF ENCOUNTERED SHALL NOT BE DISTURBED OR PENETRATED. WHEN TRENCHING CONDUITS REQUIRES IMPACTING THE CAP, THE CONTRACTOR SHALL FOLLOW THE GUIDANCE AND REQUIREMENTS OF THE GEOTECHNICAL REPORT BY ECS, MIDWEST LLC APRIL 2023 OR LATEST VERSION. DRAINAGE PATTERNS SHALL GENERALLY BE MAINTAINED.

APPROVED  
MAR 10 2026

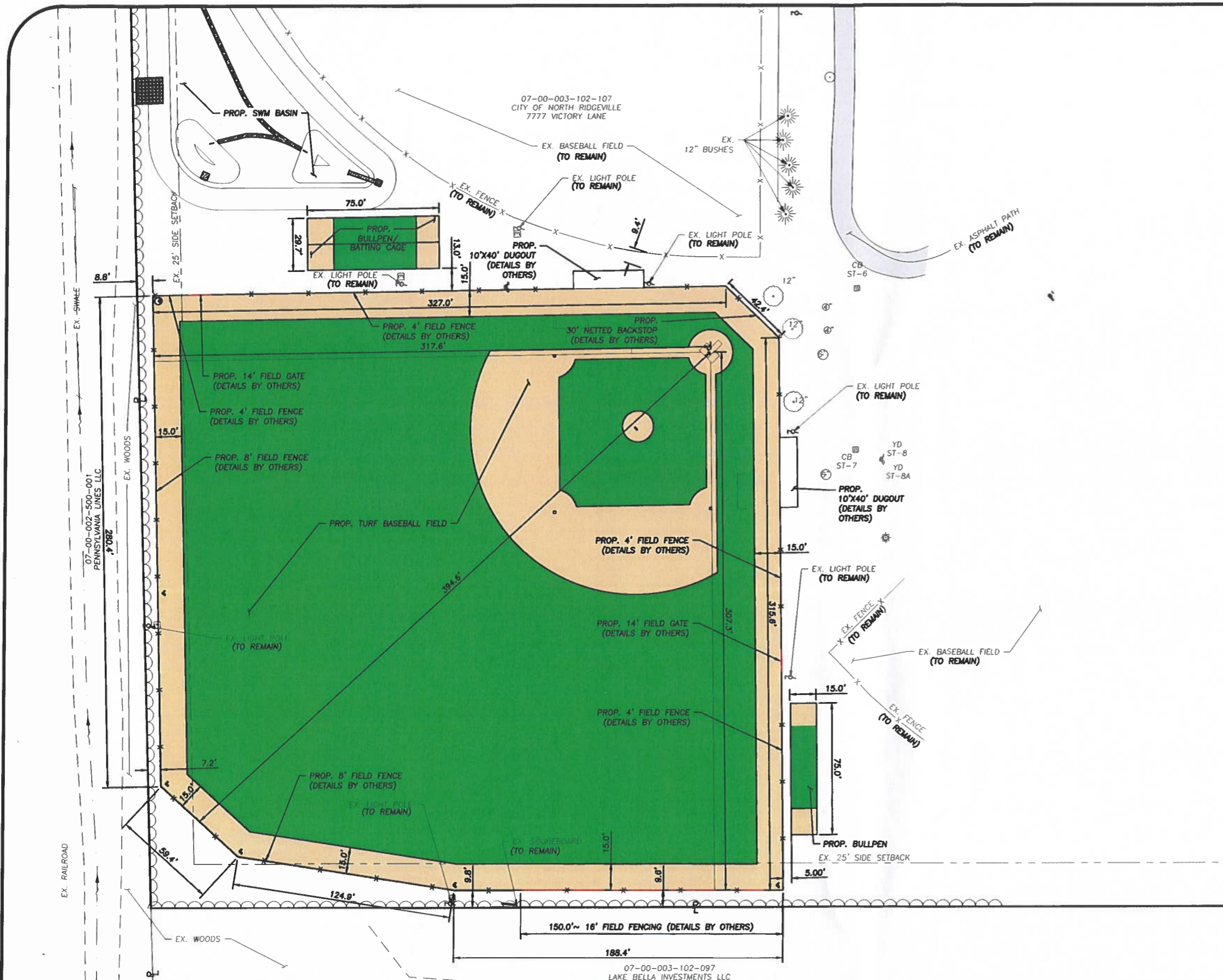
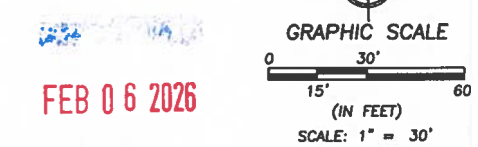
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DATE	BY	DESCRIPTION
01-28-2026	GEW	ISSUE TO VICTORY PARK FOR REVIEW
02-06-2026	APA	ISSUE TO CITY OF NORTH RIDGEVILLE

**DRAWN BY:**  
CJK

**CHECKED BY:**  
APA

**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

**PREPARED FOR:**

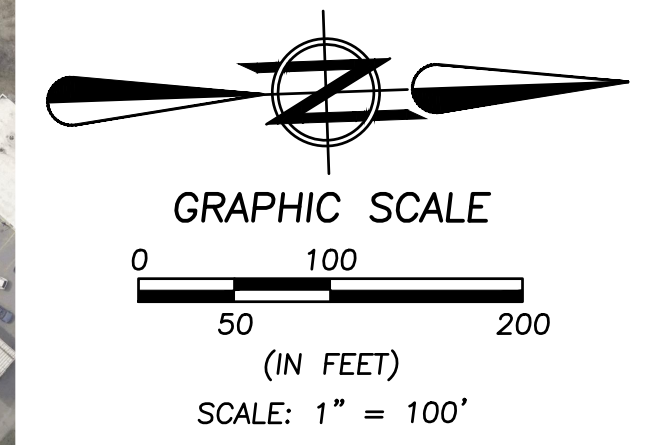
VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

**VICTORY PARK- FIELD 7 IMPROVEMENTS  
SITE PLAN**

CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

SHEET  
C3.0

JOB NO.  
25-628'



REVISION	DATE	BY	DESCRIPTION
	01-28-2026	GEW	ISSUE TO VICTORY PARK FOR REVIEW
	02-06-2026	APA	ISSUE TO CITY OF NORTH RIDGEVILLE
	02-27-2026	APA	REVISED PER CITY COMMENTS

DRAWN BY:  
GEW

CHECKED BY:  
APA

**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
OVERALL PARK PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

SHEET  
C3.1

JOB NO.  
25-6287B

J:\26287B Victory Park Baseball Field\DRAWINGS\Improvement Plans\OVERALL FIELDS EXHIBIT.dwg, Plotted: Feb 27, 2026 - 2:57pm

**HATCH LEGEND**



**EXISTING STORM STRUCTURE TABLE**

STRUCTURE NAME	RIM	INVERT(S)
ST-5	RIM 789.80	18" HDPE (N) INV.: 784.94 8" DUAL HDPE (E) INV.: 785.34 12" HDPE (S) INV.: 785.34 12" HDPE (SE) INV.: 784.94
ST-6	RIM 789.53	8" DUAL HDPE (E) INV.: 786.17 8" DUAL HDPE (S) INV.: 786.17 8" DUAL HDPE (W) INV.: 786.17
ST-6A	RIM 790.53	
ST-6A1	RIM 789.16	8" DUAL HDPE (N) INV.: 788.82
ST-7	RIM 788.26	8" DUAL HDPE (W) INV.: 786.56 8" HDPE Pipe (NE) INV.: 786.56
ST-8	RIM 788.29	
ST-8A	RIM 789.64	8" HDPE Pipe (SW) INV.: 787.93
ST-9	RIM 789.18	
ST-9A	RIM 789.11	

WILL BE UPDATED UPON CLEANING AND JETTING OF EXISTING STORM SEWERS

**STRUCTURE TYPES:**

- (A) ODOT 2-2B CATCH BASIN WITH EJIW 5110 GRATE.
- (B) PVC CLEANOUT ASSEMBLY OR NYLOPLAST STRUCTURE WITH BELOW-GRADE CAP, TO HAVE TURF INSTALLED OVER THE TOP.
- (C) NYLOPLAST STRUCTURE OR PRECAST MANHOLE WITH BELOW GRADE CASTING, TO HAVE TURF INSTALLED OVER THE TOP, TO HAVE BMP SNOOT ATTACHED TO OUTLET PIPE (SEE MISC. DETAILS FOR ADDITIONAL INFORMATION.)
- (D) HALF-HEIGHT HEADWALL
- (E) FULL-HEIGHT HEADWALL

**UTILITY NOTES:**

1. EXISTING UNDERGROUND ELECTRIC SHOWN DIAGRAMMATICALLY ONLY. CONTRACTOR SHALL USE CAUTION WHEN PERFORMING EARTH MOVING/TRENCHING NEAR EXISTING UTILITIES.
2. THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE RULES AND REGULATIONS.
3. CONTRACTOR SHALL COORDINATE UTILITY SERVICE CONNECTION WITH THE APPROPRIATE PRIVATE UTILITY COMPANY.
4. CONTRACTOR SHALL USE CAUTION WHEN TRENCHING THROUGH THE EXISTING BASEBALL FIELD FOR STORM SEWER INSTALLATION. ALL EXISTING FENCING, IRRIGATION LINES/EQUIPMENT, AND FIELD DRAINAGE DISTURBED DURING TRENCHING SHALL BE REPLACED IN KIND.

**PROPOSED STORM CLEANOUT TABLE**

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
STCO 500 "B"	780.98	12" HDPE (S) INV.: 788.98	N: 623405.70 E: 2112668.79
STCO 501 "B"	780.00	12" HDPE (S) INV.: 788.00 12" HDPE (N) INV.: 788.00	N: 623220.66 E: 2112663.42
STCO 502 "B"	789.54	15" HDPE (SW) INV.: 787.12 12" HDPE (N) INV.: 787.13	N: 623098.91 E: 2112640.95
STCO 503 "B"	789.51	15" HDPE (NE) INV.: 786.92 18" HDPE (W) INV.: 786.92	N: 623057.75 E: 2112601.17
STCO 504 "B"	789.83	18" HDPE (E) INV.: 786.65 24" HDPE (W) INV.: 786.65	N: 623058.19 E: 2112492.28

**PROPOSED STORM CATCHBASIN TABLE**

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
CB 507 "A"	790.15	6" PVC (S) INV.: 785.88 12" HDPE (NW) INV.: 785.88	N: 623185.41 E: 211260.94

**PROPOSED STORM MANHOLE TABLE**

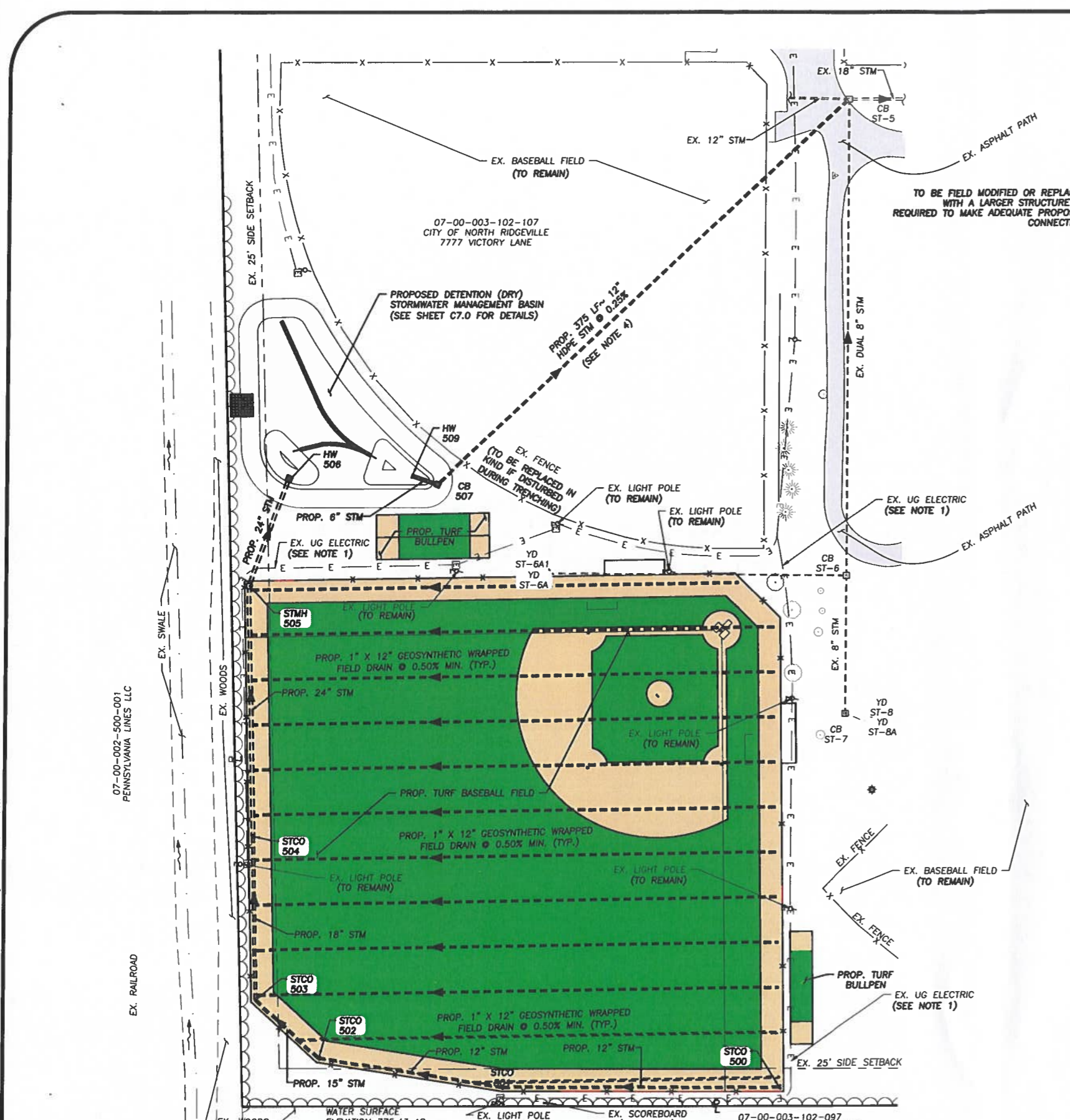
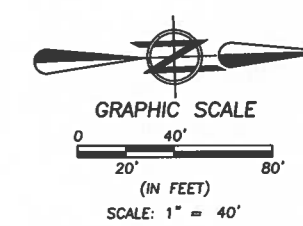
STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
STMH 505 "C"	790.32	24" HDPE (E) INV.: 786.23 24" HDPE (W) INV.: 786.24	N: 623058.87 E: 2112325.04

**PROPOSED STORM HEADWALL TABLE**

STRUCTURE NAME	INVERT(S)	STRUCTURE LOCATION
HW 506 "D"	24" HDPE (E) INV.: 786.05	N: 623085.96 E: 2112256.29
HW 509 "E"	6" PVC (N) INV.: 783.88	N: 623168.50 E: 2112254.55

APPROVED  
MAR 10 2026

FEB 06 2026



DATE	BY	DESCRIPTION
01-28-2026	GEW	ISSUE TO VICTORY PARK FOR REVIEW
02-06-2026	APA	ISSUE TO CITY OF NORTH RIDGEVILLE

**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

DRAWN BY: CJK  
CHECKED BY: APA

PREPARED FOR:  
**VICTORY PARK OHIO**  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

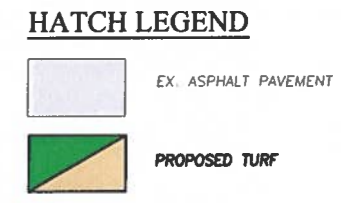
**VICTORY PARK- FIELD 7 IMPROVEMENTS**  
OVERALL UTILITY PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET C4.0  
JOB NO. 25-628'



**EXISTING STORM STRUCTURE TABLE**

STRUCTURE NAME	RIM	INVERT(S)
ST-5	RIM 789.80	18" HDPE (N) INV.: 784.94 8" DUAL HDPE (E) INV.: 785.34 12" HDPE (S) INV.: 785.34 12" HDPE (SE) INV.: 784.94
ST-6	RIM 789.53	8" DUAL HDPE (E) INV.: 786.17 8" DUAL HDPE (S) INV.: 786.17 8" DUAL HDPE (W) INV.: 786.17
ST-6A	RIM 790.53	
ST-6A1	RIM 789.16	8" DUAL HDPE (N) INV.: 788.82
ST-7	RIM 788.26	8" DUAL HDPE (W) INV.: 786.56 8" HDPE Pipe (NE) INV.: 786.56
ST-8	RIM 788.29	
ST-8A	RIM 789.64	8" HDPE Pipe (SW) INV.: 787.93
ST-9	RIM 789.18	
ST-9A	RIM 789.11	



WILL BE UPDATED UPON CLEANING AND JETTING OF EXISTING STORM SEWERS

**STRUCTURE TYPES:**

- (A) ODOT 2-28 CATCH BASIN WITH EJIW 5110 GRATE.
- (B) PVC CLEANOUT ASSEMBLY OR NYLOPLAST STRUCTURE WITH BELOW-GRADE CAP TO HAVE TURF INSTALLED OVER THE TOP.
- (C) NYLOPLAST STRUCTURE OR PRECAST MANHOLE WITH BELOW GRADE CASTING, TO HAVE TURF INSTALLED OVER THE TOP, TO HAVE BMP SNOOT ATTACHED TO OUTLET PIPE (SEE MISC. DETAILS FOR ADDITIONAL INFORMATION.)
- (D) HALF-HEIGHT HEADWALL
- (E) FULL-HEIGHT HEADWALL

**UTILITY NOTES:**

1. EXISTING UNDERGROUND ELECTRIC SHOWN DIAGRAMMATICALLY ON CONTRACTOR SHALL USE CAUTION WHEN PERFORMING EARTH MOVING/TRENCHING NEAR EXISTING UTILITIES.
2. THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE OF NORTH RIDGEVILLE RULES AND REGULATIONS.
3. CONTRACTOR SHALL COORDINATE UTILITY SERVICE CONNECTION TO THE APPROPRIATE PRIVATE UTILITY COMPANY.
4. CONTRACTOR SHALL USE CAUTION WHEN TRENCHING THROUGH EXISTING BASEBALL FIELD FOR STORM SEWER INSTALLATION. ALL EXISTING FENCING, IRRIGATION LINES/EQUIPMENT, AND FIELD DRAINAGE DISTURBED DURING TRENCHING SHALL BE REPLACED IN KIND.

**PROPOSED STORM CLEANOUT TABLE**

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
STCO 500 "b"	790.98	12" HDPE (S) INV.: 788.98	N: 623405.70 E: 2112688.78
STCO 501 "b"	790.00	12" HDPE (S) INV.: 788.00 12" HDPE (N) INV.: 788.00	N: 623220.86 E: 2112663.42
STCO 502 "b"	789.54	15" HDPE (SW) INV.: 787.12 12" HDPE (N) INV.: 787.13	N: 623098.91 E: 2112640.95
STCO 503 "b"	789.51	15" HDPE (NE) INV.: 786.92 18" HDPE (W) INV.: 786.92	N: 623057.75 E: 2112801.17
STCO 504 "b"	789.83	18" HDPE (E) INV.: 786.65 24" HDPE (W) INV.: 786.65	N: 623058.19 E: 2112492.26

**PROPOSED STORM CATCHBASIN TABLE**

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
CB 507 "A"	790.15	6" PVC (S) INV.: 785.88 12" HDPE (NW) INV.: 785.88	N: 623185.41 E: 2112260.94

**PROPOSED STORM MANHOLE TABLE**

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
STMH 505 "C"	790.32	24" HDPE (E) INV.: 786.23 24" HDPE (W) INV.: 786.24	N: 623058.87 E: 2112325.04

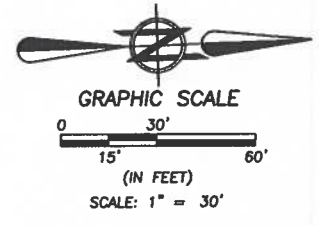
**PROPOSED STORM HEADWALL TABLE**

STRUCTURE NAME	INVERT(S)	STRUCTURE LOCATION
HW 506 "D"	24" HDPE (E) INV.: 786.05	N: 623085.98 E: 2112256.29
HW 509 "E"	6" PVC (N) INV.: 783.88	N: 623188.50 E: 2112254.55

APPROVED

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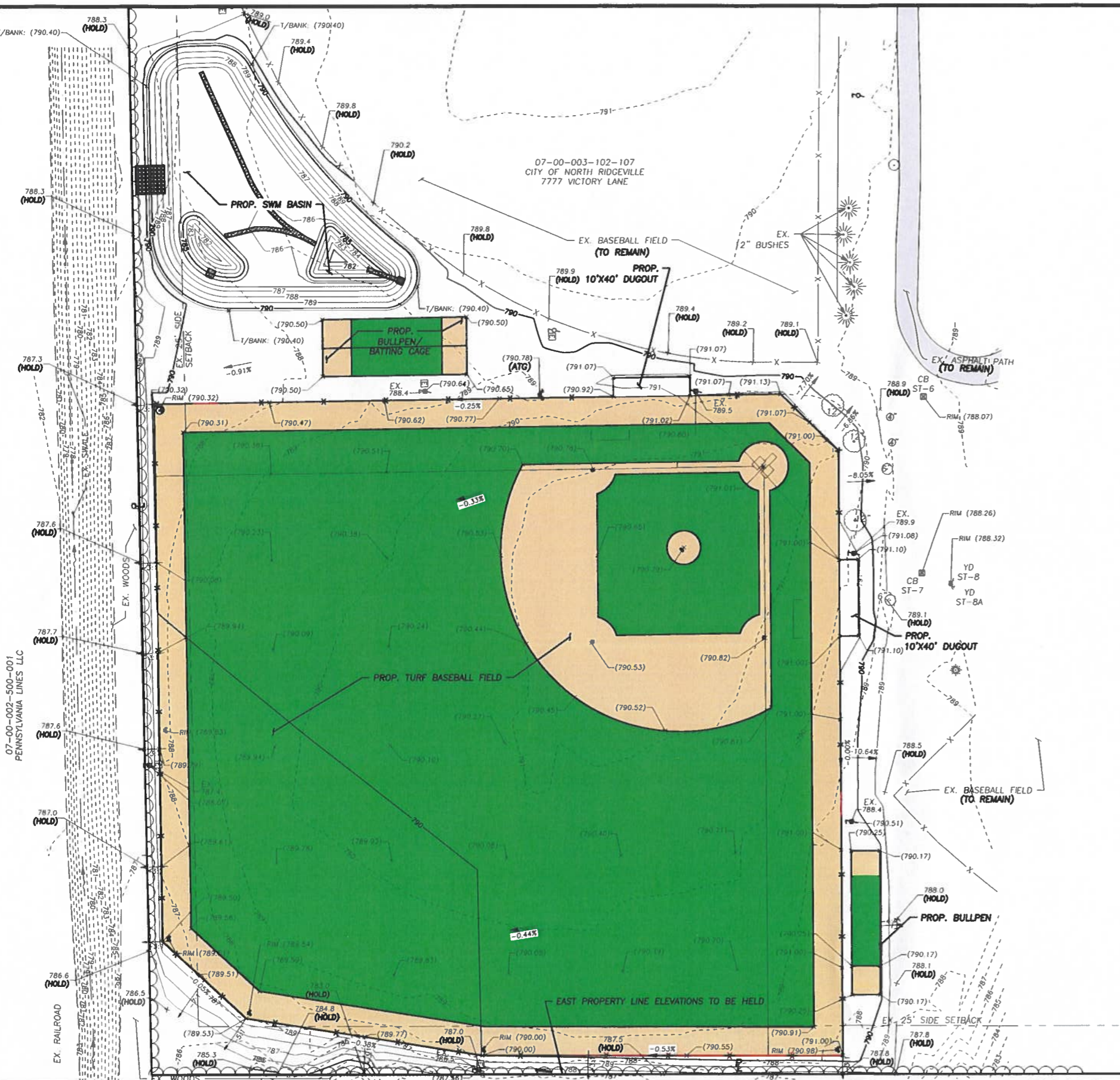
**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

DRAWN BY: CJK  
CHECKED BY: APA





PREPARED FOR:  
**VICTORY PARK OHIO**  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

**VICTORY PARK- FIELD 7 IMPROVEMENTS**  
ENLARGED UTILITY PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET C4.1  
JOB NO: 25-628'



**HATCH LEGEND**

-  EX. ASPHALT PAVEMENT
-  EX. CONCRETE PAVEMENT
-  EX. PAVEMENT (TO BE REMOVED)
-  PROPOSED TURF

**SURVEY NOTE:**





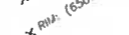




A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS NOT BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY. THIS PLAN IS BASED UPON AVAILABLE COUNTY INFORMATION. BOUNDARY LINES ARE SHOWN PER RECORD SURVEY PREPARED BY MCSTEEN LAND SURVEYORS AND DATED APRIL 25, 2022.



**EXISTING UNDERGROUND UTILITIES NOTE:**

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

**GRADING CALL OUT LEGEND**

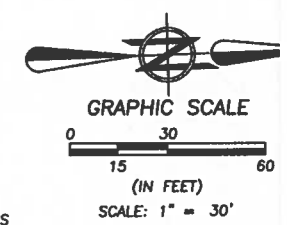
-  SPOT GRADE ELEVATION
-  EXISTING SPOT GRADE ELEVATION
-  PROPOSED SPOT GRADE ELEVATION
-  PROPOSED FLOW LINE ELEVATION
-  PROPOSED RIM ELEVATION
-  EX. 1FT CONTOUR
-  EX. 5FT CONTOUR
-  PROP. MAJOR CONTOUR
-  PROP. MINOR CONTOUR

**NOTES:**

1. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T., AND CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWINGS.
2. ALL EARTHWORK, SUBGRADE PREPARATION, & BACKFILL REQUIREMENTS SHALL BE MONITORED BY A CERTIFIED GEOTECHNICAL ENGINEER.
3. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
4. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
6. CONTRACTOR TO NOTIFY THE CITY OF NORTH RIDGEVILLE AND SITE OWNERS AUTHORIZED REPRESENTATIVE A MINIMUM OF SEVENTY TWO (72) HOURS BEFORE BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
8. ALL ADA SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE, AND LOCAL CODE.
9. SEE FENCE SPECIFICATIONS BY OTHERS.
10. ELECTRICAL FEED AND DETAILS BY OTHERS.
11. EXISTING FLYASH CAP SHALL NOT BE DISTURBED OR PENETRATED. WHEN TRENCHING CONDUITS REQUIRES IMPACTING THE CAP, THE CONTRACTOR SHALL FOLLOW THE GUIDANCE AND REQUIREMENTS OF THE GEOTECHNICAL REPORT BY ECS, MIDWEST LLC APRIL 2023 OR LATEST VERSION. DRAINAGE PATTERNS SHALL GENERALLY BE MAINTAINED.


APPROVED  
MAR 10 2026

FEB 06 2026



DATE:	BY:	DESCRIPTION:
02-06-2026	APA	ISSUE TO CITY OF NORTH RIDGEVILLE

**DRAWN BY:** CJK  
**CHECKED BY:** APA

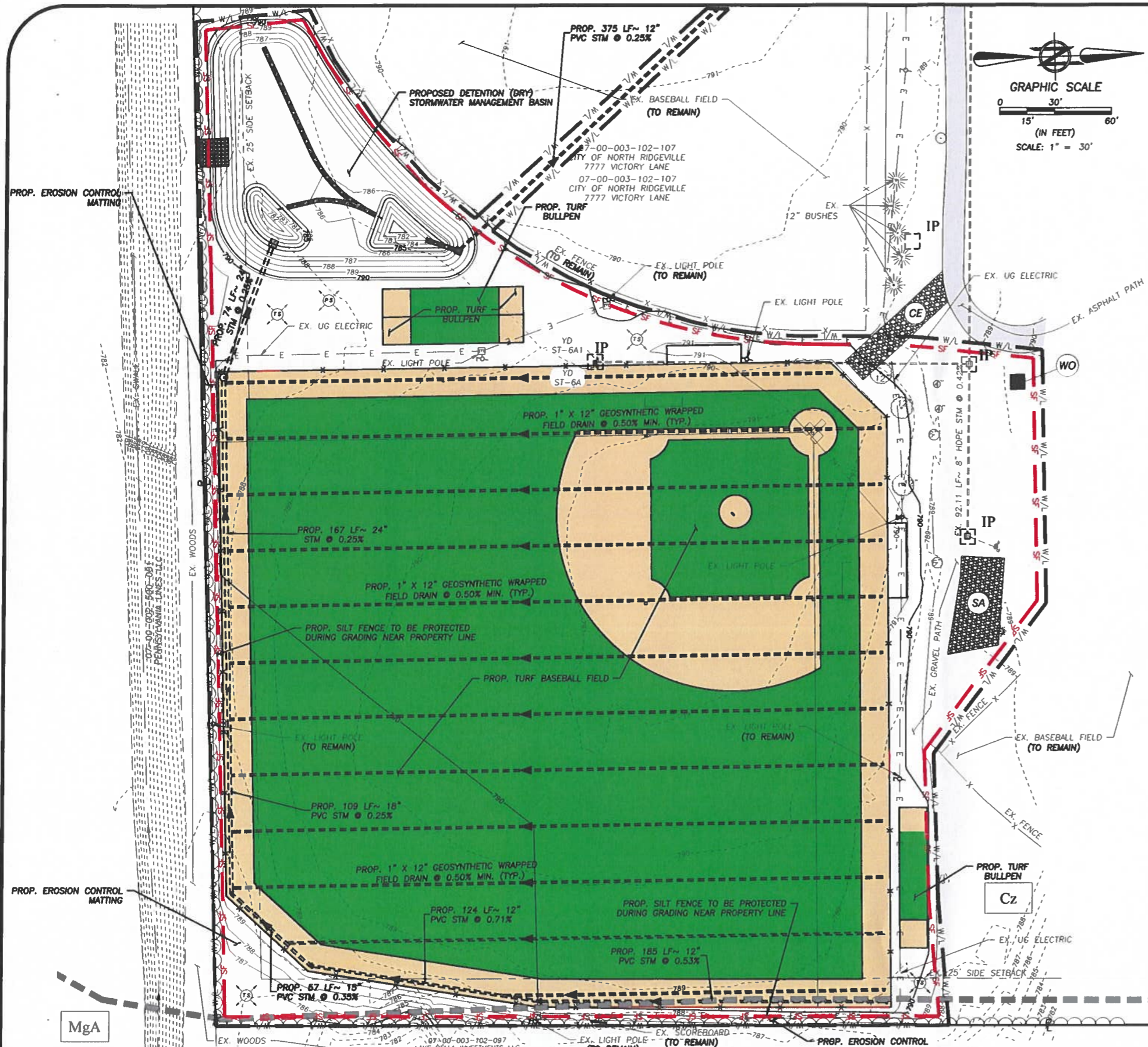


**BRAMHALL**  
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**PREPARED FOR:**  
VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

**VICTORY PARK- FIELD 7 IMPROVEMENTS GRADING PLAN**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET C5.0  
JOB NO. 25-628'



**SEQUENCE OF CONSTRUCTION:**

1. PRE-CONSTRUCTION MEETING.
2. INSTALL INLET PROTECTION ON EXISTING STRUCTURES.
3. STAKEOUT LIMITS OF DISTURBANCE, INSTALL THE CONSTRUCTION ENTRANCE, INSTALL THE AREA WHERE THE PROJECT TRAILER (IF REQUIRED) CONSTRUCTION DUMPSTER, CONSTRUCTION AND STAGING AREA SHALL BE LOCATED.
4. INSTALL DETENTION BASIN AND OUTLET STRUCTURE AS SHOWN PER PLAN. ALL INLETS TO THE SYSTEM SHALL HAVE INLET PROTECTION INSTALLED OUTSIDE SLOPE OF BASIN TO BE BROUGHT TO FINAL GRADE IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION WITH PERMANENT VEGETATION.
5. BEGIN EARTH MOVING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER & THE CITY OF NORTH RIDGEVILLE OF THE LOCATION OF ANY AND ALL EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT ANY BORROW OR SPOIL SITE OF IMPORT/EXPORT MATERIAL.
6. INSTALL TEMPORARY DIVERSION SWALES TO DIRECT STORMWATER RUNOFF TO THE SEDIMENT BASIN. DIVERSION SWALES SHALL BE MAINTAINED UNTIL THE PROPOSED STORM SEWERS ARE INSTALLED.
7. STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEED AND MULCHING OR REPLACE SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.
8. ALL UTILITY CONSTRUCTION MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE AND PERMISSION OF THE OWNER. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE PLACEMENT OF STORM STRUCTURES.
9. STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, REPAVING, OR MULCHING.
10. INSTALL FIELD ARTIFICIAL TURF BUILDUP.
11. INSTALL DUGOUT PADS, THE AUTHORIZED SWP3 AGENT SHALL NOTE THE LOCATIONS OF ALL CONCRETE WASHOUT PITS ON THE SWP3 PRIOR TO INSTALLATION. REMOVE STONE CONSTRUCTION ENTRANCE ONLY WHEN NECESSARY.
12. REPLACE TOPSOIL, FINE GRADE AND SEED AREAS AS REQUIRED.
13. COMPLETE SITE WORK, PAVEMENT MARKING, FINAL LANDSCAPING AND CLEAN UP.
14. RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAT LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL A UNIFORM SEVENTY (70%) PERCENT SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL WHEN THE REQUIRED UNIFORM RATE OF COVERAGE (80%) IS OBTAINED.
15. ONCE CONSTRUCTION SITE HAS BEEN CONSIDERED FUNCTIONAL AND THE MINIMUM UNIFORM RATE OF COVERAGE HAS BEEN MET, THE PROPOSED SKIMMER CAN BE REMOVED FROM THE PROPOSED OUTLET STRUCTURE AND THE PROPOSED WATER QUALITY ORIFICE CAN BE DRILLED INTO THE CAP. THIS WILL THEN SATISFY THE "POST CONSTRUCTION" BASIN CONDITIONS AS SHOWN ON SHEET C7.0.
16. IF FOR ANY REASON THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING PROPERLY MAINTAINED DURING THE PERIOD. ALL BARE SOILS ARE TO BE SEEDED AND MULCHED WITH THE TEMPORARY SEED MIXTURE.

**NOTES**

1. THE FOLLOWING SOIL TYPES ARE FOUND WITHIN THE PROJECT LIMITS  
Cz - UDORTHENTS  
MgA - MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES  
SOIL DATA REFERENCED FROM WEB SOIL SURVEY LORAIN COUNTY, OHIO (OH093) SOILS MAPS VERSION 23, AUGUST 28, 2024.
2. WASHOUT PIT LOCATION TO BE CONFIRMED WITH SITE SUPERINTENDENT. LOCATION SHOWN FOR INTENT ONLY AND IS APPROXIMATE.
3. ALL STORM SEWER SHALL BE JETTED AND CLEANED PRIOR TO OPENING.
4. ALL FUEL TANKS & DRUMS, DUMPSTER FOR CONSTRUCTION DEBRIS, AND DISPOSAL/STORAGE OF SOLID, SANITARY AND OR TOXIC WASTES SHALL BE WITHIN THE STAGING AREA LIMITS, IF NEEDED.
5. ALL EROSION CONTROL MEASURES SHALL FOLLOW THE MOST CURRENT ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.

**PROJECT DESCRIPTION**

1. THE PROJECT INCLUDES THE RESURFACING OF A GRASS BASEBALL FIELD TO ARTIFICIAL TURF, ALONG WITH DRAINAGE IMPROVEMENTS AND A DRY STORMWATER DETENTION BASIN.
2. PRIOR LAND USE WAS A MIXTURE OF A GRASSED SPORTS FIELD AND WOODED AREAS.
3. THE ESTIMATED START DATE OF CONSTRUCTION IS MARCH 1, 2026 AND THE ESTIMATED COMPLETION DATE IS MAY 31, 2026.

**SITE LOCATION INFORMATION**

CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO  
 NAME OF WATERSHED/SUBSEQUENT RECEIVING WATER(S)  
 PROPOSED DRY DETENTION BASIN IN SOUTHWEST CORNER OF THE SITE. SUBSEQUENT RECEIVING THE EXISTING PARK STORM SEWER AND EXISTING RETENTION BASIN ON THE WEST SIDE OF VICTORY LANE.  
 SITE ADDRESS  
 EAST SIDE OF VICTORY LANE, APPROXIMATELY 2500 FEET SOUTHEAST OF THE INTERSECTION OF VICTORY LANE AND LORAIN ROAD.  
 OWNER:  
 VICTORY PARK OHIO  
 7777 VICTORY LANE NORTH  
 RIDGEVILLE, OHIO 44039  
 CONTACT: DON MOULD  
 SITE / OPERATOR CONTACT INFORMATION:  
 COMPANY: MY FIELD OF PLAY  
 CONTACT: STEVE SMETANA  
 PHONE: (440) 479-8639  
 EMAIL: steve@myfieldofplay.com  
 ADDRESS: 13875 HALL RD, CHARDON OH. 44024

**SWP3 AUTHORIZATION AGENT CONTACT INFORMATION:**  
 AARON APPELL, P.E., CPESC No. 5794  
 BRAMHALL ENGINEERING AND SURVEYING COMPANY  
 801 MOORE ROAD  
 AVON, OHIO 44011  
 (440) 934-7878

**LEGEND**

**APPROVED**  
 MAR 10 2026

**MgA** SOIL TYPE

**IP** INLET PROTECTION

**TS** TEMPORARY SEEDING & MULCHING

**PS** PERMANENT SEEDING & MULCHING

**CE** CONSTRUCTION ENTRANCE AND LAND DEVELOPMENT MANUAL

**WO** WASHOUT PIT

**SA** STAGING AREA (SEE NOTE 4)

**SF** FILTER FABRIC FENCE FILTER SOCK

**W/L** WORK LIMITS

**---** SOIL BOUNDARY LINE

**- - -** EX. 1FT CONTOUR

**- - -** EX. 5FT CONTOUR

**- - -** PROP. MAJOR CONTOUR

**- - -** PROP. MINOR CONTOUR



DATE	BY	DESCRIPTION
01-28-2025	GEW	ISSUE TO VICTORY PARK FOR REVIEW
02-06-2026	APA	ISSUE TO CITY OF NORTH RIDGEVILLE

**BRAMHALL**  
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**DRAWN BY:** CJK  
**CHECKED BY:** APA

**PREPARED FOR:**  
 VICTORY PARK OHIO  
 7777 VICTORY LANE  
 NORTH RIDGEVILLE, OH 44039

**VICTORY PARK- FIELD 7 IMPROVEMENTS**  
**STORMWATER POLLUTION PREVENTION PLAN**  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

**FEB 06 2026**

**SHEET C6.0**  
 JOB NO. 25-628

**CITY OF NORTH RIDGEVILLE  
SWP3 STANDARD GENERAL NOTES**

**GENERAL EROSION AND SEDIMENT NOTES:**

EROSION CONTROL SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE GOVERNING AGENCY DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S).

TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS, CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING DESIGN STAGE; THAT REQUIRE ADDITIONAL OR MODIFIED TEMPORARY OR PERMANENT BMP'S SHALL BE APPROVED BY THE CITY ENGINEER AND REFLECTED ON THE REVISED SWP3.

SEDIMENT PONDS, SEDIMENT TRAPS, AND PERIMETER SEDIMENT CONTROLS, SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-ESTABLISHED WITH TEMPORARY VEGETATION. NO SEDIMENT CONTROLS SHALL BE PLACED IN A STREAM.

TRENCH DEWATERING OR GROUND WATER, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

THE SWP3, NOTES AND DETAILED DRAWINGS ARE INTENDED TO SERVE AS BASIC GUIDELINES. ALL EROSION CONTROL PRACTICES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.

ADDITIONAL EROSION CONTROL BMP'S MAY BE MANDATED BY THE GOVERNING AGENCY AT ANY TIME DURING THIS PROJECT AS UNFORESEEN SITUATIONS MAY ARISE THAT WARRANT FURTHER EROSION AND SEDIMENT CONTROL PRACTICES.

**CLEARING AND GRUBBING**

LIMITS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED ON THE SITE WITH SIGNAGE, FLAGGING AND/OR ORANGE CONSTRUCTION FENCING.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPOUNDMENT.

**CONSTRUCTION ENTRANCE**

A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 6 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAYS DAILY.

**STABILIZATION**

PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII OF THE OEPA AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

OHIO EPA PERMIT NO. OH000003 EFFECTIVE DATE 4/21/08 - EXPIRATION DATE 4/20/13 DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW:

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION.	TIME FRAME TO APPLY EROSION CONTROL
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FT. OF A STREAM AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

**TEMPORARY SEEDING**

SEEDING AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 80% COVER SHALL BE RESEED AS NECESSARY BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

STRAW MULCHING SHALL BE APPLIED AT A RATE 2-3 STANDARD 45 LB. BALES PER 1000 SQ.FT. OF DISTURBED AREA OR 2 TONS PER ACRE. ALL HYDROSEEDING MUST BE STRAW MULCHED ACCORDING TO THE ABOVE SPECIFICATIONS UNLESS IT IS WATERED WEEKLY.

ALL DETENTION PONDS, RETENTION PONDS, WATER QUALITY STRUCTURES, SEDIMENT PONDS, SEDIMENT TRAPS, EARTHEN DIVERSIONS OR EMBANKMENTS SHALL BE SEED AND STRAW MULCHED WITHIN 7 DAYS OF COMPLETED CONSTRUCTION.

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION.	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA  FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO ONSET OF WINTER WEATHER (NOV.1) STRAW MULCH 2 TO 3 BALES PER 1000 SQ.FT. AND OR 2 TONS PER ACRE.

**PERMANENT STABILIZATION OF CONVEYANCE CHANNELS**

OPERATIONS SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSION FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF "ODNR RAINWATER AND LAND DEVELOPMENT MANUAL") MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

**SOIL TRANSPORT ONTO PUBLIC ROADS**

WHERE SOIL IS TRANSPORTED ONTO PUBLIC ROAD SURFACES, THE ROADS SHALL BE CLEANED THOROUGHLY BY EITHER SWEEPING OR SCRAPING AT THE END OF EACH WORK DAY OR FREQUENTLY, IN ORDER TO ENSURE PUBLIC SAFETY, STREET WASHING SHALL NOT BE PERMITTED.

ERODIBLE MATERIAL RAMPS IN STREETS TO ENABLE EQUIPMENT TO CROSS CURBS SHALL BE PROPERLY REMOVED IMMEDIATELY AFTER USE.

**SILT FENCE & DIVERSIONS**

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT NO. OH000003 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

**INLET PROTECTION**

INLET PROTECTION IS MANDATORY.

**NON-SEDIMENT POLLUTANTS CONTROL**

NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORMWATER RUNOFF. ALL NECESSARY BMP'S MUST BE IMPLEMENTED TO PREVENT THE DISCHARGE OF NON-SEDIMENT POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SIDE OR SURFACE WATERS OF THE STATE. UNDER NO CIRCUMSTANCES SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATERS OF THE STATE. NO EXPOSURE OF STORMWATER TO WASTE MATERIALS IS RECOMMENDED.

**TRENCH AND GROUND WATER CONTROL**

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS OF THE STATE RESULTING FROM DEWATERING ACTIVITIES. IF TRENCH OR GROUND WATERS CONTAIN SEDIMENT, IT MUST PASS THROUGH A SEDIMENT SETTLING POND OR OTHER EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE, PRIOR TO BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTLING IN PLACE OR DEWATERING INTO A SUMP PIT, FILTER BAG OR COMPARABLE PRACTICE. GROUND WATER DEWATERING WHICH DOES NOT CONTAIN SEDIMENT OR OTHER POLLUTANTS ARE NOT REQUIRED TO BE TREATED PRIOR TO DISCHARGE, HOWEVER, CARE MUST BE TAKEN WHEN DISCHARGING GROUND WATER TO ENSURE THAT IT DOES NOT BECOME POLLUTANT-LADEN BY TRAVERSING OVER DISTURBED SOILS OR OTHER POLLUTANT SOURCES.

**MAINTENANCE**

ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UP SLOPE AREAS THEY CONTROL ARE PERMANENTLY STABILIZED. THE CONTRACTOR SHALL COMPLY WITH THE MAINTENANCE SCHEDULE INCLUDED IN THE APPROVED PLANS FOR THE PROPOSED EROSION CONTROLS. A WRITTEN DOCUMENT CONTAINING THE SIGNATURES OF ALL CONTRACTORS AND SUB- CONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE BMP'S MUST BE MAINTAINED AS PROOF ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE SWP3

**INSPECTION**

ALL STORMWATER CONTROLS ON THE SITE ARE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. A WRITTEN RECORD DOCUMENTING THE RESULTS OF THESE INSPECTIONS MUST BE CREATED AND MAINTAINED WITH THE SWP3. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWP3 SHALL BE OBSERVED TO ENSURE THAT THOSE ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.

**WASTE DISPOSAL**

CONTAINERS (e.g., DUMPSTER, DRUMS) SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTE, ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.

**CLEAN HARD FILL**

BRICKS, HARDENING CONCRETE, AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE, CLEAN CONSTRUCTION WASTE THAT WILL BE DISPOSED INTO THE PROPERTY, SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

**CONSTRUCTION & DEMOLITION DEBRIS**

ALL CONSTRUCTION & DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE (ORC) 3714, CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN A OHIO EPA APPROVED LANDFILL ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE (OAC) 3745-2D.

**CONSTRUCTION CHEMICAL COMPOUNDS**

AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

**EQUIPMENT FUELING & MAINTENANCE**

EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

**A SPILL PREVENTION CONTROL AND COUNTERMEASURES**

A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 880 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

**CONCRETE WASH WATER**

ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREAS.

**CONTAMINATED SOILS**

ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN OHIO EPA APPROVED SOLID WASTE MANAGED FACILITIES OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).

**SPILL REPORTING REQUIREMENTS**

THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800-282-9378 AND THE LOCAL FIRE DEPARTMENT IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.

**OPEN BURNING**

OPEN BURNING IS NOT PERMITTED.

**DUST CONTROLS/SUPPRESSANTS**

USED OIL MAY NOT BE USED AS A DUST SUPPRESSANT. NO DUST SUPPRESSANT SHALL BE APPLIED NEAR CATCH BASINS, STORM SEWERS OR OTHER DRAINAGE WAYS.

**STREAM CROSSINGS**

STREAM CROSSINGS SHALL BE CONSTRUCTED ENTIRELY OF STONE, ROCK, OR CLEAN RECYCLED CONCRETE. SOIL OR EARTHEN MATERIAL MAY NOT BE USED. A 2D FT. STONE APRON ON EITHER SIDE OF THE STREAM SHALL BE CONSTRUCTED TO PREVENT LOCALIZED SEDIMENTATION THE CHANNEL BED AND BANKS SHALL BE RESTORED, AND ALL DISTURBED AREAS OF THE BANK WITHIN 50 FT. OF THE STREAM SHALL BE STABILIZED WITH SEED AND STRAW MULCH WITHIN 2 DAYS OF THE DISTURBANCE.

**PERMITS**

THIS SITE IS COVERED UNDER OHIO EPA CONSTRUCTION GENERAL PERMIT # 3GC14887\*AG  
THIS SITE IS COVERED UNDER OEPA / ARMY 401 / 404 PERMIT # N/A

**STRUCTURAL BMP'S**

PERMANENT BMP'S FOR POST CONSTRUCTION TREATMENT OF STORMWATER (CONVERSION OF SEDIMENT LAND) TO STORMWATER POND SHALL NOT BE INSTALLED UNTIL 80% OF THE DISTURBED AREA IS STABILIZED.

**SEEDING AND MULCHING**

SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM B. OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS OR A DIRECTED BY THE ENGINEER. THE FOLLOWING PRO-MIXTURE SHALL BE USED FOR SEEDING: S-21 CERTIFIED KENTUCKY BLUE GRASS - 35% PENNLAWN FESCUE - 25% MANHATTEN II RYEGRASS - 40% FERTILIZER - 10#/1000 S.F. (12-12-12) MULCH - STRAW - 2 TONS/ACRE RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTOR'S COST.

**RIPARIAN BUFFERS**

THE RIPARIAN BUFFER (SETBACK) FOR ALL MAJOR AND MINOR DITCHES SHALL BE MARKED THE FIELD WITH ORANGE CONSTRUCTION FENCING BY THE CONSTRUCTION SITE OPERATOR PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

**ENFORCEMENT**

ALL DEVELOPMENT SITES ARE SUBJECT TO INSPECTIONS BY THE CITY OF NORTH RIDGEVILLE AUTHORIZED AGENT(S) UNDER THE DIRECTION OF THE A LICENSED PROFESSIONAL ENGINEER ENSURE COMPLIANCE WITH THE APPROVED SITE DEVELOPMENT PLAN OR SWM PLAN IF IT IS FOUND THAT THE OPERATIONS ARE BEING CONDUCTED IN VIOLATION OF THE APPROVED SITE DEVELOPMENT PLAN AND SWM PLAN, A STOP-WORK ORDER MAY BE ISSUED BY THE CITY OF NORTH RIDGEVILLE UNTIL THE IDENTIFIED VIOLATIONS CEASE.

AFTER ISSUANCE OF A STOP-WORK ORDER PROVIDED IN THE PARAGRAPH ABOVE, BUT BEFORE THE IMPOSITION OF ANY FINES, THE APPLICANT SHALL HAVE TWO (2) BUSINESS DAYS TO REQUEST A MEETING WITH THE CITY LAW DIRECTOR AND THE CITY ENGINEER TO SHOW CAUSE WHY THE WORK SHOULD NOT BE STOPPED.

FOLLOWING THE ISSUANCE OF A STOP-WORK ORDER, THE CITY OF NORTH RIDGEVILLE SHALL DETERMINE IF AND WHEN THE DEVELOPMENT MAY PROCEED. ANY DETERMINATION BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO THIS SECTION IS A FINAL ORDER FOR THE PURPOSE OF JUDICIAL REVIEW.

**VIOLATIONS**

THE CITY OF NORTH RIDGEVILLE SHALL NOTIFY THE STORM WATER PERMITTEE OF ANY VIOLATIONS OBSERVED IN WRITING, SAID NOTICE SHALL INDICATE THE EXACT NATURE OF THE VIOLATIONS AND OTHER SPECIFIC CORRECTIONS WHERE ARE REQUIRED.

THE PERMITTEE SHALL COMPLY WITH THE TIMELINE FOR CORRECTIONS SPECIFIED BELOW. TIMELINE EXTENSIONS FOR ADVERSE WEATHER CONDITIONS MAY BE GRANTED UPON APPROVAL OF THE CITY ENGINEER.

NATURE OF VIOLATION:	NUMBER OF DAYS FROM INSPECTION TO CORRECT FUNCTIONING OF CONTROL PRACTICE:
SILT FENCE	WITHIN THREE (3) DAYS
OUTLET CONTROL STRUCTURE	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION WITHIN 50' OF DRAINAGE CHANNELS	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION FOR ALL OTHER DISTURBED AREAS	WITHIN THREE (3) DAYS
STABILIZED CONSTRUCTION ENTRANCE	WITHIN THREE (3) DAYS
PUMPING SEDIMENT-LADEN DISCHARGE INTO DRAINAGE CHANNEL	IMMEDIATELY UPON NOTICE
SEDIMENT SETTLING POND	WITHIN TEN (10) DAYS
ANY OTHER CONTROL PRACTICE NOT ADDRESSED IN THIS TABLE	WITHIN THREE (3) DAYS

**PENALTIES SUBSEQUENT TO ISSUANCE OF STOP -WORK ORDER**

SUBSEQUENT TO ISSUANCE OF A STOP-WORK ORDER, PENALTIES MAY BE IMPOSED ACCORD TO THE CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCE 1D56.08(G)(1)(A), 1D56.08(G)(1)(B) 1D56.08(G)(1)(C).

DATE:	BY:	DESCRIPTION:
01-28-2016	GEW	ISSUE TO VICTORY PARK FOR REVIEW
02-09-2016	APA	ISSUE TO CITY OF NORTH RIDGEVILLE

DRAWN BY:  
GEW

CHECKED BY:  
APA

**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH  
44039

FEB 06 2016

VICTORY PARK- FIELD 7 IMPROVEMENTS  
SWP3 NOTES & DETAILS  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
C6.1  
JOB NO  
25-6287

### Concrete Washout Area

**Installation:**

- Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout area shall be situated a minimum of fifty (50) feet from them.
- Flats or other subsurface drainage structures within 10 ft. of the washout shall be cut and plugged.
- Ensure a stable path is provided for concrete trucks to reach the washout area.
- A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.
- Surface runoff generated from uplope areas shall be diverted away from below-grade washout pits so as not to flow into them.
- A single centralized washout area may be utilized for multiple sublots.

**Maintenance:**

- The washout pit must be inspected frequently to ensure the liner is intact.
- Once 75% of the original volume of the washout pit is filled or if the liner is torn, the material must be removed and properly disposed of all materials. If straw bales were used, they can be spread as mulch.
- Once the hardened concrete is removed, the liner must be replaced (if torn). A new pit must be constructed if the original structure is no longer suitable.

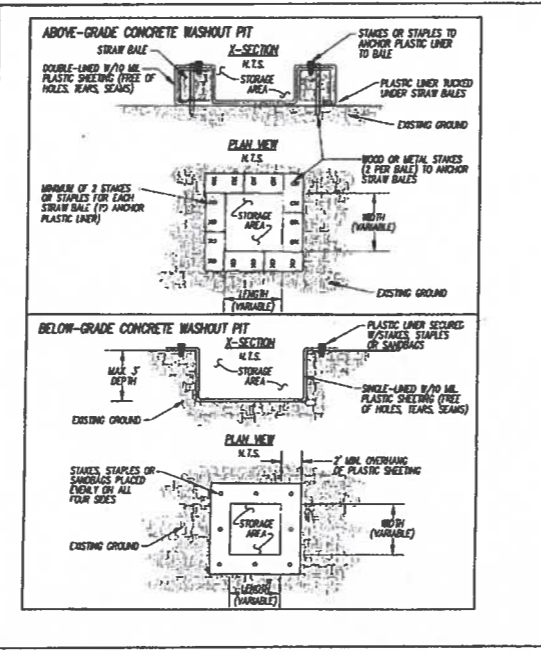
**Removal:**

- Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as mulch.
- Prefabricated containers specifically designed for concrete washout collection may be used subject to prior approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

**Sizing of Concrete Washout Pits**

Below-grade (2-ft depth)			Above-grade (2-ft depth)		
# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)	# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)
2-3	3	3	2	3	3
4-5	4	4	3-4	4	4
6-7	5	5	5-6	5	5
8-10	6	6	7-8	6	6
11-14	7	7	9-11	7	7
			12-15	8	8

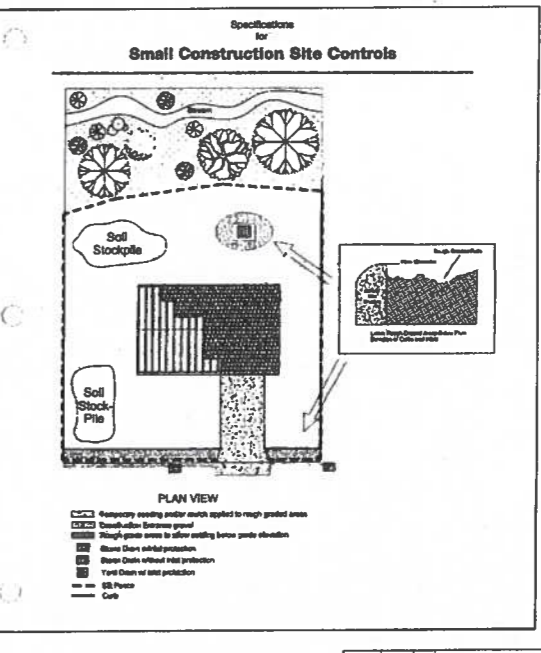
\*For small projects using a maximum of only one truckload of concrete or utilizing on-site mixing, timing of equipment may take place on the lot without a pit, provided it can be done a minimum of fifty (50) feet away from any water conveyance.



REV. NO. DATE BY DESCRIPTION  
 CITY OF NORTH RIDGEVILLE, OHIO  
 DEPARTMENT OF ENGINEERING  
**CONCRETE WASHOUT**  
 SCALE: NOT TO SCALE  
 DATE: 10/01/08 | DRAWN BY: JAB/TEB | SWP-33

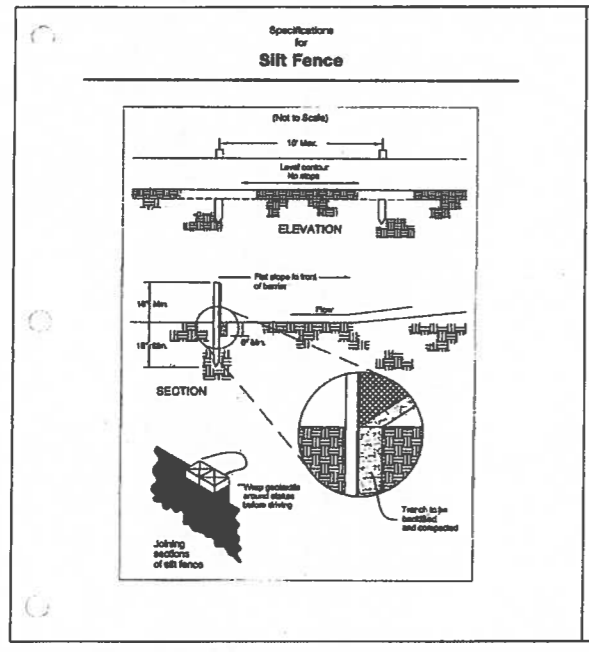
### Specifications for Small Construction Site Controls

- Preexisting vegetation shall be retained on the portions of the building lot for as long as practicable during construction. Existing trees shall be done so to satisfy existing zoning laws.
- Temporary mud control mats shall be applied to areas, such as driveways and rough gravel areas. They are here not used unless being washed. This shall apply to areas that subject to erosion for 24 days or more.
- Driveways curbed from adjacent streets shall be protected by curb and gutter. If not, they shall be protected by curbing and gutter. All paved surfaces or lots shall be protected by gravel or other suitable material. Sediment removal shall be done when it will not be subject to erosion or undercutting.
- Soil erosion or other sediment control shall be done away from the building lot. These shall be constructed to eliminate or reduce of concentrated flow. Other sediment controls such as sediment traps and other controls shall be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
- Construction vehicle access shall be limited to one route, to the greatest extent practical. This means that the number of tracks shall be limited to the greatest extent practical.
- That tracked into streets or adjacent areas shall be cleaned and shall not be allowed to remain on the street or adjacent areas. If not, they shall be cleaned and shall not be allowed to remain on the street or adjacent areas. Sediment removal shall be done when it will not be subject to erosion or undercutting.



INFORMATION OBTAINED FROM THE 2008 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV. NO. DATE BY DESCRIPTION  
 CITY OF NORTH RIDGEVILLE, OHIO  
 DEPARTMENT OF ENGINEERING  
**SMALL CONSTRUCTION SITE CONTROLS**  
 SCALE: NOT TO SCALE  
 DATE: 10/01/08 | DRAWN BY: JAB/TEB | SWP-32



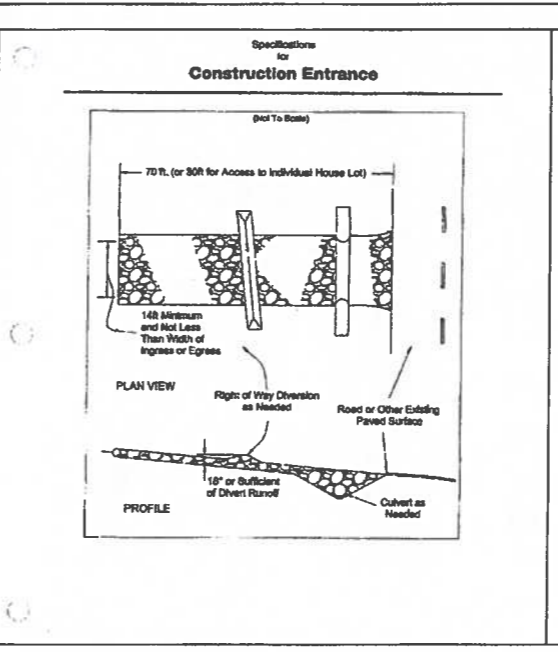
- Silt fence shall be constructed before slopes have been installed.
- All silt fence shall be situated as close to the exterior as possible as that water will not concentrate at low points in the fence area so that small waves or depressions that carry small concentrations from the silt fence are dissipated along its length.
- Ends of the silt fence shall be brought across at right angles to the water position by the silt fence will be prevented from being moved by wind.
- Silt fence shall be placed on the flattest area available.
- Where possible, vegetation shall be preserved for 5 feet or as much as practicable up from the silt fence. If vegetation is removed, it shall be replaced within 7 days from the installation of the silt fence.
- The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
- The silt fence shall be placed in an excavation or ditch which has a minimum of 6 inches depth. The trench shall be made into a trench, with a 16-inch depth, and shall be compacted with a roller, with a 16-inch depth, and shall be compacted with a roller, with a 16-inch depth, and shall be compacted with a roller, with a 16-inch depth.
- The silt fence shall be placed with the exterior side of the fence to the down slope side of the fence. A minimum of 6 inches of gravel shall be placed on the bottom of the trench. The trench shall be backfilled and compacted on both sides of the fence.

**Criteria for silt fence materials:**

- Fence post - The length shall be a minimum of 24 inches. Wood posts will be 2-4" x 2-4" nominal dimensioned hardwood or equal quality. They shall be free of knots, splits and other visible imperfections, but will remove the knots. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 18 inches into the ground, unless specified, and posts shall be adequately secured to prevent overturning if the fence due to wind/water loading.
- Silt fence fabric - See chart below.

PROPERTY	MINIMUM	TEST METHOD
Minimum Nominal Strength	150 lbs./50 ft.	ASTM D 4852
Minimum Elongation at Break	20%	ASTM D 4852
Minimum Puncture Strength	50 lbs./25 in. dia.	ASTM D 4852
Minimum Tear Strength	40 lbs./2 in. dia.	ASTM D 4852
Aperture Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permeability	10 <sup>-2</sup> to 10 <sup>-3</sup> cm/s	ASTM D 4851
UV Exposure Strength Retention	70%	ASTM D 4853

REV. NO. DATE BY DESCRIPTION  
 CITY OF NORTH RIDGEVILLE, OHIO  
 DEPARTMENT OF ENGINEERING  
**SILT FENCE**  
 SCALE: NOT TO SCALE  
 DATE: 10/01/08 | DRAWN BY: JAB/TEB | SWP-18



- Depth - The entrance shall be at least 12 inches deep, or as needed to prevent concrete from being washed away.
- Length - The construction entrance shall be as long as needed to prevent concrete from being washed away. The entrance shall be at least 10 feet long.
- Thickness - The stone layer shall be at least 8 inches thick for light duty use and at least 12 inches thick for heavy duty use.
- Width - The entrance shall be at least 14 feet wide, but not less than the full width of public streets or adjacent areas.
- Construction - A gravel layer shall be placed over the stone layer. The gravel shall be at least 1/2 inch in size. The gravel shall be placed over the stone layer. The gravel shall be placed over the stone layer. The gravel shall be placed over the stone layer.
- Construction - The entrance shall be constructed in a manner that will prevent concrete from being washed away. The entrance shall be constructed in a manner that will prevent concrete from being washed away. The entrance shall be constructed in a manner that will prevent concrete from being washed away.
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INFORMATION OBTAINED FROM THE 2008 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV. NO. DATE BY DESCRIPTION  
 CITY OF NORTH RIDGEVILLE, OHIO  
 DEPARTMENT OF ENGINEERING  
**CONSTRUCTION ENTRANCE**  
 SCALE: NOT TO SCALE  
 DATE: 10/01/08 | DRAWN BY: JAB/TEB | SWP-27

APPROVED  
MAR 10 2026

FEB 06 2026

DATE	BY	DESCRIPTION
01-28-2026	GEW	ISSUE TO VICTORY PARK FOR REVIEW
02-06-2026	APA	ISSUE TO CITY OF NORTH RIDGEVILLE

DRAWN BY: GEW  
 CHECKED BY: APA

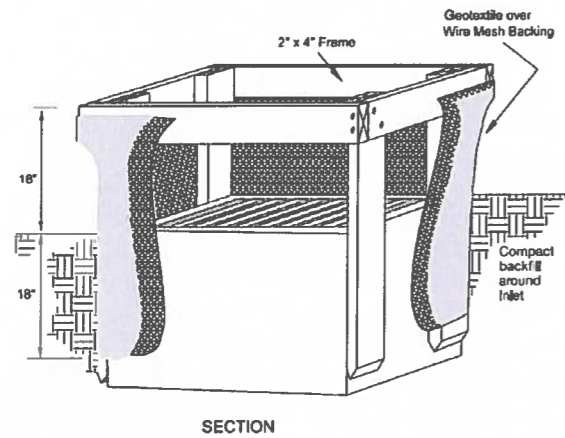
**BRAMHALL**  
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 801 MOORE ROAD AVON, OHIO 44011  
 (440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
**VICTORY PARK OHIO**  
 7777 VICTORY LANE  
 NORTH RIDGEVILLE, OH  
 44039

**VICTORY PARK- FIELD 7 IMPROVEMENTS**  
 SWP3 NOTES & DETAILS  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
 STATE OF OHIO

SHEET C6.2  
 JOB N 25-628

Specifications for Geotextile Inlet Protection



SECTION

- Inlet protection shall be constructed either before upstream land disturbance begins or before the inlet becomes functional.
- The earth around the inlet shall be excavated completely to a depth at least 18 inches.
- The wooden frame shall be constructed of 2-inch by 4-inch construction grade lumber. The 2-inch by 4-inch posts shall be driven one (1) ft. into the ground at four corners of the inlet and the top portion of 2-inch by 4-inch frame assembled using the overlap joints shown. The top of the frame shall be at least 6 inches below adjacent roads if ponded water will pose a safety hazard to traffic.
- Wire mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
- Geotextile material shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. It shall extend from the top of the frame to 18 inches below the inlet notch elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.
- Backfill shall be placed around the inlet in compacted 6-inch layers until the earth is even with notch elevation on ends and top elevation on sides.
- A compacted earth dike or check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression. The top of the dike shall be at least 6 inches higher than the top of the frame.

Specifications for Topsoiling

Salvaging and Stockpiling

- Determine the depth and suitability of topsoil at the site. (For help, contact your local SWCD office to obtain a county soil survey report).
- Prior to stripping topsoil, install appropriate downslope erosion and sedimentation controls such as sediment traps and basins.
- Remove the soil material no deeper than what the county soil survey describes as "surface soil" (i.e. A or Ap horizon).
- Construct stockpiles in accessible locations that do not interfere with natural drainage. Install appropriate sediment controls to trap sediment such as silt fence immediately adjacent to the stockpile or sediment traps or basins downstream of the stockpile. Stockpile side slopes shall not exceed a ratio of 2:1.
- If topsoil is stored for more than 14 days, it should be temporarily seeded, or covered with a tarp.

Spreading the Topsoil

- Prior to applying topsoil, the topsoil should be pulverized.
- To ensure bonding, grade the subsoil and roughen the top 3-4 in. by diskking.
- Do not apply when site is wet, muddy, or frozen, because it makes spreading difficult, causes compaction problems, and inhibits bonding with subsoil.
- Apply topsoil evenly to a depth of at least 4 inches and compact slightly to improve contact with subsoil.
- After spreading, grade and stabilize with seeding or appropriate vegetation.

Specifications for Dust Control

- Vegetative Cover (mow) - Apply temporary or permanent seeding and mow to areas that will require life for over 21 days. Use egg crusting lime and lime stabilizer to stabilize soil and prevent erosion. See Temporary Seeding, Permanent Seeding, Mowing Practices and Use and Federal Area Protection Practices.
- Stapling - Staple sites with water seal the surface to wet before wetting grading and spread as needed, especially on leaf litter and other heavy debris. Stapling shall be done in a regular pattern that does not create soil erosion. Stapling agents shall be applied according to manufacturer's instructions.
- Spray-On Products - Apply according to the following table or as indicated by manufacturer.

Product Name	Application Rate (lb/1000 sq ft)	Notes
Acrylic Emulsion (E-1)	4.1	For 200
Acrylic Emulsion (E-2)	7.1	For 400
Acrylic Emulsion (E-3)	13.1	For 800

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL"

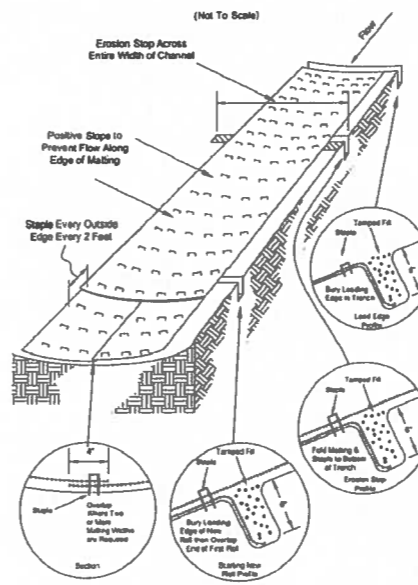
*Laurel Hill*  
CITY OF NORTH RIDGEVILLE ENGINEER

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
<b>DUST CONTROL</b>			
SCALE: NOT TO SCALE		SWP-29	
DATE: 10/01/08 DRAWN BY: JAVIER			

Specifications for Mulching

- Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain corrugated (undisturbed) for more than 14 days or on areas or portions of the site which can be brought to final grade.
- Mulch shall consist of one of the following:
  - Straw - Straw shall be unthreshed small grain straw applied at the rate of 2 tons/acre, or 90 lb./1,000 sq. ft. (two to three coats). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq. ft. sections and place two 45-lb. bales of straw in each section.
  - Hydroseeds - Wood cellulose fiber should be used at 2,000 lb./acre, or 48 lb./1,000 sq. ft.
  - Other - Acceptable mulches include mulch matings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/acre.
- Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or rain. The following are acceptable methods for anchoring mulch:
  - Mechanical - Use a disk crimper, or a similar type tool set at a right to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
  - Mulch Nettings - Use according to the manufacturer's recommendations following all placement and anchoring requirements. Use in areas of water concentration on and steep slopes to hold mulch in place.
  - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic D.R. (Aqui-Tac), DCA-70, Petrosol, Terra Tech or equal may be used at rates recommended by the manufacturer. All applications of Synthetic Binders must be constructed in such a manner where there is no contact with waters of the state.
  - Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

Specifications for Temporary Rolled Erosion Control Product



Specifications for Temporary Rolled Erosion Control Product

- Channel Slope Soil Preparation Grade and compact area of installation, preparing seeded by loosening 2"-3" of topsoil above final grade. Incorporate amendments such as lime and fertilizer into soil. Remove all rocks, chods, vegetation or other debris so that installed RECP will have direct contact with the soil surface.
- Channel Slope Seeding Apply seed to soil surface prior to installation. All check slots, anchor trenches, and other disturbed areas must be reseeded. Refer to the Permanent Seeding specification for seeding recommendations.
- Channel Installation
  - Excavate initial anchor trench (12"x6") across the lower end of the project area.
  - Excavate intermittent check slots (6"x6") across the channel at 30' intervals along the channel.
  - Excavate longitudinal channel anchor slots (4"x4") along both sides of the channel to bury the edges. Whenever possible extend the RECP 2'-3' above the crest of channel side slopes.
  - Install RECP in initial anchor trench (downstream) anchor every 12', backfill and compact soil.
  - Roll out RECP beginning in the center of the channel toward the intermittent check slot. Do not pull tangle. Unroll adjacent rolls upstream with a 3" minimum overlap (anchor every 18") and up each channel side slope.
  - At top of channel side slopes install RECP in the longitudinal anchor slots, anchor every 18".
  - Install RECP in intermittent check slots. Lay into trench and secure with anchors every 12", backfill with soil and compact.
  - Overlap roll ends a minimum of 12" with upstream RECP on top for a shingle effect. Begin all new rolls in an intermittent check slot, double anchor every 12".
  - Install upstream end in a longitudinal anchor trench (12"x6"), anchor every 12', backfill and compact.
  - Complete anchoring throughout channel at 2.5 per square yard using suitable ground anchoring devices (U shaped wire staples, metal geotextile pins, plastic stakes, and triangular wooden stakes). Anchors should be of sufficient length to resist pullout. Longer anchors may be required in loose sandy or gravelly soils.
- Slope Installation
  - Excavate top and bottom trenches (12"x6"), intermittent erosion check slots (6"x6") may be required based on slope length. Excavate top anchor trench 2' x 3' over crest of the slope.
  - If intermittent erosion check slots are required install RECP in 6"x6" slot at a maximum of 30' centers or the rest point of the slope. RECP should be stapled into trench on 12' centers.
  - Install RECP in top anchor trench, anchor on 12' spacings, backfill and compact soil.
  - Unroll RECP down slope with adjacent rolls overlapped a minimum of 3". Anchor the seam every 18". Lay the RECP loose to maintain direct soil contact, do not pull tight.
  - Overlap roll ends a minimum of 12" with up slope RECP on top for a shingle effect. Begin all new rolls in an erosion check slot if required, double anchor across roll every 12".
  - Install RECP in bottom anchor trench (12"x6"), anchor every 12". Place all other staples throughout slope at 1' to 2.5 per square yard dependent on slope. Refer to manufacturer's anchor guide.

APPROVED  
MAR 10 2026

CHAPTER 7 Soil Stabilization 55

FEB 06 2026

DATE	BY	DESCRIPTION
01-28-2016	GEW	ISSUE TO VICTORY PARK FOR REVIEW
02-06-2016	APA	ISSUE TO CITY OF NORTH RIDGEVILLE

DRAWN BY:  
GEW

CHECKED BY:  
APA

B

B

BRAMHALL

ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

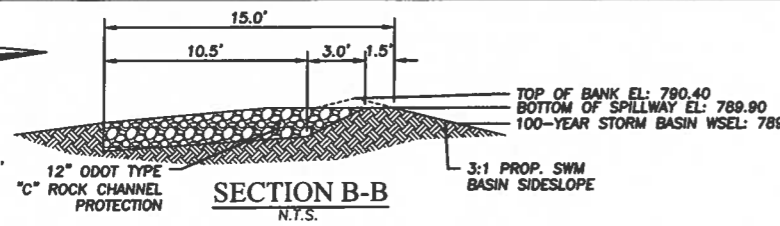
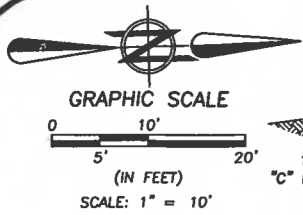
PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH  
44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
SWP3 NOTES & DETAILS  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

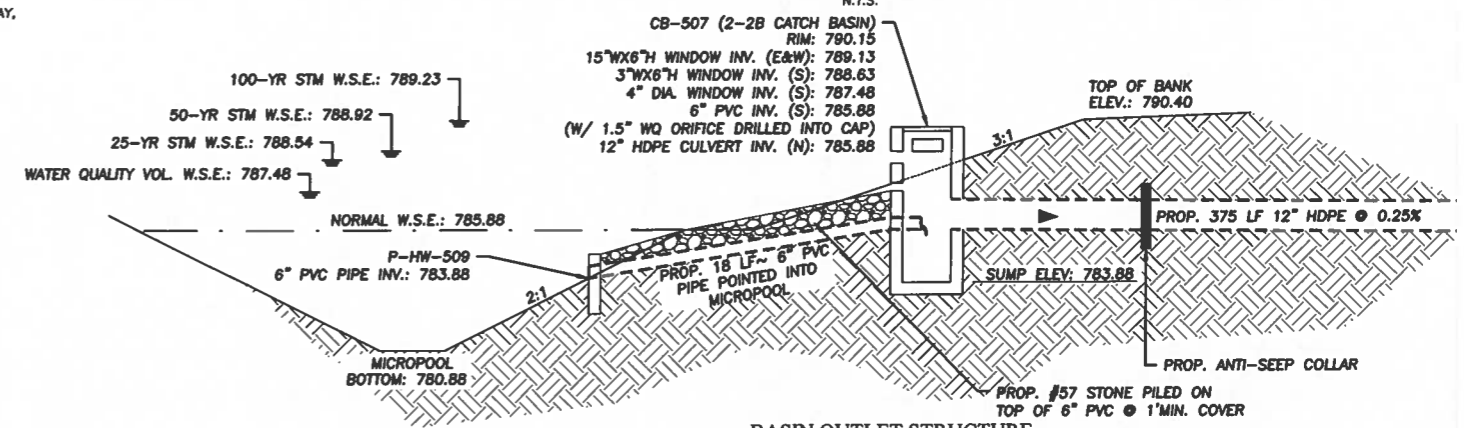
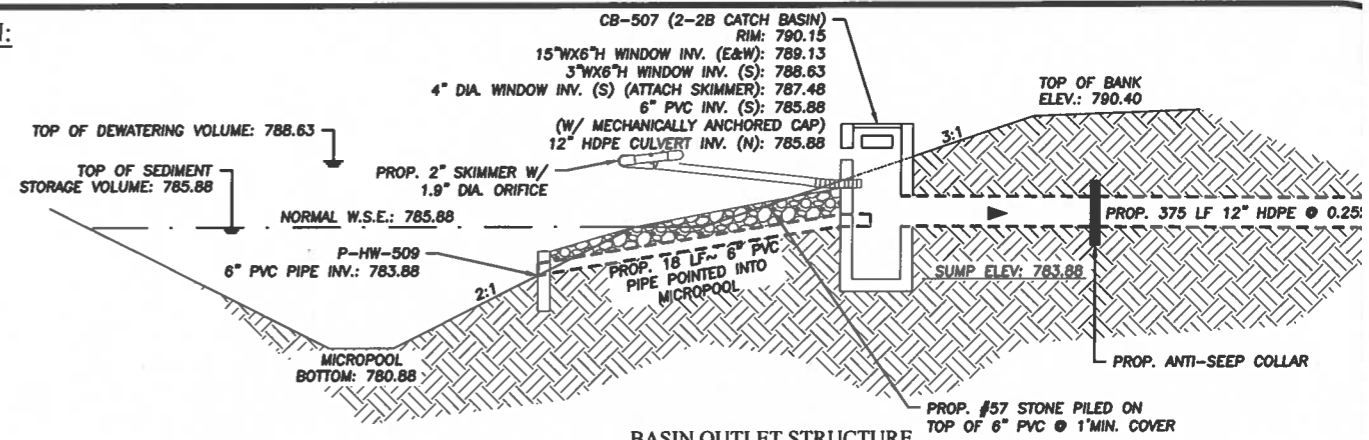
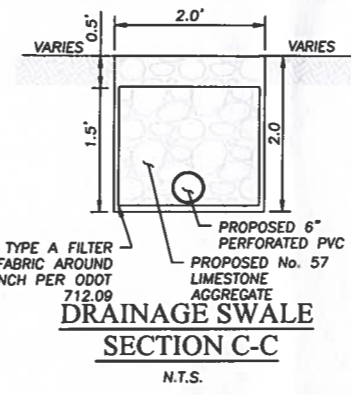
SHEET  
C6.3  
JOB NO.  
25-628'





**OUTLET STRUCTURE SEQUENCE OF INSTALLATION:**

1. CONTRACTOR SHALL INSTALL THE OUTLET STRUCTURE AT THE LOCATION DRAWN ON THE PLANS, SO THAT THE ORIFICES WILL BE AT THE CORRECT ELEVATION AND NOT BE BLOCKED BY BASIN EARTH SLOPE.
2. CONTRACTOR SHALL INSTALL A SOLID 18 LF 6" PVC STORM SEWER (AT INVERT ELEVATION: 785.88) EXTENDING INSIDE THE STRUCTURE. THE OTHER END OF THE 6" PVC STORM SEWER SHALL EXTEND INTO THE MICROPOOL (AT INVERT ELEVATION: 783.88). THE CONTRACTOR SHALL INSTALL A CONCRETE HEADWALL TO THE PIPE EXTENSION OUTSIDE OF THE STRUCTURE.
3. THE 6" PVC SEWER INSIDE THE STRUCTURE MUST THEN HAVE A 6" PVC THREADED CAP ATTACHED. THE 6" PVC CAP MUST BE MECHANICALLY ANCHORED TO THE 6" PVC STORM SEWER WITH NO GLUE.
4. #57 LIMESTONE SHALL BE INSTALLED OVERTOP THE 6" PVC DOWNWARD POINTING PIPE TO PROTECT THE PIPE FROM EXPOSURE.
5. CONTRACTOR SHALL INSTALL PROPOSED SKIMMER INTO THE PROPOSED 4" DIAMETER WINDOW (AT INVERT ELEV: 787.48). THE REMAINDER OF THE 4" DIAMETER ORIFICE MUST BE BLOCKED WATERTIGHT.
7. AFTER THE UPSTREAM AREA IS AT LEAST 70% STABILIZED, THE SKIMMER IS TO BE REMOVED.
8. THE CONTRACTOR SHALL THEN CUT A 1-1/2" WATER QUALITY ORIFICE INTO THE 6" PVC CAP INSIDE OF THE PROPOSED OUTLET STRUCTURE SO THAT THE INVERT OF THE 1-1/2" WATER QUALITY ORIFICE IS AT ELEVATION 785.88.
9. THE CONTRACTOR SHALL CLEAN OUT THE PROPOSED MICROPOOL AND FOREBAY, RESTORING THEM TO THEIR DESIGN VOLUMES.
10. THE CONTRACTOR SHALL CLEAN THE SIDES OF THE BASIN AND RESULTING DISTURBED AREA SHALL BE PERMANENTLY SEEDDED AND MULCHED.



**SEDIMENT BASIN DESIGN CRITERIA**

DRAINAGE AREA: 3.50 ACRES  
 DISTURBED AREA: 3.50 ACRES

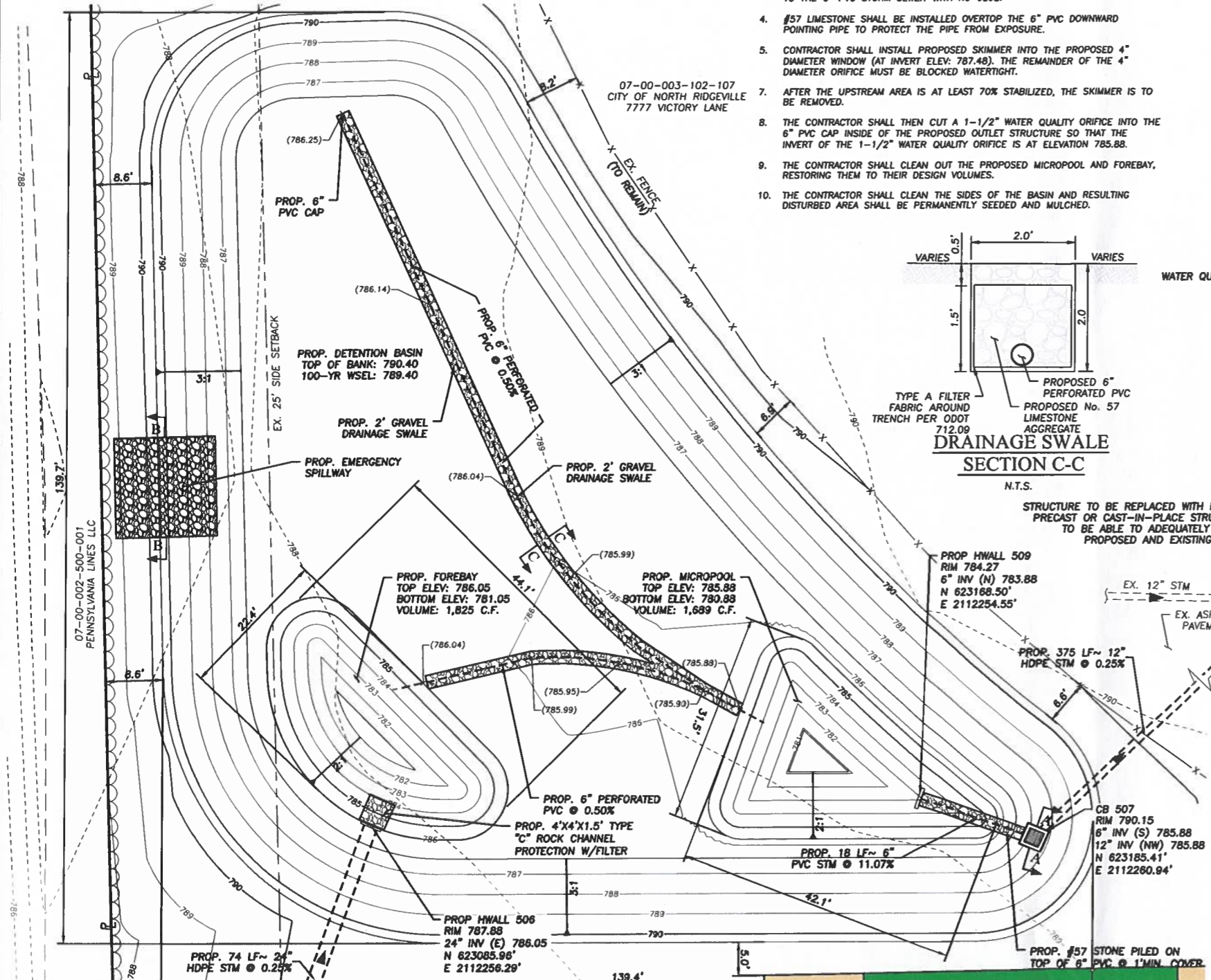
REQUIRED DEWATERING VOLUME = (3.50 AC) \* (1000 CF/ACRES) = 3,500 CF

PROVIDED DEWATERING VOLUME @ 788.63 = 3,374 CF > 3,500 CF

REQUIRED SEDIMENT STORAGE VOLUME = (3.50 AC) \* (1000 CF/ACRES) = 3,500 CF

PROVIDED SEDIMENT STORAGE VOLUME IN FOREBAY AND MICROPOOL = 3,514 CF > 3,500 CF

BARREL LENGTH = 1.4x DEPTH OF DEWATERING 1.4 \* (788.63 - 785.88) = 3.9' REQUIRED



Calculate Skimmer Size	
Basin Volume in Cubic Feet	6,300 Cu.Ft
Days to Drain*	2 Days
Skimmer Size	2.0 Inch
Orifice Radius	0.9 Inch[es]
Orifice Diameter	1.9 Inch[es]

\*In NC assume 3 days to drain

DATE	BY	DESCRIPTION
01-28-2026	GEW	ISSUE TO VICTORY PARK FOR REVIEW
02-06-2026	APA	ISSUE TO CITY OF NORTH RIDGEVILLE

DRAWN BY:  
GEW

CHECKED BY:  
APA

**BRAMHALL**  
 ENGINEERING AND SURVEYING COMPANY  
 801 MOORE ROAD AVON, OHIO 44011  
 (440) 934 - 7878 (440) 934 - 7879 FAX

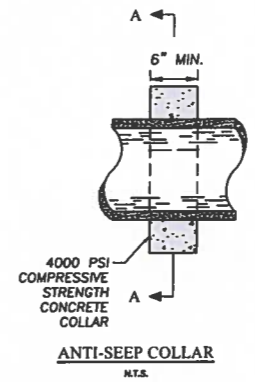
PREPARED FOR:  
 VICTORY PARK OHIO  
 7777 VICTORY LANE  
 NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
 STORMWATER MANAGEMENT PLAN  
 CITY OF NORTH RIDGEVILLE, COUNTY OF  
 LORAIN, STATE OF OHIO

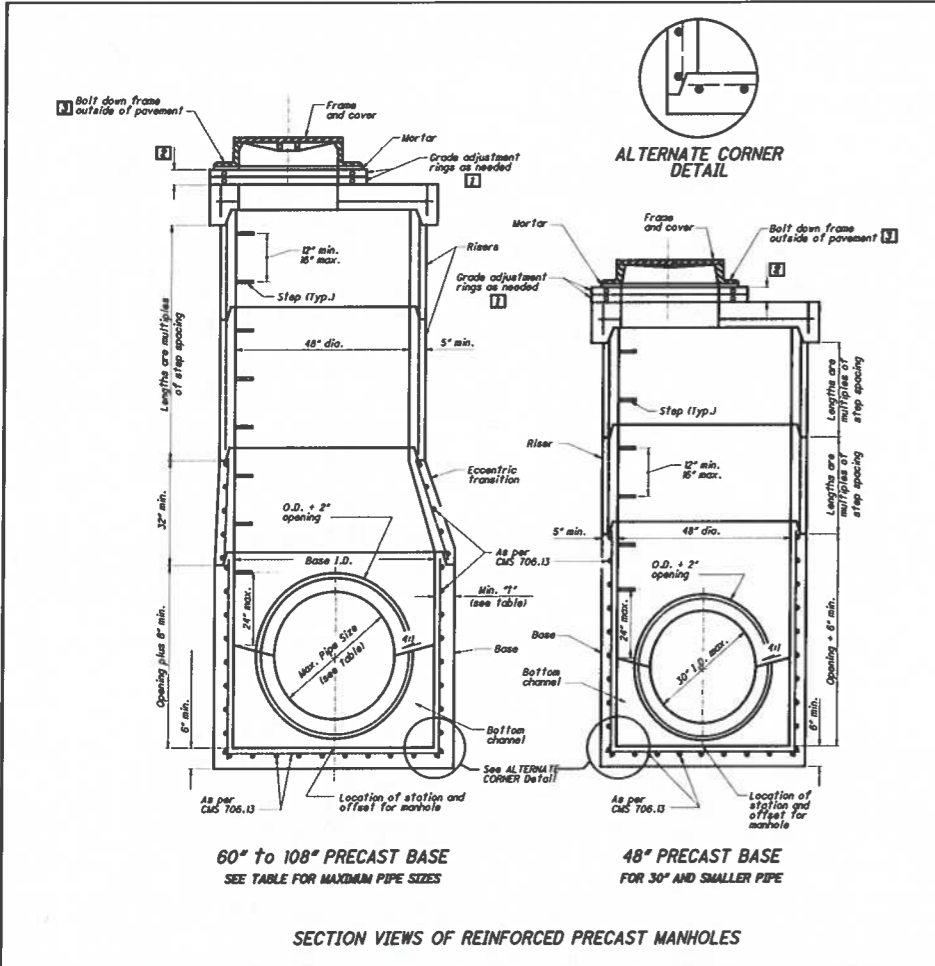
SHEET C7.0  
 JOB NO 25-628'

APPROVED  
 MAR 10 2026

**SECTION A-A**  
N.T.S.



- NOTES:**
1. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICT EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN COMPLIANCE WITH THEIR GUIDELINES.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF STORM DRAINAGE. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORDED ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
  3. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE LOCAL AGENCY STANDARD CONSTRUCTION DRAWINGS.
  4. ALL EXISTING SEWERS AND DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES OR DITCHES.
  5. COORDINATE EXACT TRENCHING, ROUTING AND POINT OF TERMINATIONS WITH ALL UTILITIES COMPANIES, BOTH PUBLIC AND PRIVATE.
  6. PVC CAP MUST BE SCREWED ON TO 6" PVC PIPE, NOT GLUED ON.
  7. CONTRACTOR SHALL MAKE SURE THAT ALL PIPE CONNECTIONS BE WATER TIGHT.
  8. ONCE LAWN AREAS IN THE DRAINAGE AREA HAVE REACHED A UNIFORM SEVENTY (70%) PERCENT STABILIZATION, THE FAIRCLOTH SKIMMER AND THE BLOCKADES (IF ANY WERE USED) COVERING THE OUTLET STRUCTURE WINDOW MAY BE REMOVED. THE BASIN MUST THEN BE DREGGED OF ANY ACCUMULATED SEDIMENT AND THE BASIN MUST BE RESTORED TO THE ORIGINAL DESIGN VOLUME.
  9. TEMPORARY STABILIZATION SHALL BE PERFORMED AFTER SOIL HAS BEEN IDLE FOR 14 DAYS OR LONGER.
  10. ALL APPLICABLE TMDLs SHALL BE TREATED WITHIN THE BASIN.



**NOTES**

**GENERAL:** With normal soil and site conditions, this standard precast manhole may be used for any required manhole depth. Cast and assemble sections of the precast manhole with either all tongue or all groove ends up. Lift holes may be provided in each section for handling. Leave handling device for the flat slab in place.

**TOP:** Provide a flat slab for this section unless an eccentric cone is specified.

**TRANSITION FOR REDUCERS:** This section can be either eccentric cone or flat slab.

**BASE:** Manhole No. 3 is shown with a monolithic floor and riser which may be cast in one or two operations. A permissible alternative is to cast and abut the floor and riser separately. Provide openings for inlet and outlet pipes, either when the unit is cast or later, to meet project requirements. Bottom channels may be formed of concrete, precast in the base or field constructed as shown on STD MH-1 and MH-2.

**JOINT SECTIONS:** Openings for 12\"/>

**CONNECTIONS:** Connections between precast manhole sections and pipes on sanitary sewers may be sealed with resilient connectors conforming to ASTM C 924.

**JOINT SEAL:** Furnish resilient seal between precast manhole sections on sanitary sewers and flexible gasket joints per CMS 706.11.

**OPENINGS:** Ensure pipe openings are the O.D. of the pipe being applied plus 2\"/>

**MATERIALS:** Provide materials for bases and other precast sections, including reinforcement not specified here, that meet the requirements of CMS 706.13.

**DROP PIPES:** When specified on the plans, construct drop pipe as shown on STD MH-2.

**STEPS, FRAMES AND COVERS:** Meet the requirements shown on STD MH-1.

**TOP SLAB REBAR:** Use epoxy coated reinforcing steel within the top slab.

**LEGEND**

1) Approved materials are kept on file by the Office of Materials Management.

2) Grade rings cannot exceed 12\"/>

3) Grade rings cannot exceed 8\"/>

4) Grade rings cannot exceed 8\"/>

5) Where frames are outside of the pavement, mechanically connect the frame to the manhole top slab through the four bolt holes using 5/8\"/>

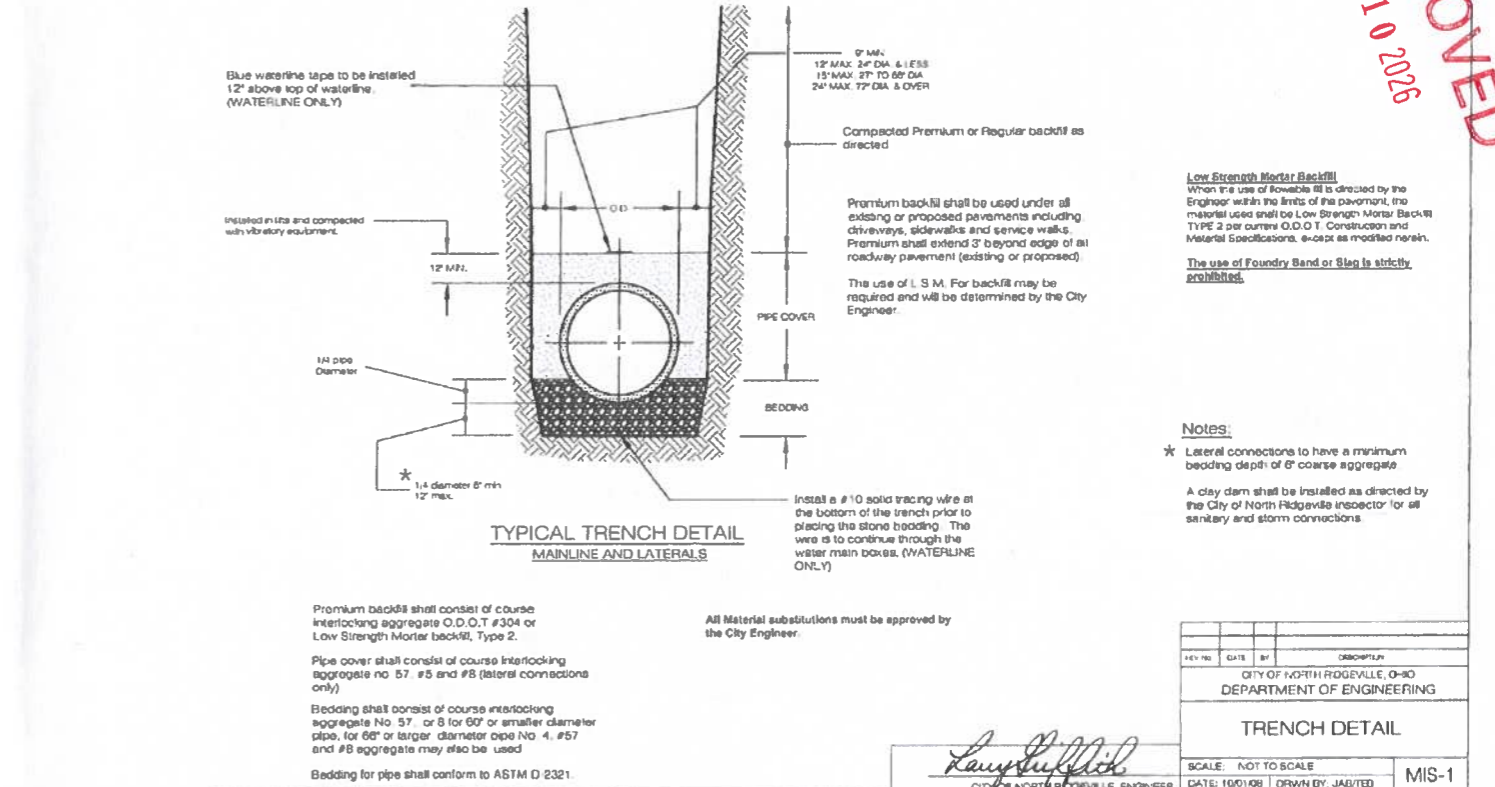
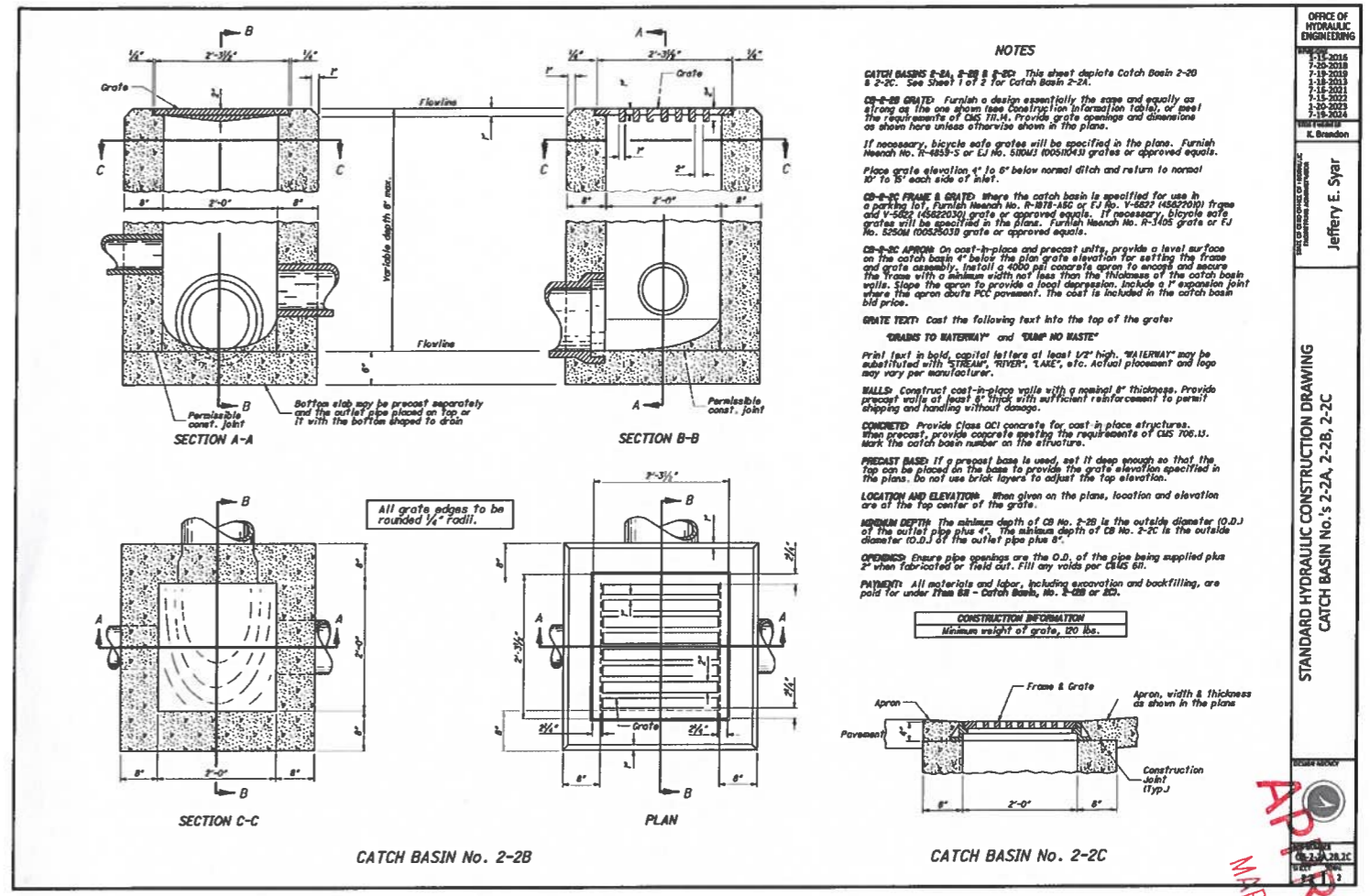
**MAXIMUM PIPE SIZES**

BASE I.D.	MIN. 4\"/> <th>MAX. PIPE SIZE</th>	MAX. PIPE SIZE
60"	3"	36"
72"	6"	48"
84"	7"	54"
90"	7 1/2"	60"
96"	8"	66"
108"	9"	72"

OFFICE OF HYDRAULIC ENGINEERING  
 7-20-2006  
 7-20-2013  
 1-18-2013  
 1-15-2018  
 7-18-2021  
 7-15-2022  
 1-18-2024  
 7-18-2024  
 E. Brandon  
 Jeffery E. Syar

STANDARD HYDRAULIC CONSTRUCTION DRAWING  
 MANHOLE No. 3

DESIGN REVIEW  
 CO. NAME: MH-3  
 SHEET: 1 OF 2



OFFICE OF HYDRAULIC ENGINEERING  
 7-20-2006  
 7-20-2013  
 1-18-2013  
 1-15-2018  
 7-18-2021  
 7-15-2022  
 1-18-2024  
 7-18-2024  
 E. Brandon  
 Jeffery E. Syar

STANDARD HYDRAULIC CONSTRUCTION DRAWING  
 CATCH BASIN No.'s 2-2A, 2-2B, 2-2C

DESIGN REVIEW  
 CO. NAME: MH-3  
 SHEET: 2 OF 2

DATE	BY	DESCRIPTION
01-28-2026	GEW	ISSUE TO VICTORY PARK FOR REVIEW
02-06-2026	APA	ISSUE TO CITY OF NORTH RIDGEVILLE

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 CHECKED BY: APA

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 801 MOORE ROAD AVON, OHIO 44011  
 (440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
 VICTORY PARK OHIO  
 7777 VICTORY LANE  
 NORTH RIDGEVILLE, OH 44039

FEB 06 2026

VICTORY PARK- FIELD 7 IMPROVEMENTS  
 MISCELLANEOUS DETAILS  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
 STATE OF OHIO

CITY OF NORTH RIDGEVILLE, ENGINEER  
 DATE: 10/1/08 DRAWN BY: JAD/BD MIS-1

SHEET C8.0  
 JOB No. 25-628

APPROVED  
 MAR 10 2026

# SITEDRAIN™ STRIP 9400

PREFABRICATED STRIP DRAIN

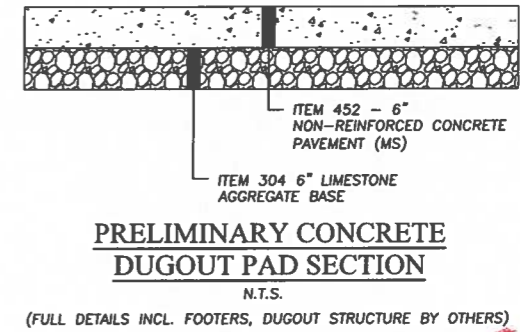
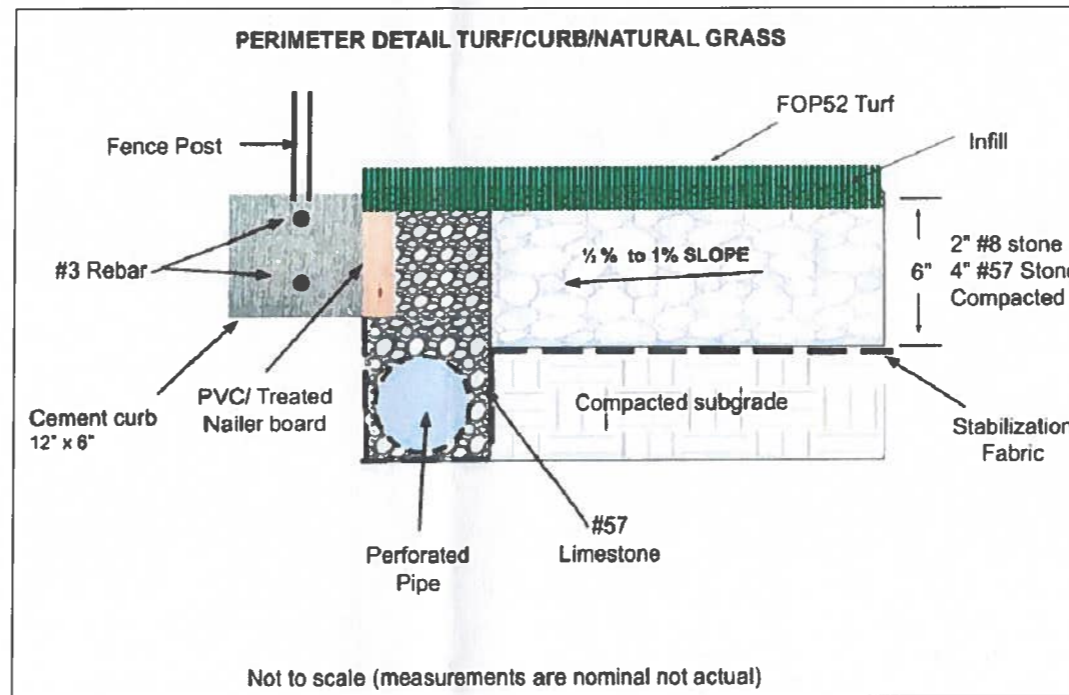


### PRODUCT OVERVIEW

SITEDRAIN Strip 9400 geocomposite strip drain products are composed of a dimpled polymeric perforated core fully wrapped in a geotextile fabric. The geotextile allows water to pass through while retaining backfill materials. The perforated core allows water collection from a wide area and provides a continuous flow path to designated drainage exits. SITEDRAIN Strip 9400 products provide a value engineered alternative to perforated pipe and aggregate subsurface drainage systems requiring high strength, high flow capacity, and a secondary material AASHTO M288 Class 3 subbase drainage requirements.

PROPERTY	TEST METHOD	UNIT OF MEASURE	Typical Value	MARK
<b>GEOTEXTILE</b>				
Material	AASHTO M288	Class	3	3
Survivability	AASHTO M288	Class	3	3
Grab tensile strength	ASTM D4632	lbs	135	120
Grab elongation	ASTM D4632	%	80	50
CBR Puncture	ASTM D6241	lbs	365	340
Trap resistance	ASTM D4533	lbs	80	50
UV Resistance	ASTM D4385	% / 500 hrs	70	70
Apparent Opening Size (AOS)	ASTM D4751	mm	0.212	0.212
Permeability	ASTM D4651	sec <sup>-1</sup>	7.4	17
Water Flow Rate	ASTM D4601	gpm / ft <sup>2</sup>	175	140
		Lpm / m <sup>2</sup>	7130	5704
<b>COBE</b>				
Compressive Strength	ASTM D6384	psi	8,500	-
	ASTM D6321	kPa	465	-
Thickness	ASTM D5599	mm	10	-
		mm	25.4	-
In-Plane Flow Rate	ASTM D4716	gpm/ft	21	-
		Lpm/ft	261	-

MODEL	WIDTH	ROLL LENGTH	ROLL WEIGHT	ITEM CODE
9400	6"	100'	25 lbs	0400
9400	12"	100'	41 lbs	0400
9400	12"	500'	205 lbs	0400
9400	18"	100'	61 lbs	0400
9400	18"	500'	305 lbs	0400
9400	24"	100'	81 lbs	0400
9400	24"	500'	405 lbs	0400
9400	36"	100'	121 lbs	0400



APPROVED  
MAR 10 2026

FEB 06 2026

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**DRAWN BY:**  
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APA

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801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
**VICTORY PARK OHIO**  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

**VICTORY PARK- FIELD 7 IMPROVEMENTS**  
MISCELLANEOUS DETAILS  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
C8.1  
JOB N  
25-628'

# CITY OF NORTH RIDGEVILLE

## STANDARD GENERAL NOTES

**GENERAL**

1. ALL WORK AND MATERIALS SHALL MEET THE RULES, LAWS & CODES OF THE CITY OF NORTH RIDGEVILLE
2. THE FOLLOWING UTILITIES MAY BE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT:  

PAVEMENTS	CITY OF NORTH RIDGEVILLE (440) 353-0842	
STORM SEWERS	CITY OF NORTH RIDGEVILLE (440) 353-0842	
SANITARY SEWERS	CITY OF NORTH RIDGEVILLE (440) 353-0842	
WATERLINES	CITY OF NORTH RIDGEVILLE (440) 353-0842	
GAS-COLUMBIA GAS	DAN SUREN (440) 891-2428	
TELEPHONE- WINDSTREAM	GEOFF HAMM (440) 329-4247	
ELECTRIC- OHIO EDISON	MIKE ZANNI (440) 326-3271	
CABLE-SPECTRUM	RON HRIBAL (440) 388-0416 (EXT. 625)	
WATER TRANSMISSION	AVON LAKE MUNICIPAL UTILITIES (440) 933-5226	
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. WHERE IN ANY CASE THE PLANS AND SPECIFICATIONS DO NOT ENTIRELY COVER MATERIALS AND/OR WORKMANSHIP, THE "STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION WILL APPLY. ODOT REFERENCES MAY BE INDICATED THROUGHOUT THE PLANS. MATERIAL AND WORKMANSHIP SHALL ALSO CONFORM TO THE SPECIFICATIONS, RULES AND ORDINANCES OF THE CITY OF NORTH RIDGEVILLE. WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY ENGINEER SHALL DETERMINE THE GOVERNING AUTHORITY. ANY DEFECTS IN THE CONSTRUCTION INCLUDING MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER. REFERENCES THROUGHOUT THESE PLANS TO "THE ENGINEER" SHALL BE THE CITY ENGINEER.
5. ALL WORK SHALL BE DONE IN A SAFE MANNER AND AS A MINIMUM SHALL COMPLY WITH THE SPECIFIC SAFETY REQUIREMENTS OF THE OSHA AS DEFINED IN 29 CFR 1926
6. AT LEAST FIVE DAYS PRIOR TO THE START OF ACTUAL CONSTRUCTION WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEER AND APPROPRIATE CITY OFFICIALS, AND THE OWNER'S ENGINEER. THE CONTRACTOR OR HIS AUTHORIZED SUPERINTENDENT SHALL BE PRESENT, ALONG WITH ANY AND ALL PRIVATE UTILITY COMPANY REPRESENTATIVES. THIS MEETING WILL BE FOR COORDINATION AND PROCEDURE REVIEW PRIOR TO COMMENCING ANY PHYSICAL WORK.
7. THE CONTRACTOR SHALL NOT COMMENCE WITH ANY FORM OF CONSTRUCTION WITHOUT GIVING 24 HOUR NOTICE TO THE OFFICE OF THE CITY ENGINEER TO ARRANGE FOR INSPECTION. IF ANY CHANGE IN THE WORK SCHEDULE BECOMES NECESSARY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTOR TO AVOID UNNECESSARY INSPECTION COST. IF NO NOTIFICATION IS MADE IN REGARDS TO CANCELLATION OF WORK, THE CONTRACTOR WILL BE CHARGED A MINIMUM OF FOUR (4) HOURS.
8. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY, SUCH AS CALCIUM CHLORIDE, WATER, OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE, AS DIRECTED BY THE ENGINEER, TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, LIGHTING, FLAGMEN, TEMPORARY GUARDRAIL, AND SUCH OTHER TRAFFIC CONTROL DEVICES AS PROVIDED IN "ITEM 614 - MAINTAINING TRAFFIC" SO AS TO AVOID DAMAGE AND/OR INJURY TO VEHICLES AND PERSONS USING THE ROADWAY DURING CONSTRUCTION. ALL AREAS OF PAVEMENT REMOVAL WHICH HAVE NOT BEEN FULLY RESTORED SHALL BE PROTECTED WITH CONES OR DRUMS DURING DAYLIGHT HOURS. THESE AREAS SHALL BE PROTECTED WITH FLASHING BARRICADES OR DRUMS WITH STEADY BURNING LIGHTS AT NIGHT. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AS TO THE PROPOSED WORK WITH MINIMUM HAZARD, DELAY, AND INCONVENIENCE TO THE MOTORIST USING THE STREETS AFFECTED BY THE WORK DONE UNDER THE CONTRACT AND HE SHALL COORDINATE ALL CLOSING OF STREETS WITH THE CITY ENGINEER AND THE POLICE CHIEF OF THE CITY OF NORTH RIDGEVILLE.
10. ACCESS ROADS SHALL BE KEPT FREE OF MUD, DEBRIS, DIRT, ETC. AND SHALL BE CLEANED EVERY DAY AT THE END OF WORK OR MORE FREQUENTLY IF SO ORDERED BY THE CITY OF NORTH RIDGEVILLE.
11. THE CONTRACTOR AND SUBCONTRACTOR SHALL HAVE A COMPETENT SUPERVISOR ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING DONE.
12. NO SLAG OR OTHER SULFUROUS MATERIAL WILL BE USED ON THE PROJECT.

13. FOR RESIDENTIAL SUBDIVISIONS, THE TRAFFIC CONTROL SIGNS WILL BE ERRECTED BY THE CITY OF NORTH RIDGEVILLE AND THE COST OF INSTALLATION WILL BE PAID BY THE DEVELOPER. THE INSTALLATION AND COST OF THE STREET NAME SIGNS AND STREET LIGHTS WILL BE DONE BY THE DEVELOPER AT HIS EXPENSE
14. THE CITY ENGINEER SHALL BE NOTIFIED FORTY-EIGHT- (48) HOURS PRIOR TO BEGINNING THE ACTUAL CONSTRUCTION.

**EARTHWORK**

1. ALL EXCAVATION AND FILL WORK SHALL BE DONE IN ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS.
2. THE SUBGRADE IN THE STREET SHALL BE LEFT TWO INCHES HIGH FOR THE PAVEMENT CONTRACTOR TO TRIM DOWN TO FINAL GRADE. THE CONTRACTOR SHALL PROOF ROLL THE GRADE WITH A FULLY LOADED (MAXIMUM LEGAL WEIGHT) TRIAXLE DUMP TRUCK, ANY "SOFT" SPOTS SHALL BE REMOVED AND REPLACES WITH COMPACTED EARTH.
3. EARTHWORK SHALL BE DONE IN SUCH A FASHION AS TO NOT TRAP WATER DURING CONSTRUCTION.
4. TREE AND BRUSH CLEARING/DISPOSAL SHALL BE DONE IN A MANNER ACCEPTABLE TO THE CITY OF NORTH RIDGEVILLE
5. ALL PAVEMENT AREAS SHALL HAVE ALL ORGANICS AND TOPSOIL REMOVED FROM THE AREA.
6. AT ALL TIMES DURING THE PROGRESS OF THE WORK AND UNTIL RELEASE OF THE CONTRACTOR FROM HIS GUARANTEE BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE BACKFILLED TRENCHES AND OTHER EXCAVATIONS. IN PARTICULAR, THOSE TRENCHES OR EXCAVATIONS WHICH ARE WITHIN FIFTEEN (15) FEET OF THE EDGE OF PAVEMENT OR THE EDGE OF TRAVELED ROADWAYS, SHALL BE KEPT FILLED UP THE SAME LEVEL AS THE ADJACENT UNDISTURBED GROUND, ANY SETTLEMENT WHICH OCCURS DURING THIS PERIOD SHALL BE IMMEDIATELY FILLED IN TO PREVENT THE POSSIBILITY OF ACCIDENTS.
7. WHERE EXISTING SEWERS ARE ENCOUNTERED AND ARE INTERFERED WITH, FLOWS SHALL BE MAINTAINED, SEWER OR OTHER LIQUID MUST BE HANDLED BY THE CONTRACTOR EITHER BY CONNECTION INTO THE SEWERS (WITH THE APPROVAL OF THE CITY ENGINEER) OR BY TEMPORARY PUMPING TO A SATISFACTORY OUTLET. SEWAGE OR OTHER LIQUID SHALL NOT BE PUMPED, BAILED OR FLUMED OVER THE STREET.
9. BACKFILL SHALL INCLUDE THE MATERIAL PLACED ABOVE THE BEDDING AND SHALL CONSIST OF FINELY DIVDED SOIL FREE FROM STONES, RUBBISH, LARGE CLUMPS OR OTHER HARMFUL DEBRIS. THE BACKFILL SHALL BE TAMPED IN SIX (6) INCH LAYERS.
10. BACKFILL WITHIN EXISTING OR PROPOSED PAVED OR STONE STREETS, ALLEYS, DRIVEWAYS, PARKING AREA AND PROPOSED SIDEWALKS, OR WITHIN FIVE (5) FEET OF THESE AREAS SHALL CONSIST OF A DURABLE GRAVEL OR CRUSHED STONE MEETING THE REQUIREMENTS OF ITEM 304 OF THE CURRENT ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE USE OF A 304 RECYCLED CONCRETE EQUIVALENT AND SLAG IS PROHIBITED. THE GRANULAR BACKFILL SHALL BE MECHANICALLY TAMPED IN SIX (6) INCH LAYERS SO THAT THE BACKFILL WILL HAVE A DENSITY EQUAL TO A MINIMUM OF 95% OF THAT POSSIBLE UNDER OPTIMUM MOISTURE CONTENT AS DETERMINED BY STANDARD PROCTOR TEST.

**ROADWAY**

1. ALL TREES AND BRUSH, AND ANY OTHER VEGETATION WITHIN THE LIMITS OF THIS PROJECT THAT INTERFERE WITH THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE. STUMPS MAY BE GROUND OUT OR REMOVED FROM THE SITE.
2. ALL EARTHWORK SHALL HAVE INSPECTION AND TESTING AS DEEMED NECESSARY BY THE CITY OF NORTH RIDGEVILLE, SUCH INSPECTION WILL BE COORDINATED BY THE "CONTRACTOR". WHO SHALL USE A SOILS TESTING LABORATORY TO MAKE THE TEST INCIDENTAL TO THE QUALITY CONTROL OF THE EARTHWORK OPERATION. SOIL TESTING AND CLASSIFICATION SHALL BE PERFORMED BY THE SOILS TESTING LABORATORY TO DETERMINE THE PROPER MOISTURE CONTENT AND SOIL DENSITY BEFORE BEGINNING EARTHWORK CONSTRUCTION. THE COST OF THIS INSPECTION AND TESTING WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR SHALL PRESENT HIS PRE-CONSTRUCTION CONFERENCE.
3. WHERE SOFT SUBGRADE IS ENCOUNTERED, DUE TO NO FAULT OR NEGLECT OF THE CONTRACTOR, IN WHICH SATISFACTORY STABILITY CANNOT BE OBTAINED BY MOISTURE CONTROL AND COMPACTION, THE UNSTABLE MATERIAL SHALL BE EXCAVATED TO THE DEPTH REQUIRED BY THE ENGINEER, BACKFILLING OF THESE EXCAVATED AREAS SHALL BE WITH EMBANKMENT MATERIAL OR AGGREGATE BASE (ODOT ITEM 304) OR "AS DIRECTED BY THE ENGINEER."
4. CONCRETE WILL BE TESTED BY AN ODOT QUALIFIED LABORATORY DURING CONSTRUCTION FOR AIR ENTRAINMENT AND SLUMP. CONCRETE TEST CYLINDERS WILL BE PREPARED FOR EACH 50 YARDS OR FRACTION THEREOF, CONCRETE BEAMS MAY BE PREPARED AT THE CONTRACTOR'S OPTION, THE LABORATORY DESIGNATED TO PERFORM THE ON-SITE INSPECTION PRIOR TO CONSTRUCTION.
5. CONCRETE PAVEMENT CURING COMPOUND SHALL BE SILENCURE A FROM CHEMMASTERS, 300 EDWARDS ST., MADISON. OHIO 44057.

6. IN AREAS OF HIGH GROUNDWATER OR WHERE SURFACE SEEPAGE HAS BEEN OBSERVED IT MAY BE NECESSARY TO CONSTRUCT DRAINS PERPENDICULAR TO THE PROPOSED PAVEMENT. THESE UNCLASSIFIED PIPE UNDERDRAINS, CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605 SHALL BE 3 FEET BELOW PAVEMENT GRADE AND CONNECTED INTO THE APPROPRIATE STORM CONDUIT OR OUTLET. CONDUIT SHALL BE 6" DIAMETER PERFORATED PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-758 OR 6" DIAMETER PERFORATED PSM POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH GEOTEXTILE DRAIN SLEEVE MEETING THE REQUIREMENTS OF ODOT 712.09, TYPE A, AND WITH NO. 8 STONE OR GRAVEL AGGREGATE.

**UNDERGROUND INSTALLATIONS - GENERAL**

1. THE VARIOUS UNDERGROUND INSTALLATION ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL EXCAVATION, MATERIAL, LABOR, BEDDING, BACKFILL, COMPACTION, EQUIPMENT, UTILITY PROTECTION, MAINTENANCE OF ROADWAYS AND DRIVES UNTIL FINAL REPLACEMENT, PUMPING AND/OR DEWATERING, CONSTRUCTION AND REMOVAL OF ALL NECESSARY TRENCH PROTECTION AND ALL OTHER INCIDENTAL ITEMS NECESSARY TO INSTALL SUCH UTILITY. THE CONTRACTOR IS TO TOTALLY FAMILIARIZE HIMSELF WITH THE GROUND CONDITIONS THAT NOW DO OR MAY EXIST DURING THE CONSTRUCTION SO AS NOT TO ADVERSELY AFFECT THE INTEGRITY OF ANY UTILITY INSTALLATION OR STRUCTURE ON THE CONSTRUCTION SITE OR ADJACENT PROPERTIES.
2. ALL SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL CONFORM WITH ODOT ITEM 611.
3. ANY UNSUITABLE MATERIAL NOT APPROVED BY THE ENGINEER FOR BACKFILL AND MATERIAL IN EXCESS OF THAT REQUIRED FOR BACKFILLING SHALL BE DISPOSED OF BY THE CONTRACTOR ON THE SITE.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ANY CAVING OR SETTLING OF EXCAVATION OR TRENCH WALLS WHICH COULD ENDANGER THE SAFETY OF ANY PERSON ENGAGED IN THE WORK OR IN ANY WAY DAMAGE THE UNDERGROUND INSTALLATIONS OF ADJACENT UTILITY OR PROPERTY; OR DIMINISH THE TRENCH WIDTH NECESSARY FOR THE PROPER CONSTRUCTION OF HE UNDERGROUND INSTALLATION OR OTHERWISE INJURE OR DELAY THE WORK. THE TYPE AND AMOUNT OF SUCH PROTECTION, SUCH AS TRENCH BOXES, SHEETING, SHORING, OR BRACING SHALL BE CONSISTENT WITH THE DEPTH AND WIDTH OF EXCAVATION. THE COMPOSITION AND WATER CONTENT OF THE SOIL IN THE PROXIMITY OF STRUCTURES OR OTHER UTILITIES, THE VIBRATION FROM EQUIPMENT AND THE SPOIL PLACEMENT, AND SHALL BE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. IN ORDER TO REDUCE GROUND WATER SEEPAGE AND PROVIDE A STABLE TRENCH IT MAY BE NECESSARY TO DEWATER PRIOR TO EXCAVATION OF THE SEWER TRENCH AND/OR PROVIDE TEMPORARY SLUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT STRUCTURES, PAVEMENTS, OR UTILITIES, OR LOSS OF PRIVATE WELL WATER RESULTING FROM DEWATERING, LOSS OF GROUND, HEAVE, TRENCH CONSTRUCTION, AND ANY OTHER CONSTRUCTION METHODS. THE CONTRACTOR SHALL PROTECT ALL EXISTING SEWER AND UTILITIES THAT THE PROPOSED INSTALLATION CROSSES BY COMPACTING THE BACKFILL UNDER SUCH EXISTING FACILITIES OR SHALL PROTECT THE EXISTING FACILITY IN A MANNER AS APPROVED BY THE ENGINEER. IF SHEETING IS USED, IT MAY BE NECESSARY TO DRIVE THE SHEETING SEVERAL FEET BELOW THE BOTTOM OF THE PIPE. WHEN USING MOVABLE TRENCH SUPPORTS OR SHEETING CARE MUST BE EXERCISED SO AS NOT TO DISTURB THE PIPE LOCATION, JOINTING OR BEDDING MATERIAL. IF STEEL SHEETING IS USED IT SHALL BE HELD IN PLACE BY LONGITUDINAL BEAMS AND CROSS BRACES OR STRUTS AS REQUIRED TO RESTRAIN THE TOP OF THE SHEETING. IF TIMBER SHEETING AND BRACING IS USED, IT MUST BE OF GOOD QUALITY AND OF HARDWOOD CONSTRUCTION. AFTER THE PIPE HAS BEEN INSTALLED AND THE BALANCE OF THE BEDDING MATERIAL HAS BEEN PLACED OVER THE PIPE, THE REMOVAL OF ANY TRENCH PROTECTION SHALL BE CAREFULLY CONTROLLED. THE CONTRACTOR SHALL DEMONSTRATE THAT THE REMOVAL OF THE TRENCH PROTECTION WILL NOT ADVERSELY AFFECT THE PIPE LOCATION AND BEDDING. IF SHEETING CANNOT BE REMOVED WITHOUT ADVERSELY AFFECTING THE PIPE AND BEDDING LOCATION, THE ENGINEER MAY ORDER THE SHEETING CUT OFF AT SOME POINT, AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE AND LEFT IN PLACE.
6. PRIOR TO ANY CONNECTION INTO AN EXISTING SEWER MANHOLE OR CONDUIT THE CONTRACTOR SHALL TAKE SUCH MEASURES AS NECESSARY, "AS APPROVED BY THE ENGINEER", (I.E., TEMPORARY PLUGS, SAND BAGS, ETC.) DURING THE COURSE OF THE CONSTRUCTION OF THE PROPOSED SEWERS. TO GUARD AGAINST ANY DRAINAGE FROM ENTERING THE EXISTING SYSTEM AND POSSIBLY CONTAMINATING SUCH SYSTEM WITH SILT.

7. WHERE THE PROPOSED IMPROVEMENTS CROSS EXISTING OR PROPOSED PAVEMENTS, INCLUDING A POINT FIVE (5) FEET BEYOND SUCH CROSSINGS, OR WHERE THE CONSTRUCTION METHODS USED BY THE CONTRACTOR RESULT IN THE TRENCH WALL BEING LESS THAN 3 FEET FROM THE EDGE OF THE PAVEMENT, THE ENTIRE TRENCH BACKFILL SHALL BE COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS WITH MECHANICAL TAMPERS MEETING NINETY-EIGHT (98) PERCENT OF MAXIMUM LABORATORY DRY WEIGHT.
8. THE LINE AND GRADE OF SEWER MAINS SHALL BE CONTROLLED DURING THE SEWER CONSTRUCTION BY USE OF AN APPROVED LASER DEVICE.
9. AT ALL STORM SEWER MAIN AND SANITARY SEWER MAIN INTERSECTIONS (CROSSINGS) WHEN PIPE CLEARANCE IS LESS THAN 18", THE LOWER PIPE SHALL BE ENCASED AND THE UPPER PIPE-SHALL BE MONOLITHICALLY CRADLED IN 2500 PSI CONCRETE FOR THE WIDTH OF THE TRENCH. AT PIPE CROSSINGS GREATER THAN 18" THE BACKFILL BELOW THE UPPER PIPE SHALL BE COMPACTED IN PLACE TO THE SATISFACTION OF THE ENGINEER.

**STORM SEWERS**

1. STORM SEWER CONDUIT SHALL CONFORM TOT EH FOLLOWING REQUIREMENTS:  
 STORM CONDUIT BETWEEN STREET BASINS AND CONNECTING TO MANHOLE SHALL BE (A.) ONLY IF COVER IS LESS THAN OR EQUAL TO ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, OR MAY BE (E.) IF COVER IS GREATER THAN ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. ALL FOOTING DRAIN CONNECTIONS SHALL BE (B.) ONLY.  
 A. REINFORCED CONCRETE PIPE ASTM C-76, "B" OR "C" WALL, 8 FOOT LENGTHS, WITH AN "O" RING CONFINED GASKET JOINT PER ASTM C-443: (A) 12" & LARGER DIA. CLASS IV.  
 B. POLYVINYL CHLORIDE (PVC) ASTM D-3034 (SDR 35) (ODOT 707.45) WITH GASKET MATERIAL CONFORMING TO ASTM F-477 AND JOINTS PER ASTM D-3212 OR SOLVENT CEMENT JOINTS PER ASTM D-2584  
 C. PERMA-LOC (PVC) AASHTO SPECIFICATION IN M-304M (ODOT 707.43) WITH ASTM O-3212 AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.  
 D. ULTRA-RIB (PVC) ASTM F 794 (ODOT 707.43) WITH INTEGRAL BELL AND SPIGOT JOINT IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.  
 E. SMOOTH INTERIOR, CORRUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND M-294 TYPE S. (OFOT 707.33) ADS N-12, HANCOR HI-0, OR APPROVED EQUAL THE JOINTS SHALL BE SILT-TIGHT AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477 (NOT PRESSURE RATED), INSTALLED IN ACCORDANCE WITH ASTM D-3212 AND MANUFACTURER'S RECOMMENDATIONS.
2. OTHER OPTIONAL MATERIALS MAY BE USED WHEN APPROVED BY THE CITY ENGINEER.
3. UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-755 OR 6" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG)
4. ROOF DRAINS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS. NO CONNECTION TO STORM SEWER.
5. AT LEAST 60 DAYS PRIOR TO THE END OF THE PERIOD FOR WHICH IMPROVEMENTS ARE COVERED BY MAINTENANCE BONDS, THE DEVELOPER SHALL CLEAN AND VIDEO TAPE THE STORM SEWER, SANITARY SEWER AND MANHOLES, OR CAUSE THIS TO BE DONE BY A SUBCONTRACTOR OR BUILDER(S) WHO THE DEVELOPER HOLDS RESPONSIBLE PRIOR TO RELEASES OF THE MAINTENANCE BONDS COVERING THE IMPROVEMENTS. TWO (2) COPIES OF THE VIDEO TAPE(S) AND A WRITTEN REPORT OF THE RESULTS SHALL BE FURNISHED TO THE DEVELOPER AND THE CITY ENGINEER, BOTH THE TAPING AND THE WRITTEN REPORT SHALL BE DONE TO THE SATISFACTION OF THE DEVELOPER AND THE CITY ENGINEER OR THEIR DESIGNEES. ANY AND ALL PROBLEMS DISCOVERED SHALL BE REMEDIATED WITHIN TEN (10) WORKING DAYS BY THE DEVELOPER OR BY THE PARTY THE DEVELOPER SHALL CAUSE TO REMEDIATE THE PROBLEMS, IF ANY.
6. ALL MAIN LINE STORM SEWERS SHALL BE CLEANED AND VIDEOTAPED IMMEDIATELY AFTER CONSTRUCTION AND THE VIDEOTAPE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL DEFECTS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.

FEB 06 2026

OCTOBER 1, 2008 -REV. 5/11/09, 9/29/09, 12/7/09, 8/18/16, 5/9/17, 6/28/17, 6/5/20

DATE:	BY:	DESCRIPTION:
01-28-2026	GEW	ISSUE TO VICTORY PARK FOR REVIEW
02-06-2026	APA	ISSUE TO CITY OF NORTH RIDGEVILLE

DRAWN BY:  
GEW

CHECKED BY:  
APA

## BRAMHALL

ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
MISCELLANEOUS DETAILS  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
C8.2  
JOB N  
25-628

# Planning Commission

## APPLICANT GUIDE

### COMMISSION AUTHORITY

The Planning Commission is a five-member board with the responsibility to hear applications for land use, zoning classifications or districts; to review and recommend legislation and regulations on all matters of municipal planning, land use and zoning; and to review and recommend to Council ordinances creating regulations governing all development and redevelopment, both public and private. The Commission has control over platting and subdividing of lands. The Commission evaluates the plan, design, location, removal, relocation and alteration of buildings and structures located on public lands and along public streets. All plans and recommendations of the Planning Commission must be approved by Council.

### APPLICATIONS

Commission meetings are held in Council Chambers at City Hall on the second Tuesday of each month starting at 7:00 p.m. Complete applications must be received at least 25 days prior to a regular meeting to appear on the agenda. To be considered complete, an application must be signed by the property owner, include the required fee and be accompanied by the required plans, exhibits and materials of the type and number listed in the application. All materials submitted become the property of the Commission.

### FEES

See the Planning and Zoning Fee Schedule for a complete list of applicable fees for your project.

### SUBMITTAL REQUIREMENTS

For residential subdivisions and other platting of property, applicant shall refer to the City's Subdivision Regulations for submittal requirements. For all other projects, Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff.

Note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210.

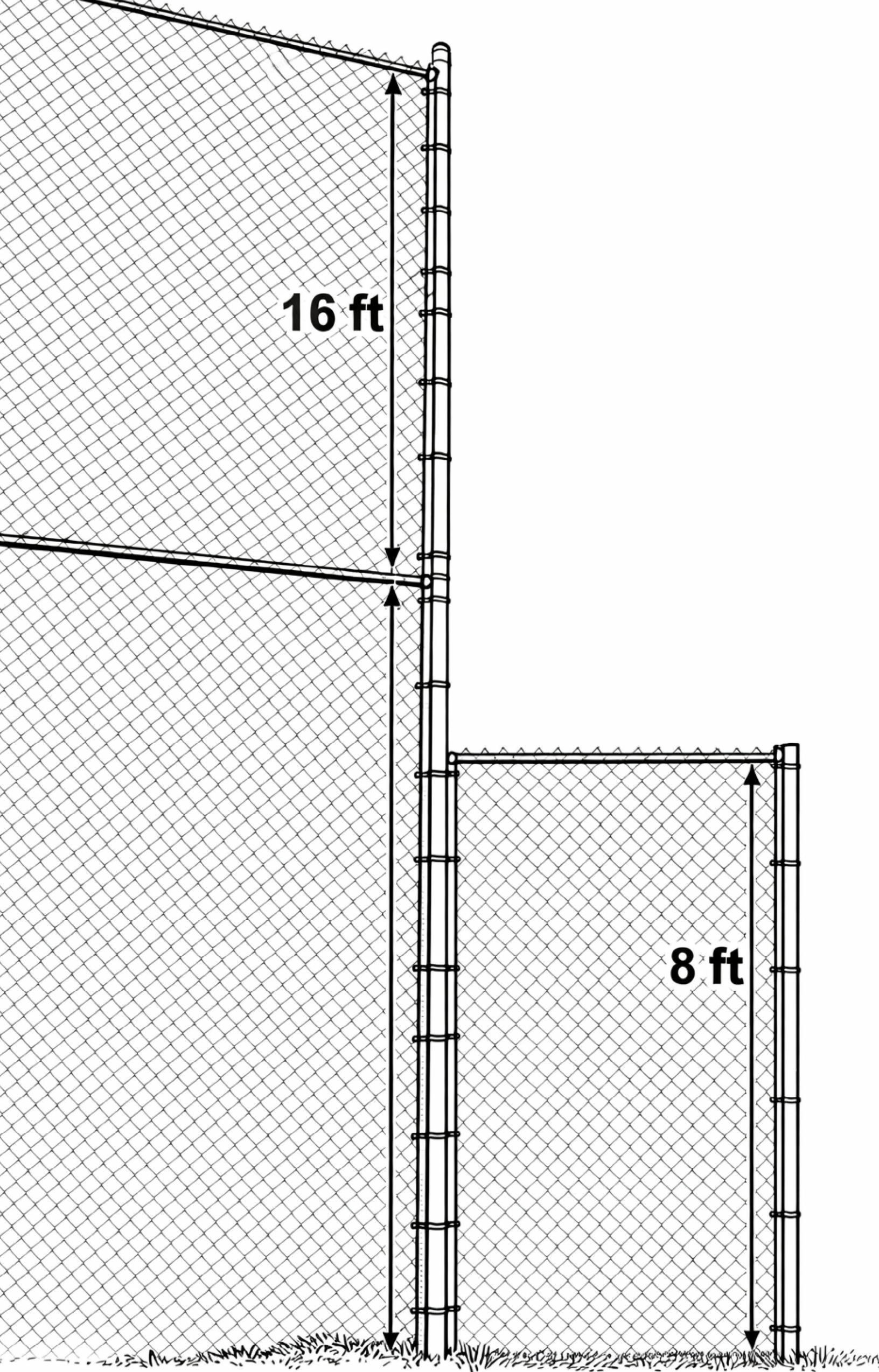
All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer. Plats shall be 24 by 36 inches in size. Site improvement plans shall be 22 by 34 inches in size.

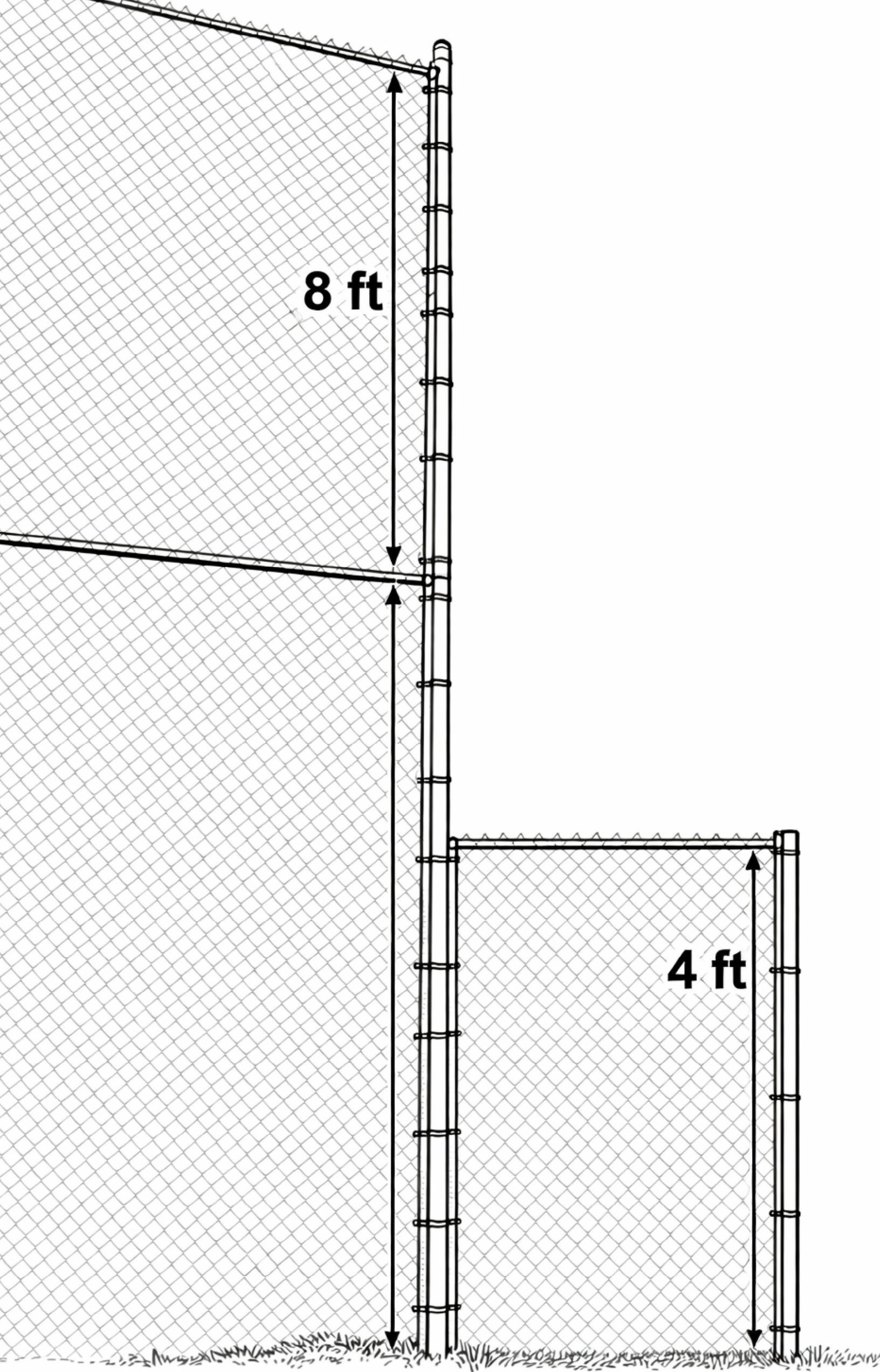
### NOTICE AND APPEARANCE

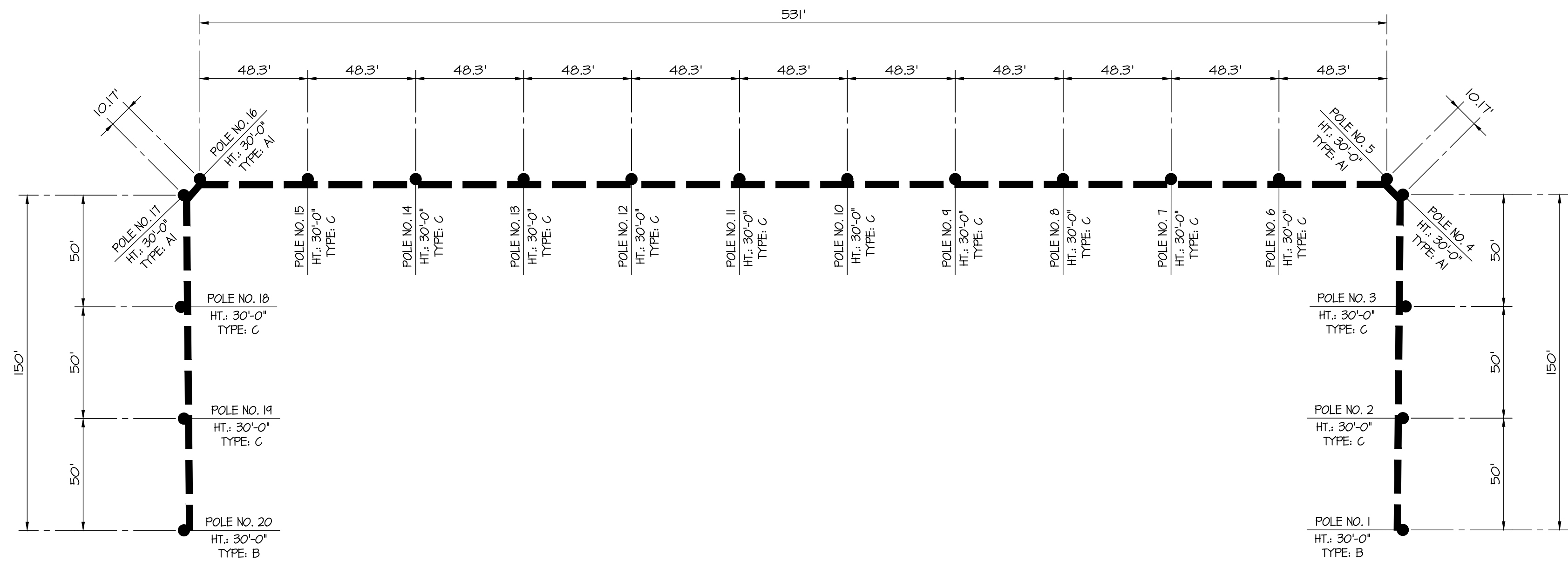
The Commission is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the meeting where their application is considered.

### APPLICANT PRESENTATION

Applicants are expected to submit any documents or information relevant to their request with their application. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to make a presentation of their project or request and answer questions of the Commission. Adjoining property owners or other interested parties may also make comment or ask questions. Any public comment or questions regarding a project are directed to the Commission chair.





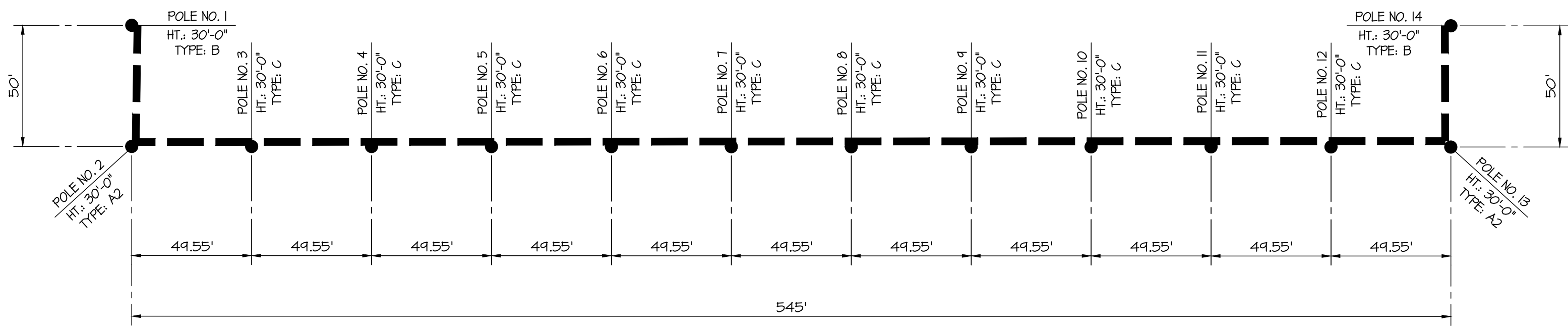


**POLE LAYOUT PLAN SYSTEM 1**

1" = 40'

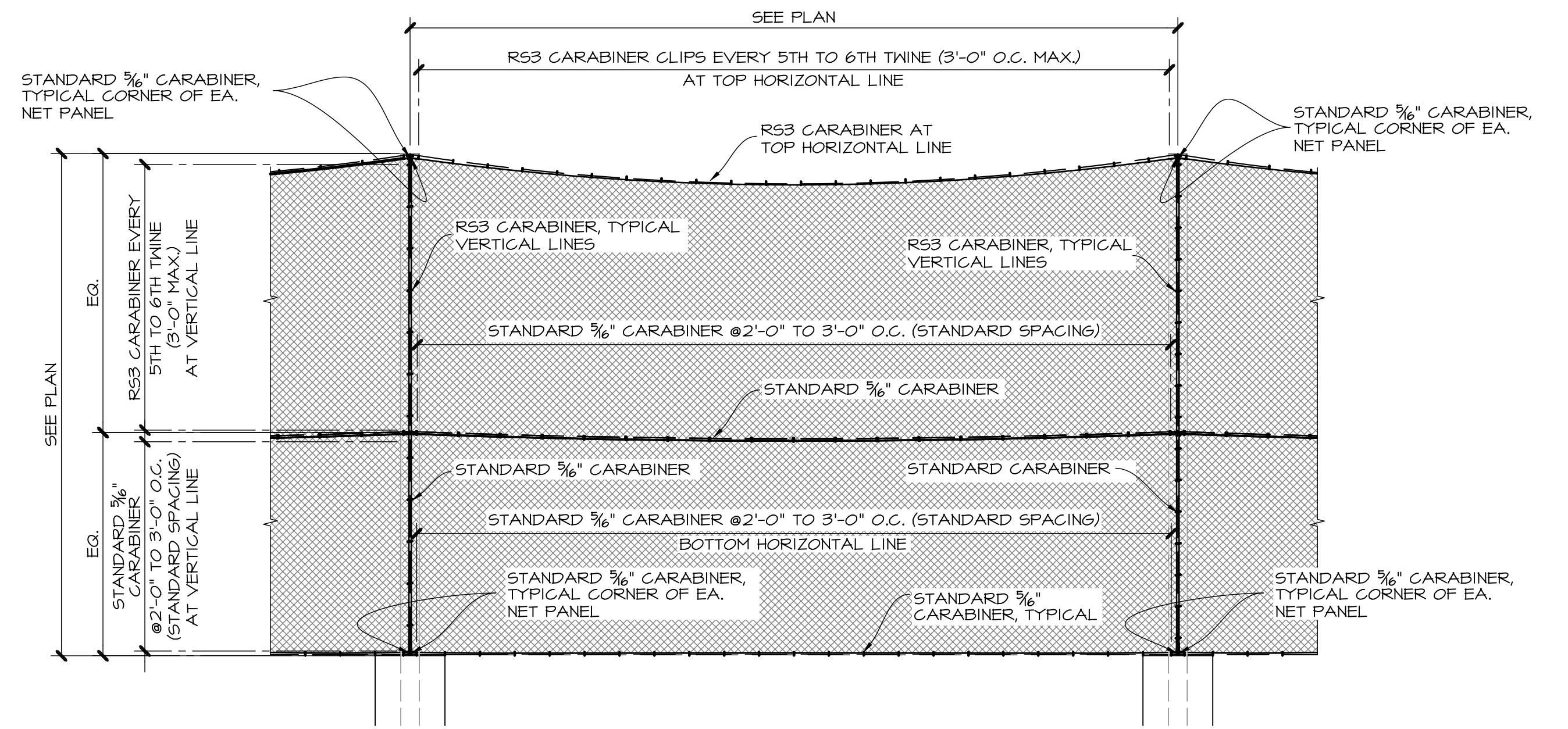
POLE TYPE	MAX POLE HEIGHT	MAX POLE SPACING	POLE SIZE			FOUNDATION	
			DIAMETER	WALL THICKNESS	PIPE YIELD STRENGTH	DIAMETER	DEPTH
A1	30'	30.04'	10.75"	.280"	60 KSI	2'-0"	14'-6"
A2	30'	50'	12.75"	.281"	65 KSI	2'-0"	20'-6"
B	30'	50'	10.75"	.214"	70 KSI	2'-0"	12'-0"
C	30'	50'	8.625"	.214"	60 KSI	2'-0"	10'-0"

- POLE HEIGHTS SHOWN ARE ABOVE FINISHED GRADE
- POLE SPACING IN SCHEDULE IS MAXIMUM, SEE PLAN
- WALL THICKNESS SHOWN ARE ACTUAL
- FOR FOUNDATION DETAIL, SEE 2/31/25



**POLE LAYOUT PLAN SYSTEM 2**

1" = 40'



**1 TYPICAL NETTING ATTACHMENT DETAIL**

1/8" = 1'-0"

THE INFORMATION AND DETAILS DEPICTED ON DRAWINGS ARE THE PROPERTY OF ENGEL & COMPANY, INC. ENGINEERS AND ARE FOR THE SOLE USE BY COASTAL NETTING & BURBANK SPORTS SPECIFICALLY FOR THE GOLF NETTING BARRIER PROJECT AT THE VICTORY PARK IN NORTH RIDGEVILLE, OH. ALL REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY ENGEL & COMPANY, INC. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ENGEL & COMPANY, INC. WHO SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS, INCLUDING COPYRIGHTS. DRAWINGS SHALL NOT BE DUPLICATED, MODIFIED, OR USED WITHOUT PRIOR WRITTEN CONSENT BY ENGEL & COMPANY, INC.

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SPORT NETS  
13913-100 Duval Road  
Jacksonville, Florida  
(866) 349-0057

**coastal**  
Netting • Steel Pole • Components  
2933 Sixteenth Street  
Bakersfield, California  
(661) 631-1582

<b>ENGEL &amp; COMPANY</b> Engineers 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025		DRAWN: BC DATE: 7/31/2025 CHECKED: EAG APPROVED:	<b>Pole Layout Plan &amp; Schedule</b> Baseball Netting Barrier <b>Victory Sports Park</b> 7777 Victory Lane North Ridgeville, OH 44039	SHEET NO. <b>S11</b> OF 25451
DATE	ISSUED FOR			

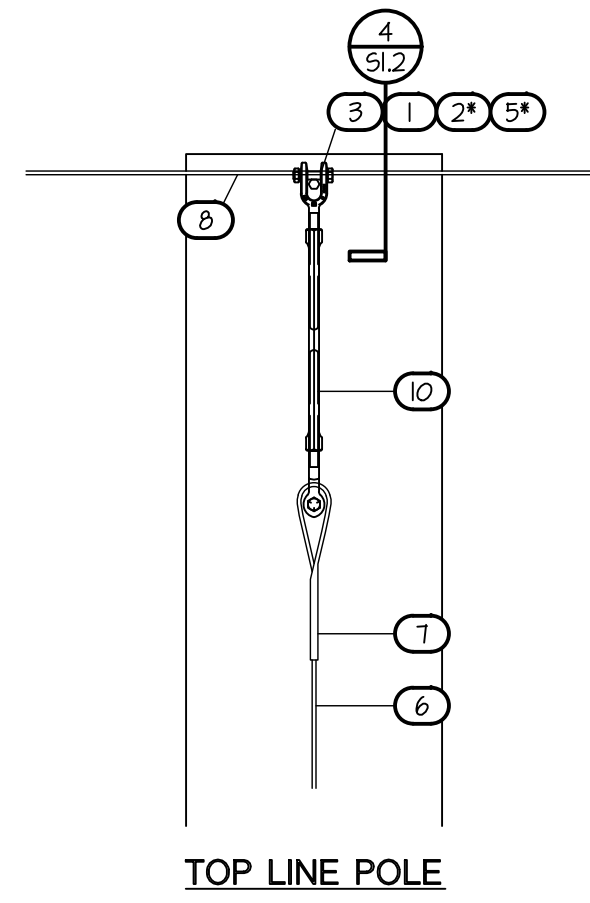
file: p:\coastal\net\102451.dwg - victory\_sports\_park\Drawings\102451.dwg layout: 2545111.scler: 1 by: BC date: 7/31/2025 2:49 PM

PART SCHEDULE (EQUAL OR EXCEED)

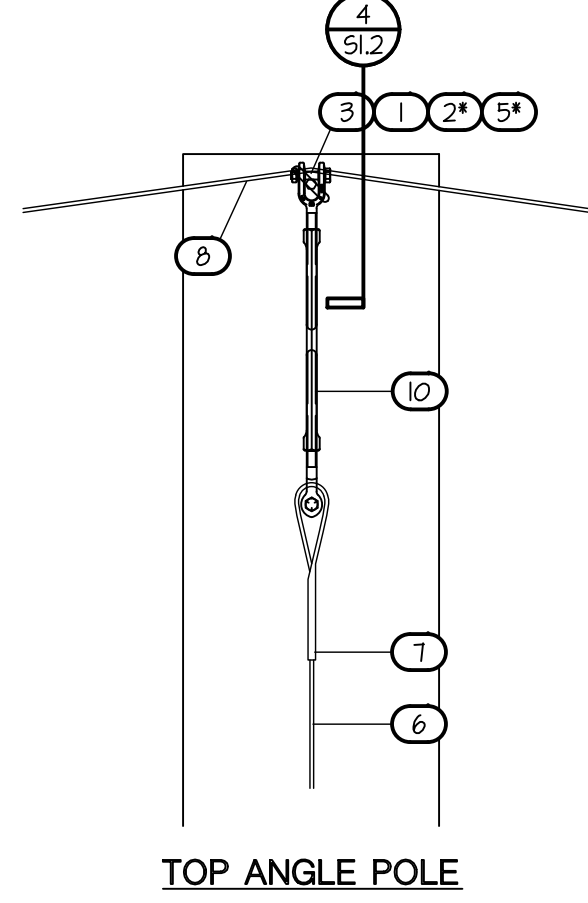
- ① 3/4" GALV. BOLT w/ NUT
- ② 3/4" FLAT ROUND WASHER
- ③ 3/4" GALV. THIMBLEYE NUT
- ④ 3/4" GALV. SPRING WASHER
- ⑤ 3/4" GALV. E.H.S. STRAND
- ⑥ 3/4" GALV. PRE-FORMED GRIP
- ⑦ 3/4" GALV. PRE-FORMED GRIP
- ⑧ 3/4" GALV. E.H.S. STRAND
- ⑨ 3/8" GALV. PRE-FORMED GRIP
- ⑩ HG-228 JAW & JAW (OR EYE & JAW) 3/8"x12" (STOCK 1032652) CROSBY TURNBUCKLE

\* INDICATES FAR SIDE

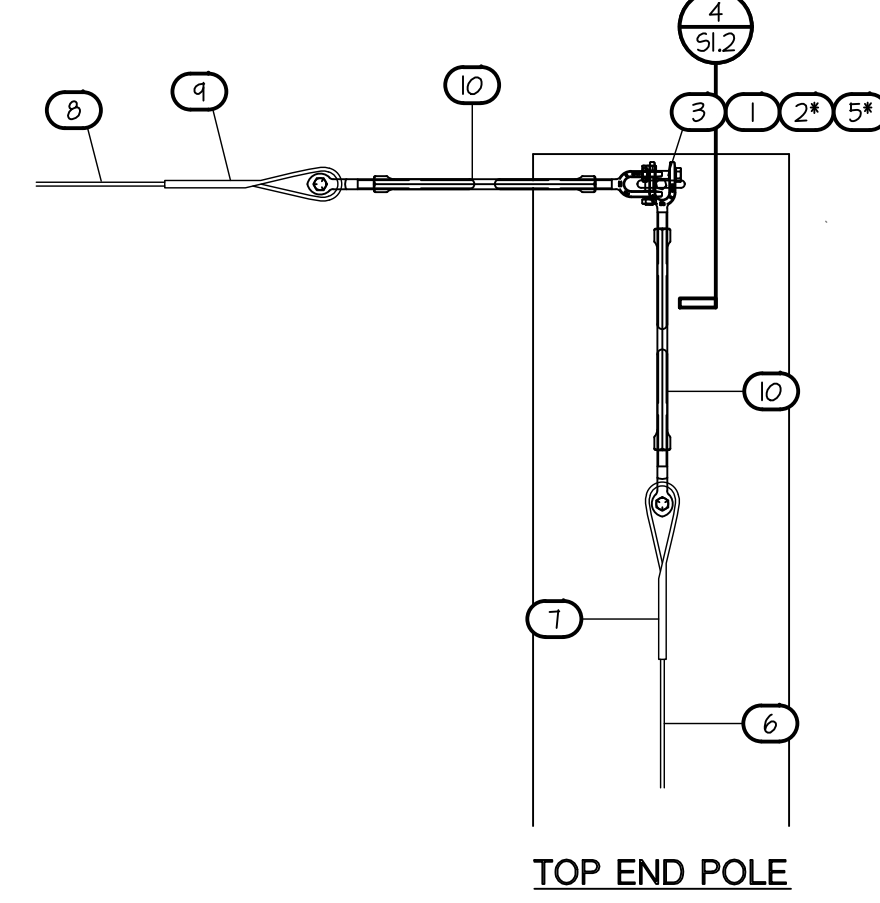
DETAIL A



TOP LINE POLE

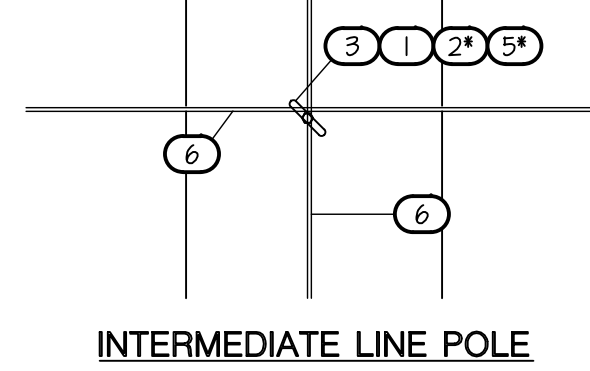


TOP ANGLE POLE

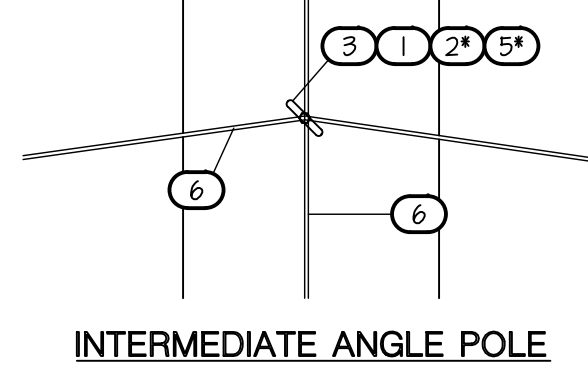


TOP END POLE

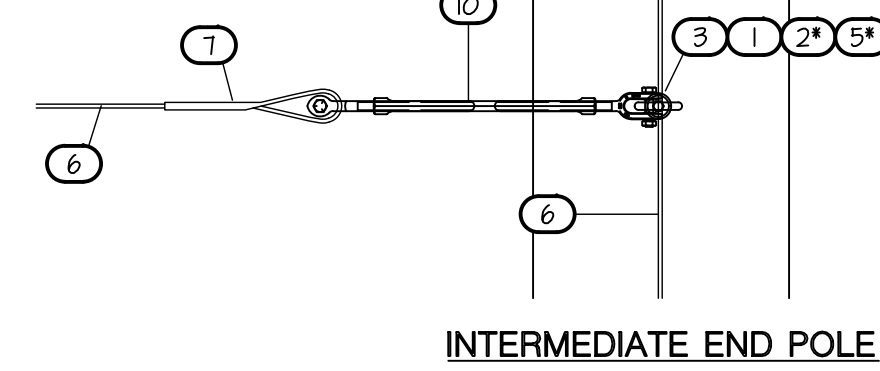
DETAIL B



INTERMEDIATE LINE POLE

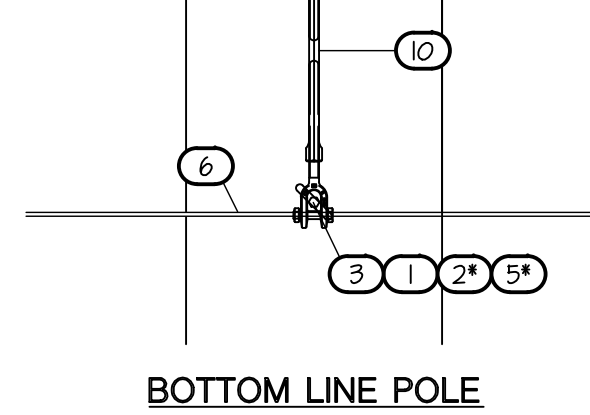


INTERMEDIATE ANGLE POLE

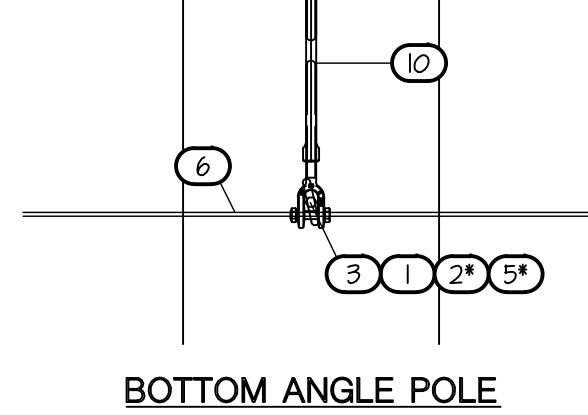


INTERMEDIATE END POLE

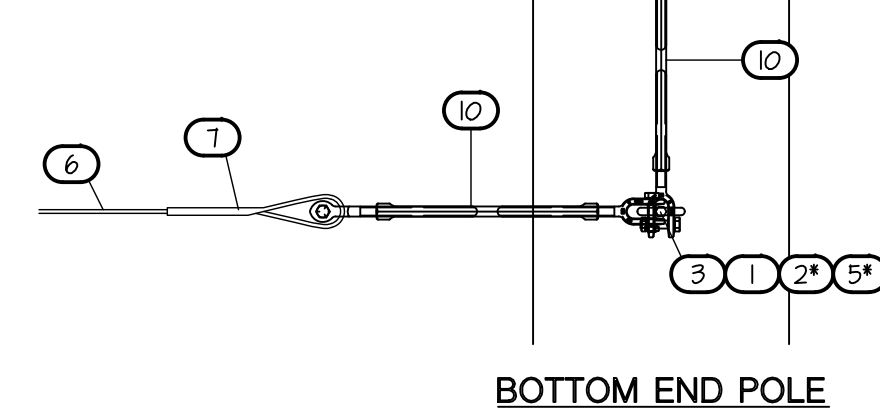
DETAIL C



BOTTOM LINE POLE



BOTTOM ANGLE POLE



BOTTOM END POLE

① TYPICAL CABLE DETAIL

1" = 1'-0"

② POLE FOUNDATION DETAIL

1/4" = 1'-0"

GENERAL NOTES  
2021 INTERNATIONAL BUILDING CODE GOVERNS DESIGN AND CONSTRUCTION. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET OF PLANS.

SAFETY REGULATIONS - ADMIN. CODE, GENERAL SAFETY ORDERS ("OSHA") IS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT AND PROVISIONS THEREOF MUST BE FOLLOWED. ENGEL & COMPANY ENGINEERS IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR SAFETY ON THE JOBSITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE BUILDER.

ALL DIMENSIONS WHICH ARE DEPENDENT ON EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

FOUNDATION DESIGN IS BASED ON IBC TABLE NO. 1806.2, CLASS 5 MATERIAL. BEARING FOUNDATIONS SHALL BE PLACED AT A DEPTH OF AT LEAST 12" INTO NATURAL UNDISTURBED SOIL OR COMPACTED (90% MIN.) FILL.

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI MINIMUM IN 28 DAYS. USE NO MORE THAN 6.6 GALLONS OF WATER PER SACK OF CEMENT. (DESIGN IS BASED ON A COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.)

WELDING SHALL BE DONE BY A CERTIFIED WELDER USING THE SHIELDED ARC PROCESS AND E80 SERIES ELECTRODES. WELDS SHALL BE FULL SECTION, FULL PENETRATION AND SHALL DEVELOP THE FULL STRENGTH OF THE SMALLER OF THE PARTS JOINED UNLESS THE PLANS SHOW OTHERWISE. ALL SHOP WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS USING APPROVED ELECTRODES. NO FIELD WELDING WITHOUT SPECIAL INSPECTION. ALL WELDING PER AWS D11, USE E8018 ELECTRODES. NO FIELD WELDING IS EXPECTED TO BE PART OF THIS PROJECT. ALL WELDING MUST BE DONE IN AN APPROVED FABRICATORS SHOP.

STRUCTURAL STEEL - ALL FLAT PLATES AND SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.

10.75"x219" THICK WALL PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A572 GRADE 70. ALTERNATE FOR PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 70 KSI.

10.75"x280" THICK WALL PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A572 GRADE 65. ALTERNATE FOR PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 60 KSI.

8.625"x219" THICK WALL PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A572 GRADE 65. ALTERNATE FOR PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 60 KSI.

BOLTS SHALL BE ASTM A307 UNLESS THE PLANS SHOW OTHERWISE. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT.

CABLE AND WIRE ROPE SHALL BE 1 X 7 EXTRA HIGH STRENGTH GALVANIZED GUY STRAND WITH THE FOLLOWING MINIMUM BREAKING STRENGTHS:  
5/16" NOMINAL DIAMETER: 11,200 LBS.  
3/8" NOMINAL DIAMETER: 15,400 LBS.

NETTING SHALL BE FASTENED TO STEEL STRAND. NET SHALL HAVE NO MORE THAN 8% EQUIVALENT SOLID WIND DRAG.

WIRE ROPE FITTINGS SHALL DEVELOP THE BREAK STRENGTH OF THE CABLE PER THE MANUFACTURER (CROSBY OR EQUAL).

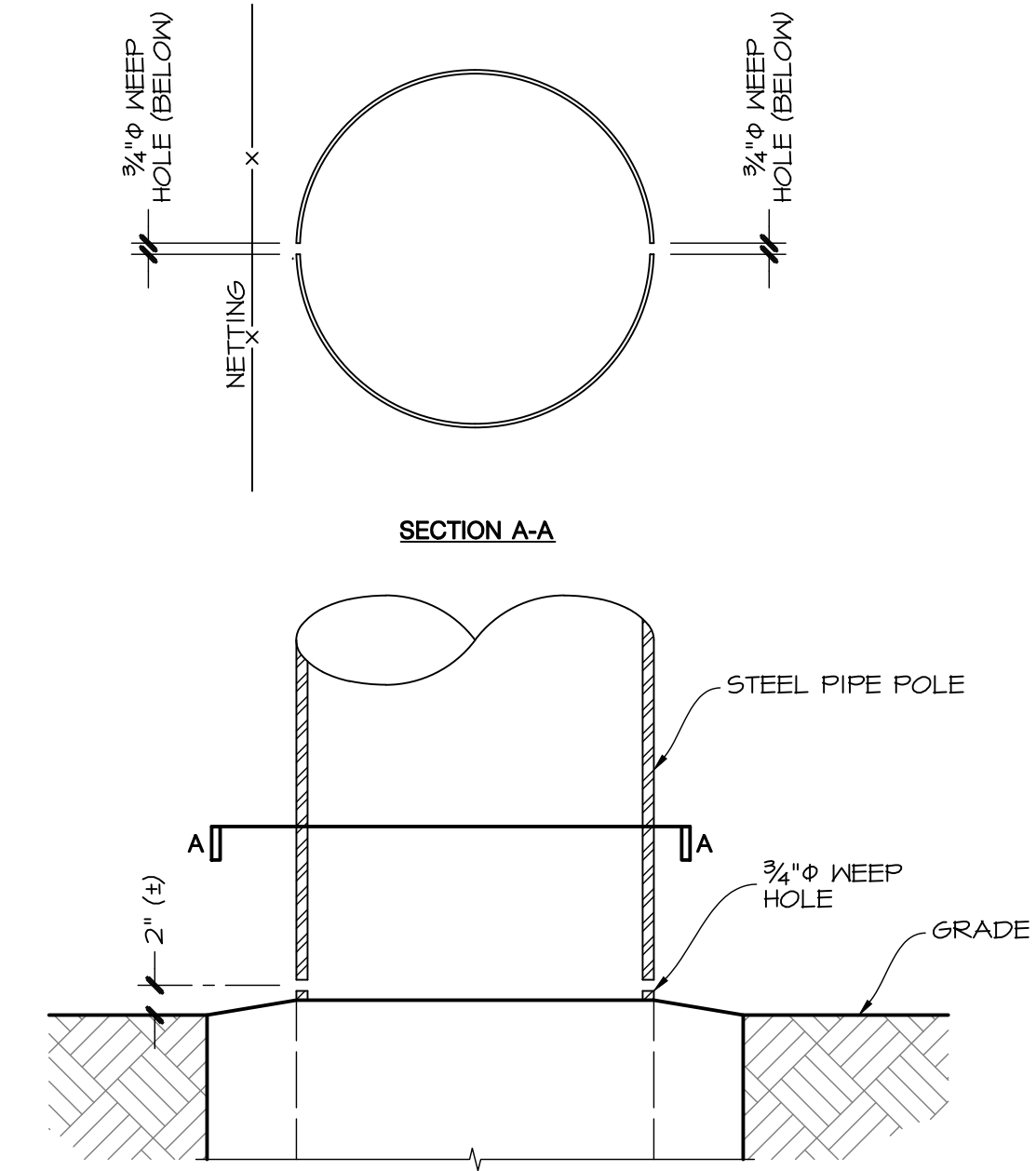
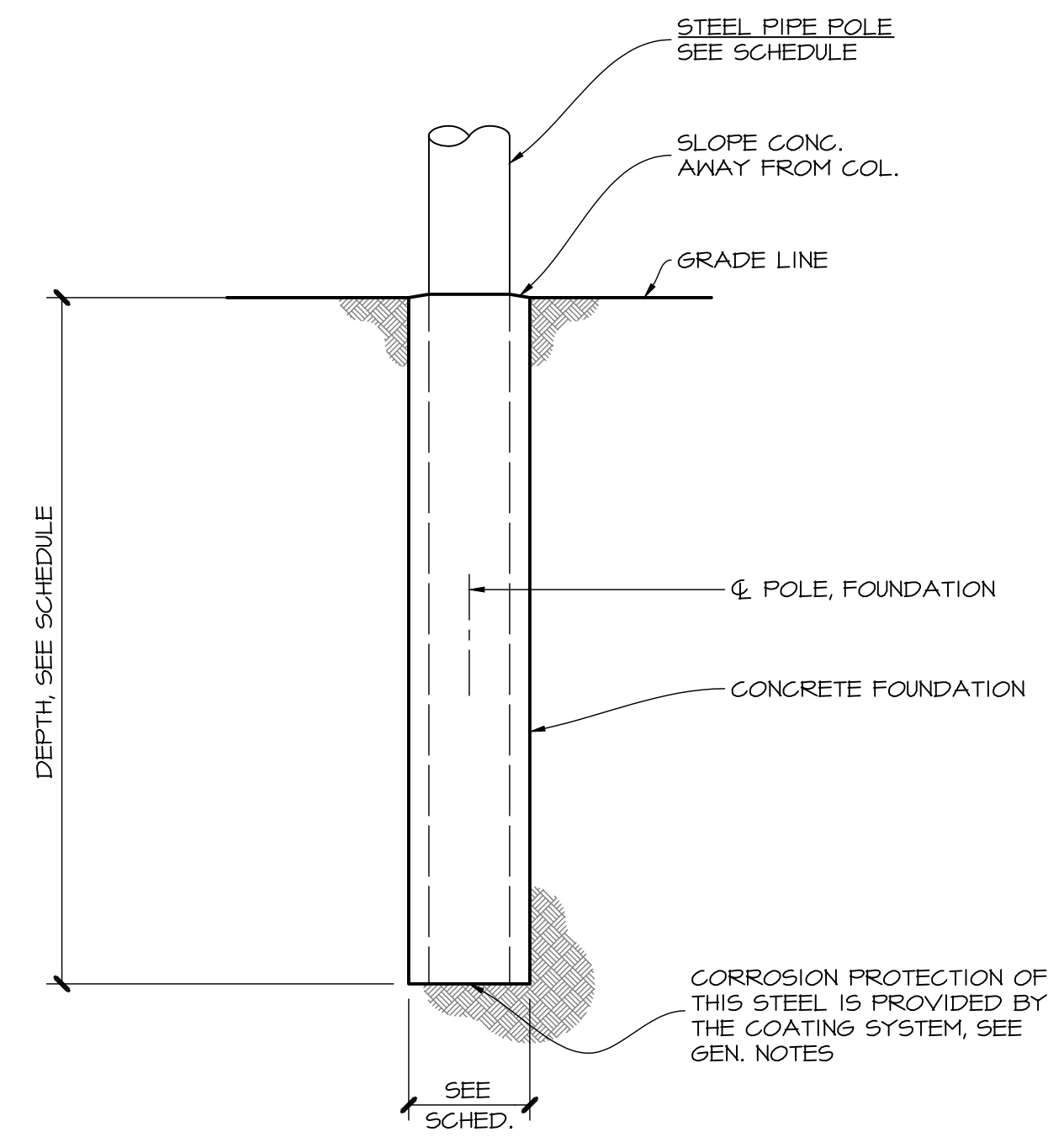
PAINT SHALL BE BLACK "STRYK 5388" ANTI-CORROSION COATING SYSTEM, 3-COAT PROCESS, APPLY 6-COATS TO BOTTOM EMBEDDED PORTION OF STEEL SUPPORT POLE.

GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED PORTIONS OF THE WORK.

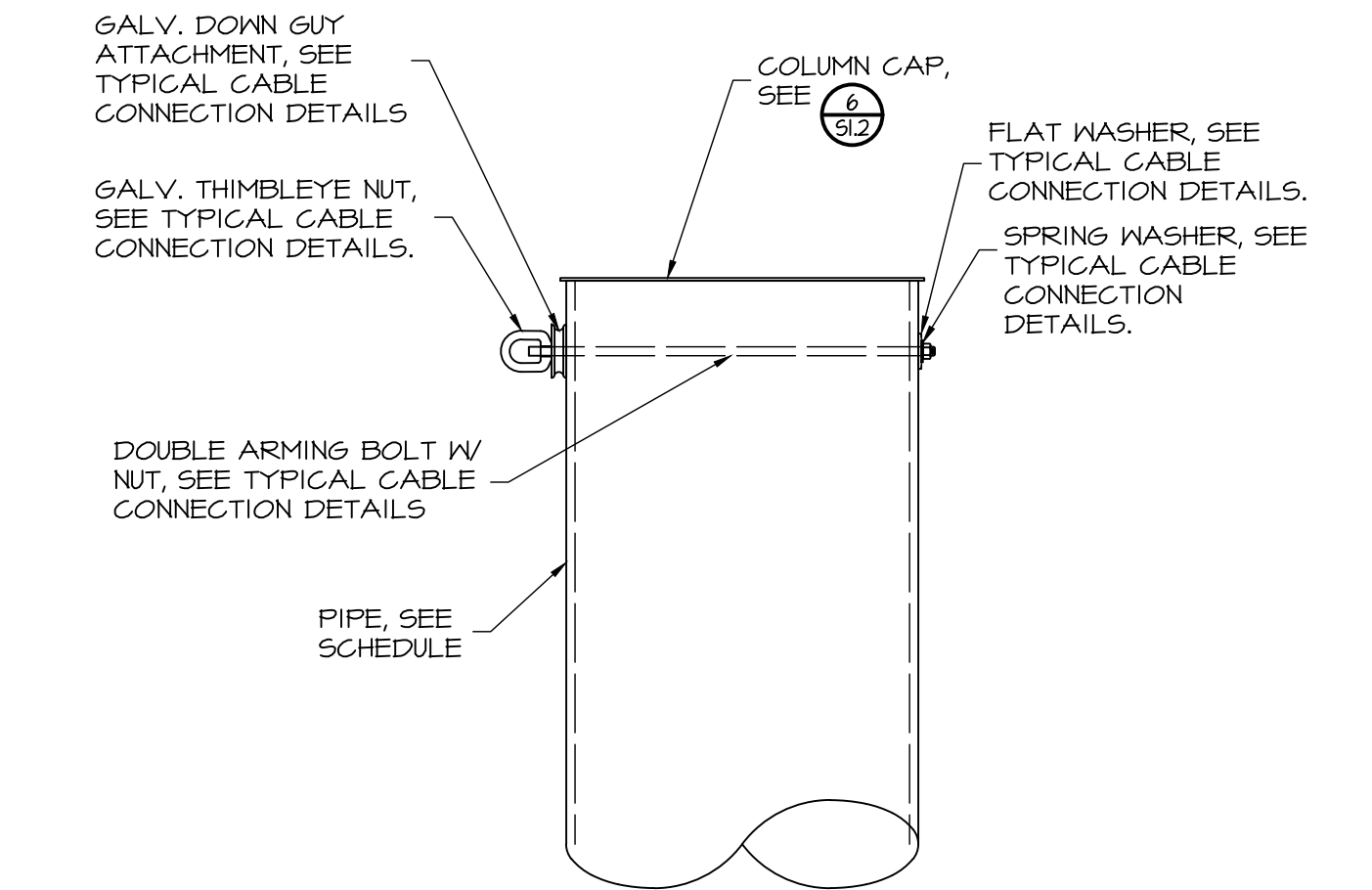
ENGEL & COMPANY IS NOT RESPONSIBLE FOR ONSITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS AND/OR WORKMANSHIP SPECIFIED HEREIN. ENGEL & COMPANY IS NOT RESPONSIBLE FOR ANY CHANGES IN THE PLANS OR SPECIFICATIONS UNLESS APPROVAL IS AUTHORIZED IN WRITING. WORKMANSHIP IS TO BE OF THE HIGHEST QUALITY AND IN ALL CASES TO FOLLOW ACCEPTED CONSTRUCTION PRACTICES AND CITY/COUNTY STANDARDS. PLEASE REVIEW ALL PLANS AND SPECS PRIOR TO CONSTRUCTION.

WIND LOADING INFORMATION

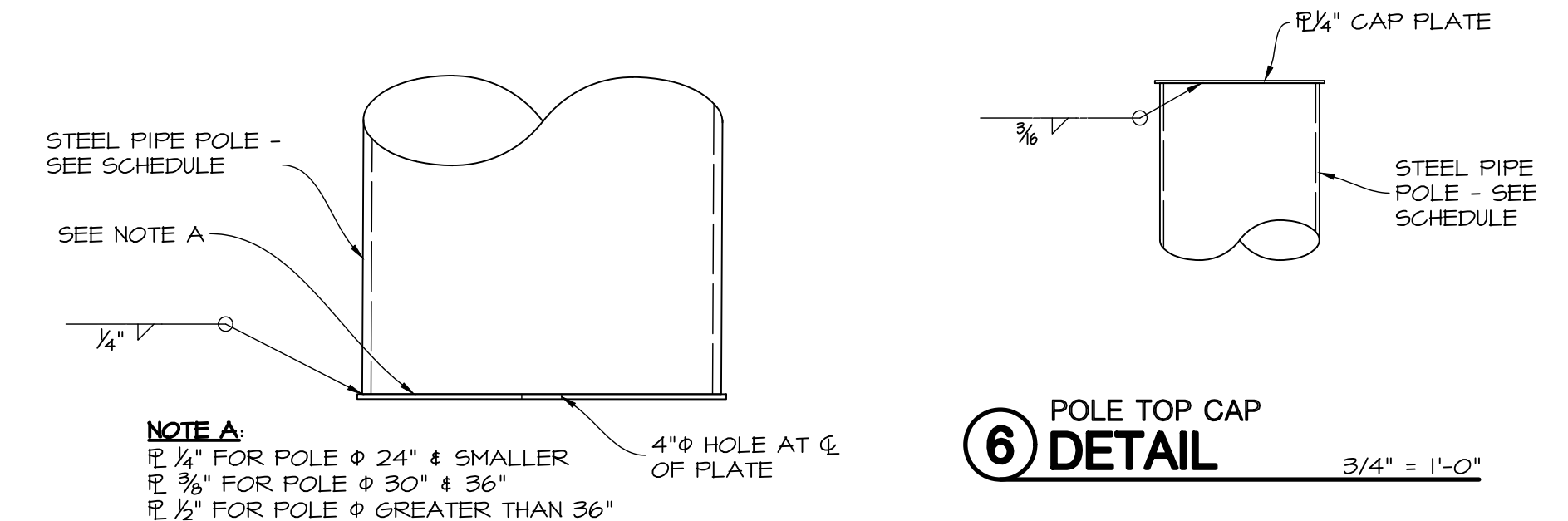
OCCUPANCY CATEGORY: II  
DESIGN WIND SPEED: 109 MPH  
RISK CATEGORY: C



③ WEEP HOLE DETAIL  
1" = 1'-0"  
\* WEEP HOLE TO BE INSTALLED PERPENDICULAR TO AXIS OF NETTING



④ END GUY TOP DETAIL  
3/4" = 1'-0"



⑥ POLE TOP CAP DETAIL  
3/4" = 1'-0"  
NOTE A:  
R 1/4" FOR POLE Ø 24" & SMALLER  
R 3/8" FOR POLE Ø 30" & 36"  
R 1/2" FOR POLE Ø GREATER THAN 36"

⑤ POLE BASE CAP DETAIL  
3/4" = 1'-0"



**BURBANK**  
SPORT NETS  
13913-100 Duval Road  
Jacksonville, Florida  
(866) 349-0057

**coastal**  
Netting • Steel Pole • Company  
2933 Sixteenth Street  
Bakersfield, California  
(661) 631-1582

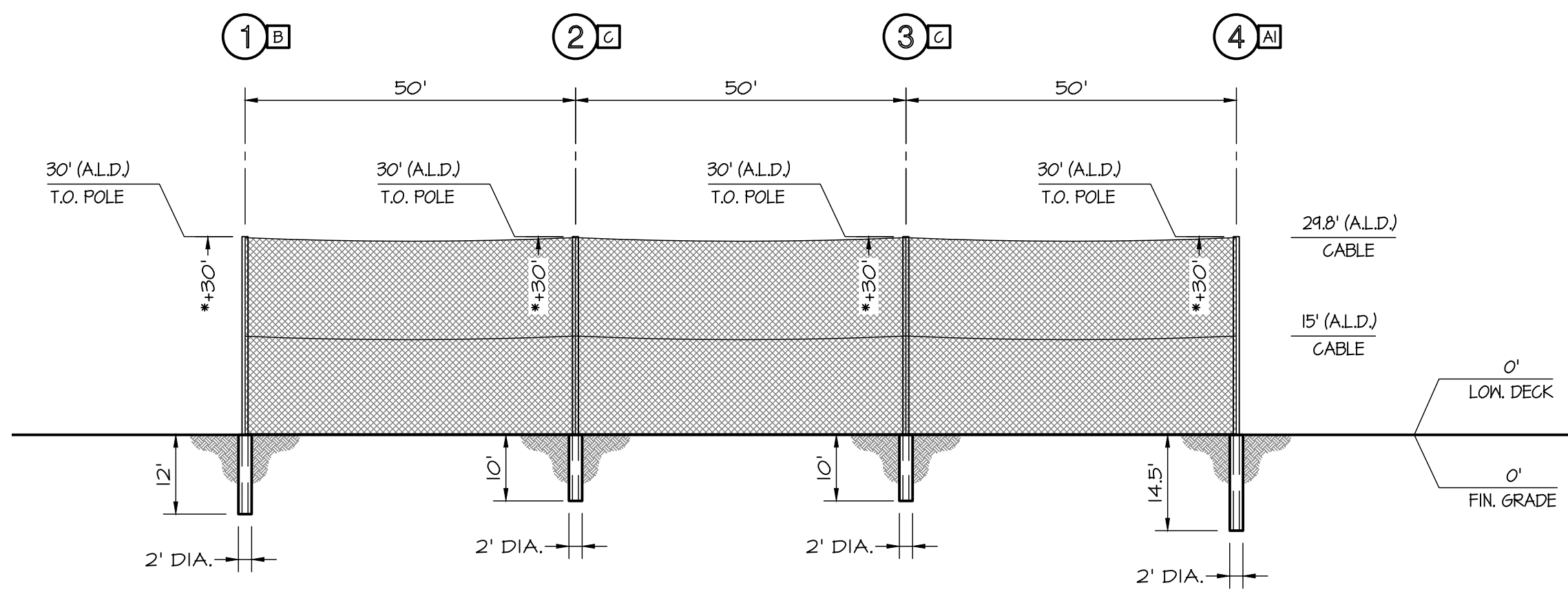
DATE	ISSUED FOR

**ENGEL & COMPANY**  
Engineers  
4009 UNION AVENUE  
BAKERSFIELD, CA 93305  
www.engelengineers.com (661) 327-7025

DRAWN BC
DATE 7/31/2025
CHECKED RAG
APPROVED

**Details & General Notes**  
Baseball Netting Barrier  
**Victory Sports Park**  
7777 Victory Lane  
North Ridgeville, OH 44039

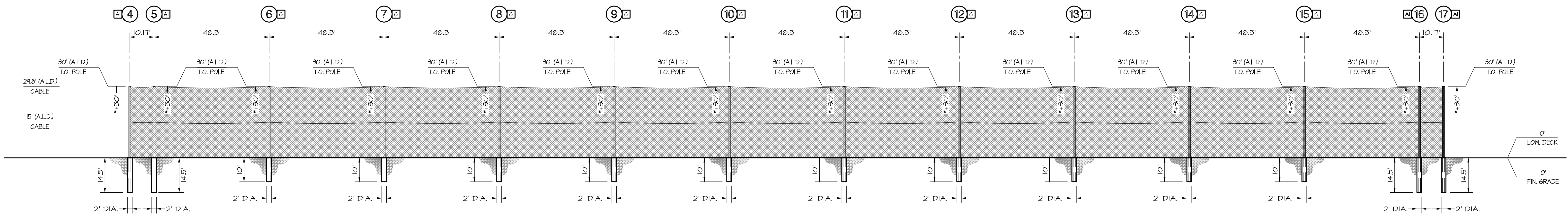
SHEET NO.  
**S12**



**A** POLE NO. 1 THRU 4  
**SYSTEM 1 ELEVATION**

1" = 20'-0"

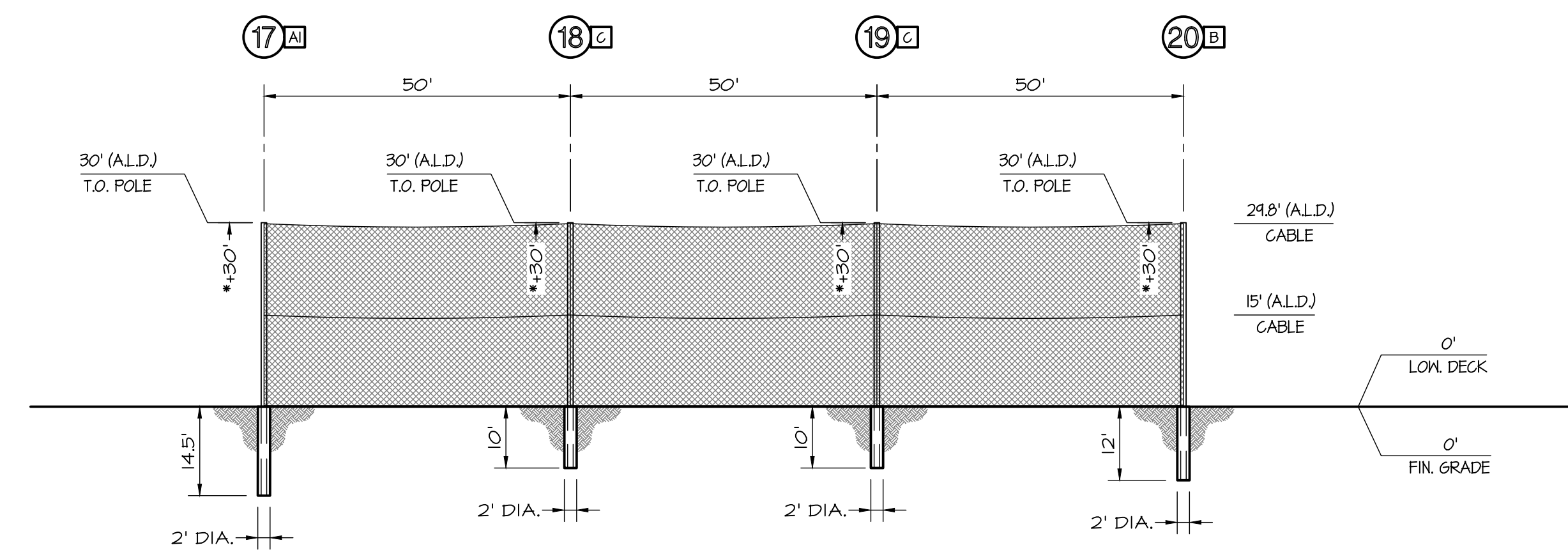
A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
\* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



**B** POLE NO. 4 THRU 17  
**SYSTEM 1 ELEVATION**

1" = 20'-0"

A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
\* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



**C** POLE NO. 17 THRU 20  
**SYSTEM 1 ELEVATION**

1" = 20'-0"

A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
\* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION

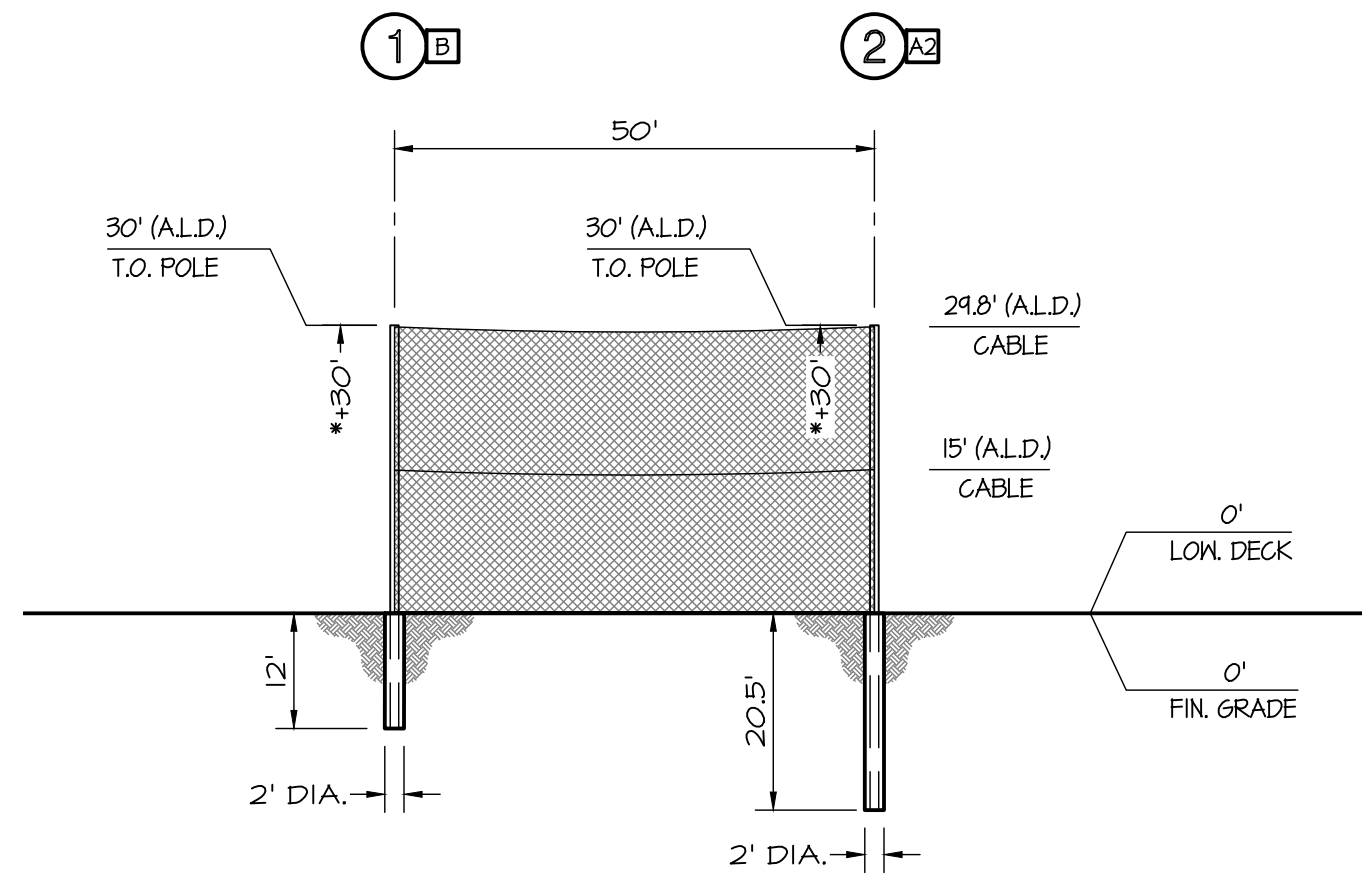


file: p:\coastal\net\102457 - victory\_sports\_park\Drawings\2545731.dwg layout: 25457313 scale: 1 by: BC date: 7/31/2025 2:49 PM

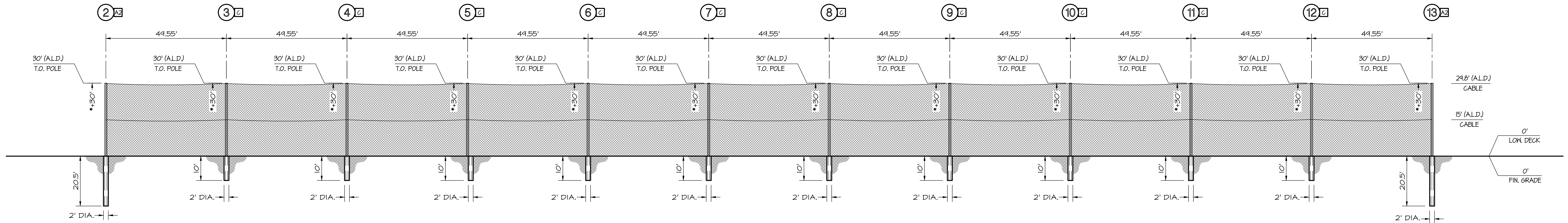
**BURBANK**  
SPORT NETS  
13913-100 Duval Road  
Jacksonville, Florida  
(866) 349-0057

**coastal**  
Netting • Steel Pole • Components  
2933 Sixteenth Street  
Bakersfield, California  
(661) 631-1582

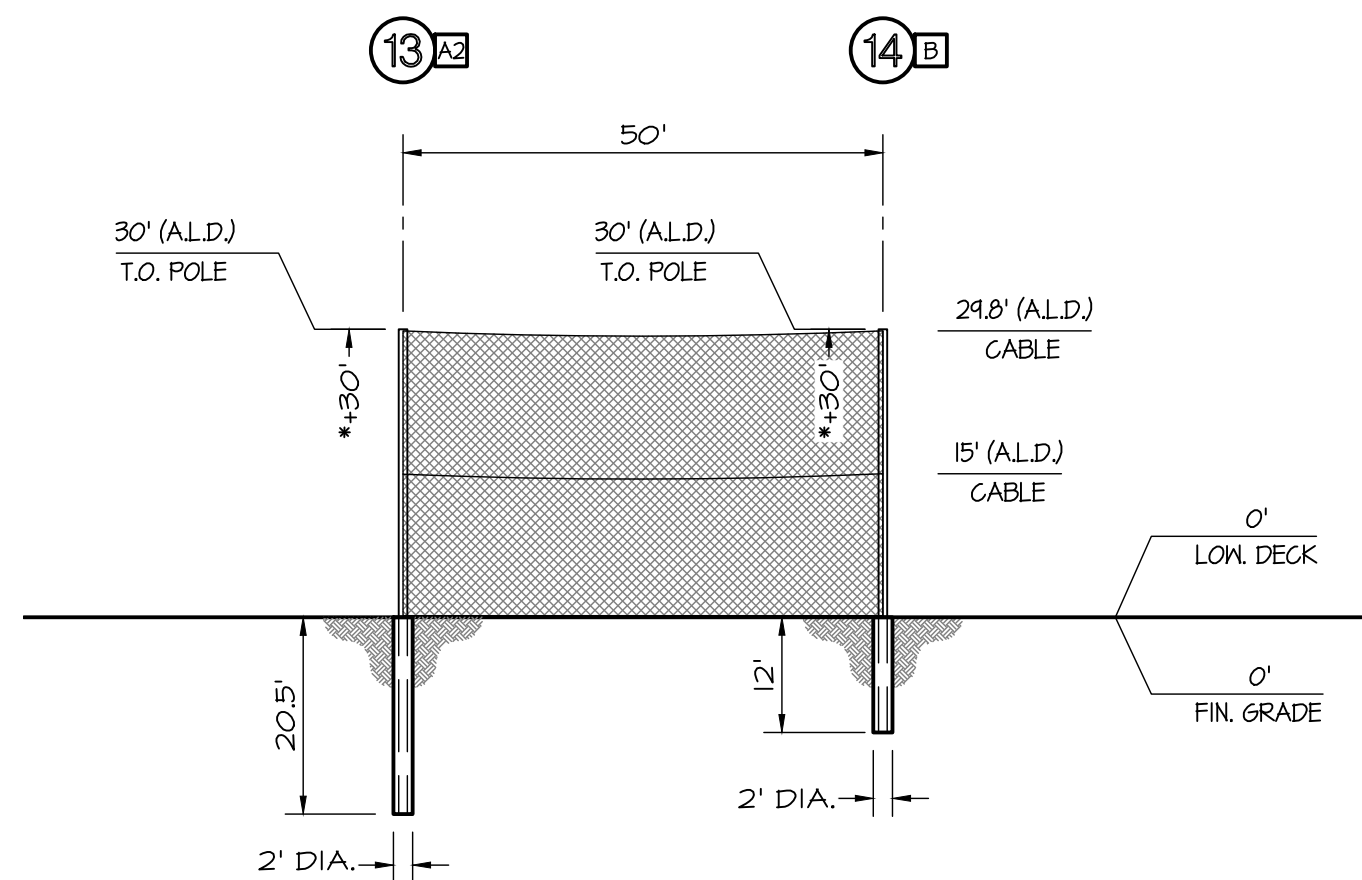
DATE	ISSUED FOR	<b>ENGEL &amp; COMPANY</b> Engineers 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN BC DATE 7/31/2025 CHECKED RAG APPROVED	<b>System 1 Pole Elevations</b> Baseball Netting Barrier <b>Victory Sports Park</b> 7777 Victory Lane North Ridgeville, OH 44039	SHEET NO. <b>S13</b> OF 25457



**(A) POLE NO. 1 THRU 2 SYSTEM 2 ELEVATION** 1" = 20'-0"  
 A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
 \* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



**(B) POLE NO. 2 THRU 13 SYSTEM 2 ELEVATION** 1" = 20'-0"  
 A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
 \* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



**(C) POLE NO. 13 THRU 14 SYSTEM 2 ELEVATION** 1" = 20'-0"  
 A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
 \* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



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 SPORT NETS  
 13913-100 Duval Road  
 Jacksonville, Florida  
 (866) 349-0057

**coastal**  
 Netting • Steel Pole • Components  
 2933 Sixteenth Street  
 Bakersfield, California  
 (661) 631-1582

DATE	ISSUED FOR	<b>ENGEL &amp; COMPANY</b> <i>Engineers</i> <b>4009 UNION AVENUE</b> <b>BAKERSFIELD, CA 93305</b> <a href="http://www.engelengineers.com">www.engelengineers.com</a> (661) 327-7025	DRAWN BC DATE 7/31/2025 CHECKED RAG APPROVED	<b>System 2 Pole Elevations</b> Baseball Netting Barrier <b>Victory Sports Park</b> 7777 Victory Lane North Ridgeville, OH 44039	SHEET NO. <b>S14</b> OF 25457



Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension. o Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

**FAX:** (614) 644 – 3166  
**EMAIL:** [Liquordocs@com.ohio.gov](mailto:Liquordocs@com.ohio.gov)  
**MAIL:** Ohio Division of Liquor Control  
Attn: Licensing Unit  
6606 Tussing Road  
PO Box 4005  
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit [com.ohio.gov/liquorinfo](http://com.ohio.gov/liquorinfo). Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at [com.ohio.gov/govhelp](http://com.ohio.gov/govhelp). Never miss out on when renewal objections are due! Sign-up for our emails at [com.ohio.gov/stayinformed](http://com.ohio.gov/stayinformed).

Thank you in advance for your cooperation,  
Division Licensing Section  
(rev. 2.12.25)



NORTH RIDGEVILLE CITY COUNCIL
ATTN CLERK
7307 AVON BELDEN RD
NORTH RIDGEVILLE OH 44039

NOTICE TO LEGISLATIVE AUTHORITY

Form for permit 10013180-1, TRFO TYPE, 2AG LLP, Niko's Gyros To Go, 34167 Center Ridge Road, North Ridgeville OH 44039. Muni/Village/Twp: North Ridgeville.

Form for permit 06965000-1, TYPE, 34167 PMA LLC, 34167 PMA LLC, 34167 CTR RIDGE RD, N RIDGEVILLE OH 44039. Muni/Village/Twp: North Ridgeville.

MAILED 3/4/2026 RESPONSES MUST BE POSTMARKED NO LATER THAN 04/04/2026

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: TRFO 10013180-1 (TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD [ ] IN OUR COUNTY SEAT [ ] IN COLUMBUS

WE DO NOT REQUEST A HEARING [ ]

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title) - [ ] Clerk of City Council [ ] Township Fiscal Officer (Date)

(Printed Name) (Email Address) (Telephone No.)



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Public Works Department  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-33                    An Ordinance authorizing the Mayor of the City of North Ridgeville to purchase an International HV507 SFA Tandem axle dump truck with plow and salt spreader for the Public Works Department through the Ohio Department of Administrative Services or the Ohio Department of Transportation Cooperative Purchase Program; or to advertise for bids and enter into contract(s) with outside vendor(s) according to law and in a manner prescribed by law with the lowest and best bidder(s).  
    Introduced by Mayor Corcoran

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
 Adopt after Three Readings

Reason for Legislation and Action:  
 The purchase of the truck with plow and salt spreader allows Public Works to get multiple uses for one asset. Spring/Summer/Fall, the asset can be used for a variety of jobs. In the winter, the truck with a plow and a salt spreader attached allows personnel to keep snow accumulation on the streets to a minimum. This allows residents convenience and safety during inclement weather.

For the purchase of this truck, there is no increase or decrease in the budget approved during the appropriations process. It's up to \$290,000.00 for the vehicle, plow, and salt spreader.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	Equipment outlay

<b>Does this legislation change the annual appropriation estimate?</b>	No
<b>Is this an increase or a decrease in appropriations?</b>	N/A
<b>Original Budget Amount</b>	\$290,000.00
<b>Amount Requesting</b>	\$0.00
<b>Linked Legislation</b>	N/A

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-33 Purchase Intl HV507 SFA 2026 - Introduced

DATE:	<u>March 16, 2026</u>	1 <sup>ST</sup> READING:	<u>March 16, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 <sup>ND</sup> READING:	_____
REFERRED BY:	_____	3 <sup>RD</sup> READING:	_____
		ADOPTED:	_____
		EFFECTIVE:	_____

**ORDINANCE NO. 2026-33**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO PURCHASE AN INTERNATIONAL HV507 SFA TANDEM AXLE DUMP TRUCK WITH PLOW AND SALT SPREADER FOR THE PUBLIC WORKS DEPARTMENT THROUGH THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES OR THE OHIO DEPARTMENT OF TRANSPORTATION COOPERATIVE PURCHASE PROGRAM; OR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT(S) WITH OUTSIDE VENDOR(S) ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER(S).**

**WHEREAS**, City Council has approved and appropriated funds for the purchase of an International HV507 SFA Tandem axle dump truck with plow and salt spreader for the Public Works Department; and

**WHEREAS**, the body and related equipment will be provided and assembled by a vendor(s) selected from the Ohio Department of Administrative Services competitively bid contracts, or the Ohio Department of Transportation Cooperative Purchasing Program.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor is hereby authorized to purchase a International HV507 SFA Tandem axle dump truck with plow and salt spreader for the Public Works Department through the Ohio Department of Administrative Services, or the Ohio Department of Transportation Cooperative Purchasing Program; or to advertise for bids and enter into contract(s) with outside vendor(s) according to law and in a manner prescribed by law with the lowest and best bidder(s), not to exceed \$290,000.00.

**SECTION 2.** The cost of said vehicle and related equipment shall be charged to and paid from the appropriate City fund.

**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 §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:

---

Holly A. Swenk  
PRESIDENT OF COUNCIL

ATTEST:

---

Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED:

---

Kevin Corcoran  
MAYOR



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Public Works Department  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-34                    An Ordinance authorizing the Mayor of the City of North Ridgeville or his designee to purchase a Kobelco SK140SR LC-7 and accessories for the Public Works Department through the Ohio Department of Administrative Services or the Ohio Department of Transportation Cooperative Purchase Program; or to advertise for bids and enter into contract(s) with outside vendor(s) according to law and in a manner prescribed by law with the lowest and best bidder(s).  
*Introduced by Mayor Corcoran*

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
Dispense Second and Third Readings and Adopt With Emergency

Reason for Legislation and Action:  
The equipment no longer serves a municipal purpose. We need to trade in older equipment to get the best value for trade-in for new equipment. The new equipment will be multipurpose and will save on towing fees through a third-party vendor. City personnel will be able to transport this piece of equipment to and from job sites on a regular trailer.

Requesting an increase to the budget that Council previously approved through appropriations for the purchase of the Kobelco 140. The decision was to trade in a Kobelco 210 and attachments. The new SK140 allows us to transport the equipment ourselves, eliminating the need to hire outside companies. Additionally, the smaller machine offers greater flexibility and versatility for our operations, plus all the attachments we have for the Kobelco would be universal.

The contract expires on March 30, 2026.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	Equipment outlay
<b>Does this legislation change the annual appropriation estimate?</b>	This legislation increases the budget for equipment purchase to \$214,455.00.
<b>Is this an increase or a decrease in appropriations?</b>	Increased by \$24,455.00
<b>Original Budget Amount</b>	\$190,000.00
<b>Amount Requesting</b>	\$214,455.00
<b>Linked Legislation</b>	N/A

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-34 Purchase Kobelco K140 With Trade-in - Introduced

DATE:	<u>March 16, 2026</u>	1 <sup>ST</sup> READING:	<u>March 16, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 <sup>ND</sup> READING:	_____
REFERRED BY:	_____	3 <sup>RD</sup> READING:	_____
		ADOPTED:	_____
		EFFECTIVE:	_____

**ORDINANCE NO. 2026-34**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE OR HIS DESIGNEE TO PURCHASE A KOBELCO SK140SR LC-7 AND ACCESSORIES FOR THE PUBLIC WORKS DEPARTMENT THROUGH THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES OR THE OHIO DEPARTMENT OF TRANSPORTATION COOPERATIVE PURCHASE PROGRAM; OR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT(S) WITH OUTSIDE VENDOR(S) ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER(S).**

**WHEREAS**, City Council has approved funds for the purchase of a Kobelco SK140SR LC-7 and accessories for the Public Works Department, the value of which shall not exceed \$21,455.00 (net of trade-in allowances); and

**WHEREAS**, the City owns a 2020 Kobelco SK210LC-10 (Serial no. YQ15605080), which no longer serves a municipal purpose; and

**WHEREAS**, O.R.C. §721.15(b) authorizes the trade-in of used vehicles/equipment for new vehicles/equipment of the same type, and requires that any such proposed trade-in of any municipal property that has a value in excess of \$1,000.00 be publicly advertised for sale or credit on trade-ins and awarded to the lowest and best bidder, which shall be “determined by subtracting from the selling price of the vehicles, equipment, or machinery to be purchased by the municipal corporation the purchase price offered for the municipally-owned vehicles, equipment, or machinery;” and

**WHEREAS**, the City has received a quote for the purchase of a new Kobelco SK140SR LC-7 accessories for approximately \$299,455.00; the value of the 2020 Kobelco SK210LC-10 to be traded-in is approximately \$85,000.000; the trade shall be credited against the purchase price, and the net cost shall not exceed \$214,455.00; and

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor of the City of North Ridgeville or his designee is hereby authorized to sell or trade-in the above equipment that no longer serves a municipal purpose; to purchase a Kobelco SK140SR LC-7 and accessories through the Ohio Department of Administrative Services or the Ohio Department of Transportation Cooperative Purchase Program; or to advertise for bids and enter into contract(s) with outside vendor(s) according to law and in a manner prescribed by law with the lowest and best bidders(s); to have the selling price of the 2020 Kobelco SK210LC-10 credited against the purchase price of the Kobelco S140SR LC-7, not to exceed \$214,455.00 (net of trade-in allowance).

**SECTION 2.** The cost of the above transaction(s) shall be charged to and/or paid from the appropriate City fund(s).

**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:

\_\_\_\_\_  
Holly A. Swenk  
PRESIDENT OF COUNCIL

ATTEST:

\_\_\_\_\_  
Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED:

\_\_\_\_\_  
Kevin Corcoran  
MAYOR



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Department of Finance  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-35 An Ordinance amending Ordinance Number 2025-158 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2026, and ending December 31, 2026.  
 Introduced by Mayor Corcoran

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
 Dispense Second and Third Readings and Adopt With Emergency

Reason for Legislation and Action:  
 This legislation amends appropriations for additional funding needs such as the Miovision Camera System, Lear & Lorain Pedestrian Improvements, land acquisition and drain replacement at Fire Station #2. A memorandum will be sent to all Council members explaining all requests included in this legislation.

Most amendments included here have been discussed with Council and were previously approved.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	No
<b>If so, what fund is this expenditure budgeted for?</b>	
<b>Does this legislation change the annual appropriation estimate?</b>	
<b>Is this an increase or a decrease in appropriations?</b>	

<b>Original Budget Amount</b>	
<b>Amount Requesting</b>	
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-35 Amended Appropriations 2026 #3 - Introduced



Council to make the expenditure and provide that no warrants may be drawn or paid for salaries or wages, except to persons employed by authority of or in accordance with law or Ordinance.

**SECTION 4.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were 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.

**SECTION 5.** 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



To: City Council
From: MAYOR CORCORAN
Prepared By: Clerk of Council
Meeting Date: Monday, March 16, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

R 2026-36 A Resolution to approve, with modification, the application made by Wensink Robert B, et al., trustee, to have certain land owned by them designated as being located within an agricultural district by the Office of the Lorain County Auditor. Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions: Dispense Third Reading and Adopt

Reason for Legislation and Action: The applicants have, or will apply to, the County Auditor to place not less than ten acres in an agricultural district for at least five years, or as otherwise qualified under O.R.C. §929.02. The Lorain County deadline is 30 days after the Public Hearing.

FINANCIAL SUMMARY:

Table with 2 columns and 7 rows containing financial summary questions and answers (e.g., 'Was this item budgeted as part of annual appropriations? No').

<b>Linked Legislation</b>	
---------------------------	--

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

- 1. RES. NO. 2026-36 Agricultural Application Wensink - Introduced



located within the municipal corporation by approving, rejecting, or approving with modifications within a statutory time frame; and

**WHEREAS**, Wensink Robert B, et al., Trustee have filed such an application with the Clerk of Council's Office, attached hereto as Exhibit "A".

**NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO:**

**SECTION 1.** Approves that application for all purposes encompassed by Sections 929.01 to 929.05 and 6111.034 of the Ohio Revised Code, except for the following, which constitutes a modification authorized by Section 929.02(B) of the Ohio Revised Code, the necessity of which is demonstrated by the above recitals.

The real estate, which is the subject of the instant application, will not be deemed exempt from the collection of special assessments for water, sewer, or electrical service until the Council of the City of North Ridgeville deems itself assured of the receipt of such advanced funds.

At such time in the future when the Council shall resolve to enact any relevant improvement for which a special assessment must be levied upon real estate, including that which falls within the designation of an Agricultural District, the Clerk of Council's Office will notify all property owners, whose application for inclusion in an Agricultural District has been approved with the instant modification, by certified mail, return receipt requested, of the fact that such Resolution has been made.

At the time of such Resolution, Council will pursue the application for advancement of money from the Water and Sewer Commission to cover the assessments allocated to property located within Agricultural Districts. All property owners will be advised at public meetings of the progress and/or results of the Council's application for funds. Owners of property located within an Agricultural District will be notified of the result of such application by certified mail, return receipt requested.

**SECTION 2.** Should the County Auditor reject or refuse this application, should the applicant(s) fail to renew the application when necessary, or for any other reason should the applicant(s) fail to comply with or become out of compliance with the requirements to be included in an agricultural district, this approval shall terminate.

**SECTION 3.** That is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted 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 compliance with all legal requirements including 121.22 of the Ohio Revised Code.

**SECTION 4.** This Resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:

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Holly A. Swenk  
PRESIDENT OF COUNCIL

ATTEST :

---

Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED:

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Kevin Corcoran  
MAYOR

**Exhibit A:**

Robert Wensink



February 24, 2026

Mr. Nicholas Ciofani  
Clerk of Council  
City of North Ridgeville  
7307 Avon Belden Road  
North Ridgeville, OH 44039

RE: Renewal Application For Agricultural District

Dear Mr. Ciofani:

Enclosed please find my Renewal Application For Placement of Farmland in an Agricultural District as required every five years. The land is still used for commercial production of field crops and meets the definition of "agricultural production" in Section 929.01(A) of the Ohio Revised Code.

If you need additional information, please advise. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Robert Wensink".

Robert Wensink

Enclosure

**INSTRUCTIONS FOR COMPLETING APPLICATION**

Print or type all entries.

- o List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- o Describe location of property by roads, etc., and taxing district where located.
- o State whether any portion of land lies within a municipal corporation.  
Note: See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- o A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- o If the acreage totals **10** acres or more, do not complete Part D.
- o If the acreage totals less than **10** acres, complete either D (1) or (2).
- o Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

A

<b>Owner's Name:</b>	WENSINK ROBERT B ETAL TRUSTEE
<b>Owner's Address:</b>	[REDACTED]
<b>Owner's Email (optional):<sup>1</sup></b>	[REDACTED]
<b>Description of Land as Shown on Property Tax Statement:</b>	
"NOT ON FILE" ACREAGE: 50.120	
"NOT ON FILE" ACREAGE: 13.360	
"NOT ON FILE" ACREAGE: 69.540	
"NOT ON FILE" ACREAGE: 37.400	
<b>Location of Property:</b>	
Street or Road-	5344 STONEY RIDGE RD & OTTEN RD
County-	LORAIN

TAX DISTRICT(S)	PARCEL NUMBER(S)	# of Acres
50-NO RIDGEVILLE CITY/NO RIDGEVILLE	07-00-030-000-345	50.1200
50-NO RIDGEVILLE CITY/NO RIDGEVILLE	07-00-031-000-015	13.3600
50-NO RIDGEVILLE CITY/NO RIDGEVILLE	07-00-03 1-000-021	69.5400
50-NO RIDGEVILLE CITY/NO RIDGEVILLE	07-00-042-101-006	37.4000
<b>Total Number of Acres</b>		170.4200

- B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?  
 Yes  No

*If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.*

<sup>1</sup> Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

- C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?  
 Yes  No

If NO, complete the following showing how the land was used the past three years:

	<u>ACRES</u>		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber and nursery stock			
Land Retirement or Conservation Program pursuant to an agreement with a federal agency			
Building areas devoted to agricultural production			
Roads, building areas, and all other areas not used for agricultural production			
<b>Total Acres</b>			

- D. Does the land for which the application is being made total **D** acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?  
 Yes  No

If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

**Authorization and Declaration**

By signing this application, I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Signature of Owner:

Date:

Robert B. Bennett

2/19/2026

DO NOT COMPLETE FOR OFFICIAL USE ONLY

CAUV Application No. \_\_\_\_\_

Action of County Auditor

Application Approved \_\_\_ Rejected \_\_\_ \*

Date Application Filed with County Auditor \_\_\_\_\_

Date Filed (if required) with Clerk of Municipal Corporation \_\_\_\_\_

County Auditor's Signature \_\_\_\_\_ Date \_\_\_\_\_

Date Decision Mailed and Emailed<sup>1</sup> to Applicant \_\_\_\_\_

Email Address<sup>1</sup> \_\_\_\_\_

OR

Date Decision Sent Certified Mail to Applicant \_\_\_\_\_

Certified Mail No. \_\_\_\_\_

Action of Legislative Body of Municipal Corporation

Application Approved \_\_\_ Approved with Modifications \_\_\_ \* Rejected \_\_\_ \*

Date Application Filed with Clerk \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

Date of Legislative Action \_\_\_\_\_

Clerk's Signature \_\_\_\_\_ Date \_\_\_\_\_

Date Decision Mailed and Emailed<sup>1</sup> to Applicant \_\_\_\_\_

Email Address<sup>1</sup> \_\_\_\_\_

OR

Date Decision Sent Certified Mail to Applicant \_\_\_\_\_

Certified Mail No. \_\_\_\_\_

\* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

<sup>1</sup> Enter the "Internet Identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

INFORMATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT**A. WHO MAY FILE?**

Any owner of land used for agricultural production may file an application to have the land placed in an agricultural district.

**B. WHERE TO FILE**

The completed application must be filed with the auditor of the county where the land is located. The applicant will be notified of action taken by the county auditor within 30 days of the filing of the application if the land is not within a municipal corporation or an annexation petition has not been filed. If the land for which an application has been made lies within a municipal corporation limit or if an annexation petition that includes the land has been filed with the Board of County Commissioners under Section 709.02 of the Ohio Revised Code, a copy of the application must also be filed with the Clerk of the legislative body of the municipal corporation. The legislative body is required to conduct a public hearing on the application within 30 days after the application has been filed with the Clerk. Within 30 days of the hearing, the legislative body may approve the application, modify and approve the application as modified, or reject the application.

**C. WHEN TO FILE AND RENEWAL**

The original application may be filed at any time for placement of land in an agricultural district for a five-year period. If at the end of five years, the owner decides to keep some or all of his or her land in a district, he or she shall submit a renewal application and must meet the same land requirements and use the same application process as the original application. The renewal application may be filed at any time after the first Monday in January and prior to the first Monday in March of the year during which an agricultural district terminates, for a period of time ending on the first Monday in April of the fifth year following the renewal application.

**D. WHAT IS "LAND USED FOR AGRICULTURAL PRODUCTION?"**

In accordance with Section 929.01(A) of the Revised Code, land is devoted to "agricultural production" when it is used for commercial aquaculture, apiculture, animal husbandry, poultry husbandry; the production for a commercial purpose of field crops, tobacco, fruits, vegetables, timber, nursery stock, ornamental shrubs, ornamental trees; flowers or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth.

"Agricultural production" includes conservation practices provided that the tracts, lots, or parcels of the land or portions thereof that are used for conservation practices comprise not more than twenty-five percent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed.

"conservation practices" are practices used to abate soil erosion as required in the management of the farming operation, and include, but are not limited to, the installation, construction, development, planting, or use of grass waterways, terraces, diversions, filter strips, field borders, windbreaks, riparian buffers, wetlands, ponds, and cover crops for that purpose.

**E. WHAT DOES "TRACTS, LOTS, OR PARCELS OF LAND" MEAN?**

Tracts, lots, or parcels mean distinct portions of pieces of land (not necessarily contiguous) where the title is held by one owner, as listed on the tax list and duplicate of the county, is in agricultural production and conforms with the requirements of either D1, D2, or D3 below.

**F. ARE THERE ANY OTHER REQUIREMENTS?**

1. The land for which the application is made must have been used exclusively for agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with a federal agency for the three consecutive calendar years prior to the year in which application is made. Evidence must be shown on the application. If the land contains timber which is not being grown for commercial purposes the land on which the timber is growing must be contiguous to or part of a parcel under common ownership that is otherwise devoted exclusively to agricultural use.
2. If the total amount of land for which application is made is less than 10 acres, there is an additional requirement that the applicant submit evidence with his application that the activities conducted on the land have produced an average yearly gross income of at least twenty-five hundred dollars over the three years immediately preceding the year in which application is made or that the land will produce an anticipated annual gross income of that amount.
3. Evidence of annual gross income may be satisfied by attaching to the application form a short statement stating the number of animals by species and anticipated market value, number of acres of crops to be grown, their expected yield and price per bushel or similar specific information.

**G. IS THERE A PENALTY FOR EARLY WITHDRAWAL?**

Land removed from this program before the 5-year enrollment period is subject to penalty, per Section 929.02(D) of the Ohio Revised Code. See County Auditor's Office for details on how the amount of the withdrawal penalty is determined.

**H. APPEAL OF APPLICATION**

The applicant may appeal the denial of the application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice denying the application. When the land lies within a municipality the applicant may also appeal a decision to modify or reject an application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice of modification or rejection. In addition, the applicant may withdraw an application modified by a legislative body if he or she disapproves of the modifications.



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Public Works Department  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-37 An Ordinance approving the sale/trade-in of certain personal property owned by the City of North Ridgeville pursuant to O.R.C. Section 721.15(B).  
 Introduced by Mayor Corcoran

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
 Adopt after Three Readings

Reason for Legislation and Action:  
 The 2014 loader is being traded while it has monetary worth to lower the price of the new equipment being purchased.

By trading in the old loader, there is no increase or decrease in the budget approved during the appropriations process. It's up to \$62,500.00 for the purchase of the skid steer.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	Equipment outlay
<b>Does this legislation change the annual appropriation estimate?</b>	No
<b>Is this an increase or a decrease in appropriations?</b>	No
<b>Original Budget Amount</b>	\$62,500
<b>Amount Requesting</b>	\$0.00

<b>Linked Legislation</b>	N/A
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See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-37 Sale/Trade-In S76 Bobcat Skidsteer - Introduced



**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



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Public Works Department  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-38 An Ordinance approving the sale/trade-in of certain personal property owned by the City of North Ridgeville pursuant to O.R.C. Section 721.15(B).  
 Introduced by Mayor Corcoran

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
 Adopt after Three Readings

Reason for Legislation and Action:  
 The trade-in of the 2021 Bobcat Tool-Cat 5600 will be credited to the purchase of a new Bobcat UW56 Tool cat and accessories.

For the purchase of this equipment, there is no increase or decrease in the budget approved during the appropriations process. It's up to \$54,000.00 for the purchase of the tool cat and accessories. The new tool cat and accessories are approximately \$83,283.24, and the trade-in value for the old tool cat is approximately \$31,000.00.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	Equipment outlay
<b>Does this legislation change the annual appropriation estimate?</b>	No
<b>Is this an increase or a decrease in appropriations?</b>	N/A

<b>Original Budget Amount</b>	\$54,000
<b>Amount Requesting</b>	\$54,000
<b>Linked Legislation</b>	N/A

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-38 Sale/Trade-in BOBCAT TOOL-CAT - Introduced



**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



To: City Council
From: MAYOR CORCORAN
Prepared By: Law Department
Meeting Date: Monday, March 16, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-39 An Ordinance imposing a moratorium on the granting of permits and on the acceptance of Planning Commission or new business applications for assisted living facilities in the City of North Ridgeville for a period not to exceed 180 days from the effective date of this Ordinance, in order to allow the Planning Commission and Council to consider possible changes to use regulations in the North Ridgeville Zoning Code. Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions: Dispense Second and Third Readings and Adopt

Reason for Legislation and Action: This legislation gives Planning Commission and City Council time to consider possible changes to the current use regulations in the Zoning Code.

FINANCIAL SUMMARY:

Table with 2 columns: Question, Answer. Rows include: Was this item budgeted as part of annual appropriations? (No), If so, what fund is this expenditure budgeted for? (None), Does this legislation change the annual appropriation estimate? (No), Is this an increase or a decrease in appropriations?, Original Budget Amount.

<b>Amount Requesting</b>	
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-39 Moratorium of Assisted Living ect. - Introduced

DATE: March 16, 2026 1<sup>ST</sup> READING: March 16, 2026  
INTRODUCED BY: Mayor Corcoran 2<sup>ND</sup> READING: \_\_\_\_\_  
REFERRED BY: \_\_\_\_\_ 3<sup>RD</sup> READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_  
\_\_\_\_\_

**ORDINANCE NO. 2026-39**

**AN ORDINANCE IMPOSING A MORATORIUM ON THE GRANTING OF PERMITS AND ON THE ACCEPTANCE OF PLANNING COMMISSION OR NEW BUSINESS APPLICATIONS FOR ASSISTED LIVING FACILITIES IN THE CITY OF NORTH RIDGEVILLE FOR A PERIOD NOT TO EXCEED 180 DAYS FROM THE EFFECTIVE DATE OF THIS ORDINANCE, IN ORDER TO ALLOW THE PLANNING COMMISSION AND COUNCIL TO CONSIDER POSSIBLE CHANGES TO USE REGULATIONS IN THE NORTH RIDGEVILLE ZONING CODE.**

**WHEREAS**, as part of the ongoing master planning effort, City officials have been undertaking a review of the permitted and conditional uses listed in the City’s Zoning Code; and

**WHEREAS**, Assisted Living Facilities are a “permitted use” under North Ridgeville Ordinance 1272.04(a)(94); and

**WHEREAS**, Council finds that a growing number Assisted Living facilities warrant further study and potential revisions to applicable zoning and business regulations; and

**WHEREAS**, Planning Commission and Council require time to undertake review of the current regulations and proposed changes to the North Ridgeville Zoning Code to ensure the safe, efficient and orderly development of property within the City.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** Council hereby imposes a moratorium on the granting of permits and on the acceptance of Planning Commission applications for Assisted Living facilities in the City of North Ridgeville for a period not to exceed 180 days from the effective date of this ordinance, in order to allow the Planning Commission and Council to consider possible changes to the current use regulations in the Zoning Code.

**SECTION 2.** During the period of the moratorium, no such permits shall be granted or applications accepted for such use.

**SECTION 3.** During the period of the moratorium, the Planning Commission and Council shall work diligently to review and recommend any changes to the existing ordinance.

**SECTION 4.** The moratorium shall be in effect for 180 days from the effective date of this ordinance or until changes are enacted to amend the Codified Ordinances of the City of North Ridgeville or until Council approves legislation explicitly revoking this moratorium, whichever occurs first.

**SECTION 5.** In all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

**SECTION 6.** 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 §121.22 of the Ohio Revised Code.

**SECTION 7.** This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:

\_\_\_\_\_  
Holly A. Swenk  
PRESIDENT OF COUNCIL

ATTEST :

\_\_\_\_\_  
Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED:

\_\_\_\_\_  
Kevin Corcoran  
MAYOR



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Planning and Development Department  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-28 An Ordinance authorizing the Mayor to enter into a contract with Gayle L Manning for the purchase of real property.  
Introduced by Mayor Corcoran; First Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:

Adopt after Three Readings

Reason for Legislation and Action:

The purpose of this Ordinance is to authorize the acquisition of a strategically located parcel of real property immediately adjacent to Old Town Hall and the City's water tower. City ownership would provide long-term control over land that is important to the function and future planning of these municipal assets and the town center.

The need for the acquisition is driven by both mid- and long-term considerations. The parcel could support operational needs such as public or event parking associated with the Old Town Hall area. Ownership would also allow the City to evaluate the existing structure on the property and determine whether it could be repurposed to support town center activities, municipal functions, or other community-oriented uses consistent with the area's redevelopment goals. Securing the property now ensures the City maintains flexibility and prevents incompatible private development adjacent to critical public infrastructure.

The purchase price of \$260,000.00 reflects the appraised value of the property, ensuring the City is paying fair market value. This acquisition supports broader objectives related to downtown revitalization, public accessibility, and strategic land assembly for future community investment.

Funds must be appropriated for land acquisition from the Capital Improvement Fund.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	No
<b>If so, what fund is this expenditure budgeted for?</b>	
<b>Does this legislation change the annual appropriation estimate?</b>	
<b>Is this an increase or a decrease in appropriations?</b>	
<b>Original Budget Amount</b>	
<b>Amount Requesting</b>	
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-28 Purchase 7064 Avon Belden - Introduced

DATE:	<u>March 2, 2026</u>	1 <sup>ST</sup> READING:	<u>March 2, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 <sup>ND</sup> READING:	<u></u>
REFERRED BY:	<u></u>	3 <sup>RD</sup> READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u></u>
		EFFECTIVE:	<u></u>

**ORDINANCE NO. 2026-28**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH GAYLE L MANNING FOR THE PURCHASE OF REAL PROPERTY.**

**WHEREAS**, Council desires to authorize the acquisition of a 0.31-acre parcel of real property located at 7064 Avon Belden Road, Permanent Parcel No. 07-00-028-103-190, for municipal purposes, subject to the appropriation of funds.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor is hereby authorized to enter into a contract with Gayle L Manning for the purchase of a 0.31-acre parcel of real property located at 7064 Avon Belden Road, Permanent Parcel No. 07-00-028-103-190, in the amount of \$260,000.00, plus closing costs, subject to the appropriation of funds by Council.

**SECTION 2.** This purchase shall be consummated in such manner and on such terms as the Director of Law may approve.

**SECTION 3.** The purchase price, together with any costs and expenses incurred by the City in connection with this acquisition, shall be paid from funds duly appropriated for such purpose.

**SECTION 4.** 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 5.** 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



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Public Works Department  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-31 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in the manner prescribed by law with the lowest and best bidder for the construction of a salt barn and all appurtenances thereto for the Public Works Department.  
 Introduced by Mayor Corcoran; First Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:

Adopt after Three Readings

Reason for Legislation and Action:

The old salt barn needs to be replaced.

The current salt barn is twenty-five years old and needs to be replaced. The current building is deteriorating, and using it further could be a hazard to personnel. The new building will increase salt storage to service the residents of North Ridgeville, keeping the streets safe during inclement weather.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	Capital Improvement
<b>Does this legislation change the annual appropriation estimate?</b>	No
<b>Is this an increase or a decrease in appropriations?</b>	N/A

<b>Original Budget Amount</b>	\$1,000,000.00
<b>Amount Requesting</b>	\$0.00
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-31 Salt Barn 2026 - Introduced

DATE: March 2, 2026  
INTRODUCED BY: Mayor Corcoran  
REFERRED BY: \_\_\_\_\_

1<sup>ST</sup> READING: March 2, 2026  
2<sup>ND</sup> READING: \_\_\_\_\_  
3<sup>RD</sup> READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_  
EMERGENCY: \_\_\_\_\_  
EFFECTIVE: \_\_\_\_\_

**ORDINANCE NO. 2026-31**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN THE MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE CONSTRUCTION OF A SALT BARN AND ALL APPURTENANCES THERETO FOR THE PUBLIC WORKS DEPARTMENT.**

**WHEREAS**, the City’s current salt barn was built in 2001 and now needs to be replaced due to deterioration of the existing structure; and

**WHEREAS**, a new salt barn is necessary for the proper storage and protection of the City’s salt reserves; and

**WHEREAS**, the estimated cost for construction of the new salt barn and any appurtenances thereto is One Million Dollars (\$1,000,000.00), and the estimated cost for engineering and design services associated with the project is Fifty-Four Thousand Seven Hundred Thirty Dollars (\$54,730.00).

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** the Mayor of the City of North Ridgeville, Ohio, is hereby authorized and directed to advertise for bids and enter into a contract for the construction of a new salt barn and all appurtenances thereto in accordance with law and in the manner prescribed by law, with the lowest and best bidder, in an amount not to exceed One Million Dollars (\$1,000,000.00).

**SECTION 2.** The cost of engineering, design, and construction of the new salt barn shall be paid from the appropriate fund as previously appropriated or as may be lawfully appropriated for such purpose.

**SECTION 3.** It is hereby 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 conducted in meetings open to the public in accordance with all applicable 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:

\_\_\_\_\_  
Holly A. Swenk  
PRESIDENT OF COUNCIL

ATTEST:

\_\_\_\_\_  
Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED:

\_\_\_\_\_  
Kevin Corcoran  
MAYOR



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Public Works Department  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-14                    An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to advertise for bids and negotiate contract(s) for a twelve-month period, according to law and in a manner prescribed by law, for the purchase of roadway materials to be used by the City of North Ridgeville, Ohio.  
Introduced by Mayor Corcoran; First Reading 02-17-2026; Second Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
Adopt after Three Readings

Reason for Legislation and Action:

Yearly purchase of roadway materials for roadwork. The City must purchase roadway materials annually to properly maintain and preserve its road network. For 2026, materials such as asphalt concrete, sand, limestone, and concrete—along with delivery and application services—are required to support ongoing roadway maintenance and repair activities. This legislation authorizes the Mayor to solicit bids and negotiate contracts for a 12-month period so the City can secure necessary materials at the lowest and best pricing in accordance with Ohio law, ensuring that roadwork can proceed efficiently throughout the year.

The cost of purchasing roadway materials for the 2026 maintenance season will be charged to and paid from the appropriate Cityfunds, with expenditures tied to actual material use and consumption. The ordinance does not establish a new or fixed dollar amount; instead, it authorizes competitive bidding and contract negotiations for materials such as asphalt, sand, limestone, and concrete, all of which are funded through existing appropriations designated for roadway maintenance.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	N/A
<b>Does this legislation change the annual appropriation estimate?</b>	N/A
<b>Is this an increase or a decrease in appropriations?</b>	
<b>Original Budget Amount</b>	
<b>Amount Requesting</b>	
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-14 Purchase Roadway Materials for 2026 - Introduced

DATE: February 17, 2026 1<sup>ST</sup> READING: February 17, 2026  
INTRODUCED BY: Mayor Corcoran 2<sup>ND</sup> READING: \_\_\_\_\_  
REFERRED BY: \_\_\_\_\_ 3<sup>RD</sup> READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_  
EMERGENCY: \_\_\_\_\_  
EFFECTIVE: \_\_\_\_\_

**ORDINANCE NO. 2026-14**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND NEGOTIATE CONTRACT(S) FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF ROADWAY MATERIALS TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.**

**WHEREAS**, roadway materials need to be purchased for the year 2026 to maintain and keep the City’s roads in good condition.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor is hereby authorized to advertise for bids according to law, and in a manner prescribed by law, for the purchase of roadway materials such as asphalt concrete, sand, limestone, concrete, including application charges and delivery charges.

**SECTION 2.** The Mayor is hereby authorized to negotiate contract(s) for the above materials with the lowest and best bidder(s).

**SECTION 3.** The cost of said roadway materials shall be charged to and paid from the appropriate City funds in accordance with use consumption.

**SECTION 4.** 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 5.** This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_  
Holly A. Swenk  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED:

\_\_\_\_\_  
Kevin Corcoran  
MAYOR



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Public Works Department  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-15                    An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and negotiate a contract according to law and in a manner prescribed by law for the rental of equipment and related services for road repair and maintenance to be used by the Public Works Department.  
Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
Adopt after Three Readings

Reason for Legislation and Action:

The Public Works Department requires to be specialized rental equipment and related services to carry out the City’s annual Street Paving Program, which is scheduled to run from April through November 2026. The rented equipment—listed in Exhibit A—supports essential road repair and maintenance activities that cannot be adequately performed with existing City-owned resources. Authorizing the Mayor to advertise for bids and negotiate a contract ensures that the City can secure the necessary equipment and operator services in compliance with Ohio law and complete the scheduled roadway improvements efficiently and on time. Rental of equipment specific to paving roadways.

The rental of equipment and related services needed to support the 2026 Street Paving Program will be funded using existing appropriations, as the ordinance specifies that rental costs must not exceed the amount appropriated and will be charged to and paid from the appropriate City funds. This legislation does not request new funding but authorizes the City to procure the equipment necessary to complete scheduled road repair and maintenance activities within the already allocated budget.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	N/A
<b>Does this legislation change the annual appropriation estimate?</b>	N/A
<b>Is this an increase or a decrease in appropriations?</b>	No Cost
<b>Original Budget Amount</b>	\$0.00
<b>Amount Requesting</b>	\$0.00
<b>Linked Legislation</b>	New Cost or Budgeted Cost

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-15 Rental Equipment 2026 - Introduced

DATE: \_\_\_\_\_  
INTRODUCED BY: Mayor Corcoran  
REFERRED BY: \_\_\_\_\_

1<sup>ST</sup> READING: \_\_\_\_\_  
2<sup>ND</sup> READING: \_\_\_\_\_  
3<sup>RD</sup> READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_  
EFFECTIVE: \_\_\_\_\_

**ORDINANCE NO.**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW FOR THE RENTAL OF EQUIPMENT AND RELATED SERVICES FOR ROAD REPAIR AND MAINTENANCE TO BE USED BY THE PUBLIC WORKS DEPARTMENT.**

**WHEREAS**, the rental of equipment and services for road repair and maintenance is needed for the City of North Ridgeville Public Works Departments Street Paving Program, which is scheduled to begin in April 2026, and end in November 2026.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor is hereby authorized to advertise for bids and negotiate a contract according to law and in the manner prescribed by law for the rental of equipment and related services, as listed in Exhibit A attached hereto and incorporated as if rewritten herein, for road repair and maintenance to be used by the Public Works Department.

**SECTION 2.** The rental costs are not to exceed the amount appropriated and shall be charged to and paid from the appropriate City funds.

**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:

\_\_\_\_\_  
Holly A. Swenk  
PRESIDENT OF COUNCIL

ATTEST:

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Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED:

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Kevin Corcoran  
MAYOR

Exhibit A

TRUCK RENTAL & EQUIPMENT RENTAL SPECIFICATIONS/BID FORM  
INCLUDING OPERATOR WHERE STATED

The following is a list of possible equipment needed for the City of North Ridgeville Public Works Departments Street paving program, which is scheduled to begin April 2026, and should be completed by November 2026, weather permitting. For each listed item, state whether the equipment is available during that time period. If availability is limited, state the dates that the equipment is available.

All prices shall include mobilization.

A. TRUCKS

1) TANDEM AXLE  
Driver included for excavation and material handling ..\$ \_\_\_\_\_/hour

Availability: \_\_\_\_\_

2) TRI-AXLE  
Driver included for excavation and material handling ..\$ \_\_\_\_\_/hour

Availability: \_\_\_\_\_

3) TACK COAT DISTRIBUTOR W/ OPERATOR ..\$ \_\_\_\_\_/hour

Availability: \_\_\_\_\_

Terms: \_\_\_\_\_

4) RENTAL OF 250 GALLON TAG-ALONG TACK KETTLE .... \$ \_\_\_\_\_/week

B. EQUIPMENT RENTAL

1) CAT PR105, or equivalent ..... \$ \_\_\_\_\_/hour  
\$ \_\_\_\_\_/week

Availability: \_\_\_\_\_

2) WIRTGEN 1000, or equivalent

Capable of milling asphalt or concrete from 12" to 40" wide  
In a single pass at depths of 1" to 7" w/self-loading capabilities

with operator .. \$ \_\_\_\_\_/hour  
Availability: \_\_\_\_\_

NAME OF BIDDER \_\_\_\_\_

3) DOZER

CAT D-6 or equivalent  
Model \_\_\_\_\_ \$ \_\_\_\_\_/hour  
Make \_\_\_\_\_ \$ \_\_\_\_\_/week  
Availability: \_\_\_\_\_

4) CAT D-8 or equivalent

Model \_\_\_\_\_ \$ \_\_\_\_\_/hour  
Make \_\_\_\_\_ \$ \_\_\_\_\_/week  
Availability: \_\_\_\_\_

5) ROAD WIDENER

Model \_\_\_\_\_ \$ \_\_\_\_\_/hour  
Make \_\_\_\_\_ \$ \_\_\_\_\_/week  
Availability: \_\_\_\_\_

COST OF OPERATOR ..... \$ \_\_\_\_\_/week

Terms: \_\_\_\_\_

NAME OF BIDDER \_\_\_\_\_

6) TYMCO, or equivalent, REGENERATED AIR SWEEPER, WITH SELF-LOADING CAPABILITIES, W/OPERATOR

Model \_\_\_\_\_ \$ \_\_\_\_\_/hour  
Make \_\_\_\_\_ \$ \_\_\_\_\_/week  
Availability: \_\_\_\_\_

Minimum Hours Required: \_\_\_\_\_

7) SELF-PROPELLED VAC-ALL, or equivalent, W/OPERATOR

Model \_\_\_\_\_ \$ \_\_\_\_\_/hour  
Make \_\_\_\_\_ \$ \_\_\_\_\_/week

Availability: \_\_\_\_\_

NAME OF  
BIDDER \_\_\_\_\_



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Engineering Division  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-17                    An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Catch Basin Rehabilitation and other appurtenances.  
 Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
 Adopt after Three Readings

Reason for Legislation and Action:  
 The City has numerous catch basins that are in need of repair.

The 2026 Catch Basin Rehabilitation Project will fund the adjustment and reconstruction of approximately 50 catch basins identified as needing repair throughout the City. The City has already appropriated the necessary funds to complete this work, and all associated costs will be charged to the appropriate City fund designated for stormwater and infrastructure maintenance.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	
<b>Does this legislation change the annual appropriation estimate?</b>	
<b>Is this an increase or a decrease in appropriations?</b>	

<b>Original Budget Amount</b>	\$130,000.00
<b>Amount Requesting</b>	\$0.00
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-17 Catch Basin Rehabilitation Draft - Introduced

DATE: February 17, 2026  
INTRODUCED BY: Mayor Corcoran  
REFERRED BY: \_\_\_\_\_

1<sup>ST</sup> READING: February 17, 2026  
2<sup>ND</sup> READING: \_\_\_\_\_  
3<sup>RD</sup> READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_  
EMERGENCY: \_\_\_\_\_

**ORDINANCE NO. 2026-17**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2026 CATCH BASIN REHABILITATION AND OTHER APPURTENANCES.**

**WHEREAS**, the City of North Ridgeville Public Works Division has identified the need to adjust and /or reconstruct various catch basins throughout the City that are in need of repair; and

**WHEREAS**, the Engineering Division will review the list of catch basins from the Public Works Division and Engineering’s field review to create the detailed exhibits for the bidding documents; and

**WHEREAS**, it is expected that approximately 50 catch basins in need of repair will be addressed by either adjustment or complete reconstruction; and

**WHEREAS**, the bidding documents and specifications will be prepared and made available by the Engineering Division for this project; and

**WHEREAS**, the City of North Ridgeville has appropriated the necessary funds to perform this work.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Catch Basin Rehabilitation Project and other appurtenances in an amount not to exceed \$130,000.00.

**SECTION 2.** The cost for said project shall be charged and paid from the appropriate City fund.

**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



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Engineering Division  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-18                    An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Traffic Paint Striping and other appurtenances.  
 Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
 Adopt after Three Readings

Reason for Legislation and Action:  
 The City's major and minor arterial and collector streets are in need of repainting (annual re-striping).

The 2026 Traffic Paint Striping Project is estimated to cost up to \$170,000.00, which will fund the repainting of approximately 55 centerline miles of arterial and collector streets to restore safety and visibility standards for motorists and pedestrians.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	
<b>Does this legislation change the annual appropriation estimate?</b>	N/A
<b>Is this an increase or a decrease in appropriations?</b>	

<b>Original Budget Amount</b>	\$170,000
<b>Amount Requesting</b>	\$0.00
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-18 Traffic Paint Striping Draft - Introduced

DATE: February 17, 2026  
INTRODUCED BY: Mayor Corcoran  
REFERRED BY: \_\_\_\_\_

1<sup>ST</sup> READING: February 17, 2026  
2<sup>ND</sup> READING: \_\_\_\_\_  
3<sup>RD</sup> READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_  
EMERGENCY: \_\_\_\_\_

**ORDINANCE NO. 2026-18**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2026 TRAFFIC PAINT STRIPING AND OTHER APPURTENANCES.**

**WHEREAS**, the City of North Ridgeville Public Works Division and Engineering Division have identified the need to restripe with traffic paint various streets throughout the City that are no longer meeting the appropriate standards for vehicle and pedestrian safety; and

**WHEREAS**, it is expected that approximately 55 centerline miles of the City’s arterial and collector streets will be repainted with this improvement project; and

**WHEREAS**, the City of North Ridgeville has appropriated the necessary funds to perform this work; and

**WHEREAS**, the Engineering Division will review the list of streets from the Public Works Department and create detailed exhibits for the bidding documents; and

**WHEREAS**, the bidding documents and specifications will be prepared and made available by the Engineering Division for this project.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Traffic Paint Striping and other appurtenances in an amount not to exceed \$170,000.00.

