



**Planning Commission**  
**AGENDA OF JUNE 13, 2023**  
**CITY HALL COUNCIL CHAMBERS**  
**7:00 PM**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. [Regular meeting of May 9, 2023](#)

CORRESPONDENCE

**Administrative Approvals & Zoning Certificates**

1. [PPZ2023-0191: Transcendence Health LLC, 36591 Center Ridge Rd, Suite 101](#)  
Approval of a Certificate of Zoning Compliance for Chiropractic office.
2. [PPZ2023-0170: Sagamore Companies, 38207 Center Ridge Rd](#)  
Administrative approval of a Planning Commission application to install an industrial unit employee office.

**Master Plan Update**

OLD BUSINESS

NEW BUSINESS

1. [PPZ2023-0193: Veterans Memorial Park, 7565 Avon Belden Rd, PPN 07-00-022-101-059](#)  
Proposal consists of constructing Veterans Memorial Park on land in South Central Park owned by the City of North Ridgeville. Property zoned R-1 Residence District.
2. [PPZ2023-0194: Elite K911 Dog Training, 31740 Cook Rd, PPN 07-00-004-110-038, 07-00-004-110-037](#)  
Proposal consists of constructing a 1,130 square foot addition to the rear of the existing kennel and training building in order to provide dog grooming services. Property zoned B-3 Highway Commercial District.
3. [PPZ2023-0195: Chase Bank, 34385 Center Ridge Rd, PPN 07-00-016-112-067](#)  
Proposal consists of constructing a new 3,384 square foot drive-through bank at the corner of Center Ridge Road and Pitts Boulevard. Property zoned B-3 Highway Commercial District.

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4. [PPZ2023-0196: BCubed Biggby Coffee, 35095 Center Ridge Rd, PPN 07-00-021-119-151](#)  
Proposal consists of constructing a new 361 square foot drive-through coffee shop at the corner of Center Ridge Road and Ranger Way. Property zoned B-3 Highway Commercial District.
5. **Zoning Code Update**  
[Proposed amendment of Chapter 1292 Nonconforming Uses](#)

**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>