

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
TUESDAY, MARCH 12, 2024**

**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, Paul Graupmann, Council Liaison Bruce Abens, Vice-Chairman Paul Schumann and Chairman James Smolik.

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

**MINUTES:**

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on February 13, 2024. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

**CORRESPONDENCE:**

**Administrative Approvals & Zoning Certificates**

1. **PPZ2024-0246: CAPL Retail, LLC, 32393 Lorain Rd (BP)**  
Approval of a Certificate of Zoning Compliance for a change of business owner for a gas station/convenience store.
2. **PPZ2024-0247: Puritas Metal Products, Inc., 39097 Center Ridge Rd**  
Approval of a Certificate of Zoning Compliance for a metal products fabrication business.
3. **PPZ2024-0249: NGM Outlet, LLC, 37140 Sugar Ridge Rd**  
Approval of a Certificate of Zoning Compliance for office and storage/warehousing.

Chairman Smolik asked Director Lieber if she would review the Administrative approvals.

Director Lieber stated that the first was just a change in owner of the BP Gas Station, the second was a new business certificate for the property that the Planning Commission approved their rezoning from B-3 to I-2 just a couple months ago, and then the third was just a new business in an existing office space on Sugar Ridge Rd.

**OLD BUSINESS:**

**NEW BUSINESS:**

**2024 Master Plan Presentation**

Chairman Smolik stated that the big agenda item for the night was the Master Plan presentation. He explained that there had been a lot of work with the community and there were members of the community that made up the steering committee and knew that the Administration and Planning Commission wanted to thank them. He indicated that Director Lieber and the consultants would conduct the presentation.

Director Lieber stated that it was an exciting night for her personally, and also hopefully for the City of North Ridgeville, as it was the first time since 2009 that they were on the verge of adopting a city-wide master plan that would provide some direction for the growth, development and change that they would expect to see in the City over the next 10 or 15 years. She remarked that so many people helped to get them to that place and wanted to recognize those who were on the steering committee and personally thanked them for their participation. She discussed that so many of the faces in the room had been at so many meetings of their public input sessions and that it really had been a community effort. She explained that she was turning the presentation over to Sarah Bongiorno and Emily Hayes with Planning Next and that they would walk through some of the highlights and then offer opportunity for the Commission to have questions and answers at the end.

Ms. Bongiorno stated that she and Emily would be sort of tag teaming through the slides and explained that the members of the audience could scan the QR code to follow along. She explained their planning process with the steering committee meetings, focus group meetings, the technical analysis and the three rounds of public engagement. She stated that they would go through their process, plan structure, goal areas, implementation and then answer any questions. She discussed the plan structure and the contents, as well as the vision that North Ridgeville was a community with a strategic focus on the future. She then identified the goals.

Ms. Hayes discussed that the different goals were organized into chapters and that the first of which was around land use. She explained that it was an opportunity to manage growth in a way that supported the community vision and desired character. She discussed that North Ridgeville was primarily a residential community and that it was growing fairly quickly. She indicated that the population that was growing fastest in the City was people 65 and over and discussed what that meant in looking to the future. She explained that they had developed land use principles that would guide the recommendations and what the focuses of land use should be. She mentioned some of the key recommendations like updating the zoning code, supporting preservation of rural and agricultural areas and promoting redevelopment in strategic locations. She reviewed the economy chapter and stated that it focused on the quality and the density of the jobs within North Ridgeville and set the foundation for a healthy financial future. She discussed that few residents actually worked within the City and that the opportunities to generate the most revenue for the City came from land uses that had high valued property and buildings or high-wage jobs. She explained that being that North Ridgeville was a residential community and that its financial well-being was dependent on it being a very desirable place to live. She then discussed the key recommendations like preserving or acquiring land for employment uses, creating new economic development programs to support small businesses and improving underutilized commercial areas along Center Ridge Road. She stated that the housing chapter focused largely on providing choice in housing and making sure that the housing that was available was attractive and affordable to current and future residents. She discussed that much of the housing that was being produced was single family and that many were owner occupied. She added that development costs had resulted in increased costs for both owners and renters. She stated that the largest growing population of 65 and over would have an impact on how the housing market needed to evolve over the next 10 years. She then went on to explain a few key recommendations such as a comprehensive audit and update of residential zoning districts,

update subdivision regulations and develop aging in place policies.

