

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
TUESDAY, JANUARY 10, 2023**

**CALL TO ORDER:**

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

**ROLL CALL:**

Present were members Paul Graupmann, Steve Ali, Council Liaison Bruce Abens and Chairman James Smolik. Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Christina Eavenson, Planning Economic Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

Vice-Chairwoman Jennifer Swallow was absent.

**ELECTION OF OFFICERS:**

**Chairperson:**

Member Smolik opened the floor for nominations for Chairperson.

Member Graupmann nominated Member Smolik for the position of Chairperson.

Member Smolik asked if there were any other nominations. No further nominations were offered.

**Vice-Chairperson:**

Member Smolik opened the floor for nominations for Vice Chairperson.

Member Smolik nominated Member Swallow to the position of Vice-Chairperson.

Member Smolik asked if there were any other nominations. No further nominations were offered.

**Secretary:**

Member Smolik opened the floor for nominations for Secretary.

Member Graupmann nominated Tina Wieber to the position of Secretary. No further nominations were offered.

**Liaison to the Board of Zoning and Building Appeals:**

Member Smolik opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals.

Member Graupmann nominated Member Ali to the position of Liaison to the Board of Zoning and Building Appeals.

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Member Smolik asked if anyone else had any interest. No further discussion was offered.

**Alternate Liaison to the Board of Zoning and Building Appeals:**

Member Smolik opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals.

Member Smolik nominated Member Graupmann to the position of Liaison to the Board of Zoning and Building Appeals.

Member Smolik asked if there were any other nominations. No further nominations were offered.

Moved by Smolik and seconded by Ali to accept the nominations.

A roll call vote was taken and the motion carried electing Jim Smolik to the position of Chairman, Jennifer Swallow to the position of Vice-Chairperson, Tina Wieber to the position of Secretary, Steve Ali to the position of Liaison to the Board of Zoning and Building Appeals, and Paul Graupmann to the position of Alternate Liaison to the Board of Zoning and Building Appeals.

Yes – 4 No – 0

**MINUTES:**

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on December 13, 2022. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

**CORRESPONDENCE:**

**Administrative Approvals & Zoning Certificates**

Chairman Smolik stated that there had been correspondence shared regarding Administrative approvals and stated that Planning and Economic Development Director Lieber would discuss them.

Director Lieber stated that starting in 2023 she wanted to include any Administrative approvals of any zoning certificates or other types of projects that were eligible for Administrative approval. She stated that it was just an FYI to the Planning Commission so that they were aware of new business that would be coming to town or other small changes that had happened. She stated that it was just a matter of correspondence and no action was needed from the Planning Commission.

**Master Plan Update**

Chairman Smolik stated that the Master Steering Committee would have a meeting on January 11, 2023 at the Academic Center at 6:00 p.m. He explained that the meetings were open to the public and would be their second meeting.

**NEW BUSINESS:**

PPZ2022-0156: Lorain County Health & Dentistry, 35557 Center Ridge Rd, PPN 07-00-021-117-086, 07-00-021-117-088

Applicant: Christine Raymond, Kaczmar Architects, Inc., 1468 W. 9<sup>th</sup> St, Suite 400, Cleveland, OH 44113.  
Proposal consists of constructing a medical/dental office building. Property is zoned B-3 Highway Commercial District.

Application was read along with recommendations.

Chairman Smolik asked the applicant to state his name and address for the record and explain the proposed project.

Christine Raymond, Kaczmar Architects, 32345 Orchard Park Dr, Avon Lake, OH 44012.

Ms. Raymond stated that the project was located on the south side of Center Ridge Road, east of Route 83. She explained that there were two parcels that would be consolidated and once they were consolidated, it would be a total of one and a half acres. She added that the proposed structure on the site was approximately 7,750 square feet and would be a one story building. She mentioned that it would be a medical and dental clinic that would be owned and operated by Lorain County Health and Dentistry. She stated that they currently had clinics in Lorain, Elyria and Oberlin. She added the current project would be the first one in North Ridgeville. She discussed that the building would be located towards the north end of the site. She stated they did go before BZBA last month and they had received the variance to reduce the front yard setback from 50 feet to 25 feet. She commented that by positioning the building where they had at the northwest corner, they would have visibility from Center Ridge Road and be as far away as possible from the flood way at the south end of the site. She explained that the site included 56 parking spaces and that the fenced in trash area was located at the remote southeast corner of the site. She discussed that the main entrance to the building would be at the northeast corner of the building and there would be a secondary entrance for the staff at the south end of the building. She explained that they expected initially ten new employees with potential that the site could grow to have upwards of twelve to fifteen employees. She added that contained within the building would be six dental treatment rooms, seven medical exam rooms, two behavioral health offices and then all of the support spaces that were required for those functions. She stated that the building exterior was a one story with a flat roof structure and that most of the building would be clad in brick veneer that would have a red-brown tone. She mentioned that the windows would be aluminum with clear glass and the featured structure at the entrance at the northeast corner was a taller volume, taller height structure and would be metal panel and aluminum glass that would be surrounding that space.

Chairman Smolik asked for clarification, that it had nothing to do with any government entity of Lorain County.

Ms. Raymond stated that was correct and that it was private. She stated that Stephanie Wiersma, President of Lorain County Health and Dentistry was present.

Ms. Wiersma explained that it was a private not for profit organization and that they had County in their name but it was geographic only.

Chairman Smolik asked if when Center Ridge was widened there was a right-of-way taken and was that why the frontage was reduced which was what they got the variance for.

Chief Building Official Fursdon stated that that setback blended in with the existing buildings there because of the widening project but they favored going to the north also to stay away from the flood zone to the south.

Chairman Smolik remarked that they were in line with all of the existing buildings.

Chief Building Official Fursdon stated that was correct and was what was determined at the BZBA meeting.

Chairman Smolik asked if it was underground retention.

Ms. Raymond stated that it was and that under the parking area there would be some chambers.

Chairman Smolik commented that the east property line was pretty steep and the grading there would be pretty difficult to get a swale there. He stated that he was concerned about water from that parcel going into the adjacent parcel.

Ms. Raymond remarked that she believed the grading plan had it such that it should not go on the adjacent property. She stated that they were prohibited from going onto the adjacent property. She explained that they were containing within their site. She added that they did keep fifteen feet to the parking lot on that side.

Chairman Smolik asked if anyone from the Administration had any questions or comments.

None were given.

Chairman Smolik asked if there were any questions or comments from the public.

None were given.

Chairman Smolik asked if there were any questions or comments from the Commission.

None were given.

Moved by Graupmann and seconded by Ali to approve the application as presented.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

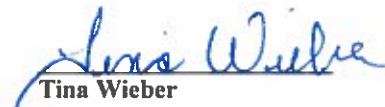
**ADJOURNMENT:**

The meeting was adjourned at 7:13 PM.

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James Smolik  
Chairman

  
Tina Wieber  
Deputy Clerk of Council

Tuesday, February 14, 2023  
Date Approved