**SECTION 2.** The cost for said project shall be paid from the appropriate fund.

**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



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Engineering Division  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-19 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Full Depth Concrete Pavement Replacement and other appurtenances.  
Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:

Adopt after Three Readings

Reason for Legislation and Action:

Annual maintenance project. The City has dozens of residential streets that are in need of full depth concrete pavement replacement.

The 2026 Full Depth Concrete Pavement Replacement Project is estimated to cost up to \$2,000,000.00, which will fund the reconstruction of approximately 2.3 lane miles of deteriorated residential roadway that no longer meets engineering and safety standards. The City has already appropriated the necessary funds to perform this work, and the project costs will be charged to the appropriate City funds designated for roadway reconstruction and capital improvements.

The 2026 Full Depth Concrete Pavement Replacement Project is estimated to cost up to \$2,000,000.00, which will fund the reconstruction of approximately 2.3 lane miles of deteriorated residential roadway that no longer meets engineering and safety standards. The City has already appropriated the necessary funds to perform this work, and the project costs will be charged to the appropriate City funds designated for roadway reconstruction and capital improvements.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	The City has already appropriated the necessary funds to perform this work, and the project costs will be charged to the appropriate City funds designated for roadway reconstruction and capital improvements.
<b>Does this legislation change the annual appropriation estimate?</b>	N/A
<b>Is this an increase or a decrease in appropriations?</b>	
<b>Original Budget Amount</b>	\$2,000,000
<b>Amount Requesting</b>	\$0.00
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-19 Full Depth Concrete Pavement Replacement Draft - Introduced

DATE: February 17, 2026  
INTRODUCED BY: Mayor Corcoran  
REFERRED BY: \_\_\_\_\_

1<sup>ST</sup> READING: February 17, 2026  
2<sup>ND</sup> READING: \_\_\_\_\_  
3<sup>RD</sup> READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_  
EMERGENCY: \_\_\_\_\_

**ORDINANCE NO. 2026-19**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2026 FULL DEPTH CONCRETE PAVEMENT REPLACEMENT AND OTHER APPURTENANCES.**

**WHEREAS**, various portions of residential streets within the City of North Ridgeville have failed and no longer meet the minimum standards of engineering for the health, safety, and economy for vehicles and pedestrian traffic; and

**WHEREAS**, the Engineering Division will review the streets that are most in need of repair and create the detailed exhibits for the bidding documents; and

**WHEREAS**, it is expected that approximately 2.3 lane miles of roadway will be addressed with this improvement project; and

**WHEREAS**, the City of North Ridgeville has appropriated the necessary funds to perform this work.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor of the City of North Ridgeville is hereby authorized to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Full Depth Concrete Pavement Replacement and other appurtenances in an amount not to exceed \$2,000,000.00.

**SECTION 2.** The cost for said project shall be charged and paid from the appropriate City funds.

**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



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Engineering Division  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-21 An Ordinance amending Ordinance 2024-85, which authorized the Mayor of the City of North Ridgeville to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the Sugar Ridge PRV Vault Replacement Project and other appurtenances.  
 Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
 Adopt after Three Readings with Emergency

Reason for Legislation and Action:  
 This vault replacement project is necessary because the existing vault is in such disrepair that Public Works has deemed it unsafe to enter.

The Sugar Ridge PRV Vault Replacement Project was originally authorized in 2024 with an estimated cost of \$521,840.00, and funding was appropriated at that time for the water capital project. Due to inflation, updated material and construction costs, and the addition of new scope items requested by the Public Works Department, the engineer’s revised estimate has increased to approximately \$630,000.00.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes
<b>If so, what fund is this expenditure budgeted for?</b>	Funding for this project was previously appropriated within the City’s water capital project funds under Ordinance 2024-85, and the amended legislation

	continues to charge the updated project cost to the appropriate City fund.
<b>Does this legislation change the annual appropriation estimate?</b>	This is an additional amount requested.
<b>Is this an increase or a decrease in appropriations?</b>	
<b>Original Budget Amount</b>	\$521,840
<b>Amount Requesting</b>	\$630,000
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-21 Amend Ordinance 2024-85 - Sugar Ridge PRV Vault Replacement - Introduced

DATE: February 17, 2026  
INTRODUCED BY: Mayor Corcoran  
REFERRED BY: \_\_\_\_\_

1<sup>ST</sup> READING: February 17, 2026  
2<sup>ND</sup> READING: \_\_\_\_\_  
3<sup>RD</sup> READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_  
EMERGENCY: \_\_\_\_\_

**ORDINANCE NO. 2026-21**

**AN ORDINANCE AMENDING ORDINANCE 2024-85 WHICH AUTHORIZED THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE SUGAR RIDGE PRV VAULT REPLACEMENT PROJECT AND OTHER APPURTENANCES.**

**WHEREAS**, Ordinance 2024-85 authorized the Mayor to enter into a contract with the lowest and best bidder for the Sugar Ridge PRV Vault Replacement Project; and

**WHEREAS**, the original cost estimate of \$521,840.00 is outdated and the project has been revised to add additional scope of work at the request of the Public Works Department; and

**WHEREAS**, the revised engineer’s estimate is approximately \$630,000.00; and

**WHEREAS**, the bidding documents and specifications will be prepared and made available by the Engineering Division for this project; and

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the Sugar Ridge PRV Vault Replacement Project and other appurtenances in an amount not to exceed \$630,000.00.

**SECTION 2.** The cost for said project shall be charged to and paid from the appropriate City fund.

**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



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Public Works Department  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

O 2026-24                    An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and enter into a contract(s) with outside vendor(s) for the purchase of a sewer camera van and appurtenances for the Public Works Department according to law and in a manner prescribed by law with the lowest and best bidder(s).  
Introduced by Mayor Corcoran; First Reading on 02-17-2026; Second Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
Adopt after Three Readings

Reason for Legislation and Action:

The Public Works Department relies on specialized camera equipment to inspect and assess the condition of the City’s sewer infrastructure. The current equipment has reached the end of its useful life and can no longer meet operational needs. Purchasing a new sewer camera van—complete with updated technology and necessary appurtenances—will allow the department to perform accurate inspections, identify structural issues, and support timely maintenance and repairs.

City Council has already approved and appropriated funding for this purchase, and competitive bidding is required to secure the lowest and best vendor for both the vehicle body and the specialized equipment. This legislation authorizes the Mayor to solicit bids and enter into the necessary contract(s) to procure and assemble the equipment in accordance with Ohio law.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	Yes

<b>If so, what fund is this expenditure budgeted for?</b>	The expenditure will be charged to the appropriate Public Works fund designated for sewer infrastructure equipment needs, as indicated in the legislation.
<b>Does this legislation change the annual appropriation estimate?</b>	N/A
<b>Is this an increase or a decrease in appropriations?</b>	
<b>Original Budget Amount</b>	\$750,000.00
<b>Amount Requesting</b>	\$0.00
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. ORD. NO. 2026-24 Purchase Camera Van - Introduced

DATE:	<u>February 17, 2026</u>	1 <sup>ST</sup> READING:	<u>February 17, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 <sup>ND</sup> READING:	_____
REFERRED BY:	_____	3 <sup>RD</sup> READING:	_____
		ADOPTED:	_____
		EFFECTIVE:	_____

**ORDINANCE NO. 2026-24**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT(S) WITH OUTSIDE VENDOR(S) FOR THE PURCHASE OF A SEWER CAMERA VAN AND APPURTENANCES FOR THE PUBLIC WORKS DEPARTMENT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER(S).**

**WHEREAS**, City Council has approved and appropriated funds for the purchase of a sewer camera van and appurtenances for the Public Works Department, which will be used for inspecting sewer lines and other various purposes; and

**WHEREAS**, the body and related equipment will be provided and assembled by a vendor(s) selected from the lowest and best bidder’s proposals submitted.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor is hereby authorized to enter into a contract(s) with the lowest and best bidder(s) according to law and in a manner prescribed by law, not to exceed \$750,000.00.

**SECTION 2.** The cost of the sewer camera van and appurtenances shall be charged to and paid from the appropriate City fund.

**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 §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:

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Holly A. Swenk  
PRESIDENT OF COUNCIL

ATTEST:

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Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED:

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Kevin Corcoran  
MAYOR



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Clerk of Council  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

R 2026-25                    A Resolution to approve, with modification, the application made by James W. and Loretta A. King to have certain land owned by them designated as being located within an Agricultural District by the office of the Lorain County Auditor.  
 Introduced by Mayor Corcoran; First Reading on 02-17-2026; Public Hearing on 03-02-2026; Second Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
 Adopt after Three Readings

Reason for Legislation and Action:  
 The applicants, James W. and Loretta A. King, have or will apply to the County Auditor to place not less than ten acres in an agricultural district for at least five years or as otherwise qualified under O.R.C. §929.02. The Lorain County deadline is 30 days after the Public Hearing.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	No
<b>If so, what fund is this expenditure budgeted for?</b>	N/A
<b>Does this legislation change the annual appropriation estimate?</b>	N/A
<b>Is this an increase or a decrease in appropriations?</b>	
<b>Original Budget Amount</b>	
<b>Amount Requesting</b>	

<b>Linked Legislation</b>	
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See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

- 1. RES. NO. 2026-25 Agricultural Application King - Introduced



**WHEREAS**, James W. and Loretta A. King have filed such an application with the Clerk of Council's Office, attached hereto as Exhibit "A".

**NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO:**

**SECTION 1.** Approves that application for all purposes encompassed by Sections 929.01 to 929.05 and 6111.034 of the Ohio Revised Code, except for the following, which constitutes a modification authorized by Section 929.02(B) of the Ohio Revised Code, the necessity of which is demonstrated by the above recitals.

The real estate, which is the subject of the instant application, will not be deemed exempt from the collection of special assessments for water, sewer, or electrical service until the Council of the City of North Ridgeville deems itself assured of the receipt of such advanced funds.

At such time in the future when the Council shall resolve to enact any relevant improvement for which a special assessment must be levied upon real estate, including that which falls within the designation of an Agricultural District, the Clerk of Council's Office will notify all property owners, whose application for inclusion in an Agricultural District has been approved with the instant modification, by certified mail, return receipt requested, of the fact that such Resolution has been made.

At the time of such Resolution, Council will pursue the application for advancement of money from the Water and Sewer Commission to cover the assessments allocated to property located within Agricultural Districts. All property owners will be advised at public meetings of the progress and/or results of the Council's application for funds. Owners of property located within an Agricultural District will be notified of the result of such application by certified mail, return receipt requested.

**SECTION 2.** Should the County Auditor reject or refuse this application, should the applicant(s) fail to renew the application when necessary, or for any other reason should the applicant(s) fail to comply with or become out of compliance with the requirements to be included in an agricultural district, this approval shall terminate.

**SECTION 3.** That is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted 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 compliance with all legal requirements including 121.22 of the Ohio Revised Code.

**SECTION 4.** This Resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED

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Holly A. Swenk  
PRESIDENT OF COUNCIL

ATTEST :

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Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED:

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Kevin Corcoran  
MAYOR

Exhibit A:

Agricultural District Application



- New Application
- Renewal Application

OWNER & PROPERTY INFORMATION

Owner name: James W King & Loretta A King Owner address: 5201 Stony Ridge Rd  
 [Redacted address line]

Permanent parcel number(s): 07-00-031-000-01A Date: 2/3/2026  
 Owner signature: [Signature]

APPLICATION PROCEDURES (FOR CITY USE)

1. A person who desires to have his property approved for inclusion in an Agricultural District must:
  - a. File application with the Lorain County Auditor indicating that the property meets the minimum requirements; then
    - County Approval Date: \_\_\_\_\_
    - Filing Fee:  Cash  Check Date: 2/3/2026
  - b. File application with the Clerk of Council, if approved by Lorain County Auditor, with the required \$200 filing fee.
2. After the application is filed with the Clerk of Council, Council shall conduct a public hearing no later than 30 days after the filing of the application with the Clerk.
  - Public Hearing Date: 03-02-2026 Time: 6:10 pm
3. Notice of time and place of the public hearing shall be served by certified mail, return receipt requested, on the applicant no later than ten days prior to the public hearing.
  - Notice of Hearing Date mailed: 02-20-2026
4. Notice of the public hearing shall be published in a newspaper of general circulation no later than seven days prior to the public hearing.
  - Notice of Hearing Date published: 02-23-2026
5. Within thirty days of the public hearing, Council may approve the application; modify the application and approve application as modified; or reject the application.
  - Resolution #: \_\_\_\_\_
  - Approve
  - Approve as modified
  - Reject
6. The Clerk of Council shall notify the applicant by certified mail within five days of Council's decision to approve, modify or reject the application. The Clerk shall also transmit a certified copy of Council's decision to the Lorain County Auditor with the original application
  - Notice of Council Decision Date mailed: \_\_\_\_\_
7. If the applicant disapproves of Council's decision, he may appeal to the Lorain County Court of Common Pleas within thirty days of receipt of the notice.

1st Reading - 02-17-2026 2nd Reading: 03-02-2026 3rd Reading: 03-16-2026

Ridgeville

**APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT**

New Application  
Renewal Application



(O.R.C Section 929.02)

(See page 4 for General Information regarding this Application)

<b>Owner's Name:</b> KING JAMES W & LORETTA A
<b>Owner's Address:</b> 5201 STONEY RIDGE RD NORTH RIDGEVILLE, OH 44039
<b>Owner's Email (optional):</b> [REDACTED]
<b>Description of Land as Shown on Property Tax Statement:</b> Acreage = 8.270000
<b>Location of Property:</b> Street or Road- 5201 Stony Ridge Rd N. Ridgeville County- LORAIN

**INSTRUCTIONS FOR COMPLETING APPLICATION**

Print or type all entries.

- List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- Describe location of property by roads, etc., and taxing district where located.
- State whether any portion of land lies within a municipal corporation.  
**Note:** See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- If the acreage totals 10 acres or more, do not complete Part D.
- If the acreage totals less than 10 acres, complete either D (1) or (2).
- Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

TAX DISTRICT(S)	PARCEL NUMBERS(S)	# of Acres
50-NO RIDGEVILLE CITY/NO RIDGEVILLE	07-00-031-000-019	8.2700
<b>Total Number of Acres</b>		<b>8.2700</b>

**AFTER COMPLETING APPLICATION. PLEASE RETURN TO:**

J. CRAIG SNODGRASS, CPA, CGFM  
226 MIDDLE AVE RM 200  
ELYRIA OH 44035-5629

B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?  
Yes  No

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

... is the property being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?  
 Yes  No

If NO, complete the following showing how the land was used the past three years:

	<u>ACRES</u>		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber and nursery stock			
Land Retirement or Conservation Program pursuant to an agreement with a federal agency			
Building areas devoted to agricultural production			
Roads, building areas, and all other areas not used for agricultural production			
<b>Total Acres</b>			

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?

Yes  No

If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

**Authorization and Declaration**

By signing this application, I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Signature of Owner:  Date: 1/31/2026

ODA-Ag Adm. Form 11 - Rev. 12/13/2018

1/12/2026

DTE 109

**J. CRAIG SNODGRASS, CPA, CGFM, AUDITOR  
LORAIN COUNTY  
226 MIDDLE AVE RM 200  
ELYRIA, OH 44035-5629**

**Current Agriculture Use Valuation Renewal Application**  
File with the county auditor prior to the first Monday in March. (03/02/2026)

To continue to receive current agricultural use valuation, the owner must file this renewal application with the county auditor prior to the first Monday in March each year. Failure to do so may result in a tax increase and a penalty. A new owner must file an initial application form (DTE109) even if the previous owner was on the program. The back of this page has details concerning eligibility requirements.

KING JAMES W & LORETTA A  
5201 STONEY RIDGE RD  
NORTH RIDGEVILLE OH 44039



Application No: 2924  
Tax Year: 2026

3. Parcel Number	Total Acres	CAUV Acres	2025 Market Value*	20 CAUV Val.
07-00-031-000-019	8.2700 <i>3091.20</i>	7.2700	154,710	93,6

4. If the total acres used for qualifying commercial agricultural purpose is less than ten (10) acres, show the gross income produced from agricultural products last year from these acres \$ 3000.00 and projected gross income for the current year \$ 3000.00. In the table below, provide the number of bushels or tons per acre by crop, the price per bushel or ton and the gross income for last year. Specify other units of measure as needed. Any income received for rent of land is not

Farmed Acres	Use of Land (crop)	Units/Acre	Price/Unit	Gross Income
7.27	Bean	46 BU/AC	\$9.60	3091.20

5. Will the general farming operations on any of these parcels change this year? \_\_\_\_\_ (yes/no)  
If yes, please attach an explanation regarding the use of these parcels for this year.

6. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

Anticipated land use for the current year:	Acres
Commodity crops - corn/soybeans/wheat/oats	7.27
Hay	
Permanent pasture - used for commercial animal husbandry	
Noncommercial woodland - contiguous to 10 (ten) acres of farmed land	
Commercial timber	
Other crops - nursery stock/vegetables/flowers	
Homesite(s) - minimum 1 (one) acre per house	
Roads/waste/pond	
Conservation program - CRP/CREP/etc. (provide the contract and map)	
Conservation practices limited to 25% or less of the total acreage (provide map)	
Other use, e.g. agritourism, biofuel production	
<b>Total acres - must match acres above</b>	<b>8.2700</b>

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.

*James W. King*      1/31/2026      (440) 810-2025 JAAKAA22@GMAIL.COM  
Signature of owner      Date      Phone number and e-mail


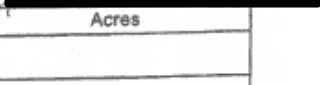
DTE 109(A)  
Rev. 9/17

**CURRENT AGRICULTURAL USE VALUATION RENEWAL APPLICATION**  
File with the County Auditor prior to the first Monday in March.

To continue to receive current agricultural use valuation, the owner must file this renewal application with the county auditor prior to the first Monday in March each year. Failure to do so may result in a tax increase and a penalty will be charged. A new owner must file an initial application form (DTE 109) even if the previous owner was on the program. The back of this page has details concerning eligibility requirements.

**RETAIN THIS COPY FOR YOUR PERSONAL RECORDS**

KING JAMES W & LORETTA A  
5201 STONEY RIDGE RD  
NORTH RIDGEVILLE, OH 44039

Application number 2010-0848  
Tax Year 2025  
County Lorain  
Phone   
Email 

*Ray J. King*

3.	Parcel Number	Acres	Parcel Number	Acres
	07-00-031-000-019	8.27		

4. If the total acres used for a qualifying commercial agricultural purpose is less than ten (10) acres, show the gross income produced from agricultural products last year from these acres \$ 4,732.00 and projected gross income for the current year \$ 4,500.00. In the table below, provide the number of bushels or tons per acre by crop, the price per bushel or ton, and the gross income for last year. Specify other units of measure as needed. Any income received for rent of land is not included.

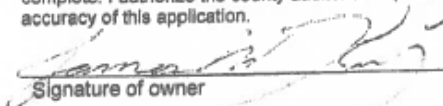
Farmed Acres	Use of Land (crop)	Units/Acre	Price/Unit	Gross Income
<u>7</u>	<u>corn</u>	<u>225 bu/acre</u>	<u>\$4.02</u>	<u>\$6,331.50</u>

5. Will the general farming operations on any of these parcels change this year? NO (yes/no).  
If yes, please attach an explanation regarding the use of these parcels for this year.

6. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

	Acres
Anticipated land use for the current year:	
Commodity crops – corn/soybeans/wheat/oats	<u>7</u>
Hay – baled at least twice a year	
Permanent pasture – used for commercial animal husbandry	
Noncommercial woodland – contiguous to 10 (ten) acres of farmed land	
Commercial timber	
Other crops – nursery stock/vegetables/flowers	
Homesite(s) – minimum 1 (one) acre per house	
Roads/waste/pond	
Conservation program – CRP/CREP/etc. (provide the contract and map)	
Conservation practices limited to 25% or less of the total acreage (provide map)	
Other use, e.g. agritourism, biofuel production	
Total acres – must match acres above	

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.

  
Signature of owner

1/17/2025  
Date

DTE 109(A)  
Rev. 9/17

**CURRENT AGRICULTURAL USE VALUATION RENEWAL APPLICATION**  
File with the County Auditor prior to the first Monday in March.

To continue to receive current agricultural use valuation, the owner must file this renewal application with the county auditor prior to the first Monday in March each year. Failure to do so may result in a tax increase and a penalty will be charged. A new owner must file an initial application form (DTE 109) even if the previous owner was on the program. The back of this page has details concerning eligibility requirements.

**RETAIN THIS COPY FOR YOUR PERSONAL RECORDS**

KING JAMES W & LORETTA A  
5201 STONEY RIDGE RD  
NORTH RIDGEVILLE, OH 44039

Application number 2010-0846  
Tax Year 2024  
County Lorain  
Phone [REDACTED]  
Email [REDACTED]

3. *Rev. Tugina*

Parcel Number	Acres	Parcel Number	Acres
07-00-031-000-019	8.27		

4. If the total acres used for a qualifying commercial agricultural purpose is less than ten (10) acres, show the gross income produced from agricultural products last year from these acres \$4732.00 and projected gross income for the current year \$4500.00. In the table below, provide the number of bushels or tons per acre by crop, the price per bushel or ton, and the gross income for last year. Specify other units of measure as needed. Any income received for rent of land is not included.

Farmed Acres	Use of Land (crop)	Units/Acre	Price/Unit	Gross Income
7	Bean	52 BU/AC	\$13.00	\$4,732.00

5. Will the general farming operations on any of these parcels change this year? NO (yes/no).  
If yes, please attach an explanation regarding the use of these parcels for this year.

6. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

Anticipated land use for the current year:	Acres
Commodity crops – corn/soybeans/wheat/oats <i>Beans</i>	7
Hay – baled at least twice a year	
Permanent pasture – used for commercial animal husbandry	
Noncommercial woodland – contiguous to 10 (ten) acres of farmed land	
Commercial timber	
Other crops – nursery stock/vegetables/flowers	
Homesite(s) – minimum 1 (one) acre per house	
Roads/waste/pond	
Conservation program – CRP/CREP/etc. (provide the contract and map)	
Conservation practices limited to 25% or less of the total acreage (provide map)	
Other use, e.g. agritourism, biofuel production	
<b>Total acres – must match acres above</b>	<b>7</b>

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.

*[Signature]*  
Signature of owner

1/23/2024  
Date

Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?  
 Yes  No

If NO, complete the following showing how the land was used the past three years:

	ACRES		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber and nursery stock			
Land Retirement or Conservation Program pursuant to an agreement with a federal agency			
Building areas devoted to agricultural production			
Roads, building areas, and all other areas not used for agricultural production			
<b>Total Acres</b>			

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?

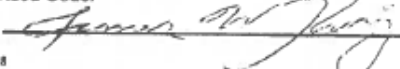
Yes  No

If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

**Authorization and Declaration**

By signing this application, I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Signature of Owner:  Date: 1/31/2026



**To:** City Council  
**From:** MAYOR CORCORAN  
**Prepared By:** Clerk of Council  
**Meeting Date:** Monday, March 16, 2026 7:00 PM  
**Agenda Name:** Regular City Council Meeting

**LEGISLATION TITLE:**

R 2026-26                    A Resolution to approve, with modification, the application made by Raymond W. and Sarah M. Wroblewski to have certain land owned by them designated as being located within an Agricultural District by the office of the Lorain County Auditor.  
    Introduced by Mayor Corcoran; First Reading on 02-17-2026; Public Hearing on 03-02-2026; Second Reading on 03-02-2026

**WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):**

Recommended Actions:  
 Adopt after Three Readings

Reason for Legislation and Action:  
 The applicants, Raymond W. and Sarah M. Wroblewski, have or will apply to the County Auditor to place not less than ten acres in an agricultural district for at least five years or as otherwise qualified under O.R.C. §929.02. The Lorain County deadline is 30 days after the Public Hearing.

**FINANCIAL SUMMARY:**

<b>Was this item budgeted as part of annual appropriations?</b>	No
<b>If so, what fund is this expenditure budgeted for?</b>	N/A
<b>Does this legislation change the annual appropriation estimate?</b>	N/A
<b>Is this an increase or a decrease in appropriations?</b>	
<b>Original Budget Amount</b>	

<b>Amount Requesting</b>	
<b>Linked Legislation</b>	

See 2026 Approved Budget [here](#).

**ATTACHMENTS:**

1. RES. NO. 2026-26 Agricultural Application Wroblewski - Introduced



located within the municipal corporation by approving, rejecting, or approving with modifications within a statutory time frame; and

**WHEREAS**, Raymond W. and Sarah M. Wroblewski have filed such an application with the Clerk of Council's Office, attached hereto as Exhibit "A".

**NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO:**

**SECTION 1.** Approves that application for all purposes encompassed by Sections 929.01 to 929.05 and 6111.034 of the Ohio Revised Code, except for the following, which constitutes a modification authorized by Section 929.02(B) of the Ohio Revised Code, the necessity of which is demonstrated by the above recitals.

The real estate, which is the subject of the instant application, will not be deemed exempt from the collection of special assessments for water, sewer, or electrical service until the Council of the City of North Ridgeville deems itself assured of the receipt of such advanced funds.

At such time in the future when the Council shall resolve to enact any relevant improvement for which a special assessment must be levied upon real estate, including that which falls within the designation of an Agricultural District, the Clerk of Council's Office will notify all property owners, whose application for inclusion in an Agricultural District has been approved with the instant modification, by certified mail, return receipt requested, of the fact that such Resolution has been made.

At the time of such Resolution, Council will pursue the application for advancement of money from the Water and Sewer Commission to cover the assessments allocated to property located within Agricultural Districts. All property owners will be advised at public meetings of the progress and/or results of the Council's application for funds. Owners of property located within an Agricultural District will be notified of the result of such application by certified mail, return receipt requested.

**SECTION 2.** Should the County Auditor reject or refuse this application, should the applicant(s) fail to renew the application when necessary, or for any other reason should the applicant(s) fail to comply with or become out of compliance with the requirements to be included in an agricultural district, this approval shall terminate.

**SECTION 3.** That is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted 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 compliance with all legal requirements including 121.22 of the Ohio Revised Code.

**SECTION 4.** This Resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED

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Holly A. Swenk  
PRESIDENT OF COUNCIL

ATTEST :

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Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED:

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Kevin Corcoran  
MAYOR

Exhibit A:

Agricultural District Application



- New Application
- Renewal Application

OWNER & PROPERTY INFORMATION

Owner name: Sarah M. and Raymond W. Cusackowski Owner address: 5704 Case Road North Ridgerville  
 Owner phone: [REDACTED] Owner email: N/A  
 Permanent parcel number(s): 07-00-029-000-079  
 Owner signature: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICATION PROCEDURES (FOR CITY USE)

1. A person who desires to have his property approved for inclusion in an Agricultural District must:
  - a. File application with the Lorain County Auditor indicating that the property meets the minimum requirements; then
    - County Approval Date: 2-3-2026
    - Filing Fee:  Cash  Check Date: \$200
  - b. File application with the Clerk of Council, if approved by Lorain County Auditor, with the required \$200 filing fee.
2. After the application is filed with the Clerk of Council, Council shall conduct a public hearing no later than 30 days after the filing of the application with the Clerk.
  - Public Hearing Date: 03-02-2026 Time: 5:12pm
3. Notice of time and place of the public hearing shall be served by certified mail, return receipt requested, on the applicant no later than ten days prior to the public hearing.
  - Notice of Hearing Date mailed: 02-20-2026
4. Notice of the public hearing shall be published in a newspaper of general circulation no later than seven days prior to the public hearing.
  - Notice of Hearing Date published: 02-23-2026
5. Within thirty days of the public hearing, Council may approve the application; modify the application and approve application as modified; or reject the application.
  - Resolution #: \_\_\_\_\_
  - Approve
  - Approve as modified
  - Reject
6. The Clerk of Council shall notify the applicant by certified mail within five days of Council's decision to approve, modify or reject the application. The Clerk shall also transmit a certified copy of Council's decision to the Lorain County Auditor with the original application
  - Notice of Council Decision Date mailed: \_\_\_\_\_
7. If the applicant disapproves of Council's decision, he may appeal to the Lorain County Court of Common Pleas within thirty days of receipt of the notice.

1st Reading: 02-17-2026; 2nd Reading: 03-02-2026; 3rd Reading: 03-16-2026

**APPLICATION FOR PLACEMENT OF  
FARMLAND IN AN AGRICULTURAL DISTRICT  
(O.R.C. Section 929.02)**

New Application \_\_\_\_\_  
Renewal Application \_\_\_\_\_

(See page 4 for General Information regarding this Application)

**INSTRUCTIONS FOR COMPLETING APPLICATION**

Print or type all entries.

- o List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- o Describe location of property by roads, etc., and taxing district where located.
- o State whether any portion of land lies within a municipal corporation.  
*Note:* See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- o A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- o If the acreage totals 10 acres or more, do not complete Part D.
- o If the acreage totals less than 10 acres, complete either D (1) or (2).
- o Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

A. **Owner's Name:**  
SARAH M & RAYMOND W. WROBLEWSKI

**Owner's Address:**  
5704 CASE ROAD NORTH RIDGEVILLE OH 44039

**Owner's Email (optional):<sup>1</sup>**

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**Description of Land as Shown on Property Tax Statement:**  
ACREAGE 21.850

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**Location of Property:**  
Street or Road- AVON BELDEN RD. NORTH RIDGEVILLE OH  
County- LORAIN

TAX DISTRICT(S)	PARCEL NUMBER(S)	# of Acres
50	07-00-029-000-079	21.85
<b>Total Number of Acres</b>		<b>21.85</b>

- B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?  
Yes  No

*If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.*

<sup>1</sup> Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?

Yes  No

If NO, complete the following showing how the land was used the past three years:

	ACRES		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland	17.28	14.26	14.26
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber and nursery stock			
Land Retirement or Conservation Program pursuant to an agreement with a federal agency			
Building areas devoted to agricultural production			
WPAI-Com. WOODLAND Roads, building areas, and all other areas not used for agricultural production	4.36 .21	4.35 3.24	4.35 3.24
<b>Total Acres</b>	<b>21.85</b>	<b>21.85</b>	<b>21.85</b>

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?

Yes  No

If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

**Authorization and Declaration**

By signing this application, I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Signature of Owner:  
 Sarah M. Wroblewski  
 Raymond W. Wroblewski

Date:  
 2-5-2026  
 2-5-2026

DO NOT COMPLETE FOR OFFICIAL USE ONLY

CAUV Application No. \_\_\_\_\_

**Action of County Auditor**

Application Approved X Rejected \_\_\_\_\_\*

Date Application Filed with County Auditor 2-3-2026

Date Filed (if required) with Clerk of Municipal Corporation \_\_\_\_\_

County Auditor's Signature [Signature] Date 2-3-2026

Date Decision Mailed and Emailed<sup>1</sup> to Applicant 2-3-2026

Email Address<sup>1</sup> \_\_\_\_\_

**OR**

Date Decision Sent Certified Mail to Applicant \_\_\_\_\_

Certified Mail No. \_\_\_\_\_

**Action of Legislative Body of Municipal Corporation**

Application Approved \_\_\_\_\_ Approved with Modifications \_\_\_\_\_\* Rejected \_\_\_\_\_\*

Date Application Filed with Clerk \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

Date of Legislative Action \_\_\_\_\_

Clerk's Signature \_\_\_\_\_ Date \_\_\_\_\_

Date Decision Mailed and Emailed<sup>1</sup> to Applicant \_\_\_\_\_

Email Address<sup>1</sup> \_\_\_\_\_

**OR**

Date Decision Sent Certified Mail to Applicant \_\_\_\_\_

Certified Mail No. \_\_\_\_\_

\* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

<sup>1</sup> Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

**INFORMATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT****A. WHO MAY FILE?**

Any owner of land used for agricultural production may file an application to have the land placed in an agricultural district.

**B. WHERE TO FILE**

The completed application must be filed with the auditor of the county where the land is located. The applicant will be notified of action taken by the county auditor within 30 days of the filing of the application if the land is not within a municipal corporation or an annexation petition has not been filed. If the land for which an application has been made lies within a municipal corporation limit or if an annexation petition that includes the land has been filed with the Board of County Commissioners under Section 709.02 of the Ohio Revised Code, a copy of the application must also be filed with the Clerk of the legislative body of the municipal corporation. The legislative body is required to conduct a public hearing on the application within 30 days after the application has been filed with the Clerk. Within 30 days of the hearing, the legislative body may approve the application, modify and approve the application as modified, or reject the application.

**C. WHEN TO FILE AND RENEWAL**

The original application may be filed at any time for placement of land in an agricultural district for a five-year period. If at the end of five years, the owner decides to keep some or all of his or her land in a district, he or she shall submit a renewal application and must meet the same land requirements and use the same application process as the original application. The renewal application may be filed at any time after the first Monday in January and prior to the first Monday in March of the year during which an agricultural district terminates, for a period of time ending on the first Monday in April of the fifth year following the renewal application.

**D. WHAT IS "LAND USED FOR AGRICULTURAL PRODUCTION?"**

In accordance with Section 929.01(A) of the Revised Code, land is devoted to "agricultural production" when it is used for commercial aquaculture, apiculture, animal husbandry, poultry husbandry; the production for a commercial purpose of field crops, tobacco, fruits, vegetables, timber, nursery stock, ornamental shrubs, ornamental trees; flowers or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth.

"Agricultural production" includes conservation practices provided that the tracts, lots, or parcels of the land or portions thereof that are used for conservation practices comprise not more than twenty-five percent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed.

"Conservation practices" are practices used to abate soil erosion as required in the management of the farming operation, and include, but are not limited to, the installation, construction, development, planting, or use of grass waterways, terraces, diversions, filter strips, field borders, windbreaks, riparian buffers, wetlands, ponds, and cover crops for that purpose.

**E. WHAT DOES "TRACTS, LOTS, OR PARCELS OF LAND" MEAN?**

Tracts, lots, or parcels mean distinct portions of pieces of land (not necessarily contiguous) where the title is held by one owner, as listed on the tax list and duplicate of the county, is in agricultural production and conforms with the requirements of either D1, D2, or D3 below.

**F. ARE THERE ANY OTHER REQUIREMENTS?**

1. The land for which the application is made must have been used exclusively for agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with a federal agency for the three consecutive calendar years prior to the year in which application is made. Evidence must be shown on the application. If the land contains timber which is not being grown for commercial purposes the land on which the timber is growing must be contiguous to or part of a parcel under common ownership that is otherwise devoted exclusively to agricultural use.
2. If the total amount of land for which application is made is less than 10 acres, there is an additional requirement that the applicant submit evidence with his application that the activities conducted on the land have produced an average yearly gross income of at least twenty-five hundred dollars over the three years immediately preceding the year in which application is made or that the land will produce an anticipated annual gross income of that amount.
3. Evidence of annual gross income may be satisfied by attaching to the application form a short statement stating the number of animals by species and anticipated market value, number of acres of crops to be grown, their expected yield and price per bushel or similar specific information.

**G. IS THERE A PENALTY FOR EARLY WITHDRAWAL?**

Land removed from this program before the 5-year enrollment period is subject to penalty, per Section 929.02(D) of the Ohio Revised Code. See County Auditor's Office for details on how the amount of the withdrawal penalty is determined.

**H. APPEAL OF APPLICATION**

The applicant may appeal the denial of the application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice denying the application. When the land lies within a municipality the applicant may also appeal a decision to modify or reject an application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice of modification or rejection. In addition, the applicant may withdraw an application modified by a legislative body if he or she disapproves of the modifications.