

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
TUESDAY, DECEMBER 12, 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 Steve Ali, Paul Graupmann, Council Liaison Bruce Abens and Chairman James Smolik.

Member Paul Schumann was absent.

Also present were Chief Building Official Guy Fursdon, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Assistant Clerk of Council Fijabi Gallam.

**MINUTES:**

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on October 10, 2023. He asked if there were any corrections. Hearing no corrections, the minutes were approved. He mentioned that the November meeting was cancelled.

**CORRESPONDENCE:**

**Administrative Approvals & Zoning Certificates**

1. **PPZ2023-0225: Greg Oliver State Farm, 38950 Center Ridge Rd**  
Administrative approval of a Planning Commission application to expand parking lot.
2. **PPZ2023-0228: Young Explorers of North Ridgeville, 36516 Center Ridge Rd**  
Approval of a Certificate of Zoning Compliance for change of owner of Daycare facility.
3. **PPZ2023-0232: Gradieh's A Science Centric Salon, 39043 Center Ridge Rd**  
Approval of a Certificate of Zoning Compliance for Hair Salon.
4. **PPZ2023-0233: Ridge Barbershop, LLC, 34131 Center Ridge Rd**  
Approval of a Certificate of Zoning Compliance for Barbershop.
5. **PPZ2023-0234: Kennedy Health and Fitness, 32672 Center Ridge Rd**  
Approval of a Certificate of Zoning Compliance for Fitness Center.
6. **PPZ2023-0235: Bewley, LLC, 35888 Center Ridge Rd**  
Approval of a Certificate of Zoning Compliance for Office space.

Chairman Smolik stated that the Commission had been provided with the six Administrative Approvals and that if anyone had any questions or comments regarding those, they could reach out to the City's Administration.

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**Ordinance No. 6108-2023** An ordinance imposing a moratorium on the granting of permits and on the acceptance of Planning Commission applications for truck terminals as listed in Section 1268.02 Permitted and Conditional Uses of the North Ridgeville codified ordinances for a period not to exceed 180 days from the effective date of this ordinance, in order to allow the Planning Commission and Council to consider possible changes to use regulations in the B-3 Highway Commercial District, and declaring an emergency.

Chairman Smolik stated that the Commission had also received Ordinance No. 6108-2023 in regards to truck terminals and a moratorium on them. He stated that if anyone had any questions or comments, to please reach out to the Administration.

**Master Plan Update**

Chairman Smolik stated that the Master Plan was moving along and would probably be kicked over to the Commission's responsibility in the near future. He explained that one of the goals of the Master Plan was to ensure an efficient and intentional use of land. He added that some of the principals were a strong town center, attractive gateways and well-designed commercial corridors, expansion of employment areas, strong neighborhoods, parks, open spaces, recreational facilities accessible to all and responsible expansion and management of infrastructure. He stated that they also provided the town center a mile-high view, and that looked like a mixed use of commercial and residential, a community center with a food hall and flex space, a civic plaza and some general landscaping along with other municipal structures possibly, like a City Hall and or a Senior Center. He discussed that also presented was the tentative zoning document, which showed some of the rezoning that might be needed for the Master Plan.

**NEW BUSINESS:**

1. **Animal Clinic Northview, 36400 Center Ridge Rd, PPN 07-00-028-101-167**  
Applicant: Brian Greenfield, TALAN, LLC, 314 Churchill-Hubbard Rd, Youngstown, OH 44505.  
Proposal consists of constructing a 1,325 square foot single story addition onto Animal Clinic Northview. Property zoned B-5 Architectural Business District.

Application was read.

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

**Brian Greenfield, 36400 Center Ridge Rd, North Ridgeville, OH 44039.**

Mr. Greenfield stated that the purpose of the project was because upon completion of their last project a few years prior, they found that during peak hours their exam rooms were still getting a little jammed up and they preferred not to have too many people in the waiting room. He commented that especially during emergency periods, they would rather get them to exam rooms. He stated that it would be an addition of eight exam rooms on the southeast corner of the building that wouldn't really change their parking at all. He explained that there would be a minor curb expansion but wouldn't be much of a change to the footprint of the existing property. He said that it would be something that would help them move people in and out a little faster.

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

None were given.

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

Director Lieber explained that it was a relatively small addition that would take up space that was primarily landscaping and would match the building and architecture. She stated that it wouldn't result in a demand for more parking than what currently existed. She commented that it seemed like a good project and was zoning compliant. She indicated that they said that the plants would match and that they would try to save and relocate some of the plants. She mentioned that if that should deviate, she would request that they come back and seek Administrative approval for the landscape plan, if it were anything other than matching the existing materials.

City Engineer Eavenson stated that they had discussed at the pre-hearing meeting the possibility of reviewing the stormwater management with the addition of the impervious area with their design engineer to also include the improvements that were made with the last renovation and the as-built condition of the outlet structure and the basin itself. She commented that she didn't know if they had had an opportunity to do that but they had discussed it.

Mr. Greenfield stated that he had his architect there as well, John Copich.

