



Planning Commission
AGENDA OF FEBRUARY 14, 2023
POLICE DEPARTMENT TRAINING ROOM
7:00 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

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

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. [PPZ2023-0165: Stonecreek720 LLC, 6001 Lear Nagle Rd](#)
Approval of a Certificate of Zoning Compliance for retail sales of gift shop and vape store
2. [PPZ2023-0168: 2B Clean Auto Detailing, 32325 Cook Rd](#)
Approval of a Certificate of Zoning Compliance for auto detailing business

Master Plan Update

Ready to Listen Workshops

Work Sessions

Schedule work sessions for:

1. Planning Commission Training - budgeted in 2023
2. Sign Code - discuss draft

OLD BUSINESS

Proposed Zoning Ordinance

AN ORDINANCE REPEALING CHAPTER 1284 OFF-STREET PARKING AND LOADING REQUIREMENTS, CHAPTER 1290 COMMERCIAL AND INDUSTRIAL ACCESS DRIVES AND SECTION 1294.08 LIGHTING LAWS, AND CREATING A NEW CHAPTER 1285 PARKING, LOADING AND LIGHTING OF THE NORTH RIDGEVILLE ZONING CODE

NEW BUSINESS

1. [PPZ2023-0164: AGLR Investments, LLC, 34275 Lorain Rd, PPN 07-00-014-106-007](#)
Applicant: AGLR Investments, LLC, 36097 Westminister Ave, North Ridgeville, OH 44039. Proposal consists of splitting a 5.4556-acre parcel zoned B-3 Highway Commercial District into two parcels.

Parcel A will be 4.3848 acres and Parcel B will be 1.0708 acres. Parcel B fronting Root Road is proposed to be rezoned to R-1 Residence District.

3. [PPZ2023-0167: Dayton Freight Lines, LLC, 38686 Taylor Pkwy, PPN 07-00-047-000-118](#)
Applicant: EMH&T, Russell Henestofel, 5500 New Albany Rd, Columbus, OH 43054. Proposal consists of constructing a truck transfer terminal. Property is zoned I-3 Heavy Industrial District.

ADJOURNMENT

NOTE: PLEASE USE THE FRONT ENTRANCE TO THE POLICE DEPARTMENT.

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