

**NORTH RIDGEVILLE CITY COUNCIL
COMMITTEE OF THE WHOLE MEETING MINUTES
City Hall Council Chambers – 6:00 p.m.
April 15, 2024**

To Order:

Chairman Jason Jacobs called the Committee of the Whole meeting to order at 6:00 p.m.

Pledge of Allegiance:

Led by President Jason Jacobs

Roll Call:

Members present: Councilwoman Holly Swenk, Councilman Eric Shaffer, Councilman Bruce Abens, Councilman Clifford Winkel, Councilwoman Georgia Awig, Councilman Martin DeVries and President Jason Jacobs.

Also present: Mayor Kevin Corcoran, Clerk of Council Nicholas Ciofani, Planning and Development Director Kim Lieber, and Assistant Clerk of Council Fijabi Gallam.

New Business:

Zoning/Subdivision Regulation Update Focus Group

During the focus group led by Liz Fields and Kyle Gibbs from McBride Dale Clarion (MDC), several issues and concerns regarding the North Ridgeville Zoning Code were discussed. Key points that were highlighted include:

- Commercial, Industrial, and Residential Developments
 - Improving architectural designs: There was a consensus that the design standards within the code should promote better architectural designs in the city.
 - Strict design regulations: Most participants agreed that design standards are important, as many other communities already have similar regulations.
 - Nonconforming regulations: It was agreed that existing nonconforming regulations should still apply.
 - Local governments can't force residents to improve their property unless it is affecting the health, safety, and welfare of the community.
 - New design standards when a property is doing improvements or major renovations.
 - Avoiding a Homeowners Association (HOA) approach:
 - Favor of increasing the design standards.
 - The City of Brooklyn zoning code is the closest zoning diagnosis project that is similar to the City of North Ridgeville; however, each code is unique.
 - Flexibility and attraction of good businesses.
 - Relaxed regulations for industrial development.
 - Main street appearance for strip shopping centers - bringing strip shopping centers forward, with parking located on the side or in the back. This design would create a more appealing main street appearance.
 - Mixed-use developments - that combine residential and business spaces. They mentioned two possible examples: retail and offices on the lower floors with

residential units on the upper floors, or retail and offices in the front of the property with residential units in the back.

- Multiple levels of zoning: Participants suggested implementing multiple levels of zoning in a complex to allow for more flexibility in land use.
 - Creativity in commercial areas.
 - Differentiation from Crocker Park.
 - Zoning for a gun store and firing range.
 - Patchy zoning on Center Ridge Road
 - Getting businesses from Lorain Road to Center Ridge Road.
 - Lack of large corridors for small businesses.
 - Retail options and abandoned establishments; however, the city has fewer empty buildings than surrounding cities.
 - Mixed-use properties and rent levels. Real estate developers would be able to explain if the rent has to be a certain level for mixed-use zoning to work.
 - Rental preferences of younger people instead of purchasing a house.
 - Bigger lot sizes and no cluster homes v. big houses with small lots.
 - More open space (Green Space) in the developments that are not solely for retention basins
 - Restrictions on trees, but wants some landscaping.
 - Sidewalks are needed.
 - The code addresses 65 and up older communities. Assistant living communities puts a burden on the safety forces.
 - Rezoning B-5 Architectural District
 - Combining zoning districts.
 - Consolidating business districts and creating a Town Hall district.
 - Entertainment and restaurants in residential areas.
 - Mini westside market in the Town Center.
- Other Code Standards
 - Granting flexibility to the Planning Commission to amend certain parts of the code.
 - Can't set curfews on businesses.
 - Regulations for In-Law Suites, basement apartments, and detached dwellings.

Liz Fields and Kyle Gibbs from MDC noted that any changes or concerns from the City Council could be forwarded to Planning and Development Director Kim Lieber, who would then relay them to MDC.

Mrs. Lieber mentioned that focus groups will be held over the next two months to discuss the zoning change. This process will also provide an opportunity for public input. Once the focus groups are completed, a report will be presented from MDC.

Adjournment:

Chairman Jacobs adjourned the meeting at 6:54 p.m.

Approved on May 6, 2024.



Jason R. Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL