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

T-11-2023 AN ORDINANCE AMENDING SECTIONS 1268.02, 1270.02, AND 1272.02 OF THE NORTH RIDGEVILLE ZONING CODE TO UPDATE USE REGULATIONS FOR CAR WASHES.
1. **PPZ2023-0164: AGLR Investments, LLC, 34275 Lorain Rd, PPN 07-00-014-106-007**
   Applicant: AGLR Investments, LLC, 36097 Westminster 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.

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Visit the Planning Commission webpage to access agenda items: http://www.nridgeville.org/PlanningCommission.aspx