

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

CALL TO ORDER

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

ROLL CALL

Present were members Steve Ali, Frank Toth, Vice-Chairman Paul Schumann, Council Liaison Cliff Winkel, and Chairman James Smolik.

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

MINUTES

Chairman Smolik stated that the Commission had received the regular meeting minutes of February 10, 2026, and asked if there were any corrections.

None were given.

Chairman Smolik stated the minutes were approved as submitted.

CORRESPONDENCE

Administrative Approvals

1. PPZ2026-0408 Physicians Ambulance Service Inc, 38777 Taylor Parkway
Approval of a Certificate of Zoning Compliance for a private ambulance service-vehicle storage, dispatch, and employee operations.
2. PPZ2026-0410 Mills Creek Commons, 32652 Center Ridge Rd
Administrative Approval of a Planning Commission application for exterior alterations.
3. GovWell Online Services – Planning & Zoning Module

Chairman Smolik asked Director Lieber to discuss the Administrative Approvals.

Director Lieber reported that one certificate of zoning compliance had been issued since the last meeting for a private ambulance service on Taylor Parkway. She also noted an administratively approved façade update for Mills Creek Commons (also known as Nino's Plaza). Improvements to the second floor will include the addition of windows and space for new tenants, which is expected to bring additional businesses to the site.

Director Lieber further announced that online applications for Planning and Zoning are now available. These include Planning Commission applications such as subdivisions, commercial projects, home occupations, new businesses, and variance requests. She explained that this change will streamline

processes, allowing applicants to submit materials, upload documents, and make payments online without needing to visit City Hall during business hours. She added that online permit applications are expected to be introduced later this year.

Chairman Smolik asked if the agenda center was going to move to that or if that was going to be in the same portal that it was in now.

Director Lieber stated that the agenda would not change and would still be published as it currently was.

Chairman Smolik asked if building and other items would be going to the new online portal as well.

Director Lieber reported that contractor registration went online in December, followed by Planning and Zoning applications last week. She noted that permits for both Building and Engineering are expected to be available online within the next one to two months. Code enforcement services will also be added, allowing residents to submit complaints and track property maintenance cases. She added that additional enforcement actions are anticipated to come online later this year.

OLD BUSINESS

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).

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber reported that the developer was seeking final plat approval for Phase 9 of North Ridge Pointe. She noted that the amended preliminary plan for the subdivision was last approved by the Planning Commission in 2023. Phase 9 consists of 16 sublots, all of which are cluster lots developed under Chapter 1282. This phase extends Sophia Lane and introduces the Turn Place cul-de-sac. She stated that the development meets all requirements for density, open space, cluster unit percentage, and front yard depth.

She explained that subdivision regulations require final plats to show building setback lines with dimensions. The submitted plans indicated 15-foot rear yard setbacks for all cluster lots, as required where adjacent to open space. However, several setback issues were identified. Sublots 307 and 322 were subject to the 15-foot setback requirement, and the developer is requesting a waiver from the Planning Commission. Sublot 312 shows a 7.5-foot setback where 15 feet was required along the east side adjacent to proposed open space; a waiver was also requested for this condition.

She further noted that subplot 315 does not show the required 15-foot setback; however, the area to the west is designated in the amended preliminary plan for future residential cluster lots rather than open space. Based on this, she indicated that the Planning Commission may determine that no waiver is necessary for subplot 315, as the intent of the requirement would be met with future development.

Director Lieber stated that the Planning Commission may allow reduced setbacks between cluster lots and open space if it determines that the intent of the chapter is satisfied. If waivers are not granted, the developer may seek variances through the Board of Zoning and Building Appeals.

She added that, for final approval, the Planning Commission reviews all required subdivision materials, including improvement plans, detailed engineering drawings for streets, sidewalks, sewers, water systems, lighting, grading, and other site features, as well as landscape plans and final covenants and deed restrictions. Staff met with the applicant and identified additional information needed. Engineering has approved the construction plans, which include streets, sidewalks, sewers, water mains, and a lighting plan.

She noted that street tree locations and species have been submitted and reviewed by the arborist. However, a comprehensive landscape plan was not provided, and additional detail is needed for the common mailbox area, as only a general location was shown.

She concluded by noting that the developer submitted a letter formally requesting waivers for the identified setback issues on sublots 307, 312, and 322.

