

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



NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING IS SCHEDULED FOR:

**MONDAY, MAY 18, 2026
6:45 P.M.
CITY HALL COUNCIL CHAMBERS
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OH 44039**

THIS PUBLIC HEARING IS BEING HELD TO CONSIDER THE FOLLOWING:

- O 2026-45 An Ordinance amending the Zoning Map of the City of North Ridgeville such that a ± 12.5 acre portion of a parcel owned by the City of North Ridgeville, as more fully described in Exhibit A and depicted in Exhibit B, be rezoned from R-1 Residence District to I-2 Light Industrial District.
(Introduced by Mayor Corcoran; Planning Commission on 05-12-2026)

THIS PUBLIC HEARING IS SCHEDULED BY ORDER OF THE NORTH RIDGEVILLE CITY COUNCIL.

Visit the City Council webpage to access the agenda and notice items:

<https://northridgevilleoh.portal.civicclerk.com/>

Notice Date(s): 05/04/2026 (City's Website and Mailed), 05/05/2026. 05/12/2026

DATE: April 6, 2026 1ST READING: April 6, 2026
INTRODUCED BY: Mayor Corcoran 2ND READING: _____
REFERRED BY: _____ 3RD READING: _____
TEMPORARY NO: _____ ADOPTED: _____
EMERGENCY: N/A

ORDINANCE NO. 2026-45

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT A ±12.5 ACRE PORTION OF A PARCEL OWNED BY THE CITY OF NORTH RIDGEVILLE, AS MORE FULLY DESCRIBED IN EXHIBIT A AND DEPICTED IN EXHIBIT B, BE REZONED FROM R-1 RESIDENCE DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT.

WHEREAS, by the present and official Zoning Map of the City of North Ridgeville, the subject property, being a ±12.5 acre portion of a parcel owned by the City of North Ridgeville and more fully described herein, is situated in an R-1 Residence District; and

WHEREAS, this Council desires to create new opportunities for economic development in the City of North Ridgeville by rezoning residential property for future light industrial development; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendment at their meeting of _____ and by formal motion recommended that the ordinance be (approved/not approved); and

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the ___ day of _____ 2026; and

WHEREAS, it is the desire of this Council to amend the official Zoning Map of the City of North Ridgeville.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The official Zoning Map of the City of North Ridgeville is hereby amended so as to provide that from and after the effective date of this Ordinance, that a ±12.5 acre portion of a parcel owned by the City of North Ridgeville, as more fully described in the legal description

attached hereto as **Exhibit A** and as depicted on the map attached hereto as **Exhibit B**, be and hereby is changed from R-1 Residence District to I-2 Light Industrial District.

SECTION 2. Upon the effective date of this Ordinance, the appropriate City official or designee shall cause the official Zoning Map to be changed and corrected so as to reflect the rezoning authorized by this Ordinance.

SECTION 3. In all other respects, the North Ridgeville Zoning Map, as amended from time to time, shall remain in full force and effect.

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 §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

Exhibit A

Legal Description for:
Split Parcel

A Portion of Current Parcel Number: 07-00-023-101-025
12.4490 Acres as Surveyed

Situated in the City of North Ridgeville, County of Lorain, State of Ohio, and known as being part of Original Ridgeville Township Lot Number 23, also being known as a portion of land originally described in a deed to William D. Schrauf as recorded in Instrument Number 1999-0589994 of the Lorain County Deed Records and more particularly described as follows:

Beginning at a 1-inch iron pipe in a Monument Box found at the Intersection of the centerline of State Route 83 (R/W Varies) also known as Avon Belden Road and formerly known as Wooster Avon Lake Road and the centerline of Sugar Ridge Road (60' R/W) also being in the westerly line of said Original Lot Number 23;

Thence South 00 degrees 21' 59" West, along the centerline of said State Route 83 a distance of 181.24 feet to the northwesterly corner of a parcel of land as described in a deed to Denise B. Meyers as recorded in Instrument Number 2001-0771185 of the Lorain County Deed Records;

Thence South 89 degrees 31' 50" East, along the northerly line of said Denise B. Meyers parcel and the northerly line of a parcel of land as described in a deed to Kenneth P. Meyers, Trustee as recorded in Instrument Number 2018-0675367 of the Lorain County Deed Records, passing through a 1/2-inch iron pin found at a distance of 40.12 feet, passing through a 1-inch iron pin found at a distance of 433.56 feet, an overall distance of 869.22 feet to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set at the northeasterly corner of said Kenneth P. Meyers, Trustee parcel and a southeasterly corner of a parcel of land as described in a deed to the City of North Ridgeville as recorded in Instrument Number 2024-0026768 of the Lorain County Deed Records and the Principal Place of Beginning of land herein described;

1. Thence North 00 degrees 13' 25" East, along an easterly line of said City of North Ridgeville parcel, a distance of 868.22 feet to a point;
2. Thence South 89 degrees 54' 45" East, along a southerly line of said City of North Ridgeville parcel, a distance of 623.86 feet to a point in a westerly line of a parcel of land as described in a deed to Justin G. Grimm and Velma R. Grimm as recorded in Instrument Number 2017-0627408 of the Lorain County Deed Records, said point being 1.28 feet westerly from a 5/8-inch rebar with cap stamped "McCARTNEY" found;
3. Thence South 00 degrees 19' 27" West, along a westerly line of said Justin G. Grimm and Velma R. Grimm parcel, the westerly line of a parcel of land as described in a deed to Jimmy W. Kilby, Trustee as recorded in Instrument Number 2019-0742307, and the westerly line of a parcel of land as described in a deed to Michael Kral as recorded in Instrument Number 2013-0487001 all of the Lorain County Deed Records, passing through a 5/8-inch iron pin found at a distance of 755.68 feet an overall distance of 872.38 feet to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set;
4. Thence North 89 degrees 31' 50" West, a distance of 622.33 feet to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set and the Principal Place of Beginning;

The land described contains 12.4490 Acres of land, all of which is subject to all legal roads, restrictions, and easements of record. The basis of bearing is derived from a portion of the centerline of State Route 83 which was assumed to be North 00 degrees 21' 59" East. This legal description is based upon an actual field survey performed by Rafter A, Ltd in October and November of 2025.



