



CITY OF NORTH RIDGEVILLE

NORTH RIDGEVILLE CITY COUNCIL

Martin DeVries, President of Council

Michelle Hung, At-Large
James R. Maleski, At-Large
Holly A. Swenk, Ward 1



Dennis Boose, Ward 2
Bruce F. Abens, Ward 3/President Pro-Tem
Clifford Winkel, Ward 4

FOR IMMEDIATE RELEASE

Date: April 1, 2020
Contact: Tara L. Peet, MMC, Assistant Clerk of Council
Phone: (440) 353-1508
Facsimile: (440) 353-1528

NOTICE OF COMMITTEE MEETING

Chairman Clifford Winkel has announced a Building and Lands Committee meeting on **Monday, April 6, 2020 at 7:00 p.m.** This meeting will be held remotely from our City Council Chambers at North Ridgeville City Hall. Due to the current order of Governor DeWine, we will be live streaming this meeting from our YouTube channel. This channel can be accessed at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

You can input your comments live at the YouTube channel.

The meeting is being held to discuss the following:

T 49-2020 AN ORDINANCE AMENDING N.R.C.O. SECTION 1446.06 WRITTEN NOTICE OF REVOCATION; HEARINGS; APPEALS.

cc: All City (email only)
City Council (email only)
News media (email only)

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**NORTH RIDGEVILLE CITY COUNCIL
BUILDING AND LANDS COMMITTEE MEETING MINUTES
CITY COUNCIL CHAMBERS – 6:30 P.M.
MONDAY, NOVEMBER 4, 2019**

To Order:

Chairman Bruce Abens called the Building and Lands Committee meeting to order at 6:30 p.m.

Pledge of Allegiance:

Roll Call:

Members present: Chairman Bruce Abens, Councilman Bob Chapek and Councilwoman Michelle Hung.

Also present: President Kevin Corcoran, Safety-Service Director Jeffrey Armbruster, Councilman Dennis Boose, Councilman Martin DeVries, Assistant Clerk of Council Tara Peet, Assistant Law Director Toni Morgan, Clerk of Council Nancy Linden and Chief Building Inspector Guy Fursdon.

Action on Minutes:

Chairman Abens asked if there were any corrections to the minutes dated October 7, 2019. No discussion was offered. The minutes stand approved as submitted.

Discussion regarding T 106-2019:

Chairman Abens asked the applicant to step forward and explain his rezone request.

Rick Stickland, 7385 Race Road: stated the part of the parcel requested to be rezoned was from R-1 to B-3. He noted he purchased the parcel this past summer and there is a pole building on the property.

Councilwoman Hung asked who he purchased the property from.

Mr. Stickland stated the owners of Van's Tire. He also noted by expanding his business he will add on two more employees.

Chairman Abens asked what Mr. Stickland's intentions were with the property if it were to be rezoned.

Mr. Stickland stated he would increase his production space. He stated that aluminum repair has to be separate so there is no cross-contamination. Mr. Stickland stated the property south of the building will stay green space. He presented a photo that showed a striped area that would be turned into concrete or asphalt (see attached).

Chief Building Inspector stated if the property is rezoned to B-3, a buffer strip will need to be put in.

Mr. Stickland stated he was in agreement with the requirement and added he would make the property look nice.

Chief Building Inspector Fursdon also stated Mr. Stickland would be required to present plans to show he is compliant with Ohio Building Code.

Mr. Stickland stated he understood and was familiar.

Safety-Service Director Armbruster stated South of the Square is a great business and the City is happy to support this rezone request.

Councilman Chapek asked if there would be any hazardous chemicals on that part of the property.

Mr. Stickland stated no. They are located in the other building, per rules and regulations.

Moved by Hung and seconded by Chapek to recommend City Council adopt T 106-2019 as submitted

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Discussion regarding T 109-2019:

Chairman Abens asked Assistant Law Director Morgan for an explanation on T 109-2019.

Assistant Law Director Morgan stated the Ohio Supreme Court made a decision that will be effective that is contrary to the City's code. The City's code states a Planning Commission decision must be made within forty-five days, and the court ruling states it must be thirty days. Assistant Law Director Morgan stated this legislation puts the code in line with state law.

Chief Building Inspector Fursdon asked if the thirty day clock begins when the Planning Commission actually meets at the meeting.

Assistant Law Director Morgan stated no. It is actually once the application is ready for approval, which consists of conditions being met, City Engineer approval and compliance with all regulations.

Moved by Hung and seconded by Chapek to recommend City Council adopt T 109-2019 as submitted

A voice vote was taken and the motion carried.

