

Jason Jacobs, At-Large/President of Council
Georgia Awig, At-Large
Martin DeVries, At-Large
Holly A. Swenk, Ward 1
Eric Shaffer, Ward 2
Bruce F. Abens, Ward 3
Clifford Winkel, Ward 4/Pro Tem

Kevin Corcoran, Mayor



CITY COUNCIL
REGULAR COUNCIL MEETING
CITY COUNCIL CHAMBERS
AGENDA OF TUESDAY, FEBRUARY 20, 2024
7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. [City Council Public Hearing Meeting Minutes dated February 5, 2024](#)
(Council action required)
2. [City Council Meeting Minutes dated February 5, 2024](#)
(Council action required)

Note:

Planning Commission Meeting Minutes dated February 13, 2024

LOBBY

ADMINISTRATORS' REPORTS

1. Mayor
2. Engineer
3. Director of Finance
4. Other Reports

[January 2024 Water Distribution and EPA Report](#)
[January 2024 Building Division Report](#)

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

New Liquor Permit Request:

[A request from the Ohio Division of Liquor Control for a new permit request from CAPL Retail LLC at 32393 Lorain Road.](#)

(Council action required - move not to request a hearing so that this permit can be sent to the state for final disposition by March 12, 2024)

[The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of February 13, 2024:](#)

- 1. PPZ2024-0242: Liberty Elementary School, 5700 Jaycox Rd, PPN 07-00-020-113-005**
Applicant: North Ridgeville City Schools, 34620 Bainbridge Rd, North Ridgeville, OH. Proposal consists of constructing modular classrooms at Liberty Elementary School. Property zoned R-1 Residence District.
PC ACTION: by a vote of 4-0.

(Council approval is required for all plans and recommendations from Planning Commission)
- 2. PPZ2024-0244: Luai Abuasi, 35970 Center Ridge Rd, PPN 07-00-021-102-040**
Applicant: Khalil Ewais, Pioneer Engineering, 3490 West 46th St, Cleveland, OH 44102. Proposal consists of repurposing vacant auto repair shop for retail use. Property zoned B-3 Highway Commercial District.
PC ACTION: by a vote of 3-1 (Smolik).

(Council approval is required for all plans and recommendations from Planning Commission)
- 3. PPZ2024-0245: Wink Bell, Inc., 36885 Center Ridge Rd, PPN 07-00-028-103-001, -002**
Owner: Wink Bell, Inc., 5640 Broad Blvd, North Ridgeville, OH 44039. Proposal consists of an addition to existing building, parking expansion and lot consolidation. Property zoned B-5 Architectural Business District.
PC ACTION: by a vote of 4-0 with the condition that the Administration takes a look at the buffering requirements along the south property line and along the existing dwelling to the east to provide additional buffering with Evergreens and or other planting materials they deem fit.

(Council approval is required for all plans and recommendations from Planning Commission)
- 4. Ordinance No. 2024-4, An ordinance amending the zoning map of the City of North Ridgeville such that permanent parcel number 07-00-023-101-074 located at 8371 Avon Belden Road be rezoned from R-1 Residence District to I-2 Light Industrial District.**
PC ACTION: by a vote of 4-0.

(Council approval is required for all plans and recommendations from Planning Commission)

RECESS

FIRST READINGS

- [2024-26](#) AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 1444 BUILDING PERMITS AND FEES OF THE NORTH RIDGEVILLE BUILDING AND HOUSING CODE AND THE ESTABLISHMENT OF A NEW CHAPTER 1010 ENGINEERING PERMITS AND FEES IN THE STREETS, UTILITIES AND PUBLIC SERVICES CODE.
(Introduced by Mayor Corcoran)
- [2024-27](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH DUNNE MANNING REALTY LP, FOR THE PURCHASE OF REAL PROPERTY IN THE AMOUNT OF \$250,000.00 PLUS CLOSING COSTS.
(Introduced by Mayor Corcoran)
- [2024-28](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH PERSONNEL RESEARCH & DEVELOPMENT CORPORATION DBA PRADCO FOR CONDUCTING A MANAGER DEVELOPMENT PROGRAM FOR UP TO TEN (10) CITY OF NORTH RIDGEVILLE EMPLOYEES IN THE AMOUNT OF \$35,000.00, PLUS \$2,100.00 PER EACH ADDITIONAL PARTICIPANT, ALONG WITH OTHER EXPENSES PERTAINING TO THIS PROGRAM.
(Introduced by Mayor Corcoran)
- [2024-29](#) AN ORDINANCE AMENDING ORDINANCE NUMBER 6121-2023 OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024.
(Introduced by Mayor Corcoran)

SECOND READINGS

- [2024-4](#) AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT PERMANENT PARCEL NUMBER 07-00-023-101-074 LOCATED AT 8371 AVON BELDEN ROAD BE REZONED FROM R-1 RESIDENCE DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT.
(Introduced by Mayor Corcoran; First Reading on 01-02-2024; Second Reading on 0-16-2024; Planning Commission on 02-13-2024; Public Hearing on 02-20-2024)
- [2024-13](#) AN ORDINANCE AMENDING CHAPTER 1480 AND CHAPTER 660 AND REPEALING CHAPTER 1476 AND CHAPTER 650 OF THE NORTH RIDGEVILLE CODIFIED ORDINANCES TO MAKE IMPROVEMENTS AND CLARIFICATIONS TO REQUIREMENTS FOR PROPERTY MAINTENANCE.
(Introduced by Mayor Corcoran; Formerly known as T 148-2023 for First Reading on 12-18-2023; Building and Lands Committee Meeting on 1-16-2024; Report to Council on 02-05-2024)
- [2024-14](#) AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT(S) FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF CHEMICALS TO BE USED BY THE FRENCH CREEK WASTEWATER TREATMENT PLANT.
(Introduced by Mayor Corcoran; First Reading on 02-05-2024)

THIRD READINGS

- [2024-7](#) AN ORDINANCE AUTHORIZING THE MAYOR TO PURCHASE ULTRASONIC WATER METERS AND APPURTENANCES FROM BADGER METER, INC., NOT TO EXCEED \$200,000.00 FOR CALENDAR YEAR 2024.
(Introduced by Mayor Corcoran; First Reading on 01-16-2024; Second Reading on 02-05-2024)
- [2024-8](#) AN ORDINANCE TO AMEND CHAPTER 1062 CEMETERIES OF THE NORTH RIDGEVILLE CODIFIED ORDINANCES TO REVISE REGULATIONS.
(Introduced by Mayor Corcoran; First Reading on 01-16-2024; Amended on the floor on 01-16-2024; Second Reading on 02-05-2024)
- [2024-10](#) AN ORDINANCE AMENDING CHAPTER 215 LIEN PROCEDURES OF THE NORTH RIDGEVILLE ADMINISTRATION CODE.
(Introduced by Mayor Corcoran; First Reading on 01-16-2024; Second Reading on 02-05-2024)
- [2024-25](#) AN ORDINANCE VACATING ELM STREET, AN UNUSED, UNDEVELOPED STREET, BETWEEN WALLACE BLVD. AND CORNELL AVENUE AND ABUTTING FOUR PROPERTIES, ONE OF WHICH ENCROACHES INTO ELM STREET, UPON ACTION INITIATED BY CITY COUNCIL.
(Introduced by Mayor Corcoran; Formerly known as T 97-2023 for referral to Planning Commission on 09-28-2023; Building and Lands Committee Meeting on 10-16-2023; Public Hearing on 11-06-2023, Second Reading on 11-20-2023; Tabled on 12-04-2023 Until Land Survey Results Are Complete)

MEETING ANNOUNCEMENTS

1. The next Regular Council meeting will be on Monday, March 4, 2024, at 7:00 p.m. in Council Chambers.

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Visit the City Council webpage to access agenda items:
<http://www.nridgeville.org/Council.aspx>