

Planning Commission
CITY HALL COUNCIL CHAMBERS
AGENDA OF SEPTEMBER 15, 2026
7:00 PM

AMENDED

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting minutes of June 16, 2026

CORRESPONDENCE

Administrative Approvals

1. NB-26-0012 Ascend Dance Complex, 34100 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a dance studio.
2. NB-26-0013 Iron Scholar Muay Thia & Fitness, 34101 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a fitness center.
3. NB-26-0014 My Simple Cleaning, 7059 Avon Belden Rd
Approval of a Certificate of Zoning Compliance for a cleaning company.
4. NB-26-0015 MedSpeed LLC, 36591 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for an office for a medical supply company.
5. NB-26-0016 Fleeting I LLC, 7630 Race Rd
Approval of a Certificate of Zoning Compliance for agriculture.
6. NB-26-0017 En Dios Haremos Proezas Church, 6505 Stoney Ridge Rd
Approval of a Certificate of Zoning Compliance for a church.

OLD BUSINESS

NEW BUSINESS

1. MDP-26-0004 - Firefighters Credit Union, 34500 Center Ridge Rd, PPN: 07-00-016-102-011

Applicant: Mike Kolenz, K4 Architecture, 555 Gest St, Cincinnati, OH 45203.
Proposal consists of demolishing existing buildings on site and constructing a new Firefighters Community Credit Union. Property is zoned B-3 Highway Commercial District.

2. North Ridgeville Wastewater Master Plan
3. Zoning Code Work Session

ADJOURNMENT

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, JUNE 16, 2026**

CALL TO ORDER

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

ROLL CALL

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

Also present were Planning & Development Director Kimberly Lieber and Assistant Clerk of Council Fijabi Gallam.

Commission Member Steve Ali, Assistant Law Director Toni Morgan, and City Engineer Christina Eavenson were excused.

MINUTES

Chairman Smolik stated that the Commission had received the regular meeting minutes of May 12, 2026, and asked if there were any corrections.

None were given.

Chairman Smolik stated the minutes were approved as submitted.

CORRESPONDENCE

Administrative Approvals

1. NB-26-0004 Trust Healthcare Agency, LLC, 8540 Root Rd
Approval of a Certificate of Zoning Compliance for a daycare program for development disabilities.
2. NB-26-0005 Starting Line Church, 34555 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a church.
3. NB-26-0006 Alfie's Laser & Engraving, 31966 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for custom laser & engraving.
4. NB-26-0007 Lake Effect Comics LLC, 33117 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for comic books and collectibles retail store.
5. NB-26-0009 Wash Wizzard, 35630 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a change of owner.
6. NB-26-0010 Immaculate Auto Spa, 32583 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a change of owner.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING–TUESDAY, JUNE 16, 2026**

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7. NB-26-0011 Recognition Robotics, Inc., 39000 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a professional office.

Chairman Smolik noted that the Administration has reviewed seven line items for administrative approvals, which are listed on the agenda for review.

OLD BUSINESS

NEW BUSINESS

MDP-26-0002 - TowerCo, 37077 Shady Dr, PPN: 07-00-035-102-041

Owner: City of North Ridgeville. Proposal consists of constructing a monopole telecommunications tower at Shady Drive Complex. Property zoned R-1 Residential District.

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber reported that the applicant, TowerCo, was requesting approval for a new wireless telecommunications facility on City-owned property pursuant to a ground lease agreement executed by City Council through Ordinance 2025-147.

Director Lieber stated that wireless telecommunication towers are permitted on City property and that, upon review of the applicable code requirements, the proposed tower meets the height requirements. The proposed facility consists of a 185-foot tower with a 4-foot lightning arrestor and associated ground-mounted equipment, and that the design allows for future co-locations. She explained that the lease area is located in the southeast portion of the park off the main parking lot. As part of the landscape requirements, TowerCo would provide the City with a financial contribution equal to the value of landscape screening so the Parks and Recreation Department may determine where screening should be placed. She noted that the area around the proposed location is fairly wooded and that the equipment compound will be enclosed by a fence.

Director Lieber stated that the applicant submitted visual simulation materials for Planning Commission review showing the anticipated impact from surrounding vantage points. She further stated that the facility has been designed and will operate in compliance with all applicable Federal Communications Commission requirements.

Director Lieber explained that the Planning Commission's review was limited to confirming compliance with Chapter 1462 and applicable development standards, including site layout, access, utilities, and design. She noted that the use of the site for a wireless telecommunications facility had already been authorized through the ground lease agreement approved by Council, and that the Commission's review should focus on whether the project meets the applicable standards.

Director Lieber also noted that, since the staff review meeting, the applicant indicated a desire to modify the fence composition. She stated that staff had originally requested all wood fencing; however, the applicant requested chain-link fencing on two sides of the equipment compound due to fire safety considerations associated with the generator. The generator placement is somewhat dictated by the desire to allow for multiple future co-locations, and that relocating the generator to allow wood fencing

on all sides could eliminate a potential co-location opportunity, which would not be in the best interest of the project or the City's ability to provide additional service and revenue. She stated that the issue was one for Planning Commission to balance visual screening against functional and safety requirements.

Chairman Smolik asked if there was a representative for the project present.

Tonya Rogers, on behalf of TowerCo 2013 and Baker Dublikar, 400 South Main Street, North Canton, Ohio, stated that the proposal was for a monopole tower pursuant to a lease agreement already executed with the City. She stated that she had attended an informal meeting with Director Lieber and subsequently submitted the site plan, ground lease agreement, FCC and FAA authorizations, and photo simulations. She also noted that she attended a staff meeting where the fence issue and other items were discussed.

Ms. Rogers apologized for missing the prior meeting due to an inadvertent scheduling error and thanked the Commission for placing the item on the agenda.

Ms. Rogers stated that TowerCo preferred chain-link fencing on two sides of the equipment compound, with the wood fence facing the ball field and the chain-link sides facing the wooded area. She explained that the preference was based on generator-related concerns and safety concerns associated with visibility inside an 8-foot enclosed area. She stated that if the City was not amenable to chain-link fencing on two sides, TowerCo had worked with Verizon and could accommodate wood fencing on all four sides, and that TowerCo would defer to the City's preference.

Ms. Rogers stated that several items were discussed during the April 28, 2026, staff meeting, including the access drive, asphalt specifications, and the timing of asphalt installation. She stated that asphalt specifications had been provided after the meeting and that the asphalt drive would be installed after construction because it would not be designed to carry the load of construction equipment.

Ms. Rogers also addressed questions regarding maintenance of the apron by the tower. She stated that TowerCo would be willing to maintain, repair, and upgrade the apron if notified by the City of an issue, noting that TowerCo generally visits tower sites only once or twice per year unless needed, while carriers such as Verizon may visit more regularly.

Ms. Rogers stated that a building official requested confirmation from the engineer that the tower could accommodate up to four co-location antennas. She stated that this was reflected on the zoning drawings and that the engineering drawings would be provided as part of the building permit process. She further stated that TowerCo would comply with applicable requirements.

Regarding the tower base and gravel area, Ms. Rogers stated that TowerCo would accommodate the City's request to prevent gravel from spilling into the grass. She explained that TowerCo did not want to install a concrete lip because of concerns that it could trap water and create a fire hazard near the generator. She stated that TowerCo would instead create a natural grass barrier by setting the area a few inches below the surrounding grass and would address any gravel-related issues if reported.

Ms. Rogers stated that there had also been a concern regarding verification of an 8-foot gap between the baseball field and the enclosure fence. She stated that the gap was closer to 10 feet and was reflected on the updated zoning drawings.

Ms. Rogers stated that she had received notice before the public hearing that a resident at 8205 Ashford Circle had expressed concerns regarding the tower's proximity to residential homes. She stated that the resident referenced a distance of 400 meters, which is approximately 1,300 feet. Ms. Rogers explained that the proposed tower would be approximately 1,700 feet from that home, which she stated was the closest residence.

Ms. Rogers further addressed safety concerns related to children and individuals using the ball fields. She stated that, regarding structural integrity, TowerCo would meet all applicable local, state, and federal engineering requirements. She also stated that, regarding radio frequency emissions, TowerCo demonstrated compliance with FCC requirements and would continue to comply. She noted that, pursuant to the Telecommunications Act, local entities may not regulate radio frequency emissions so long as FCC requirements are met.

Chairman Smolik opened the floor for questions and comments from the public. He requested that anyone wishing to speak approach the podium, state their name and address for the record, and then provide their comments or questions.

Christina Krakowski, 8205 Ashford Circle, North Ridgeville, OH 44039.

Ms. Krakowski stated that the original visual impact materials appeared to be outdated because they were prepared before the homes in her neighborhood were built. She stated that the homes were built in 2021 and that the visual impact survey, which she believed was prepared in 2016, did not reflect the current residential development in the area. She expressed concern that the tower would have more of a visual impact than shown in the materials and could decrease home values due to its proximity to residential homes.

Ms. Krakowski also expressed concern regarding the proposed chain-link fence and safety for children and families using the ball fields. She stated that the fields are heavily used by families and children throughout the week and asked that extra precautions be put in place. She further questioned whether it was common practice to place monopoles in recreational family areas and stated that the proposed location seemed strange to her.

Chairman Smolik asked if there were any other questions or comments from the audience. Hearing none, he asked the Applicant to discuss safety measures related to protecting the enclosure and the equipment within the enclosure.

Ms. Rogers stated that if the City wanted TowerCo to update the visual map to include the newly constructed homes, TowerCo would be willing to do so. Regarding the fence, she stated that TowerCo would be amenable to installing an 8-foot wooden fence around the entire enclosure, which she stated would be very difficult to climb. She explained that chain-link fencing was preferred because it allowed visibility into the enclosure; however, regardless of fence type, the enclosure would be 8 feet tall. Ms. Rogers further stated that if someone were to enter the enclosure, the tower is not designed, so that an average person could simply climb it. She explained that climbing mechanisms are installed for trained professionals and that the ladder rungs do not begin low enough for an average person to access. TowerCo's preference is that no one enter the enclosure and noted that, in her 11 years working with TowerCo, she had not heard of that occurring. A wooden fence would alleviate safety concerns, TowerCo could accommodate that.

Ms. Rogers also stated that it is common for telecommunications towers to be located in recreational areas. She explained that tower companies are often directed first to city or township owned properties, and parks and school district properties commonly have available space. She stated that, in her experience, TowerCo had not had safety issues with towers located near ball fields, schools, or parks. Chairman Smolik asked if Commission members had any questions or comments.

Council Liaison Winkel asked which sides of the enclosure would include chain-link fencing.

Ms. Rogers stated that she believed the chain-link fencing would be on the southeast and southwest sides, which she understood to be the sides facing the trees, if permitted by the City.

Council Liaison Winkel noted that the plans showed a proposed 5-foot-high chain-link fence with three strands of barbed wire.

Ms. Rogers stated that it was an older drawing and that an updated drawing submitted on April 29, 2026, reflected an 8-foot wooden fence.

Council Liaison Winkel stated that he preferred an 8-foot fence because of the number of children in the area. He then asked about curbing and whether curbing was not proposed due to concerns about water remaining inside the enclosure.

Ms. Rogers stated that there were concerns about water pooling and that TowerCo did not want to install a concrete barrier. She explained that the gravel would be kept inside the fence and that a natural landscaping berm would be used by setting the area a few inches below the surrounding grass line so the grass would serve as a natural barrier and absorb water rather than trap it.

Council Liaison Winkel stated that alternative methods to concrete curbing could be considered to maintain separation, such as metal or plastic products.

Commission Member Toth asked how the equipment pad would be constructed.

Ms. Rogers stated that the pad would be concrete and explained that tower equipment shelters had changed over time, so each carrier generally needs its own equipment pad. She stated that at least one pad would include a generator and equipment necessary to operate the antenna above. She noted that each pad would not be constructed until a co-locator was in place and that future co-location requests would be reviewed by the Planning Commission.

Commission Member Toth asked whether the pads would be constructed in quadrants and whether the pad should be poured in full before installation of the asphalt path due to weight concerns.

Ms. Rogers stated that the initial pad would be for Verizon, which currently has a lease agreement with TowerCo, and that TowerCo could construct the pads as antenna users come forward or all at the same time, depending on the City's preference. She explained that the heaviest construction load would be the tower itself and associated grading equipment and stated that TowerCo could accommodate concerns by constructing the pads all at once.

Commission Member Toth asked for clarification that the concrete pad would be surrounded by gravel and then mounded around it.

Ms. Rogers stated that exact schematics would be provided during the construction permit process, subject to approvals, and confirmed that the pad would be surrounded by a gravel base and that an earthen berm would be used to contain the gravel. She stated that the fence would be outside the berm and that the gravel edging would be inside the fence.

Chairman Smolik asked whether the existing fencing around the sports field was black vinyl-coated chain link or regular chain link.

No definitive answer was provided.

Director Lieber clarified that the southwest side was the long side closest to the field, and the northwest side was the entrance from the path. She stated that those sides would be highly visible and that the northeast side would also be highly visible from the path. She stated that there were not really two sides in the trees, except that the southeast side may be somewhat screened, and that she personally preferred solid 8-foot fencing all the way around to provide screening and discourage climbing.

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

None were given.

Moved by Winkel and seconded by Schumann to approve MDP-26-0002 - TowerCo, 37077 Shady Dr, PPN: 07-00-035-102-041, with the condition that solid fencing be installed all the way around the enclosure to a height of 8 feet.

A roll call vote was taken

Yes – 4 No – 0

Motion carried unanimously.

ADJOURNMENT

Chairman Smolik adjourned the meeting at 6:21 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, July 14, 2026
Date Approved