City Engineer Eavenson reported that Engineering has reviewed the construction drawings and determined that the work was substantially complete. She noted that several outstanding items remained, including landscaping, general block grading, and lighting. These items can be addressed through a performance bond.

She stated that the as-built drawings have been submitted and appeared to be in compliance with the approved plans; however, some sewer video documentation was still outstanding, and engineering is coordinating with the applicant to obtain it.

Regarding the final plat, City Engineer Eavenson explained that staff had been working with the applicant on an issue involving common drainage located on HOA property. The applicant recently submitted a proposed covenant, to be included in the HOA documents, assigning maintenance responsibility for this drainage area to the adjacent property owners, even though it is not located within their individual sublots. She expressed concern with this approach, noting that shared drainage systems are typically maintained by the HOA. She also raised practical concerns, such as how maintenance would be handled if fencing is installed on the affected lots. She requested that the applicant provide further clarification and consider adding specific language to the plat to address maintenance responsibilities for the 20-foot drainage easement.

Assistant Law Director Morgan stated that, provided the outstanding items are secured through a performance bond, she has no legal concerns. She added that, if the Planning Commission chooses to approve the plat, it should ensure that the identified subplot setback issues outlined in the Planning Director's report are taken into consideration.

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

Gary Smitek, 36715 Avalon Court, Avon, Ohio.

Mr. Smitek stated that the mailbox cluster pad had been installed. He explained that this was the 9th

Phase of the development and noted that in two prior cluster cul-de-sac phases, similar configurations were used. In those phases, lots adjacent to retention basins included 7.5-foot side setbacks on each side, and he emphasized that this was consistent with prior development patterns and not a new precedent.

He explained that the proposed cluster lots were generally 60 feet wide, with slight variations due to lot shape, resulting in a minimum buildable width of approximately 45 feet. He added that the adjacent open or green space areas are primarily located next to retention basins or drainage ditches, with approximately 60 to 70 feet of city access available if needed. He noted that those areas were not intended for active use, such as pools or playgrounds, but were instead passive green space.

Mr. Smitek stated that similar setback arrangements have been implemented in at least two or three previous phases of the development. Addressing maintenance concerns, he explained that drainage areas were previously located within easements maintained by homeowners, but issues arose when homeowners made unauthorized improvements. To address this, the drainage areas are now located within designated blocks, and affirmative covenants have been added to require homeowner maintenance while restricting improvements.

He noted that the Homeowners Association (HOA) retains the authority to access those areas for maintenance and may remove obstructions, such as fences, if necessary, without responsibility for restoration. The City also retains similar rights. He stated that this approach was adopted in part to reduce maintenance costs for the HOA, given the significant length of drainage areas—approximately 2,000 to 3,000 feet at 20 feet in width along both sides of the road.

Mr. Smitek added that fences and structures, such as playground equipment, are prohibited within those areas, and he agreed that requiring gates in fences for maintenance access is a reasonable consideration.

Regarding drainage conditions, he noted that a recent issue appeared to involve a backed-up skimmer; however, the water level has since dropped by approximately four feet, indicating that the system is now functioning properly.

City Engineer Eavenson stated that some of the videos showed some ponding water and that it may be attributed to the skimmer and they could take a closer look at that. She said that one of the reviewers did note that there were some missing videos. She asked if he would look into that and get those over to them for review.

Mr. Smitek explained that he was asking for the variance of one side to be 60 or 70 feet of green space block where the ditch was, and the other one was at the end of the street where the retention basin was and there's bunch of grass between this end and the retention basin. He said that that was the 7 1/2 feet side versus the 15.

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

None were given.

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

Council Liaison Winkel asked if he could elaborate on the maintenance of the 20-foot easement a little bit more and asked if it was something that would be widespread for every homeowner.

Mr. Smitek referenced the site plan displayed and identified the lots with 7.5-foot side setbacks, noting that some lots slightly exceeded that distance. He also pointed out the 20-foot area at the rear of the lots where storm infrastructure was located.

He explained that due to the relatively flat topography in the area, achieving sufficient drainage slope could be challenging. To address this, the stormwater system had been designed to direct drainage to the rear of the lots, where rear yard drains connected directly to the storm system within the 20-foot drainage area, rather than routing drainage to the front and along the street. He stated that this approach improves drainage efficiency compared to traditional designs and was implemented in response to issues encountered in Phase 8.

Mr. Smitek noted that, under the proposed restrictions, homeowners with 20 feet of drainage area at the rear of their lots are responsible for maintaining that area, as it functions as the rear yard drainage system. He clarified that larger open space areas, such as retention basins, remain the responsibility of the HOA. Maintenance requirements for homeowners include mowing the area and prohibiting structures such as fences, sheds, playground equipment, or trees, although limited low plantings may be permitted.

He further stated that both the HOA and the City retain the right to access these areas for maintenance if necessary and may enter the property if the homeowner fails to maintain the drainage area. He emphasized that this approach reduces the maintenance burden and cost for the HOA, particularly given the length of the drainage corridors, while still ensuring proper upkeep through both homeowner responsibility and HOA oversight.

Council Liaison Winkel asked what document allowed the rights to the City to rectify the situation or the HOA if someone was not maintaining it.

Mr. Smitek stated that there were deed restrictions, affirmative covenants, stating that they had to do this or they had to do that, and some said they can't do that.

Council Liaison Winkel stated that in older areas of the City, a lack of maintenance had led to ongoing issues. He noted that in some cases, the HOA was required to intervene, which created conflicts between the HOA and homeowners that were difficult to resolve. He explained that this concern was the reason for his question.

Mr. Smitek commented yes, absolutely.

Council Liaison Winkel stated that that had happened several times to him on the east side of town.

Mr. Smitek stated that some of them didn't even have HOA's. He mentioned that some don't have good HOA's and some don't have any money in them. He stated that it was a modern HOA and they had reserve funds and it had deed restrictions, it had covenants, it had all this stuff, but it was in the deed restrictions.

Council Liaison Winkel asked if there was an issue with the pipe, if that the homeowner's responsibility to fix that.

Mr. Smitek stated that no, it was the HOA's. The only thing the homeowner was responsible for was cutting the grass.

Vice-Chairman Schumann asked who maintained the pond, the retention basin.

Mr. Smitek stated the HOA.

Vice-Chairman Schumann asked what about around it.

Mr. Smitek reiterated the HOA.

Vice-Chairman Schumann asked what about the lot around it.

Mr. Smitek stated the HOA, that nothing changes. He said that it was 20 feet behind the lot only. He explained that if you had a house back up to a pond, which would be in the future, they won't have to maintain anything because there won't be that block. The block will be the whole pond area. But if you have the pipe going to it, once the 20 feet disappears then it's the HOA. He said that only 20 feet was the homeowner and that was how he defined it. He mentioned that if they had 40 feet behind them, they probably had something more than a pipe.

Chairman Smolik commented that to just expand a little bit on this, he thought the City's issue was the 20-foot maintenance responsibilities buried in the declaration and he thought it would just make it easier for everybody if they could just put some type of general note on the plat.

Mr. Smitek stated that it was on the plat.

Dale Haywood, 371 Loyola Drive, Elyria, Ohio 44035.

Mr. Haywood stated that he was the Civil Engineer on the project working for Mr. Smitek. He mentioned that he did have this conversation at the pre-application meeting and he and the engineer's representative talked following the meeting about specific language to put on the plat. He stated that it will address that issue about who's responsible for maintaining that 20-foot strip of common area behind the adjacent lots.

Chairman Smolik remarked that way they wouldn't have to look for that recorded instrument that might be difficult to find.

Mr. Haywood stated that it would be right there on the face of the document.

Chairman Smolik asked regarding the common mailbox, if landscaping was going around the common mailbox or if that was just going to be a pad with the mailboxes.

Mr. Smitek stated that if they looked at the drawing on the screen and went back almost at 12 o'clock towards the pond, that's where it was and around it there was going to be grass. He mentioned that he would be planting some trees, but he didn't like to plant trees until he had a feel for where a tree made

sense with high tension wires behind it and things like that. He stated that he couldn't do it now because of the weather. There will be some trees, but not trees with leaves because it clogs up the basin. He indicated that it would probably be white pines and maybe some spruce interspersed around the pond. Chairman Smolik commented that his landscape plan did not dictate that.

Mr. Smitek stated that no, he was shown Drees' landscape plan and they didn't have it either, so he just did what they had done, the same plan. He stated that he didn't really want to lie and say that he was going to plant a tree there and then it didn't make sense. He just wanted to be able to drive down the street and say, let's plant one there because there's a high tension wire there.

He indicated that he would have a fountain in there, but it wouldn't be this year, it would be next year because nobody's there to watch it and enjoy it. He said it would be nice just like the rest of the development, but he didn't know exactly where.

Mr. Haywood stated that there was a street tree planting plan that described all the trees that would be planted in front of every house down the street and that was worked out with Ryan the City Arborist.

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

None were given.

Moved by Smolik and seconded by Schumann to approve final plat for North Ridge Pointe Subdivision Phase 9 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.

A roll call vote was taken

Yes – 5 No – 0

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.

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber stated that, although the property is zoned I-2, the Commission is aware that it is City-owned and leased for use as a sports park. She explained that Field 7 is proposed to be converted into a

turf baseball field with additional amenities, including bullpens and a batting cage. The field is located in the southeast corner of the site, with other fields in the complex situated to the west and north, railroad tracks to the south, and a lake on the neighboring property to the east.

She noted that the wooded area between Fields 7 and 8, adjacent to the railroad tracks and lake, will be cleared. A new dry stormwater detention basin is proposed between Fields 7 and 6 for stormwater management. New fencing is also proposed around Field 7, with heights ranging from 4 feet to 8 feet, and up to 16 feet in certain areas. The fencing will be set back approximately 7.2 feet from the south property line at its closest point and just under 10 feet from the west property line.

Director Lieber stated that no new lighting is proposed, and that existing light poles and the scoreboard would remain, all located outside of the fenced area. She reported that staff conducted a review meeting and requested additional information, which has since been provided, including an exhibit identifying the baseball fields by number. She also requested clarification regarding the removal of existing trees and landscaping, as initial plans suggested some areas of clearing; this has since been clarified.

She noted that fencing details were submitted, showing a combination of chain link fencing and netting. The applicant has indicated that spectator seating would be provided, including a concrete pad for bleachers. Finally, she confirmed that an accessible route from the parking area or drop-off location to Field 7 was provided, as shown on Sheet C3.0.

City Engineer Eavenson stated that the plans were well-developed and would undergo a thorough engineering review. She noted that the submitted materials included detailed information for the proposed fencing, netting, and the stormwater management basin referenced by Director Lieber, all of which would be evaluated as part of the review process.

She explained that, during prior discussions with the applicant, engineering requested an updated stormwater management report to reflect revisions and improvements made since the original report was prepared in 2008 or 2009, at the time Victory Lane was constructed. The engineer of record has since submitted an updated report for review. While she has not yet completed a detailed evaluation, she indicated that the report appears to address the previously identified concerns in a comprehensive manner.

City Engineer Eavenson also stated that engineering requested an as-built survey for the entire property, as no complete survey reflecting all improvements since 2009 was currently on file. She noted that changes to drainage patterns and impervious surfaces have occurred and asked the applicant to provide an update on the status of the as-built survey.

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

Joe Borkey, PMJ Park Holdings, 7777 Victory Lane, North Ridgeville, Ohio 44039.

Mr. Borkey stated that the discussion pertained to Diamond 7, located in the lower-left corner of the site plan. He explained that this is an existing baseball field and that they have coordinated with St. Edward High School, which plans to use the field as the home site for all three levels of its baseball program, contingent upon certain improvements.

He noted that the proposed upgrades included converting the field to artificial turf, replacing the existing dugouts, upgrading the batting cage, and improving the bullpens. He stated that the intent was to modernize the existing facility to meet current standards for baseball operations.

Mr. Borkey explained that, while they were working to address engineering's requests, they did not take ownership of the park until 2011 and therefore do not have complete records of the original improvements constructed between approximately 2007 and 2010. He stated that they were working with Bramhall Engineering to compile available information and update records as additional details were identified. He added that they relied on city records where available and documented any discrepancies they encountered. He also noted that as-built information was being provided for improvements completed since their ownership began.

He stated that existing access from the parking area to the field would remain unchanged, although the field itself may be shifted approximately 20 to 30 feet closer to the access path. Regarding stormwater and drainage, he deferred to Bramhall Engineering for detailed discussion but noted that, currently, fields along the lake side of the park drained directly into the lake. He explained that the proposed improvements for Diamond 7 would modify this condition so that drainage was redirected away from the lake, improving overall stormwater management.

Aaron Appel, Bramhall Engineering, Avon, Ohio 44011.

Mr. Appel stated that, under existing conditions, baseball Field 7 drained in multiple directions: a portion flows toward the railroad, a portion toward Lake Bella to the east, and a portion remained on-site and drained to the City's retention basin. He explained that the proposed improvements would consolidate stormwater collection for the field, retaining all runoff on-site. As a result, no stormwater would be discharged to Lake Bella, and discharge toward the railroad would be virtually eliminated.

He noted that a new stormwater management basin would be constructed west of the field to improve the capacity of the existing system. He stated that the redesigned system would comply with the City's codified stormwater management requirements.

Mr. Appel also reported that, in response to Engineering's request for as-built information, they are working with a contractor to clean, and video inspect the storm sewer system. He indicated that the system had accumulated debris over time, and that cleaning and inspection efforts were nearly complete. This work would allow for accurate elevation data to be collected and incorporated into the as-built survey requested by engineering.

He added that additional materials were provided to the Planning Commission, including images of proposed batting cages and conceptual designs for the dugouts. He explained that the batting cage images were provided by the vendor, and that the dugouts are expected to be similar to those at the local high school, consisting of concrete block structures with roofs. He noted that an alternative option of chain-link dugouts with roofs was also under consideration, and that those materials were provided to give the Commission a general understanding of the proposed improvements.

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

None were given.

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

Vice-Chairman Schumann asked if they would be installing any stands for visitors there.

Mr. Borkey stated yes, portable stands like they currently had for all of the other fields, normal rolling 3 to 5 row, 21 foot wide aluminum.

Chairman Smolik asked where those were going.

Mr. Borkey said the same place they were before, between home plate and third base and between home plate and first base.

Chairman Smolik asked if there was a walkway or would they be walking in grass.

Mr. Borkey stated that they would come from the outside. He pointed out the walkway on the screen.

Chairman Smolik asked if it was a paved walkway, an aggregate walkway.

Director Lieber stated that if they looked at sheet 3.0, they would see the new access path from the existing asphalt and a proposed poured concrete bleacher pad labeled on the updated sheet C3.0.

Chairman Smolik stated that he was only seeing it behind home plate.

Director Lieber commented that that appeared to be where they're putting it.

Chairman Smolik stated that he was confused.

Mr. Borkey pointed on the screen a walkway through the fields.

Chairman Smolik asked if they did have an accessible walkway to them.

Mr. Borkey said yes.

Chairman Smolik stated that he had a question about stormwater management and asked if the sub drainage, like the aggregate and all the under drain, if that was considered in the stormwater calcs or that was negligible and all the stormwater volumes were going to be in the basin itself.

Mr. Appel stated that volume-wise, it was in the basin itself.

Chairman Smolik asked what about water quality.

Mr. Appel stated that they were accounting for water quality. He said that there was a micro pool and forebay in the stormwater management basin.

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

Member Toth stated that Mr. Borkey mentioned that St. Edward's was going to be the primary tenant of that baseball field and asked if it would be available for other events other than St. Edward's, or if it

would be exclusive.

Mr. Borkey stated that they were the primary tenants, so they had first rights during spring season. He explained that they would come up with a schedule and they would use it three to five times a week, from the end of February through the beginning of June. The balance of the year, he would use it for what other tournaments and games were required.

Member Toth stated that they mentioned that they were going to bring in some signage and asked what they were anticipating that to look like.

Mr. Borkey said that typically on the outfield fences, you would see windscreen and such. It would be logoed St. Ed's likely on there and he guessed that they would have a sign near home plate on the walkway as you come up that said home of St. Ed's baseball. He mentioned that they hadn't been specific yet and obviously, they had the ability to say yes or no to whatever they had. He stated that it wouldn't be 40 feet in the air or anything like that.

Member Toth asked if it would mostly be local to that field and if it wouldn't be out at the road or anything like that at all.

Mr. Borkey stated that they hadn't brought up anything and they hadn't approved of anything, so nothing had been discussed.

Member Toth commented regarding the tree removal around the lake there, apparently the Commission received a letter from Lake Bella Investments, the owners of that adjacent property there in the lake, and they brought up some concerns regarding bank erosion and encroachment issues. He stated that he was wondering if he had any comments on that tree removal there. Mr. Toth stated that he went over and looked at it himself and he didn't really see what he would consider to be woods, but mostly just a lot of ground.

Mr. Borkey stated that he appreciated that on each of the projects he had come out and surveyed the premises and was glad that he was familiar with it. He said that where the existing fences were in left field up against lake, that was where the new fence was going to be.

Member Toth asked if it was going to go any farther.

Mr. Borkey stated that no, they weren't going any further that way.

Member Toth asked what about towards the tracks.

Mr. Borkey stated that the tracks were pretty much the same too, just the centerfield piece. He pointed at the screen.

Member Toth asked if there were any plans for any plantings in that stormwater collection area there between field 6 and 7.

Mr. Borkey stated that there were not.

Member Toth asked if that was something that could be considered. He said that they mentioned that

that was going to be a micro pool, so you're not looking for that to be a wet basin.

George Webb, Bramhall Engineering and Surveying Company, 801 Moore Road, Avon, OH 44011.

Mr. Webb stated that they didn't anticipate any planting within the basin. Typically, they tried to keep any kind of hefty vegetation out of the basin just in case that dry basin did become wet during a heavy storm event. He discussed that they didn't want any kind of impeding of the flow getting to the outlet structure, so they didn't currently call for anything. He stated that there was potentially a plan for the baseball team to have what they called a turtle, which was like a portable batting cage that they can roll in and out of the field and plantings just outside that fence there might impede their ability to do that.

Member Toth asked if that would be essentially in the same area, it looked like a batting cage or a temporary bullpen, or something was there right now.

Mr. Webb stated yes.

Chairman Smolik stated that he had a question for the administration. He said that the parcel was city owned and as the owner of the parcel did the administration have any issues with all the turf being installed on the parcel.

Director Lieber stated that they did not.

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

None were given.

Moved by Toth and seconded by Ali to approve the project as presented.

A roll call vote was taken

Yes – 5 No – 0

PPZ2026-0414 Madison Avenue Salon, LLC, 6040 Lear Nagle Road, PPN: 07-00-008-117-082

Applicant: Nicholas R. Dubecky, Integrated Outdoor Living, LLC, 47581 US Highway 20, Oberlin, OH 44074. Proposal consists of construction of a new 6,000 square foot commercial building with associated site improvements for use as a hair salon. Property is zoned B-3 Highway Commercial District.

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber stated that the subject property is located behind Walgreens, north of Center Ridge Road along Lear Nagle Road. The applicant is proposing construction of a 6,000-square-foot commercial building for use as a hair salon. She noted that the future owner is currently operating in another building within North Ridgeville and is seeking to expand her business locally.

She explained that the surrounding properties were zoned B-3 Highway Commercial, except for the property to the north, which was zoned R-1 Residential but contained significant electric utility infrastructure owned by CEI, with a church located further beyond. The site was currently vacant but included existing stormwater management facilities that served both the Walgreens property and a portion of the adjacent driveway. Plans indicated a 15-foot access easement along both sides of the shared property line.

Director Lieber stated that the applicant proposes utilizing the shared driveway for access, maintaining a single curb cut onto Lear Nagle Road, which supports effective traffic management. A sidewalk exists along the full frontage of the site, and the applicant had included a pedestrian connection from the public sidewalk to the building entrance.

She noted that the proposed building met all required setbacks and height limitations. While the structure was steel-framed, the submitted elevations show significant window areas and architectural detailing. Elevations and color renderings were provided, though not all exterior materials and finishes were initially identified; additional information, including siding, roofing details, and a sample of the proposed “bone white” metal finish, was submitted prior to the meeting.

Parking was compliant with front yard setback requirements, and 24 spaces were proposed, meeting the zoning requirement of two spaces per salon chair. A dumpster enclosure was proposed in the northwest corner of the site, consisting of a six-foot-high vinyl fence.

Director Lieber reported that a landscape plan was submitted, including foundation plantings and additional trees. Because the property abuts an R-1 district to the north, the zoning code requires a 10-foot landscape buffer; however, she indicated that the Planning Commission may consider whether this requirement is necessary given the adjacent utility use and church.

She stated that a lighting plan was provided. While the parking lot fixtures were full cutoff, some decorative building-mounted fixtures were not; these may be approved by the Planning Commission if deemed appropriate. No light trespass onto residential properties was identified. However, the proposed average illumination level of 3.87 foot-candles exceeded the maximum permitted level of 2.0, and the applicant would need to revise the plan for compliance or seek a variance from the Board of Zoning Appeals.

Director Lieber summarized staff review comments, noting requests for labeled elevations with exterior finishes (partially addressed), clarification on any ground-mounted equipment and required screening, and confirmation that all parking spaces meet minimum dimensions of 9 by 18 feet. She also noted discussion regarding parking lot curbing, with the applicant proposing to omit curbing along the north side to allow sheet flow drainage to the stormwater basin. Additional landscape details, including plant sizes, have been provided.

Finally, she stated that staff requested submission of all applicable easement documentation for review prior to permit issuance, to ensure proper authorization for shared access and use of the property.

City Engineer Eavenson added that the preliminary plan indicated utility connections on some abutting properties, including sanitary connections to the west and water connections from the Walgreens property, as well as a shared stormwater management system. She noted that the City’s records do not

include easements for those utilities. However, she had information to guide the applicant in obtaining the necessary instruments.

She emphasized that it would be essential to review those easements to ensure the applicant had the proper rights for both access and utility connections, and to determine the implications for the stormwater management pond. The pond would need to be updated to comply with current code, as it was likely constructed in the early 2000s and may not meet current water quality standards. She confirmed that the applicant was aware of this requirement and would address it once the easements had been reviewed.

Assistant Law Director Morgan stated that she was hearing a few things such as the easements that were not done yet, so, those should be taken into consideration when voting or if they felt comfortable. She asked Director Lieber regarding the parking space sizes, if she was saying that the applicant was going to need a variance for that.

Director Lieber stated that the parking lot needs to be designed to the City's requirements, showing the minimum required dimensions, which she thought could be accommodated there.

Assistant Law Director Morgan asked if they would need the variance or if she thought that they were just going to realign their spaces.

Director Lieber said that she would ask the applicant to address that in his presentation.

Assistant Law Director Morgan stated that when Planning Commission was voting, there's an indication here that you can determine the sufficiency of the buffering, so she would mention that specifically. And also whether or not they chose to approve the non-full cutoff fixtures, since those were two things that fell to the Planning Commission.

Vice-Chairman Schumann asked for clarification regarding if it was stated that the power lines were actually on R-1 and the church beyond was R-1.

Director Lieber said yes.

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

Nicholas Dubecki, 47581 US Highway 20, Oberlin, OH 44074.

Mr. Dubecki stated that the project was a personal one, as his girlfriend owned the property and operated Complexions Beauty Bar, currently located near Giant Eagle and the Gecko area. She recently purchased the land and, with his assistance, planned to open a larger facility to expand her business, increase employment, and build a stronger presence in the City.

He explained that the design of the property was intended to be visually appealing and considerate of the busy intersection. The main entry and exit will be a shared driveway with Walgreens off Lear Nagle Road, as she owned half of the current access. Mr. Dubecki noted that he has been in contact with Walgreens Corporate, working with their legal team to ensure agreement on easements, stormwater management, and maintenance responsibilities. He emphasized that coordination with Walgreens had

been productive, and both parties are committed to sharing maintenance responsibilities for the stormwater basin.

Regarding the building design, Mr. Dubecki stated that it will be constructed with red steel, including steel siding and a steel roof. Large windows would be incorporated on the long sides and front-facing side to provide abundant natural light inside the salon. He noted that decorative elements, such as pergolas, paver entryways, and arbors over the tall windows, were included to enhance the building's aesthetic appeal.

He described the landscaping plan, which included perennial color for all seasons, hardy plants to maintain greenery year-round, and deciduous trees to provide vertical height.

Concerning lighting, he stated that a new photometric plan was not yet available, but the parking lot fixtures have been updated from double-sided to single fixtures, which will reduce illumination levels below the maximum allowed. Regarding parking space dimensions, he noted that initial measurements indicated compliance with the required 9-foot width, but he planned to confirm with the administration how the measurements are taken (e.g., from line center to line center).

Director Lieber stated that it was.

Mr. Dubekci stated that he would be within a couple of inches. He explained that he just had to edit and move it around a little bit in there, but it would meet those requirements.

Chairman Smolik asked if anyone if the audience had any general questions or comments.

None were given.

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

Vice-Chairman Schumann commented that in regard to the buffering, seeing how there's nothing behind there but high tension lines and the church, he didn't think they should require any kind of buffering. He stated that it didn't make a lot of sense to him.

Council Liaison Winkel stated that he agreed. He said that he had lived right around the corner from that property for 26 years and there was nothing up to the north of there that mattered other than the lines, but aesthetically to any neighbor or anything, so he agreed.

Chairman Smolik stated that the parking lot layout appeared to require further refinement. He noted that the submitted photometric plan did not meet code and suggested that the applicant may have come before the Commission prematurely. He indicated that some aspects of the plans needed additional development to demonstrate compliance with the City's regulations.

Chairman Smolik commented that several open issues remained. While he acknowledged that the 3D rendering was visually appealing, he felt that the elevations lacked clarity and did not provide sufficient information about materials. He emphasized that, although he supported the project in concept, the materials presented that evening were not sufficient for him to render a positive vote. He asked if anybody had any other questions or comments.

Member Toth stated that there was a note regarding some external ductwork on the west side of the building and asked if he would elaborate on what he was looking at.

Mr. Dubecki stated that originally, they decided that they were going to do a split system for ventilation, so they would have an air handler outside and have exposed ductwork coming out, but after the preliminary meeting, they decided they were just going to do a regular AC unit outside and the air handler would be in the mezzanine above, so there wouldn't be anything visible outside other than just a normal line set for an air conditioning unit.

Member Toth asked if they would screen that with some landscaping.

Mr. Dubecki stated yes, the burning bushes that he presented there would be plenty of screening for that.

Member Toth stated that he agreed with the Chairman about the parking area, but what concerned him was his shared access with Walgreen's. He stated that currently that was ingress and egress and asked how far that first curb was cut from the actual turn in off of Lear Nagel past the sidewalk. He stated that it looked like it was pretty tight.

Mr. Dubecki stated that it should be about 40 feet, maybe 50 at the most. He stated that each one of the spots was 9 feet wide, so 9 times 4, plus that triangle area, plus the setback between the sidewalk was a decent amount of space there.

Member Toth stated that he must have missed something because he believed he was looking at a drawing that was to scale and with the drawing to scale and also looking at that existing curb drain, it looked like it was a lot closer than that.

Director Lieber stated that she wanted to point out that there was a site layout shown, with the grading plan, for example, but it didn't quite match up to the landscape plan in terms of the island end cap and the parking was not striped in on the civil drawing, so there were some inconsistencies, and there weren't a lot of dimensions to lean on there.

Member Toth stated that he was just concerned about that cut there, that if a vehicle was entering and then immediately stopped to turn right into his property, when you also had that traffic that was coming down that shared access that was heading over to Walgreen's drive-through window, that could be a potential conflict point there if that was in fact too close to that sidewalk. He mentioned that he hoped engineering would take a good look at that.

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

Council Liaison Winkel asked if they had the option to table it to another meeting so they could gather more information from the applicant.

Assistant Law Director Morgan stated that yes, if what they needed was more information and if that was the consensus and they were delighted to have a business that was growing with a brand new building, thought it was a great project, but a little more information sounded like it was needed, if the applicant would want to take the application and come back next month, to just table it for a month, if a month is sufficient.

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Mr. Dubecki stated that that would be fine, yes. If that would solve a lot of the questions, he would be happy to do that.

Council Liaison Winkel stated that he would prefer to see tabling it rather than to give a no, because he liked the project as well and it was an existing business moving to another place and he thought it just needed some fine-tuning on some things and to get some dimensions and facts together. He stated that he would like to see it tabled personally before a no.

Chairman Smolik stated that he thought that was extremely smart. He asked the applicant if he wished to table the application.

Mr. Dubecki stated that he did.

Chairman Smolik stated that there was no need for a motion.

[Clerk Notes: Following discussion, the Chair determined there was agreement among the members, the Law Director and the applicant, to table the application until the next meeting. No formal motion was made.]

ADJOURNMENT

Chairman Smolik adjourned the meeting at 8:07 PM.



James Smolik
Chairman



Tina Wieber
Deputy Clerk of Council

Tuesday, April 14, 2026
Date Approved