



Planning Commission
CITY HALL COUNCIL CHAMBERS
AGENDA OF MAY 14, 2024
7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. [Regular meeting of April 9, 2024](#)

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. [PPZ2024-0258: Providence Square, 34173 Center Ridge Rd](#)
Administrative approval of a Planning Commission application to install an accessory storage building and dumpster enclosure.
2. [PPZ2024-0264: Harvest Ridge Church, 35600 Lorain Rd](#)
Administrative approval of an amendment application to install 30 additional parking spaces.
3. [PPZ2024-0266: VFW Post 9871, 6805 Lear Nagle Rd](#)
Administrative approval of an amendment application to install an aluminum awning over existing patio.
4. [PPZ2024-0268: Pulp Juice and Smoothie Bar, 35423 Center Ridge Rd](#)
Approval of a Certificate of Zoning Compliance for restaurant.

Other Planning Updates

1. Ridgeville Ready Master Plan
2. Active Transportation Plan
3. Zoning Code and Subdivision Regulation Diagnosis
4. Planning & Zoning Workshop

OLD BUSINESS

NEW BUSINESS

1. [PPZ2024-0257: Elite K911, 31740 Cook Rd, PPN 07-00-004-110-038](#)
Applicant: Heller Carpentry and Handyman, LLC, 227 Main St, Apt. 327, Westlake, OH 44145. Owner: Chuck Stella, 31684 Cook Rd, North Ridgeville, OH 44039. Proposal consists of constructing an addition to existing building for grooming facility. Property zoned B-3 Highway Commercial District.
2. [PPZ2024-0260: Aron A. Rus, 35782 Center Ridge Rd, PPN 07-00-021-101-068](#)
Applicant: Kevin Urig, KMU Trucking and Excavating, 4436 Center Rd, Avon, OH 44011. Proposal consists of constructing a 9,000 square foot building, parking and landscape material storage. Property zoned B-3 Highway Commercial District and R-1 Residence District.
3. [PPZ2024-0261: Aron A. Rus, 35782 Center Ridge Rd, PPN 07-00-021-101-068](#)
Applicant: Kevin Urig, KMU Trucking and Excavating, 4436 Center Rd, Avon, OH 44011. Proposal consists of rezoning the portion of the property zoned R-1 Residence District to B-3 Highway Commercial District.

ADJOURNMENT