



**REVISED**  
**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**

- [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 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](http://www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg)  
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