



CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Jennifer Swallow, Vice-Chairwoman
Steve Ali, Member

James Smolik, Chairman
7307 Avon Belden Road
North Ridgeville, Ohio 44039
(440) 353-0513

Paul Graupmann, Member
Bruce F. Abens, Council Liaison

AGENDA

REGULAR MEETING – TUESDAY, SEPTEMBER 14, 2021

You may view this meeting live on our YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

ELECTION OF OFFICER:

MINUTES: Regular meeting minutes held Tuesday, July 13, 2021

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: ~~Michael Tully, Esq. (Guardian of the Estate)~~
~~6061 South Broadway, Lorain, Ohio 44053~~

OWNER: Timothy Tesmer
36068 Lorain Road, North Ridgeville, Ohio 44039

REQUEST: ~~Referral from Council for a recommendation to rezone a parcel of land from a B-3 Highway Commercial District to an R-1 Residence District~~

LOCATION: ~~36068 Lorain Road, North Ridgeville, Ohio 44039 in a B-3 District~~
~~Permanent Parcel No. 07-00-025-106-060~~

~~Temporary ordinance number assigned by Council as T-88-2021 and referred to Planning Commission during the Council meeting held 7/6/2021~~

(WITHDRAWN BY APPLICANT ON 09/09/2021)

NEXT REGULAR MEETING WILL BE HELD TUESDAY, OCTOBER 12, 2021

7307 Avon Belden Road, North Ridgeville, Ohio 44039
Phone: (440) 353-0513 Fax: (440) 353-1528 www.nridgeville.org

APPLICANT: [Stacey Dasher, Everstream Solutions, LLC](#)
[1228 Euclid Avenue #250, Cleveland, Ohio 44115](#)

OWNER: City of North Ridgeville
7307 Avon Belden Road, North Ridgeville, Ohio 44039

REQUEST: Install and maintain a 2-inch fiber conduit in the right-of-way between 32991 and 33395 Lorain Road.

LOCATION: Between 32991 and 33395 Lorain Road, in the right-of-way
Permanent Parcel No. 07-00-003-102-050

APPLICANT: [Gary Smitek, North Ridge Pointe, LLC, 36715 Avalon Court, Avon, Ohio](#)
[44011](#)

OWNER: Same

REQUEST: Approval of 39 standard lots and 41 cluster lots. Phase 6 of North Ridge Pointe Subdivision.

LOCATION: North Ridge Pointe Subdivision West Shore Parkway/Amalfi Road in an R-1 District
Permanent Parcel Nos. 07-00-029-000-442, 07-00-032-000-720,
07-00-031-000 288, & 07-00-030-000-303

APPLICANT: [Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road, North Ridgeville, Ohio](#)
[44039](#)

OWNER: Same

REQUEST: Final approval of Ridgefield Subdivision #17

LOCATION: 9112 Gatestone Road, North Ridgeville, Ohio 44039 in an R-1 District
Permanent Parcel No. 07-00-001-000-441

APPLICANT: [Rich Fredrickson, Rafter A. LTD, 42653 Oberlin-Elyria Road, Oberlin, Ohio](#)
[44074](#)

OWNER: Ohio Mills Storage, LLC, 75 N Haddonfield, NJ 08033

REQUEST: Site plan approval for self-storage

LOCATION: 34515 Mills Rd, North Ridgeville, Ohio 44039
Permanent Parcel No. 07-00-018-101-329

APPLICANT: [Robert Yost, Osibas, Ltd., 6381 Avon Belden Road, North Ridgeville, OH 44039](#)

OWNER: Same

REQUEST: Referral from Council for a recommendation to rezone a parcel of land from an R-1 Residential District to a B-3 Highway Commercial District.

LOCATION: 8540 Root Road, North Ridgeville, OH 44039 in an R-1 District
Permanent Parcel No. 07-00-014-103-327

Temporary ordinance number assigned by Council as T 104-2021 and referred to Planning Commission during the Council meeting held 9/7/2021

ADJOURNMENT:

Visit the Planning Commission website to access the agenda, along with agenda items:
www.nridgeville.org/PlanningCommission.aspx

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