



Planning Commission
AGENDA OF DECEMBER 12, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. [Regular meeting of October 10, 2023](#)

CORRESPONDENCE

[Ordinance No. 6108-2023](#) An ordinance imposing a moratorium on the granting of permits and on the acceptance of Planning Commission applications for truck terminals as listed in Section 1268.02 Permitted and Conditional Uses of the North Ridgeville codified ordinances for a period not to exceed 180 days from the effective date of this ordinance, in order to allow the Planning Commission and Council to consider possible changes to use regulations in the B-3 Highway Commercial District, and declaring an emergency.

Administrative Approvals & Zoning Certificates

1. [PPZ2023-0225: Greg Oliver State Farm, 38950 Center Ridge Rd](#)
Administrative approval of a Planning Commission application to expand parking lot.
2. [PPZ2023-0228: Young Explorers of North Ridgeville, 36516 Center Ridge Rd](#)
Approval of a Certificate of Zoning Compliance for change of owner of Daycare facility.
3. [PPZ2023-0232: Gradieh's A Science Centric Salon, 39043 Center Ridge Rd](#)
Approval of a Certificate of Zoning Compliance for Hair Salon.
4. [PPZ2023-0233: Ridge Barbershop, LLC, 34131 Center Ridge Rd](#)
Approval of a Certificate of Zoning Compliance for Barbershop.
5. [PPZ2023-0234: Kennedy Health and Fitness, 32672 Center Ridge Rd](#)
Approval of a Certificate of Zoning Compliance for Fitness Center.
6. [PPZ2023-0235: Bewley, LLC, 35888 Center Ridge Rd](#)
Approval of a Certificate of Zoning Compliance for Office space.

Master Plan Update

OLD BUSINESS

NEW BUSINESS

1. [Animal Clinic Northview, 36400 Center Ridge Rd, PPN 07-00-028-101-167](#)
Applicant: Brian Greenfield, TALAN, LLC, 314 Churchill-Hubbard Rd, Youngstown, OH 44505.
Proposal consists of constructing a 1,325 square foot single story addition onto Animal Clinic Northview. Property zoned B-5 Architectural Business District.
2. [Thomas Kelly, Pleasant Ave, 07-00-008-113-040, 4005, 4006, 4007 & 4008](#)
Owner: Thomas Kelly, 33256 Center Ridge Rd, North Ridgeville, OH 44039. Proposal consists of a street vacation for a portion of Pleasant Ave to allow for expanded parking for abutting business at 33290 Center Ridge Rd. Property zoned B-3 Highway Commercial District.

ADJOURNMENT

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www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg
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<http://www.nridgeville.org/PlanningCommission.aspx>