John Copich, 314 Churchhill-Hubbard Rd, Youngstown, OH 44505.

Mr. Copich stated that his firm was acting as the architectural firm for the project. He explained that they were in contact with Bramhall Engineering in regards to that. He stated that preliminarily, one of the engineers did state that the retention basins were of adequate size but if they needed them to get the paperwork together for them, they would submit that to her for approval.

City Engineer Eavenson asked Chairman Smolik if they would make that a conditional approval of reworking the stormwater calculations to ensure that they had enough volume with the addition of the new renovation.

Chairman Smolik said, yes. He asked if there were any other questions or comments from the Administration.

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 Ali and seconded by Graupmann to approve the application with the condition that all improvements meet the stormwater ordinance within the City of North Ridgeville.

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A roll call vote was taken and the motion carried.

Yes – 4 No – 0

**2. Thomas Kelly, Pleasant Ave, 07-00-008-113-040, 4005, 4006, 4007 & 4008**

Owner: Thomas Kelly, 33256 Center Ridge Rd, North Ridgeville, OH 44039. Proposal consists of a street vacation for a portion of Pleasant Ave to allow for expanded parking for abutting business at 33290 Center Ridge Rd. Property zoned B-3 Highway Commercial District.

Application was read.

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

Tom Kelly, 33256 Center Ridge Rd, North Ridgeville, OH 44039.

Mr. Kelly explained that he had the autobody shop next door for many years and that the bar he didn't own until recently but was always somewhat of an eyesore to him. He stated that it became available after he finished his addition and he purchased it. He discussed that at that time, next to it, there were a lot of woods and trees that divided the bar and the house and he felt that he needed more parking after he renovated the facility. He stated that he ended up buying the house next door, which gave him another 300 feet of frontage and then he had a tree service remove all of the trees and he cleaned it up. He commented that once he cleaned it up really nice and took a look at it, he realized that there was a paper street going through there. He stated that he talked to someone from the City and they talked about vacating it. He explained that he had done that before with his property in the back and that was what he was currently trying to accomplish as well. He stated that he wanted to be able to have continuous parking with asphalt but he really couldn't do that with the road going through there.

Chairman Smolik stated that there was a water line that went through there and there was an easement established on it. He asked Mr. Kelly, as the property owner, if he was aware of that if there were any future plans for putting a building on that.

Mr. Kelly stated no, that there would be no building.

Chairman Smolik asked the Administration if there were any plans for that street to go through because there were lots that were on the back side of that and if those lots would just come off of Elyria Street and come back on to Broad.

Director Lieber stated that that was correct.

Chairman Smolik asked if there was a sanitary sewer running through there and if there was, would the sanitary have to come from Center Ridge or could it come from Broad.

City Engineer Eavenson stated that regarding the sanitary sewer services for the residential area behind Mr. Kelly's property from the north, that the only utility going through the area in question was the water line. She mentioned that they had already discussed the integrity of the existing water line and had several conversations with the water foreman. She explained that the water easement was not in place but that they had already discussed it with Mr. Kelly as conditional approval to ensure that a water line easement

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was provided. She stated that she did owe Mr. Kelly a template that she knew they had talked about earlier.

Mr. Kelly stated that the easement was fine. He commented that he knew the sanitary sewer was on the other side of Center Ridge Road and that it actually stopped on the house that he bought. He stated that that house was the last one where they actually put the tap, where they went under the road, the tap was there for the house. He mentioned that if they were looking for sanitary for that, there was an easement going north and south and east and west. He remarked that it could easily go in either direction to tie in because all of the sanitary was running north and south, so it was accessible everywhere. He stated either Broad Street or McKinley but he didn't think that would be a problem.

Chairman Smolik stated that he just wanted to make sure that they didn't need a sanitary sewer easement down the road. He commented that it appeared that there were a bunch of possibilities to service that area with sanitary in the future.

City Engineer Eavenson stated that there was.

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

None were given.

Chairman Smolik asked if there were further questions or comments from the Administration.

Director Lieber stated that consideration of approval of the vacation was not approval of the use of the property, so the applicant would have to make application to the City for any parking lot or site improvements that would be reviewed by the Commission.

Moved by Graupmann and seconded by Ali to approve the petition for the Pleasant Avenue street vacation with the condition to add the water line easement within the vacation.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

**2024 Commission Meeting Calendar**

Moved by Graupmann and seconded by Ali to approve the 2024 Commission Meeting Calendar.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

Chairman Smolik stated that the Planning Commission had a special meeting at 5:00 p.m. in Council Chambers on Thursday, December 14, 2023. He discussed that there would be training following the meeting and would be held at the police station training room on the second floor.

**ADJOURNMENT:**

Moved by Ali and seconded by Graupmann to adjourn the meeting.

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A roll call vote was taken and the motion carried.

Yes – 4 No – 0

The meeting was adjourned at 7:15 PM.

  
**James Smelik**  
Chairman

  
**Tina Wieber**  
Deputy Clerk of Council

Tuesday, January 9, 2024  
**Date Approved**