



**Planning Commission**  
**AGENDA OF FEBRUARY 13, 2024**  
**CITY HALL COUNCIL CHAMBERS**  
**7:00 PM**

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

[Regular meeting of January 9, 2024](#)

CORRESPONDENCE

**Administrative Approvals & Zoning Certificates**

1. [PPZ2024-0240: Tesla EV Charging Station, Starbucks, 32435 Cook Rd](#)  
Administrative approval of a Planning Commission application to install an electric vehicle charging station.

**Master Plan Update**

**Ohio Sunshine Laws**

OLD BUSINESS

NEW BUSINESS

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.
2. [PPZ2024-0244: Luai Abuasi, 35970 Center Ridge Rd, PPN 07-00-021-102-040](#)  
Applicant: Khalil Ewais, Pioneer Engineering, 3490 West 46<sup>th</sup> St, Cleveland, OH 44102. Proposal consists of repurposing vacant auto repair shop for retail use. Property zoned B-3 Highway Commercial District.
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.

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.

## ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:

[www.youtube.com/channel/UCThTaGFRof\\_AOvxSYAzMNYg](http://www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg)

Visit the Planning Commission webpage to access agenda items:

<http://www.nridgeville.org/PlanningCommission.aspx>