Yes – 3 No – 0

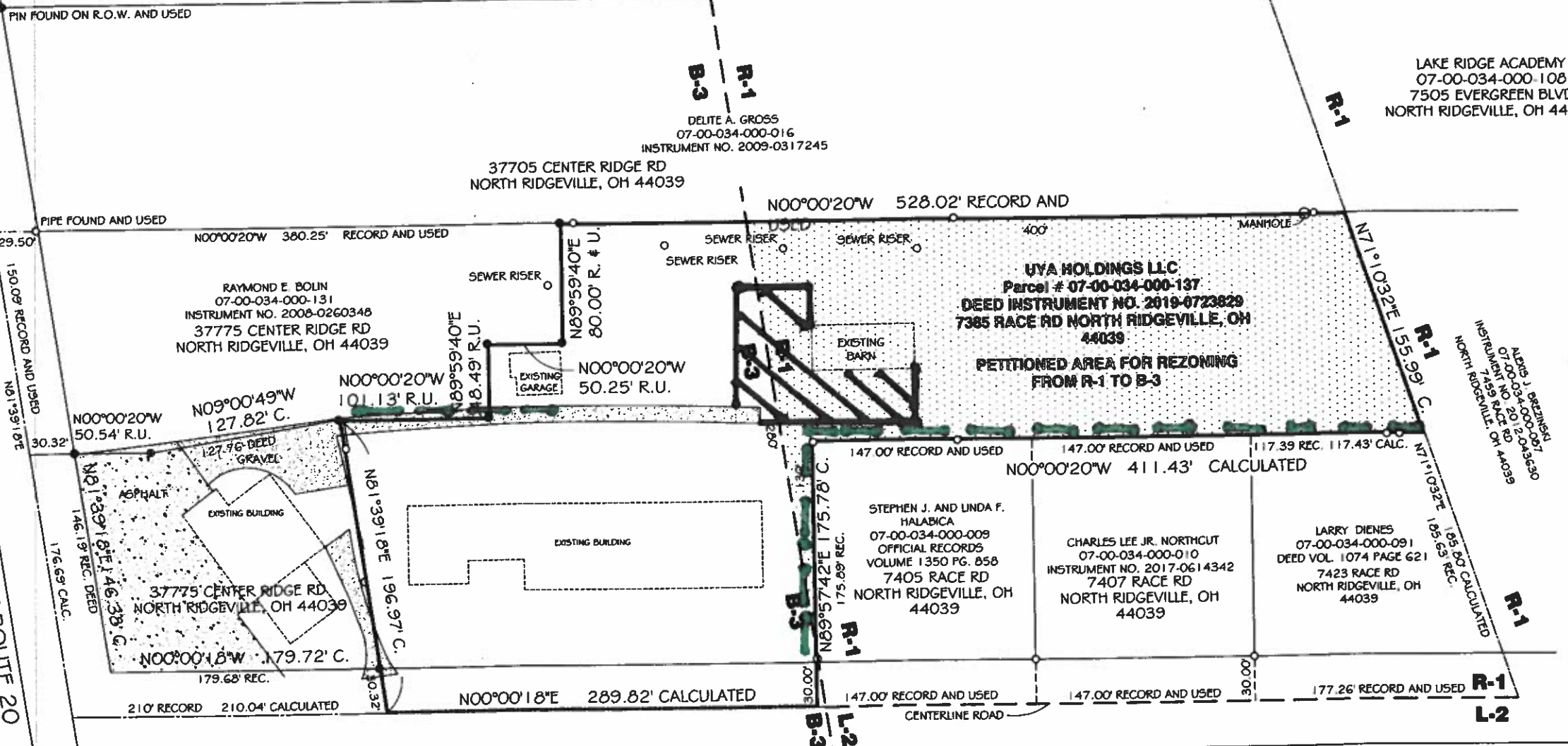
Adjournment:

The meeting was adjourned at 6:40 p.m.

