

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, APRIL 14, 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 March 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. PPZ2026-0416 Kinetic/Windstream Ohio, multiple locations
Administrative Approval of a Planning Commission application to install fiber optic cable throughout the city.

Chairman Smolik asked Director Lieber to discuss the Administrative Approvals.

Director Lieber reported that Kinetic Windstream obtained administrative approval to install fiber optic cable through various locations in the city and was administratively approved and going through engineering for a permit.

OLD BUSINESS

1. 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 reported that, at the previous meeting, the Commission had requested additional detail on the architectural renderings, which have since been provided. All four elevations are now fully detailed, with materials and colors identified as requested.

She noted that the parking lot layout has been revised to include dimensions for aisles and parking spaces. However, she pointed out that while the minimum parking space size is 9 by 18 feet, a few ADA spaces appear to be shown at 8 feet in width. Although the total number of ADA spaces exceeds the required amount, she explained that two van-accessible spaces are needed. She suggested that one of the hatched accessible areas could potentially be removed and reallocated to bring the 8-foot spaces into compliance with minimum size requirements.

Director Lieber also stated that the applicant has improved coordination between the site plan and the landscape plan. Additionally, the lighting plan has been fully redesigned and is now compliant with photometric maximums, including the replacement of several double-headed fixtures with single-headed fixtures.

Overall, she concluded that the submission reflects significantly improved detail, coordination, and compliance for the Commission's review.

City Engineer Eavenson stated that, with respect to the revised site plan, the applicant should ensure compliance with the requirements of Chapter 1285, which governs parking and driveway design. She noted that minimum turning radii within the parking lot must be maintained, and that landscape or striped islands should include a minimum four-foot buffer at the end of each parking row to prevent car doors from opening into drive aisles.

She further recommended that, at the north end of the site, the two dead-end parking rows be modified to allow for vehicle turnaround. This could be achieved either by adding additional pavement or by striping out a parking space near the end. She also noted that, in some cases, a loading zone or an ADA space has been used to accommodate turnaround movements, which she would consider acceptable.

Additionally, City Engineer Eavenson addressed prior concerns regarding the proximity of the first driveway to the Lear Nagel Road intersection. While engineering review determined that there is adequate space for vehicle queuing, she suggested that the applicant consider shifting the driveway slightly west to align with the Walgreens driveway, creating a more direct, head-on approach and improving overall site design.

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

Madison Karnow, 33484 Center Ridge Rd, North Ridgeville, OH 44039.

Mr. Dubecki stated that he revised the landscape plan to improve clarity and overall cohesion. He noted that his engineer also updated the parking lot plan to include detailed measurements for entrances and exits. He expressed flexibility regarding ADA space adjustments, indicating that changes could be made at the Commission's discretion and that nothing was set in stone. He added that, if necessary, additional pavement could be added at the north end to facilitate circulation, and a nearby tree could be shifted further north to accommodate those changes.

He discussed the distance between Lear Nagle Road and the first entry drive, noting that he provided measurements and supporting photographs. In the photos, he positioned his four-door, long-bed truck at the proposed driveway location to illustrate the available space. Based on these observations, he emphasized that there is substantial distance between the Walgreens drive-through and the proposed development, allowing adequate room for vehicle stacking and site access. He noted that traffic volumes would not be comparable to a high-intensity use such as a fast-food drive-through, and that sufficient space exists for vehicles to queue without impeding access to the site.

Mr. Dubecki also stated that building elevations were updated to include veneer stone along the base, giving the structure a less industrial appearance. He indicated a preference to omit the veneer on the rear façade to reduce construction costs but confirmed willingness to include it if required by the Commission.

Finally, he explained that updated 3D renderings were provided to better illustrate the project, including the veneer stone, paver entryway, trellises, and landscaping. While the renderings were enhanced for visualization, he confirmed that no changes were made to the previously proposed plant materials.

Chairman Smolik asked if any audience members had any questions or comments in regard to the application.

William St. John, 5714 Main Avenue, North Ridgeville, OH 44039.

Mr. St. John stated that it was very well thought out and was excited to see new businesses come to the city. He thought that anything they could do to help that and welcome them would be very helpful for future growth in the city. He said that he thought it was an amazing job and they were classy people.

Bruce Abens, 9373 Kenmore Way, North Ridgeville, Ohio 44039.

Mr. Abens mentioned that he noticed on the artist rendering that he included the sidewalks on Lear Nagel and just wanted to make sure that was in the final approval.

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

None were given.

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

Vice-Chairman Schumann stated that there were some recommendations from the Planning Department and he wanted to go over those briefly. He asked if there would be any ground mounted equipment.

Mr. Dubecki stated that there would not be ground mounted equipment and that they would not be utilizing the air hammer anymore.

Vice-Chairman Schumann asked if he was willing to move stuff around to fix the ADA requirement with the parking lot because they would probably put that in as a recommendation.

Mr. Dubecki stated that curbing was going to be everywhere around the parking lot, all the way around,

other than just the cuts that were needed for watershed for both north sides towards the retention basin.

Vice-Chairman Schumann asked about that driveway move, if he had a problem with that.

Mr. Dubecki stated that the proposed changes were acceptable. He indicated that one or two parking spaces could be shifted to the east, allowing the driveway to be relocated slightly farther west, if deemed appropriate.

Vice-Chairman Schumann stated that he had no objection to omitting the veneer on the rear of the building and asked what material would be used instead.

Mr. Dubecki responded that the rear façade would consist of steel siding extending down to a Z-channel.

Vice-Chairman Schumann stated that he had no concerns with that approach, noting that the rear of the building does not face any significant view.

Member Toth expressed appreciation for the applicant's willingness to consider relocating the eastern curb cut. He also noted a discrepancy regarding outdoor equipment, recalling that at a previous meeting the applicant had proposed exterior air handling equipment with ductwork.

Mr. Dubecki clarified that the equipment would not be a large, ground-mounted air handling unit. Instead, it would consist of a standard exterior air conditioning unit, similar in scale to a residential unit, with no exposed ductwork.

Member Toth stated that screening might still be necessary and asked for clarification.

Director Lieber explained that the current code only requires screening for dumpsters; however, the Planning Commission may require additional screening if it deems it appropriate. He then inquired about the retention basin located behind the property that serves the Walgreens parking lot, specifically whether stormwater from that site is piped into the basin or flows over the surface.

Mr. Dubecki confirmed that the stormwater is piped into the basin.

Member Toth asked for confirmation that runoff would not flow across the subject property's parking lot.

Mr. Dubecki confirmed that it would not. He explained that existing catch basins on the site convey stormwater underground to the retention basin, and that only minimal sheet flow from the subject site would occur over a short distance. He added that the landscape plan includes river rock (No. 34 stone) to help buffer the drainage area during heavy rainfall.

Member Toth stated that the application materials indicated the proposed water line connection would run through the Walgreens parking lot and connect to Center Ridge Road. He asked whether documentation for the required easement had been provided to the City.

Mr. Dubecki responded that they have retained legal counsel due to a lack of cooperation from Walgreens. He explained that communication has been difficult, and that Walgreens has requested compensation simply to discuss the easement, which he felt was unreasonable, particularly given existing drainage conditions affecting the property. He stated that efforts are ongoing to secure the necessary easements, though it may require additional legal coordination. He added that there are existing access and easement issues, including a shared entrance partially located on both properties, that Walgreens has also been unwilling to address. Mr. Dubecki noted that these matters are currently being handled legally and that all documentation will be provided to the Engineering Department once finalized. He acknowledged that approvals would be contingent upon receipt of the required easement agreements.

Council Liaison Winkel thanked the applicant for his willingness to revise the entrance location and provide a turnaround area as requested by Engineering. He asked City Engineer Eavenson to clarify the location, specifically referencing the northeast portion of the site.

City Engineer Eavenson confirmed that the concern was with dead-end parking areas lacking adequate turnaround space when fully occupied. She reiterated that this could be addressed either by adding pavement to create a designated turnaround area or by striping out a parking space to allow for vehicle maneuvering.

Mr. Dubecki agreed to add pavement in the northeast area to accommodate a turnaround and noted that a nearby tree could be shifted slightly north to allow for the adjustment. He stated that he agreed with the need to provide adequate turning space.

Chairman Smolik stated that he appreciated the revisions to the plan and noted that he had recently spoken with the project architect. He expressed support for the inclusion of masonry veneer, emphasizing the importance of maintaining design quality. He stated a preference for extending the veneer to the rear of the building to ensure consistency on all elevations and to avoid setting a precedent for lower-quality pre-engineered structures in the future. He added that he believed the proposed changes overall improved the project and asked if there were any further questions or comments.

Director Lieber reminded the Commission that any motion should address the required 10-foot buffer adjacent to the residential zoning district, which in this case includes the area near the high-tension wires and the adjacent church property. She noted that if the Commission intended to waive this requirement, it should be clearly stated in the motion.

Moved by Smolik and seconded by Ali to approve the project with the following conditions:

1. All parking lot dimensions and ADA parking space requirements shall be met.
2. Provide sufficient turnaround areas on the north end of parking lot.
3. Move the first curb cut from the shared driveway west to better align with Walgreen's curb cut.
4. The Planning Commission waives the 10 foot buffer requirement for single family homes along the northern property line.

Note: Masonry veneer is not required on the back of the building.

A roll call vote was taken

Yes – 5 No – 0

NEW BUSINESS

1. PPZ2025-0396 Heron Ridge Subdivison, Sugar Ridge Rd, PPN: 07-00-047-000-046

Applicant: Sommers Development Group LLC, PO Box 1102, Chardon, OH 44024. Proposal consists of preliminary plan approval for a residential subdivision developed per Chapter 1282. Property is zoned R-1 Residence District.

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber reported that the proposal is for a 51-lot residential subdivision to be located on the north side of Sugar Ridge Road, west of the Bender intersection. The property is zoned R-1 Residence District. She noted that Sommers Development, the project developer, also constructed the Eagle Meadow subdivision at Bender and Sugar Ridge.

She explained that the applicant is proposing a cluster subdivision under Chapter 1282. Because the application was submitted in late 2025—prior to the effective date of Ordinance 2025-154, which suspended by-right cluster subdivisions in the R-1 District as of January 14, 2026—the proposal must be reviewed under the regulations in effect at the time of submission and is therefore considered a permitted use.

Director Lieber noted that the site is significantly impacted by north-south utility easements along the western portion of the property, which have influenced the subdivision layout. She stated that the proposal meets code requirements for minimum development area, maximum density, lot mix, and open space. The site contains 26.33 acres, exceeding the 25-acre minimum. The proposed density is 1.94 dwelling units per acre, below the maximum of 2.3. The plan includes 32 single-family lots and 19 cluster lots, representing 31.7% cluster lots, where up to 35% is permitted. Open space exceeds the 20% minimum requirement, with 26.2% provided.

All single-family lots meet zoning requirements for lot area and setbacks. Cluster lots meet required setbacks from open space; however, Sub-lots 21 and 26 do not meet the minimum 35-foot setback from adjacent single-family side lot lines. The applicant has requested that the Planning Commission consider a reduced setback of 5 feet and has provided supporting rationale. Director Lieber noted that Chapter 1282 allows the Commission to consider such reductions where the overall design intent is maintained. If the Commission does not grant this flexibility, the applicant will need to revise the plan or seek a variance from the Board of Zoning Appeals. She clarified that this consideration is not a variance but rather a built-in flexibility within the code.

She further reported that a trip generation analysis was submitted, indicating that projected traffic volumes during peak hours do not warrant a full traffic impact study. However, circulation and access remain part of the Commission’s review. The subdivision layout includes provisions for future connectivity to adjacent undeveloped properties, with temporary T-turnarounds provided where

through streets do not yet exist. Sidewalks are included throughout the development and along the Sugar Ridge Road frontage.

Open space is designed in large, contiguous areas rather than small, fragmented parcels. These areas include two stormwater detention ponds, as well as additional open space and walking trails. A centralized mailbox area with off-street parking is proposed along Heron Ridge Drive, north of Crestfield Lane, near the center of the development.

Street tree selection will be finalized at a later stage in coordination with the City's arborist and submitted with the final plat. Water service is available along Sugar Ridge Road; however, sanitary sewer is not currently available. The developer proposes extending sanitary sewer west along Sugar Ridge Road from its current terminus at Jack Ryan Drive to serve the subdivision.

Finally, Director Lieber stated that the homeowner's association (HOA) documents have been submitted and are under review by the Law Department.

City Engineer Eavenson stated that several key items were identified during Engineering's preliminary review. She noted that all designated open space areas should include at least 20 feet of frontage or access from a public street and indicated that some of the proposed open space areas do not appear to meet this requirement.

She further explained that the existing survey does not depict a swale along the western property line; however, county aerial imagery and RGIS mapping indicate the presence of a defined swale meandering along that boundary. She requested that this feature be clearly shown on the survey and considered in the proposed grading plan to ensure that drainage flow from the Sugar Ridge Road right-of-way is not impeded.

Regarding street design, she noted that Crestview Lane and Frontier Lane terminate at the western property line with T-type turnarounds. She referenced Codified Ordinance Section 1226.09, which requires cul-de-sacs at closed street ends with a minimum right-of-way diameter of 120 feet. While T-type turnarounds may be permitted, they are typically considered only in limited circumstances, such as where few homes are served, a hardship exists, or there is evidence of future connectivity to adjacent properties. She stated that such justification has not been provided at this time.

She added that the eastern terminus of Frontier Lane serves only one lot, and Engineering would support a T-type turnaround at that location; however, she recommended revising the current L-shaped configuration to a standard T-shape. She also noted that water mains at dead-end streets should be looped, which is more effectively accommodated with a cul-de-sac design, and encouraged the applicant to reevaluate the geometry of these street terminations.

City Engineer Eavenson further stated that the code includes requirements for both horizontal and vertical roadway alignment and observed that some of the proposed horizontal curves appear tight. She asked that the applicant verify compliance with these standards. Additionally, she noted that side lot lines are generally required to be perpendicular or radial to the street and suggested that the layout—particularly near the entrance—be reviewed, as some lots appear constrained.

Finally, she reiterated that the site contains multiple utility easements and encumbrances and requested that written approvals from the relevant utility providers be obtained for any proposed improvements within those areas as part of the Engineering review process.

The Assistant Law Director stated that the Law Department is not aware of any pending legal issues related to the development. He commented favorably on the design of the open space, noting that its contiguous layout is uncommon.

He reminded the Commission that this is a preliminary review and emphasized that the applicant must meet all requirements prior to final approval. He encouraged the Commission to evaluate the proposal against the applicable code requirements and to raise any concerns or suggestions at this stage of the process. He concluded that, from a legal standpoint, there are no objections at this time.

Chairman Smolik asked the applicant to state their name and address for the record.

Greg Sommers, Sommers Development Group, 10585 Somerset Drive, Chardon, Ohio, 44024.

Mr. Sommers stated that the proposed Heron Ridge development consists of a 51-lot residential subdivision. He explained that the team worked closely with the Planning Department to achieve a high-quality design, with careful consideration given to open space, utility easements, stormwater management, and traffic flow.

He referenced the nearby Eagle Meadow subdivision, which his team also developed, noting its successful outcome and emphasizing a continued focus on strong streetscape design and functional open space. He stated that the intent is to provide meaningful, usable open space areas rather than fragmented or leftover parcels, and that more detailed landscape plans will be provided as the project advances. He added that the central mailbox area is intended to be enhanced with amenities so that it serves as a neighborhood asset.

Mr. Sommers also addressed the requested setback modification for two cluster lots, explaining that the goal was to minimize deviations from the code. He noted that this request was developed in coordination with the Planning Department and their engineer, and that it reflects a practical design approach while maintaining overall consistency. He added that the plan could be adjusted through lot configuration, if necessary, but emphasized a preference for larger lots, consistent with the character seen in Eagle Meadow and similar developments. He stated that the request was not intended to circumvent the code, but rather to achieve a balanced and functional design.

He concluded by respectfully requesting a positive recommendation from the Commission.

Chairman Smolik asked if there were any members of the audience that had questions or comments in regard to this application.

Curtis Linden, 39080 Sugar Ridge Road, North Ridgeville, OH 44039.

Mr. Linden stated that he owns the properties to the east and west, as well as the house in front of the subject site, and that none of these properties are for sale and will not be for sale in the future. He noted that he is a fourth-generation owner of the farm, which predates the City, and remarked that agricultural

use has historically been and continues to be present on the property. He added that the farm is generally a quiet neighbor.

He then asked where the proposed retention ponds would be located within the development.

Chairman Smolik stated that there were two retention ponds, one on the far right and then one was in the upper left.

Mr. Linden asked if that was the common space.

Chairman Smolik stated that it was.

Mr. Linden stated that he had concerns regarding the proposed retention ponds. He acknowledged their purpose but noted that, in his experience, they can attract geese and create maintenance issues for adjacent property owners.

He also expressed concerns regarding the overhead power lines near Sugar Ridge Road, stating that he has lived in the area for 47 years and has observed instances of arcing and line failures. He stated that if such an incident were to occur across the roadway, access to the proposed 51-lot development could be impacted during an emergency.

Mr. Linden further stated that his family has been on the property for approximately 85 years and that they intend to remain. He added that all improvements and property holdings have been earned and maintained over time.

He also noted the presence of a gas transmission line on the east side of the property and urged that appropriate due diligence be conducted, referencing prior issues encountered with gas infrastructure during the Eagle Meadow development on Chestnut Ridge when road improvements were proposed near similar facilities.

Chairman Smolik asked Is there any other questions or comments from the general public.

Dan Bainbridge 39060 Sugar Ridge Rd, North Ridgeville, OH 44039.

Mr. Bainbridge stated that he resides in the home closest to the proposed development and acknowledged that growth is expected but expressed concern regarding the scale and impact of the project. He noted that he chose his property for its open space, privacy, and natural setting, which currently includes gardens, mature landscaping, and frequent wildlife activity.

He stated that the proposed 51-lot development would significantly alter the character of the area, resulting in increased density, loss of privacy, additional noise, and more traffic on Sugar Ridge Road. He also expressed safety concerns related to increased vehicular activity near his property, particularly with respect to children playing outdoors and nighttime headlight impacts.

Mr. Bainbridge requested that the Commission consider relocating the proposed entrance away from his property and provide a meaningful buffer, such as landscaping or fencing, to help mitigate impacts. He

concluded by asking that the density and layout be reconsidered and that the concerns of existing residents be taken into account.

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

Albert Krage, 37903 Sugar Ridge Rd, North Ridgeville, OH 44039.

Mr. Krage stated that he has lived in the area since 1989 and expressed opposition to continued residential development, urging the City to slow or stop additional approvals. He stated that current and proposed subdivisions were cumulatively adding significant growth, increasing population and traffic on Sugar Ridge Road, and contributing to higher long-term costs for City services and infrastructure.

He expressed concerns regarding traffic volumes, safety, and existing roadway conditions, including commercial traffic and speeding. He stated that additional development would require expanded public services, including fire, police, and EMS resources, as well as potential school capacity impacts, all of which he believes would increase taxes for existing residents.

Mr. Krage also raised concerns regarding infrastructure capacity, including water service, sewer extensions, and associated costs such as lift stations and tap-in fees. He questioned how such improvements would be funded and suggested that existing residents could be burdened with additional costs.

He further stated that the area should remain primarily farmland and open space and expressed concern about loss of agricultural land and potential changes to the rural character of the area. He concluded by reiterating his opposition to the proposed development density and suggested alternative uses for the property, including maintaining open space.

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

Holly Swank, 36259 Center Ridge Road, North Ridgeville, OH 44039.

Ms. Swenk stated that Mr. Sommers referenced Eagle Meadows Subdivision and noted that a home at the corner of that development is currently listed for sale. She stated that she has received complaints that construction in Eagle Meadows has been completed for approximately six months, but that common areas remain unfinished, pond banks are in poor condition, and sidewalks have not been installed along Bender Road. She asked whether those items would be addressed and completed prior to approval or construction of the new subdivision.

Chairman Smolik stated that the applicant can answer that if he wanted to.

Ms. Swenk stated that she has received approximately five complaints regarding conditions in the existing neighborhood. She also expressed concern about the impact of additional residential development on local school capacity, noting that a new high school was recently constructed at taxpayer expense. She further stated that existing agricultural uses in the area may result in future odor complaints from new residents and noted these as general concerns related to the proposed development.

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

Carol Nagel, 51264 Betts Road, Wellington, Ohio 44090.

Ms. Nagel stated that she is a partial property owner adjacent to the subject site and is strongly opposed to the proposed development. She expressed concern that 51 homes would significantly increase traffic on Sugar Ridge Road, estimating approximately 100 additional vehicles, and stated that area roadways are already congested and in need of maintenance. She also referenced broader concerns about infrastructure capacity, including road conditions, school overcrowding, and emergency medical services, noting that EMS resources are frequently stretched, and mutual aid is often required.

Ms. Nagel concluded by reiterating her opposition to the project and stated that the adjacent property will not be developed or sold for connection to the proposed subdivision.

Bernard Garcia, 7324 Root Road, North Ridgeville, OH 44039.

Mr. Garcia thanked the Commission for the opportunity to speak. He referenced the proposed Meijer grocery project near the North Olmsted border, expressing support but questioning why commercial and industrial developments appear to progress more slowly than residential projects. He asked about the decision-making process for land use, noting concerns about placing housing developments near agricultural areas. He also inquired about the city-owned North Ridgeville Industrial Park and what role the public will have in determining its use. Finally, he asked whether the city's planning codes allow for developments such as data centers, given issues seen in other Lorain County communities.

Chairman Smolik stated that he wanted to keep the questions and comments in regard to the application. He stated that they were not there to discuss things outside the application but that he was more than welcome to call the administration or council.

Mr. Garcia suggested exploring improvements to the city's west gateway at State Route 10 and the Route 83 connector, potentially in collaboration with stakeholders, and noted this could be addressed at a future meeting. He also expressed concern that recent developments may have been approved without sufficient public input, echoing sentiments shared by other speakers.

Chairman Smolik stated that he wanted to follow up on some of the questions. He asked Director Lieber if she wanted to explain how the application process happened and the city really doesn't control that schedule, for example when projects come, like Meijer hasn't submitted formally for planning commission yet.

Director Lieber stated that the City responds to all development applications—residential and commercial—based on existing zoning regulations adopted by City Council. She noted that while the City actively promotes and seeks economic development opportunities, residential development is driven by private property owners who have the right to develop in accordance with current codes, limiting the City's regulatory authority to adopt ordinances.

She acknowledged community concerns regarding growth and emphasized that decisions are guided by the current zoning code, which is in the process of being updated. She added that work sessions with the Planning Commission may begin as early as next month. Additionally, the City has eliminated cluster development as a by-right option; future proposals would require rezoning to a Planned Unit Development, subject to Council approval and enhanced regulations.

Bradley Baker, 37801 Sugar Ridge Road, North Ridgeville, Ohio 44039.

Mr. Baker stated that he shares concerns expressed by neighbors regarding the proposed small subdivision. He questioned whether the project is structured to avoid regulations that apply to larger developments, noting the potential for adjacent properties to be developed similarly in the future. He asked whether existing limits on subdivision size or density could be circumvented by dividing projects into smaller phases.

Chairman Smolik stated that the minimum development area for this is 25 acres and this is 26.33, so they met the code.

Mr. Baker stated that he understood they met the code but asked if there were limits for how much housing they could have. He asked if there were different rules if you have more houses. Chairman Smolik stated that it was based on density.

Chairman Smolik asked if there was anyone else in the audience who wished to speak.

Katie Rogerson, 7346 Songbird Lane, North Ridgeville, OH 44039.

Ms. Rogerson requested background information on the property's zoning history, specifically when and why it was designated as residential. She noted hearing that it may have previously been considered for commercial or light industrial use and stated that clarification on this history would be helpful.

Director Lieber stated that the parcel and surrounding area have been zoned residential since the City's original zoning code was adopted in the 1960s. She noted that a past proposal to rezone the area for industrial use was denied by Council following community opposition, after which residential development was pursued. She emphasized that property owners have the right to develop land in accordance with its zoning. She also explained that cluster development has been permitted by right in R-1 districts since the 1960s, with an additional cluster provision added in 1994, making it a longstanding component of the City's zoning code.

Kim Stermole, 37872 Sugar Ridge Road, North Ridgeville, OH 44039.

Ms. Stermole, a 40-year resident, expressed concern about increasing development surrounding her property, stating she feels impacted on multiple sides. She noted that she and her husband chose the area for its semi-rural character and are unable to relocate at this stage in their lives. She raised concerns about potential impacts on property values, loss of landscape and wildlife, and ongoing construction conditions, including large dirt piles and dust. She also expressed concern about possible environmental effects, such as runoff, and encouraged officials to closely evaluate the impacts of continued development.

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

None were given.

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

None were given.

Chairman Smolik stated that he understood their constitutional right to develop property. Unfortunately, he just didn't think that project was able to be performed based on the frontage along Sugar Ridge Road. He mentioned that they couldn't even get a 60-foot right-of-way to get back into the rear portion of the subdivision. Everything is shoved to that house and unless there's additional land on Sugar Ridge Road to redo that configuration of the subdivision entryway, he was in no way in favor of a plan like that. He stated that it was just not enough room along the front of Sugar Ridge and everything was shoved in. He asked if there were any other questions or comments from the commission.

Member Toth stated that in their Planning notes package, there was a mention of a ditch on the eastern border, a minor ditch. However, the engineer pointed out that it did require an easement, a 25-foot easement on both sides, which he believed would run right along where that gas line easement was.

City Engineer Eavenson stated that a named ditch exists along the west property line and requires a designated right-of-way for maintenance access by Public Works. She noted that this feature was not identified in the survey or proposed grading plans and would need to be addressed.

Member Toth stated that he believed it was identified in their packet as the Chapel Ditch.

City Engineer Eavenson stated that she was not sure, but it was on the western side of the property and not the eastern side.

Member Toth stated that he was curious about the requirement for a paved access drive to the basins and existing ditches for maintenance, the access path shall have a curb cut with signage, the sidewalk thickness shall be increased to 8 inches in these areas, the easement is required to be in a block owned by the HOA, and asked if that had been complied with.

Chairman Smolik stated that some of that information would be presented when they went for a plat approval, that was when a lot of the easements were and asked if he was correct.

City Engineer Eavenson stated that was correct. She stated that she was most concerned about accessibility to those spaces and that some of those were kind of landlocked. She stated that they just wanted to make sure that they are accessible to maintenance crews for future maintenance.

Member Toth stated that there was a note that they had a piece of legislation passed late last year that required, Ordinance 2025-157 that became effective in January to ensure stormwater and sanitary improvements were placed within common areas to ensure proper maintenance. He stated that the notes the Commission received were left a little open-ended that the law department would review and respond to the applicant regarding the applicability of this new regulation to their project.

City Engineer Eavenson stated that she didn't think there was enough detail in this plan set to truly identify if that was

Director Lieber stated that her recollection was that because of the timeline of the application in relation to the effective date of that ordinance, that ordinance requiring the blocks did not apply to that project.

Member Toth stated that the Chief Building Official raised a concern regarding the average width of the lots needing to be at 85 feet and he wasn't sure where that that ended up because the last information the Commission received from the applicant was they were at 83 and some change.

Director Lieber stated that that had been resolved.

Member Toth asked if their average lot width complied now.

Director Lieber stated that it did.

Member Toth asked if all of their setbacks were in compliance with the exception of the two cluster lots needing the side setback.

Director Lieber stated that was correct.

Member Toth asked if everything else was good.

Director Lieber stated yes, from a zoning standpoint.

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

Member Toth stated that this project is difficult because of the rights of the property owner to develop this land. However, he agreed with the chairman that the access on Sugar Ridge did not support this size of the development.

Moved by Smolik and seconded by Schumann to approve the project with the following conditions:

1. A 5 foot setback variance will be applied to sublots 21 & 26.
2. The “L” turnaround at the end of Frontier Lane will turn into a “T” turnaround.
3. Engineering will verify the ditch access easement along the western border.
4. Turning movements will be provided to verify emergency vehicles can negotiate all radiuses.

A roll call vote was taken

Yes – 0 No – 5

2. SPLT-26-0001 R.W. Beckett Corporation, Beckett Pkwy, PPN: 07-00-038-000-334
Applicant: Kenny McCartney, K.E. McCarney & Associates, 52 N. Diamond St, Mansfield, OH 44902.
Proposal consists of a minor subdivision. Property is split zoned I-2 Light Industrial and I-3 Heavy Industrial Districts.

Application was read.

Chairman Smolik stated that he failed to provide a little housekeeping. He explained that the Commission was a recommending body and what happens is that any motion they make then goes to Council and gets voted on by Council. If the Commission makes a recommendation, the Council just needs a majority to accept it. If the Commission rejects an application, there needs to be a supermajority to overrule it. He explained that those were just some housekeeping rules. He asked Director Lieber for findings of fact on the next application.

Director Lieber explained that the proposal is for a minor subdivision, defined as a lot split creating no more than five lots, including the parent parcel. She noted that such subdivisions are typically approved administratively if they meet code requirements and do not involve changes to public streets. However, this case requires Planning Commission review because it includes the extension of Beckett Parkway, a private street, and therefore does not qualify for administrative approval.

She stated that the proposed lots meet size and orientation requirements and are zoned for industrial use. No specific development is proposed at this time; the request is solely to divide the 193.09-acre parcel into multiple lots.

City Engineer Eavenson stated that engineering had asked that all applicable easements and encumbrances be included in the plat, and the applicant had done that. Other than that, there were no other concerns.

Chairman Smolik asked for the applicant state their name and address for the record.
Ken Harp, Beckett Thermal Solutions, 137 Barrington Court, Elyria, OH 44035.

Mr. Harp stated that he represented Beckett Thermal Solutions and the Beckett family of companies. He explained that the proposal involves only the parceling of property to facilitate an internal land transaction between Beckett entities, with existing easements remaining in place. He noted that the division would provide flexibility for future uses, including potential building development, green space, and continued farming.

He added that the property has been zoned industrial since the mid-1990s and that there are no plans to change the zoning. While the company is in preliminary design stages for a possible second building west of the existing Beckett Thermal facility, no timeline has been established and no formal development plans have been submitted. He also clarified that there is no intent for the proposed roadway to function as a public through street.

Chairman Smolik asked if there were any questions or comments from the general audience.

Brad Baker, 37801 Sugar Ridge Road, North Ridgeville, OH 44039.

Mr. Baker stated that he lived very close to this place and he wasn't sure what a minor subdivision was and if that traffic went back at Parkway and then came back out to race. He asked if that was how they would get in and out. He stated that he didn't understand the minor subdivision portion.

Chairman Smolik explained that it was just bookkeeping, just an administrative splitting of lots up. He explained that there was nothing proposed at this point in time. There was a giant parcel and they were breaking it up into smaller parcels and subdividing it.

Mr. Baker asked if they were subdividing it for a subdivision.

Chairman Smolik stated that no, it was one giant industrial lot. They were splitting it into five or so smaller industrial lots and had nothing to do with single-family homes or subdivisions. It was subdividing it, was what they were doing.

Mr. Baker stated that it was again drawing more traffic down Race Road, which was a challenge already.

And I thought that there were some plans for Race Road to be bent to go east and then come down again. He asked how it dealt with Race Road and the traffic patterns on that now.

Chairman Smolik stated that there were no traffic changes because there was no planned development. It was just adjusting real estate and that was all it was.

Mr. Baker expressed concern that subdividing the property for smaller industrial uses could lead to additional development over time, resulting in increased truck traffic on Race Road. He asked for clarification on the long-term plans for Race Road, noting his understanding that it may eventually become a stub road.

Chairman Smolik stated that he thought that if there were any future development, it would be presented to Planning Commission, and that was when traffic studies would be done. He stated that he didn't know if the administration wanted to speak to any plans for Race Road.

Director Lieber informed the Commission that ODOT was planning an overpass at Race Road, with construction anticipated in the 2030–2032 timeframe. A consultant was currently conducting a preliminary feasibility study, and public input opportunities would be provided once more details were available. She noted that no final alignment had been approved at that time.

She also stated that Beckett Parkway will still need to connect to Race Road in some form, and access will remain necessary as it is the primary route for the area.

Mr. Baker asked whether, once the overpass is approved or constructed, Race Road would return to its normal width before reaching Beckett Parkway.

Director Lieber stated that only preliminary studies have been done, so she didn't think they could fairly comment on the alignment or the elevation, but that the Race-Beckett connection would continue to exist because there was no other alternative.

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

Janein Casson, 38322 Sugar Ridge Road, North Ridgeville, OH 44039.

Ms. Casson, a recent resident of Sugar Ridge Road, stated that her property borders Parcel A. She expressed concern about trees and debris being pushed onto her property from adjacent land, noting potential impacts to her property and property value. She requested assistance in addressing the issue and emphasized the importance of maintaining good neighbor relations among property owners and adjacent developments.

Kim Stermole, 37872 Sugar Ridge Road, North Ridgeville, OH 44039.

Ms. Stermole expressed concerns regarding long-standing development and tax abatement practices involving Beckett properties, stating that similar considerations are not extended to individual residents. She reiterated a 40-year request from residents to extend Taylor Parkway to connect to the industrial area near Bender, which she believes would help redirect truck traffic away from Sugar Ridge Road. She stated that continued development and industrial expansion in the area have increased traffic impacts on residential streets and urged that resident concerns be given greater consideration in future planning

decisions

Chairman Smolik commented for point of clarification, It was not a rezoning. It was not a rezoning.

Ms. Stermole stated that although the current proposal involves parceling land, future rezoning remains possible as conditions change over time. She expressed concern that residents lack certainty regarding future development decisions and that keeping up with multiple meetings and processes is burdensome. She also stated that, given past approvals and accommodations granted to Beckett properties, she believes residents should see corresponding benefits in return.

Chairman Smolik asked if there were any additional further questions or comments from the audience.

None were given.

Chairman Smolik asked if they were going to be a good neighbor and if there's any hazardous trees, they would take care of that.

Mr. Harp asked if that was related to the lady's question.

Chairman Smolik stated that it was and that he was doing a follow-up.

Mr. Harp stated that he would be happy to speak with her afterwards and address that.

He asked if there were any questions or comments from the Commission.

None were given.

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

A roll call vote was taken

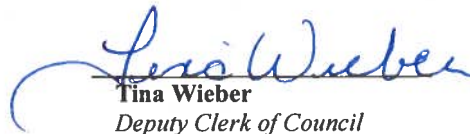
Yes - 5 No - 0

ADJOURNMENT

Chairman Smolik adjourned the meeting at 8:22 PM.



James Smolik
Chairman



Tina Wieber
Deputy Clerk of Council

Thursday, May 28, 2026
Date Approved