Ms. Bongiorno discussed the amenities chapter and stated that the total developed parkland was only 3.6 acres per 1,000 residents and stated that the national average was about 10.4 and indicated that they needed create more recreational spaces. She talked about expanding the bike network through connected multi-use trails, including a community gathering space as part of the future town center and creating a park plan for the 20-acre site at Shady Drive Complex. She discussed the mobility and infrastructure chapter and creating a connected community and ensuring accessible, safe and multi-modal transportation options. She mentioned that the City had few options for active mobility and that public transportation options were highly limited and only available to the older population. She stated that expanding and improving the City's physical infrastructure would be vital to accommodate its growth. She talked about the key recommendations of being able to coordinate planning efforts related to water, sanitary sewer and stormwater utilities to ensure master plan recommendations and identifying high-risk areas that required pedestrian safety measures. She discussed collaborating with Lorain County Transit and Greater Cleveland RTA to explore the extension of transit services and to plan for additional resources to serve the growth. She explained the leadership chapter and said that City leaders needed to continue to dedicate the resources required to realize the community's vision, which meant working closely with residents. She commented that the City would need to maintain strong relationships with local and regional partners in order to implement the plan.

Ms. Hayes discussed the town center chapter and stated that it was a focus of engagement and really capitalized on a lot of the trends that they were seeing in the City. She stated that it was expected in the next five years within 15 minutes of the town center location, the number of households would increase, household incomes would increase, as would education levels. She commented that that would create opportunities for retail and restaurants due to their buying power and preferences. She stated that the town center would need to be highly competitive in experience and amenities in order to be really viable. She described some of the community feedback regarding what belonged in a town center and what the vision was for what should be there. She said that they heard that small, local retail and restaurant was preferred over large chains and that a civic gathering space was really important and that if residential were included, that it ideally would be above retail, so the ground level experience wouldn't be residential. She stated that they did include high level steps to a town center to illustrate that it was a long process and that there were a number of things that needed to happen in order for a town center vision to be realized.

Ms. Bongiorno stated that the most important chapter of all was implementation. She commented that they created a great document and went through a great process with the public but they didn't want it sitting on a shelf. She explained that the plan was a long-term policy guide that required ongoing coordination with annual work programs and budgets, capital improvement plans, development approvals and economic incentives. She stated that it was really important that they promoted awareness of the plan to the community and were monitoring and reporting and they made progress from the recommendations for the plan. She discussed requiring staff reports to reference the masterplan so that 10 years down the road it would make the audit process easier to show the why and how decisions were made. She stated that they would be happy to take any questions if there were any.

Director Lieber stated that she wanted to point out that there were 83 recommendations in the plan and that each of those recommendations had a long description and some justification and sidebar, so clearly they didn't want to spend the three hours necessary to get into that kind of granular level, but she was sure the Commission had reviewed the document ahead of the meeting and that if there was any

area that they wanted to drill down in, they could certainly go to that section and have a more detailed conversation if any member wanted to do so.

Chairman Smolik thanked them for the great presentation and commented that since he sat in on the master steering committee, he had a unique look because he was there from the beginning. He stated that he did want to give acknowledgement to the Mayor, Council and Administration because it was truly indeed a community plan. He explained that the City didn't just hire a consultant that hid in a closet and then provided the plan. He added that everything that was in there was community driven. He stated that he thought it would go a long way to help now that they had this tool that they had to use. He explained that some of the important facts just sitting through the whole process that stuck with him were that they would hear the word bedroom community, and yes, currently North Ridgeville was a bedroom community. He mentioned that they even talked about the fact that only 13% of the population worked in North Ridgeville and 16,000 people that lived in the City were going to another community to work and that was income tax dollars that's lost. He commented that there was a community to the east of the City that had a population of 32,000 and had 32,000 people that worked there. He explained that income tax was a huge thing and was how cities got stuff done. He stated that if they continued with development, they would be out of open space in ten years if nothing happened, so regarding timing, they needed to do something now. He explained that that was why it was important that they created the master plan, and that otherwise, all the white R-1 area would continue to build out. He stated that he knew a lot of the Council and the Mayor had heard about density, density and questions about why are we putting all these new subdivisions in. He stated that unfortunately, the City really couldn't do anything about it because that was how it was zoned, but now they had a plan in place that would help them with smart development. He mentioned that another thing that caught his eye was the big population boom that happened in 2000 and that the reason for that was infrastructure improvements. He discussed that the City put in a giant sanitary sewer in and it opened up all that land. He stated that they were at the next phase, which was Center Ridge Road and that it was a giant infrastructure improvement that would now be the catalyst for new development. He stated that they were at a great opportunity to control that with smart development. He commented that the other thing that caught his eye was 40% of the housing since 2000, but the most startling fact was that 40% of the housing was installed before 1969. He discussed that that meant they had hardly any in that middle age group and that it was all new or old. He went on to say that that made North Ridgeville very unique and was why there was a lot of flooding issues, because a lot of that older stock, they needed to do upgrades and that was the sort of stuff that they were currently seeing. He commented that he thought it was an excellent plan and he appreciated it. He asked if any of the Commission members had anything they wanted to say.

Member Ali stated that he thought it was awesome and loved the plan. He commented that it was long overdue. He discussed that that was why he moved his business to the City. He said that twenty years ago he bought that property and everyone thought he was crazy. He discussed that the City had been good for his business and was welcomed with arms wide open.

Council Liaison Abens stated that under implementation, specifically housing, they mentioned that they wanted a wider variety of choice from affordable to what was presently going in, and his question was how would they implement that, especially the lower income. He discussed that developers weren't interested in putting in low-income type housing because that wasn't where the money was and being a capitalist system, he was just wondering how that could be accomplished.

Director Lieber explained that housing choice was about doing more than just traditional R-1

subdivisions. She said that they had a challenge with their zoning and the charter and discussed that the zoning had so much land zoned R-1 in the charter that required any multi-family district to go to a vote of the people, although that changed in 2022, and now they could do things like mixed use developments that they couldn't do before without having that additional hurdle of going to the people. She said that apartments, townhouses, attached three-family and all of those, were ways that they could reduce housing costs. She mentioned that she was aware that there was always concern in the community of high-rise apartment buildings and small shoe boxes for people to live in, but they also knew that there were a growing number of people that didn't want to maintain large properties. She stated that they just wanted to have something for everyone in North Ridgeville and the proportion of that was really up to Council as they made zoning decisions about how to amend the zoning code or rezone property in the community. She explained that the goal was to get away from that one style of housing and that by providing multiple kinds of housing in different scenarios, whether it was single-type districts that were residential or were even mixed-use residential districts, was one of the ideas in that plan that they had where they could incorporate more traditional lots with other types of housing product in the same development, so that it still maintained that residential character but would appeal to people at different price points. She remarked that that was what they were talking about, which wasn't mandating price points, which they didn't do, it was just creating different ownership opportunities, size of lots, amenities, those ownership structures and all of those things that she thought could help provide more options and more choices in North Ridgeville.

Ms. Bongiorno stated that she thought it was really about if they were just out of college and were by themselves and then when they were buying their first home, was there an option to do all of that within North Ridgeville. She gave the example of getting an apartment, a starter home, and then needing a bigger home because they had a family, and then all the kids went away to college and they didn't want all of that yard and stuff and it was too big of a two story house and now they wanted something that was easier to maintain, so that when people moved and they wanted a different housing product, that they were able to move within their community and that was really what it was about.

Council Liaison Abens stated that he understood that they could now do mixed developments, but if someone wanted to put up condos and that type of development, it still would have to go in front of the voters and that would be an issue because as a Councilman, what he heard, especially with Planning Commission, was that the housing developers were shoehorning in all those homes in smaller and smaller lots. He stated that many of the citizens in North Ridgeville didn't like that. He discussed that there was a movement that they wanted to put in minimum sizes of one acre lots, if not five acre lots. He stated that he wasn't saying he agreed with it, but was saying that it's there.

Chairman Smolik commented that it was a perfect segue for one of the things that he thought was sort of a red flag that they might have to be cautious of. He explained that during the process, a lot of people wanted to maintain the agricultural feel of North Ridgeville along with some of the larger lots, the rural residential and that they actually came up for a land use for that. He remarked that now the hard part would be protecting that land use and that he wasn't so worried about the current Administration or Council, but perhaps down the road, they never knew because a different Council and Administration could come in and they might think differently of that even though the general populist decided that no, they thought it was a good idea for North Ridgeville. He asked how they could protect that and stated that he guessed it was legislation but legislation could only go so far.

Director Lieber stated that a master plan was a policy document and not zoning. She explained that in order to prevent development of housing subdivisions, they would need to do one of two things, either

rezone the property or change the district and what the requirements of the district were to make it more the type of development that the City would think was appropriate for that area. She commented that the master plan document should be used as a guide, so that if someone was proposing a rezoning, they would look at the rezoning against the plan or if Council was considering creating a new districts or rezoning property, that would be used as a guide. She discussed that when it came to preservation, her opinion was that preservation came primarily from the private property owners, and that the City would not be in the business of actively preserving farm land. She explained that the City was in the business of providing for economic development for infrastructure, not for setting aside, but they could support those that wished to do that, support conservation groups, support those private property owners that wished to that and they could be a connector in that case. She stated that a challenge in the community was the tension between the preservation and the development but she thought they needed to focus on what would generate tax revenues, what would support growth and development, what would support the current residents. She stated that that, as a City, needed to be their top priority.

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

Council Liaison Abens commented that concerning town center, the one plan he saw suggested that a new City Hall be part of that town center, and that he wasn't really excited about doing that. He remarked, an open civic area, absolutely, but not necessarily City Hall. He stated that he looked at it from a tax point of view and town center would be a tax generating area and he wasn't sure City Hall being plopped right in the center of it was in their best interest. He stated that it wasn't a deal breaker for him but was something that he was concerned with. He discussed that he thought there were other places that he thought City Hall should be put rather than in town center, mainly because of taxes. He said that as the Mayor would point out, they needed tax money.

Chairman Smolik stated that throughout the discussions there was also talk about a senior center at the town center and he thought through the steering committee, the Administration sort of loosened up what their total idea of what that town center was going to be and he thought that was a good thing. He commented that it was the mile high document and they weren't down at that programming stage where they were figuring it all out, but thought it was good that they were having the open dialogue. He stated that he would tend to agree with him that they wanted generating income and he was assuming it would be a tiff district, so they were going to want income generated so that waterfall tax could be used for infrastructure projects down the road. He added that if they put a City Hall there, that it would be taking away the potential of that TIF.

Council Liaison Abens commented that the town center would probably go faster than what they were anticipating. He discussed that the indicator of that was that they were getting a new bank branch, Chase Bank. He explained that Chase Bank was busy closing offices all around the region because of lack of business, but they chose North Ridgeville to put in a branch. He discussed that that indicated that their bankers were saying that this was an up-and-coming area for commercial and economic activity. He added that that was why he thought town center might occur faster than maybe they were anticipating, and that it was important that they were looking at that right now. He mentioned that he saw that part of town center would be putting in town homes and he thought that was an excellent idea but he didn't know how that went with the charter.

Director Lieber stated that that was one of the reasons for the charter change, so that mixed use zoning districts could be approved by Council and not have to go to the people. She explained that it would be one district, town center district, and within that, Council could determine what percentage of density

versus residential and other uses could be permitted. She stated that creating a concept was their first step and she appreciated the comments about City Hall, but if City Hall wasn't there it had to go somewhere and be built somewhere and with some money. She added that one idea was that with a public private partnership there could be an opportunity to spend less of the City's money and more private equity to provide facilities that they might need.

Council Liaison Abens commented that that was the reason it wasn't a deal breaker for him, for that reason.

Director Lieber stated that they were early in that conversation and there wasn't a finished product there that they were asking the Commission to vote on. She mentioned that the idea of a combination of a civic use with a restaurant, retail office, residential, was kind of a proven blend that had worked in other communities and that created day and night vibrancy, like daytime populations, nighttime populations and support for some of those restaurant retail uses that the community really seemed to want to see here. She added that they would work that out as they moved forward.

Council Liaison Abens asked that as it pertained to zoning, could they readjust what particular zoning actually was defined as, in other words, they could remove some uses from B-3 and that type of thing. He asked if they were allowed to do that.

Director Lieber stated absolutely.

Council Liaison Abens commented that they could zone out additional car washes and coffee shops.

Assistant Law Director Morgan stated that the ability to zone was one of the hallmarks of home rule and that had been established in case law for a long time. She remarked that yes, they did have those abilities.

Chairman Smolik stated that the other thing the report sort of recommended was for example, the town center, they might get down to where they started creating its own rules, like architectural guidelines, that only pertained to that district, so that way they made sure that it was being built the way they wanted it to look and might control signage a little bit better, might limit the maximum height buildings could go just within that district. He stated that it could give a little more power to the City to actually control all of how that was going to be built out.

Council Liaison Abens commented that that was where they might have a disagreement, because he would like for town center to be multi-stories.

Chairman Smolik stated that he agreed that it was going to be multi-stories but he didn't see anything above a ladder.

Vice-Chairman Schumann stated that he wanted to say that he hadn't been in town that long, only a few years, but he had seen an enormous amount of real simple changes of subtle things going on and he thought it was a really good thing to do that master plan. He asked if it was every five years that they updated that.

Director Lieber stated ten years.

Vice-Chairman Schumann stated that it was an excellent document and they had the power to make some zoning changes to match it. He commented that they couldn't make developers come in and do what they wanted them to do. He said that they had to set the table for them and that document and zoning would help them do that. He stated that the branding efforts that had happened were terrific. He added that he like them from day one and they had grown on him even more since they had been up. He discussed that since being on the Planning Commission, with the education opportunities, that he had the opportunity to attend some of those ADA workshops about five or six years ago. He stated that everyone was talking about town centers and mixed use. He stated that almost every community was talking about that now and that either they had something already zoned or they were getting ready to and it wasn't like they were reinventing the wheel or anything like that. He mentioned that developers would come if they gave them an opportunity to, but they would have their own ideas too, and there may be some tussle, but it wasn't necessarily a bad thing. He discussed that if they didn't lay the groundwork for them, they weren't going to come because they didn't want to fight over it. He said that they didn't want to fight to put up the thing they wanted to do. He stated that town center was a great idea and it obviously worked, so hopefully they could pull something like that off themselves.

Chairman Smolik stated that he thought he hit on a really good point that they needed that private public partnership because the private wouldn't be able to do it by themselves and the public couldn't do it by themselves, they needed that by-in by both parties, and that was how you got a successful project, by laying the groundwork and by setting the table.

Council Liaison Abens stated that as was pointed out to them during that training session, they had to make it easy for developers to come to North Ridgeville because they would go somewhere else where it was easier if we made it difficult. He said that that was what he liked about Ridgeville Ready because they were showing them, come on in and they would welcome them and help them where they could. He stated that Council had their work cut out for them as far as zoning issues were concerned but they had already demonstrated that they could get that through on a quick basis and not needing emergency clauses.

Member Ali stated that when you looked up occupancy permits issued, they were number one in the State. He discussed that with housing they only got so much tax dollars off that and they needed business. He stated that whatever they needed to do to attract business there, that's what they should go after.

Council Liaison Abens stated that if you looked at North Ridgeville over the last few years, it seemed to be headed in that direction. He commented that if anyone had driven by that trucking terminal, that was an awesome facility and what was even better was no tax abatement. He added that they were also considering tax abatement for a business moving in that was a foreign business and they were looking at North Ridgeville. He stated that they were headed in the right direction.

Chairman Smolik asked the Administration if they had any questions or comments.

Assistant Law Director Morgan stated that they were talking about a high-level view and granular was mentioned, and asked where did they see that document intersecting with Council when they were making their decisions or Planning Commission when they were making their decisions and how did they envision that they would use that tool.

Ms. Bongiorno stated that everyone should have their copy with them at all times, on their desk or in

their bag, so that if anything came up, they could whip it out and they would have a spot to help engage in conversation about something or make a decision about something. She added that hopefully they would be turning to it on a regular basis. She mentioned that she thought Kim and the staff with the report programs and the budgets, they should be referencing it so that it would always be in the forefront of people's minds. She explained that they wouldn't just think it was great that night and then shove it on their shelf and not think about it again for a few years. She stated that it wasn't that kind of plan and that it was always supposed to be a living working document and that they would be "working the plan". She explained that it went from being broad like the vision, to the recommendations where they really would see the rolling up of their sleeves. She discussed that every so often it was good to get those goal statements out and look at their vision to make sure so that the little things they were doing along the way were really going up into that overall larger vision.

Director Lieber stated that she though Planning Commission would be the more tactical group when it came to all of the zoning recommendations of the plan, spearheading and reviewing. She said that they just started an audit of the zoning code and that was going to be over the next month and they would be doing some focus groups and assembling a steering committee for that. She said that they were already launching some of the plan recommendations as they were going through the adoption process. She stated that when it came to reviewing zoning updates, rezoning requests, development proposals, that would be a good tool. She discussed that Council was a little bit different and that Council controlled the purse strings. She stated that how Council could use it, was that when budget season came and requests were being made, to kind of weigh the requests against how that fit into the master plan. She added that not every single project and not every culvert replacement was listed in there, but it was this infrastructure in support of existing neighborhoods or needed growth for the community and how could those requests should be weighed against the plan. She stated that that was really how she saw Council's role more, in their legislative role, in adopting code changes or rezonings or those kinds of things as well.

Ms. Bongiorno stated that they were very intentional in that document to write the recommendations with a sort of verb being action oriented so that they knew if they had done it or not. She discussed that there were some plans where there were a lot of platitudes or they said nice things and then they would question if they did that or not or weren't sure, but in that document was build this, identify this, create this program. She stated that hopefully as they went through it, it should be when they started to look at it every year or two years or three years, to be able to tell where they had made progress because of the way it was written, in a very action-oriented implication in mind.

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

None were given.

Moved by Schumann and seconded by Abens to recommend the North Ridgeville Ready Master Plan to Council.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

**Ordinance No. 2024-31**, An ordinance amending *Section 1268.02* of the North Ridgeville codified ordinances to eliminate truck terminals from the list of conditional uses in the B-3 Highway Commercial

District.

Ordinance was read.

Chairman Smolik asked Director Lieber for some background on the ordinance.

Director Lieber explained that some months ago a moratorium was introduced on truck terminals in the B-3 District. She stated that there was some discussion over the appropriateness of that kind of heavy traffic and heavy wear kind of activity in the B-3 District given that so many B-3 properties abut residential areas. She said it was felt that it might not continue to be appropriate in that District, so the moratorium was enacted to give some opportunity to review and it was her recommendation to just eliminate it from the B-3 District, as she had mentioned in the discussion of the master plan. She indicated that they were just beginning to embark upon a very comprehensive zoning audit, that would then be followed by recommendations and code updates. She explained that rather than just having that waiting around in the wings or attempting to craft some specific conditional use standards, that it felt maybe more appropriate just to eliminate it from the district while they reconsidered those standards and see if they thought it might be more appropriate in an industrial district, like the Dayton Freights of the world, those truck uses were very heavy on their local infrastructure. She added that when they thought of all the orange areas on the map, that could be a lot of trucks through the main community corridors. She said that it was her suggestion to set it aside, remove it from the B-3 and then they could tackle that more comprehensive list of uses as they navigated their way through the zoning update process.

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

None were given.

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

None were given.

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

Vice-Chairman Schumann asked if most of Center Ridge Road was B-3.

Director Lieber stated that much of it was, not all. She discussed that there were five B Districts depending on what area of Center Ridge they were at. She mentioned that B-3, maybe more of the commercial corridor was zoned B-3 than other B Districts, but a lot of those were right up against side streets and residential neighborhoods.

Vice-Chairman Schumann asked if anyone had been knocking on the door to build one of those.

Director Lieber stated not recently, although there was one that had been operating illegally for a couple years.

Council Liaison Abens asked what Taylor Parkway was zoned as.

Director Lieber stated that it was I-2.

Member Ali commented that Center Ridge, as far as side streets, what about Maddock, Case, Race with

trucks and weight, if that would affect them also.

Director Lieber stated that it would also eliminate the opportunity for new truck terminals in B-3, so wherever B-3 zoning existed. She discussed that those kind of uses would still be permitted in I Districts.

Member Ali stated that there was a lot of commercial property on Maddock that had been there for 40 or 50 years.

Director Lieber stated that it wouldn't change rights to any existing legally operating business. She went on to say that if there were a truck terminal in the B-3 and that legislation were introduced, it would continue to operate as legal nonconforming for its life.

City Engineer Eavenson asked if the definition of truck terminals, could that potentially be a single bay or were they talking about multiple bays.

Director Lieber stated that she would have to read the definition and couldn't answer that.

City Engineer Eavenson asked if Marc's had a truck bay and that she had designed Marc's with truck bays.

Director Lieber stated that that was not the main use, that was a retail use that would have accessory.

City Engineer Eavenson asked if that was an accessory use and that wasn't included in that.

Director Lieber explained that that was when the main use was a trucking facility.

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

Council Liaison Abens stated that he could name at least two places within his ward where trucks were parked, operating in R-1 areas. He asked if that was something that they could look into.

Director Lieber stated that it was.

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

None were given.

Moved by Schumann and seconded by Graupmann to recommend approval of Ordinance 2024-31 to Council.

A roll call vote was taken and the motion carried.

Yes – 4 No – 1 (Ali)

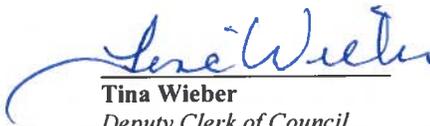
**ADJOURNMENT:**

Chairman Smolik adjourned the meeting at 8:07 PM.

**NORTH RIDGEVILLE PLANNING COMMISSION  
REGULAR MEETING – TUESDAY, MARCH 12, 2024**

**PAGE 12**

  
\_\_\_\_\_  
**James Spolik**  
*Chairman*

  
\_\_\_\_\_  
**Tina Wieber**  
*Deputy Clerk of Council*

\_\_\_\_\_  
Tuesday, April 9, 2024  
**Date Approved**