Date Approved: _____

Tara L. Peet, MMC
Assistant Clerk of Council

CENTER RIDGE ROAD - (STATE ROUTE 20
RIGHT-OF-WAY)



LAKE RIDGE ACADEMY
07-00-034-000-108
7505 EVERGREEN BLVD
NORTH RIDGEVILLE, OH 44039

37705 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

RAYMOND E. BOLIN
07-00-034-000-131
INSTRUMENT NO. 2008-0260348
37775 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

UYA HOLDINGS LLC
Parcel # 07-00-034-000-137
DEED INSTRUMENT NO. 2019-0723829
7385 RACE RD NORTH RIDGEVILLE, OH
44039

PETITIONED AREA FOR REZONING
FROM R-1 TO B-3

STEPHEN J. AND LINDA F.
HALABICA
07-00-034-000-009
OFFICIAL RECORDS
VOLUME 1350 PG. 858
7405 RACE RD
NORTH RIDGEVILLE, OH
44039

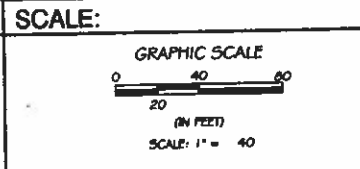
CHARLES LEE JR. NORTH CUT
07-00-034-000-010
INSTRUMENT NO. 2017-0614342
7407 RACE RD
NORTH RIDGEVILLE, OH
44039

LARRY DIENES
07-00-034-000-091
DEED VOL. 1074 PAGE 621
7423 RACE RD
NORTH RIDGEVILLE, OH
44039

Green dashes – Privacy Fencing
Brown lines – Hard Parking Surface (not to scale)



LEGEND:	
—	STATE R.O.W. MONUMENT
○	PIPE FOUND
●	REBAR FOUND AND USED
⊙	REBAR FOUND
⊕	MAG SPIKE FOUND AND USED
O. OR OBS.	OBSERVED, REC. OR R. = RECORD FROM DEED OR SURVEY PLAT
C. OR CALC.	CALCULATED
U.	USED



PETITION FOR REZONING
OF PART OF ORIGINAL RIDGEVILLE
TOWNSHIP LOT 34
CITY OF NORTH RIDGEVILLE
COUNTY OF LORAIN STATE OF OHIO

PREPARED AT THE REQUEST OF
UYA HOLDINGS LLC

BARBOSA AND ASSOCIATES LLC
5604 CASE ROAD
NORTH RIDGEVILLE, OH 44039
(440) 327 4776

9-28-2019
JOB NO: 2018-10-1-2
CHECKED BY: WB
SHEET 1 of 1



DATE: March 16, 2020
INTRODUCED BY: Mayor Corcoran
REFERRED TO: _____
TEMPORARY NO.: T 49-2020

1ST READING: _____
2ND READING: _____
3RD READING: _____
ADOPTED: _____

ORDINANCE NO.

AN ORDINANCE AMENDING N.R.C.O. SECTION 1446.06 WRITTEN NOTICE OF REVOCATION; HEARINGS; APPEALS.

WHEREAS, requirements regulating a contractor's registration provide protections for the health, safety and welfare of the citizens of North Ridgeville; and

WHEREAS, when a contractor's registration must be suspended or revoked for a violation, such suspension protects the citizens of North Ridgeville; and

WHEREAS, City Council desires to give the Chief Building Official the authority to suspend or revoke contractor registrations for a longer period of time to better protect the health, safety and welfare of the citizens of North Ridgeville; and

WHEREAS, Section 1446.06 *Written Notice of Revocation; Hearings; Appeals* currently states the following:

1446.06 Written Notice of Revocation; Hearings; Appeals.

- (a) The Chief Building Official shall notify, in writing, persons affected by a revocation of registration, and a hearing shall be held by the Chief Building Official on the same.
- (b) After a proper hearing, the Chief Building Official may revoke or suspend registration for a period of not more than six months.
- (c) Persons, firms or corporations aggrieved by the decision of the Chief Building Official may appeal, within five days, to the Board of Zoning and Building Appeals.
- (d) A hearing shall be held by the Board of Zoning and Building Appeals, and the Chief Building Official's decision shall be either affirmed or rejected. If the decision is affirmed, additional penalties may be prescribed by the Board.

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

SECTION 1. N.R.C.O. Section 1446.06 *Written Notice of Revocation; Hearings; Appeals* is hereby amended and will state the following:

1446.06 Written Notice of Revocation; Hearings; Appeals.

- (a) The Chief Building Official shall notify, in writing, persons affected by a revocation of registration, and a hearing shall be held by the Chief Building Official on the same.
- (b) After a proper hearing, the Chief Building Official may revoke or suspend registration for a period of not more than twelve months.
- (c) Upon a subsequent offense, and subject to a proper hearing, the Chief Building Official may revoke or suspend a registration for a period of up to five (5) years.
- (d) Persons, firms or corporations aggrieved by the decision of the Chief Building Official may appeal, within five days, to the Board of Zoning and Building Appeals.
- (e) A hearing shall be held by the Board of Zoning and Building Appeals, and the Chief Building Official's decision shall be either affirmed or rejected. If the decision is affirmed, additional penalties may be prescribed by the Board.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR