



## **City of Ashtabula**

Ashtabula City Council Public Hearing  
Monday, July 15, 2024 at 6:00 PM  
Council Chambers  
4230 Lake Avenue

### Agenda

- 1. Opening of Public Hearing**
  - a. Call to Order
  - b. Roll Call
  - c. Sunshine Law Certification
- 2. Purpose of Public Hearing**
  - a. Public Hearing Notice
  - b. **ORDINANCE 2024-81**  
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EIGHTH AMENDMENT TO THE JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT WITH ASHTABULA TOWNSHIP, OHIO
- 3. Welcome and Acknowledgement of Visitors**
- 4. Discussion**
- 5. Questions/Comments**
- 6. Closing Remarks**
- 7. Adjournment**



CITY OF ASHTABULA  
OFFICE OF THE CITY COUNCIL

4250 Lake Avenue  
Ashtabula, Ohio 44004

Office: (440) 992-7119  
Fax: (440) 998-4457  
Email: [clerkofcouncil@cityofashtabula.com](mailto:clerkofcouncil@cityofashtabula.com)  
Website: [www.cityofashtabula.com](http://www.cityofashtabula.com)  
Facebook: [www.facebook.com/COAOhio](http://www.facebook.com/COAOhio)

JOHNS. ROSKOVICS  
PRESIDENT

RUSSELL L. SIMEONE  
Vice President

KYMA. FOGLIO  
Ward 1 Councilor

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Ward 2 Councilor

ROLESIA R. HOLMAN  
Ward 3 Councilor

JODIA. MILLS  
Ward 4 Councilor

JANE E. DIGIACOMO  
Ward 5 Councilor

ASHLEY M. BELL  
Clerk of Council

**PUBLIC HEARING NOTICE**

Notice is hereby given that the Ashtabula City Council will hold a **PUBLIC HEARING** on **MONDAY, July 15, 2024, at 6:00 P.M.**, in Council Chambers located on at 4230 Lake Avenue, Ashtabula, Ohio, 44004, in accordance with Ohio Revised Code Section 715.72 titled, "Alternative procedures and requirements for creating joint economic development district" to allow for public comments and recommendations regarding the following contract and district:

**8TH AMENDMENT TO THE JOINT ECONOMIC DEVELOPMENT DISTRICT  
(J.E.D.D.) CONTRACT BETWEEN THE CITY OF ASHTABULA AND  
ASHTABULA TOWNSHIP  
Parcel Nos. 03-013-00-019-00 & 03-013-00-018-00**

All pertinent documents shall be available for public inspection in the City of Ashtabula, office of the Clerk of Council.

**Ashley M. Bell, Clerk of Council**

Emailed to: Council, Administration, and Department Heads & Admin. Staff:  
Emailed to: Media & 'Community Matters' Email Distribution Roster:  
Placed on: Municipal Building Bulletin Board:  
Star Beacon Legals: **PLEASE PUBLISH:**

Accommodations – Any person requiring an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in this meeting may contact the Clerk of Council no later than forty-eight hours prior to the meeting.

Emailed to: Council, Administration, and Department Heads & Admin Staff: **June 12, 2024**

Placed On Municipal Building Bulletin Board: **June 12, 2024**

Star Beacon Legals: **June 5, 2024**

MISSION STATEMENT  
TO PROVIDE SERVICES AND PARTNER WITH OUR CITIZENS, BUSINESSES AND NEIGHBORS TO ENHANCE THE QUALITY OF LIFE  
FOR ALL WHO LIVE IN AND VISIT ASHTABULA

**ORDINANCE NO. 2024 - 81**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EIGHTH AMENDMENT TO THE JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT WITH ASHTABULA TOWNSHIP, OHIO**

**WHEREAS**, the daily operations of the City of Ashtabula and the City Manager's Department require the enactment of this legislation; and,

**WHEREAS**, the City of Ashtabula and the Township of Ashtabula have received petitions from the property owners and businesses in a portion of Ashtabula Township, Ohio, asking to join the existing Joint Economic Development District (JEDD); and

**WHEREAS**, the City Council held a public hearing that allowed for public comment and recommendations concerning the contract and district on July 15, 2024, preceded by at least thirty days' public notice of the time and place of the public hearing in a newspaper of general circulation in the City; and,

**WHEREAS**, all of the following documents have been available for public inspection in the office of the Clerk of Council: A copy of the proposed amendment to the contract; a description of the area or areas to be included in the district, including a map in sufficient detail to denote the specific boundaries of the area or areas and to indicate any zoning restrictions applicable to the area or areas; and the economic development plan for the district;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Ashtabula, Ohio:

**SECTION 1.** That the City Manager be, and he is hereby, authorized to enter into the Eighth Amendment to the Joint Economic Development District Contract with Ashtabula Township, Ohio, in form and content substantially similar to the document attached hereto as Exhibit A.

**SECTION 2.** It is hereby found and determined that all formal actions of this Council concerning and related to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its Committees that resulted in such formal action were in meetings open to the public in compliance with the requirements of Section 10 of the Municipal Charter of the City of Ashtabula, Ohio, and of R. C. Section 121.22.

**SECTION 3.** For the reasons stated in the preamble, this ordinance, if approved by the votes of five (5) or more members of Council, shall take effect immediately, otherwise 30 days thereafter.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
**John S. Roskovics**  
**President of Council**

**Vote:**

	Yea	Nay
Roskovics:	___	___
Simeone:	___	___
Foglio:	___	___
Guerrero:	___	___
Holman:	___	___
Mills:	___	___
DiGiacomo:	___	___

ATTEST: \_\_\_\_\_  
**Ashley M. Bell**  
**Clerk of Council**

APPROVED: \_\_\_\_\_  
**James M. Timonere**  
**City Manager**

*Approved as to form and correctness this \_\_\_\_\_ day of \_\_\_\_\_, 2024.*

\_\_\_\_\_  
*Cecilia M. Cooper, Esq.*  
*Ashtabula City Solicitor*

**AMENDMENT TO JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT  
BETWEEN  
THE CITY OF ASHTABULA AND ASHTABULA TOWNSHIP**

This Eighth Amendment to the City of Ashtabula and Ashtabula Township Joint Economic Development District Contract (the “Contract”) is hereby entered into by and between the City of Ashtabula and Ashtabula Township, both of Ashtabula County, Ohio, in accordance with the terms and provisions set forth herein.

1. Donald E. Andrus and Edward C. Andrus, the owners of the lands described in attached “Exhibit A,” and the proposed business owners, Cardinal Reality, LLC, have petitioned to include said property in the existing Joint Economic Development District (JEDD) created by the Contract. There are currently no business owners in said area; however, the Petitioners intend to operate a business at said location.

2. The territory sought to be added meets the criteria set forth in Revised Code Section 715.72(E)(1). The foregoing petitioners constitute more than half of the owners and business operators in the area sought to be added.

3. All necessary notices have been published, public hearings held, and legislation passed in order to permit the amendment of the aforesaid JEDD to include said additional territory, as set forth in R.C. Section 715.72(I).

4. Accordingly, “Section 4 – Territory of the District” of the Contract is hereby amended to include the properties described in attached “Exhibit A”. Said property is and shall hereafter be subject to all terms, conditions, requirements, benefits, and obligations set forth in the Contract.

5. All other terms and conditions of the Contract shall remain in effect and unchanged hereby.

6. This Amendment shall be effective as of the effective date of the last legislation passed by the parties approving same.

IN WITNESS WHEREOF, the JEDD Parties have caused this Amendment to be duly signed in their respective names by their duly authorized officers as of the date(s) appearing below.

Date: \_\_\_\_\_

James M. Timonere  
Ashtabula City Manager

(Executing pursuant to Ordinance No. 2024-\_\_\_\_\_ )

STATE OF OHIO            )  
  ) ss:  
ASHTABULA COUNTY    )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, a Notary Public in and for said County and State, personally appeared James M. Timonere, City Manager of the City of Ashtabula, Ohio, who acknowledged that with due authorization and as such officer on behalf of the City, he did sign the Fifth Amendment to the City of Ashtabula and Ashtabula Township Joint Economic Development District Contract Between City of Ashtabula and Ashtabula Township on behalf of the City and who acknowledged that the same is his voluntary act and deed, individually as said officer and the voluntary and corporate act and deed of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.  
(seal)

\_\_\_\_\_  
NOTARY PUBLIC

Date: \_\_\_\_\_  
Bambi Paulchel  
Ashtabula Township Trustee

Date: \_\_\_\_\_  
Joseph J. Pete  
Ashtabula Township Trustee

Date: \_\_\_\_\_  
Stephen J. McClure  
Ashtabula Township Trustee

STATE OF OHIO            )  
  ) ss:  
ASHTABULA COUNTY    )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, a Notary Public in and for said County and State, personally appeared Bambi Paulchel, Joseph J. Pete, and Stephen J. McClure, Trustees of the Township of Ashtabula, who each acknowledged that with due authorization and as such officers on behalf of the Township, they did sign the Fifth Amendment to the City of Ashtabula and Ashtabula Township Joint Economic Development District Contract Between City of Ashtabula and Ashtabula Township on behalf of the Township and who acknowledged that the same is their voluntary act and deed, individually as said officers and the voluntary and corporate act and deed of the Township.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.  
(seal)

\_\_\_\_\_  
NOTARY PUBLIC

Approved as to legal form and correctness this \_\_\_\_\_ day of \_\_\_\_\_, 2024:

\_\_\_\_\_  
Cecilia M. Cooper  
Ashtabula City Solicitor

CERTIFICATION

The undersigned Finance Director of the City of Ashtabula, hereby certifies that the monies required to meet the obligations of the City during the year 2024 under the Contract have been lawfully appropriated by the City for such purposes and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances.

Dated: \_\_\_\_\_  
\_\_\_\_\_  
Marie Yvrose Augustin  
Ashtabula City Finance Director

Approved as to legal form and correctness this \_\_\_\_\_ day of \_\_\_\_\_, 2024:

\_\_\_\_\_  
Colleen M. O'Toole, Esq.  
Ashtabula County Prosecutor

FISCAL OFFICER'S CERTIFICATE

The undersigned, Fiscal Officer of Ashtabula Township Board of Trustees, hereby certifies that the monies required to meet the obligations of the Township during the year 20\_\_\_\_\_ under the Contract have been lawfully appropriated by the Township for such purposes and are in the treasury of the Township or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This certificate is given in compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Dated: \_\_\_\_\_, 2024  
\_\_\_\_\_  
Robert S. Dille  
Ashtabula Township Fiscal Officer

# Exhibit A

Donald & Edward Andrus / Cardinal Realty, LLC

JEDD PETITION & CONSENT LETTER  
SITE MAP  
LEGAL DESCRIPTION

**PETITION TO AMEND JOINT ECONOMIC DEVELOPMENT  
AGREEMENT BETWEEN THE CITY OF ASHTABULA AND  
ASHTABULA TOWNSHIP IN ORDER TO ADD ADDITIONAL  
TERRITORY TO THE JOINT ECONOMIC DEVELOPMENT DISTRICT**

The undersigned, constituting a majority of owners of property and a majority of businesses within the area described in attached Exhibit A, do hereby petition the City of Ashtabula and the Township of Ashtabula to amend the Joint Economic Development Agreement executed March 20<sup>th</sup>, 2013, in order to add additional territory to the District so that Petitioners can obtain an extension of waste water treatment services and any other available services to said proposed District.

A description and map of the area sought to be included in the District are attached as Exhibit A and Exhibit B, respectively. The permanent parcel number(s) of the property sought to be included is/are: 03-013-00-019-00 AND 03-013-00-018-00

Petitioners state that the territory sought to be added meets the criteria set forth in Revised Code Section 715.73.

The documents described in division B of Section 715.761 of the Revised Code shall, with the filing of this Petition, be available for inspection in the office of the Clerk of the Ashtabula City Council and in the office of the Chief Fiscal officer of Ashtabula Township.

OWNER(S) OF PROPERTY:

\_\_\_\_\_  
Business Name

By: \_\_\_\_\_  
Officer or Agent Signature

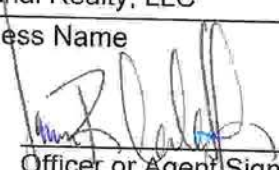
\_\_\_\_\_  
Printed Name

Date: \_\_\_\_\_

OWNER(S) OF BUSINESSES:

\_\_\_\_\_  
Cardinal Realty, LLC

\_\_\_\_\_  
Business Name

By:   
\_\_\_\_\_  
Officer or Agent Signature

\_\_\_\_\_  
James R. Sabatine Jr.  
Printed Name

Date: May 9, 2024

Receipt acknowledged:

\_\_\_\_\_  
James M. Timonere  
Ashtabula City Manager

\_\_\_\_\_  
Date

**CARDINAL REALTY LLC**  
**1305 Boardman Canfield Road, Unit #8**  
**Boardman ,OH 44512**

April 5, 2024

Donald E. Andrus  
Edward C. Andrus

RE: 3100& 3124 N Ridge Road, Ashtabula, Ohio; Permanent Parcel Numbers #03-013-00-019-00 & 03-013-00-018-00 (the "Property")

Dear Donald and Edward:

Pursuant to Section 6.3 of the Real Estate Purchase Agreement dated February 19, 2024 between you, as Seller, and Cardinal Realty LLC, as Buyer, "Seller shall, at no cost or expense to Seller, reasonably cooperate with Buyer's governmental approval process, rezoning efforts, if applicable, and obtaining Buyer's Permits, including, but not limited to, signing as a co-applicant on any applications regarding the same."

This letter confirms that you, as the owner of the captioned Property, agree to sign as a co-applicant the following petitions, applications, requests and the like with respect to the Property to the City of Ashtabula, Ashtabula Township and /or County of Ashtabula, including, without limitation, a petition to seek to join the JEDD, to file any necessary subdivision, land development, and conditional use application as for purposes of developing and constructing a commercial retail building on Property.

Please acknowledge your consent to the foregoing by signing the counterpart below and returning a signed copy to the undersigned. Any questions, please contact the undersigned. Thank you for your prompt attention to this matter.

Very truly yours,

Cardinal Realty LLC

By: 

James R. Sabatine, Jr. member

ACCEPTED AND AGREED TO:

04/05/2024

Donald E. Andrus

Donald E. Andrus

Edward C. Andrus 04-06-2024

Edward C. Andrus

Chicago Title Insurance Company

Commitment Number: 005536GE

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

Parcel 2, 18.3789 Acres PP# 03-013-00-018-00

Situated in the Township 13 North, Range 3 West of the Connecticut Western Reserve, Original Township of Ashtabula, County of Ashtabula, and State of Ohio, and known as being part of Lot 10 in Tract 2, Erie Tract of said township and further bounded and described as follows:

Beginning at a 5/8" capped "Sharp" rebar found at the northwest corner of lands conveyed to Aldi, Inc., by Volume 67, Page 3552 (03-013-00-018-01) of Ashtabula County General Index, said point being on the south line of North Ridge Road (A.K.A. U.S. Route 20, 76' R/W) and being South 59 degrees 18' 19" West, 398.28 feet from a 5/8" pin found at the intersection of the south line of said Route 20 and the east line of said Lot 10, Tract 2, Erie Tract (said point is South 0 degrees 00' 00" West 38.37 feet from the northeast corner of said Lot 10) and also being North 59 degrees 18' 19" East, 763.23 feet from the intersection of said Route 20 south line and the east line of Vineland Street, 50' R/W;  
thence South 0 degrees 00' 00" East, along the west line of said Aldi, Inc., a distance of 357.53 feet to a 5/8" capped "Westfall" pin found at the southwest corner thereof;  
thence North 90 degrees 00' 00" East, along the south line of said Aldi, Inc., and passing over a 5/8" capped "Westfall" pin found at 239.56 feet, a distance of 240.00 feet to a point on the west line of subplot 23 of Suburban Gardens Allotment as recorded in Volume 7, Page 8 & 9 of Ashtabula County Record of Plats.  
thence South 0 degrees 0' 00" East, along the west line of sublots 23 through 32 of said Suburban Gardens and along the west lines of sublots 9, 8, 7, and 6 of Metcalfe's Subdivision of Lot Nos. 84, 85, 86, & 88 in Suburban Gardens Subdivision as recorded in Volume 11, Page 50 of Ashtabula Record of Plats and along the west line of sublots 14 through 21 of Maple Lane Allotment as recorded in Volume 11, Page 24 of the Ashtabula County Record of Plats and along the west line of sublots 16, 15, and 13 of Breedlove Subdivision as recorded in Volume 12, Page 64 of Ashtabula County record of Deeds, a distance of 2487.46 feet to a 5/8" pin found inside a 1" pipe at the northeast corner of lands conveyed to D. Amicone by Volume 74, Page 9916 (03-013-00-105-00) of Ashtabula County General Index;  
thence South 89 degrees 54' 04" West, along the north line of said Amicone, a distance of 302.30 feet to a 5/8" iron pin found at the southeast corner of Parcel 1 of lands conveyed to Roulette Family Trust by Volume 115, Page 7191 of Ashtabula County General Index;  
thence North 0 degrees 20' 27" West, along said Parcel 2 east line, a distance of 2455.71 feet to a 5/8" capped rebar set at an angle point;  
thence North 4 degrees 26' 41" West, continuing along the east line of said Parcel 2, a distance of 330.00 feet to a 5/8" capped rebar set on the south line of said U.S. Route 20;  
thence North 59 degrees 18' 19" East, Along the south line of said Route 20, a distance of 119.18 feet to the point of beginning and containing 18.3789 acres of land as surveyed in March, 2011 by Clifford H. McGuire, Professional Surveyor No. 7770.  
The intent of this description is to more definitively describe lands conveyed to Roulette Family Trust by deed 115-7191, Parcel 2 (P.P.N. 03-013-00-018-00). Basis of bearing was oriented to that of said deed of record Parcel 2 east line. All corners set were 5/8" x 30" rebar capped with I.D. cap marked "C. H. McGuire, P.S. 7770".

AND

Parcel 1, 18.3439 Acres PP# 03-013-00-019-00

Situated in the Township 13 North, Range 3 West of the Connecticut Western Reserve, Original Township of Ashtabula, County of Ashtabula, and State of Ohio, and being known as being part of Lot 10 in Tract 2, Erie Tract of said township and further bounded and described as follows:

Beginning at a point on the centerline of North Ridge Road, (A.K.A. U.S. Route 20, 76' R/W) at the northeast corner of lands conveyed to Morgan's Restaurants of Ohio, Inc., by Volume 105, Page 6079 (03-013-00-019-01) of Ashtabula County General Index, said point being South 59 degrees 18' 19" West, 470.33 feet from the northeast corner of said Lot 10, Tract 2, Erie Tract (said point North 0 degrees 00' 00" West 38.37 feet from a 5/8" iron pin found on the intersection of the south line of said U.S. Route 20 and the east line of said Lot 10) and also being North 59 degrees 18' 19" east, 608.14 feet to a point;  
thence North 59 degrees 18' 19" East, along the centerline of said U.S. Route 20, a distance of 68.73 feet to a point;

ALTA Commitment  
Exhibit A

(005536GE.PFD\005536GE\11)

**EXHIBIT A**  
(Continued)

Commitment Number: 005536GE

thence South 4 degrees 26' 41" East, along the west line of Parcel 2 as conveyed to Roulette Family Trust by Volume 115, Page 7190 of Ashtabula County General Index and passing over a 5/8" capped rebar set at 36.79 feet, a distance of 366.79 feet to a 5/8" capped rebar set at an angle point;

thence South 0 degrees 20' 27" East, along said west line of Parcel 2, a distance of 2455.71 feet to a 5/8" iron pin found on the north line of lands conveyed to D. Amicone by Volume 74, Page 9916 (03-013-00-015-00) of Ashtabula County General Index;

thence South 0 degrees 20' 27" East, along said west line of Parcel 2, a distance of 2455.71 feet to a 5/8" iron pin found on the north line of lands conveyed to D. Amicone, by Volume 74, Page 9916 (03-13-00-015-00) of Ashtabula County General Index

thence South 89 degrees 54' 04" West, along the north line of said D. Amicone, a distance of 326.69 feet to a 5/8" a distance of 326.69 feet to a 5/8" capped "Westfall" pin found at the southeast corner of lands conveyed to R. Amicone by Volume 302-1909 (03-013-00-021-01) of Ashtabula County General Index;

thence North 0 degrees 11' 56" West, along the east line of said R. Amicone and along the east lines of the following fifteen (15) land title holders and their respective deed and parcel numbers:

1. F. Verdi and E. Sipan, 434-1208, 03-046-00-020-00
2. E. & L. Newhold, 115-5721, 03-046-00-018-00 and 03-046-00-019-00
3. R. Ulshafer, 428-1202, 03-046-00-017-00
4. B. Harper, 91-4292, 03-046-00-016-00
5. C. Bibler, 62-6226, 03-046-00-015-00
6. D. & L. Leavory, 438-0333, 03-046-00-014-00
7. G. Dietz, 219-1091, 03-046-00-013-00
8. P. Billings and J. Stokes, 436-619, 03-046-00-012-00
9. T. & K. Dubham, 464-2488, 03-046-00-011-00
10. L. & D. Leonard, 47-4443, 03-046-00-010-00 and 03-046-00-009-00
11. M. Getoe, 238-1185, 03-046-00-008-00
12. B. & R. Forbes, 443-2050, 03-046-00-006-00
13. M. Morrison, 58-1565, 03-046-00-006-00
14. R. & L. Dunn Tr., 134-2696, 03-046-00-005-00
15. R. & L. Lee, 478-686, 03-046-00-004-00,

a distance of 2204.73 feet to a 5/8" capped rebar set on the south line of lands conveyed to C. Schaney by Volume 317, Page 484 (03-046-00-020-00) of Ashtabula County General Index;

thence North 89 degrees 53' 20" East, along the south line of said Schaney, a distance of 96.51 feet to a 5/8" capped rebar set at the southwest corner thereof;

thence North 0 degrees 12' 54" West, along said Schaney's east line, a distance of 271.97 feet to a 5/8" capped rebar set at the southwest corner of said Morgan's Restaurants;

thence North 89 degrees 47' 06" East, along the south line of said Morgan's Restaurants, a distance of 137.89 feet to a 5/8" capped rebar set at the southeast corner thereof;

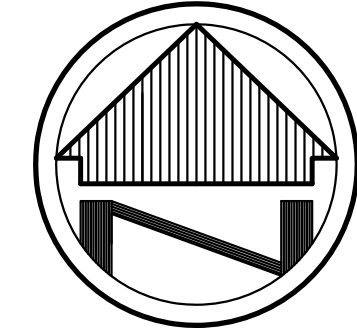
thence North 0 degrees 12' 54" West, along the east line of said Morgan's Restaurants and passing over a 5/8" capped rebar set at 271.16 feet, a distance of 309.45 feet to the point of beginning and containing 18.3439 acres of land of which 0.0532 acres are within the U.S. Route 20 right-of-way as surveyed in March, 2011 by Clifford H. McGuire, Professional Surveyor No. 7770.

The intent of this description is to more definitively describe lands conveyed to Roulette Family Trust by deed 115-7191, Parcel 2 (P.P.N. 03-013-00-019-00). Basis of bearing was oriented to that of said deed of record Parcel 2 east line. All corners set were 5/8" x 30" rebar capped with I.D. cap marked "C. H. McGuire, P.S. 7770".

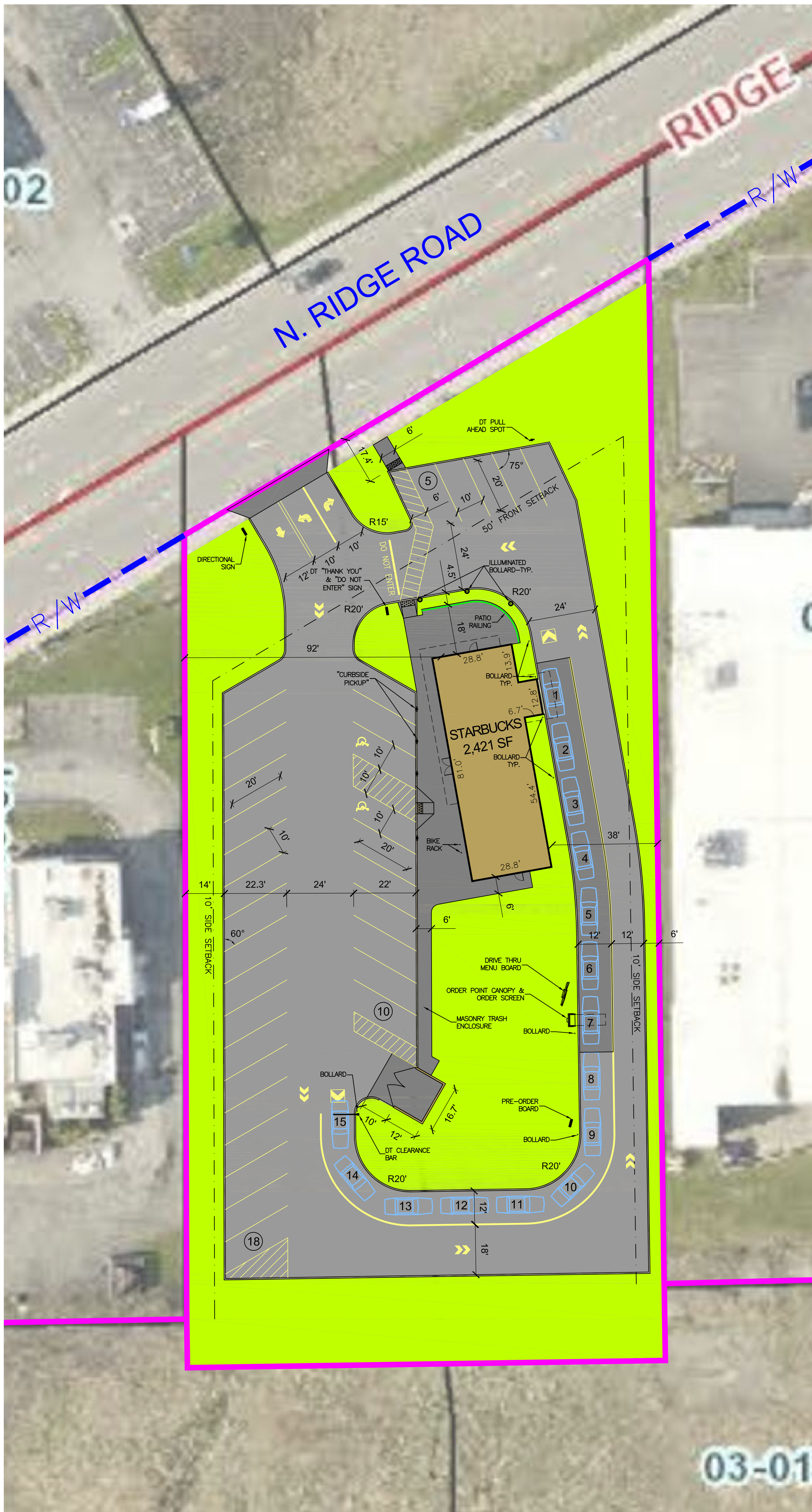
Property Address: 3100 & 3124 N Ridge Road E, Ashtabula, Ohio 44004-4306

Parcel Number: 03-013-00-018-00 and 03-013-00-019-00

Prior Reference: Book 523, Pages 2218-2223



SCALE: 1"=20'



**PROPERTY INFORMATION**

PARCEL NUMBERS: 03-013-00-019-00 & 03-013-00-018-00  
TOTAL AREA: 36.72 ACRES  
PRESENT USE: VACANT  
PROPOSED USE: COMMERCIAL  
PARKING SPACES PROVIDED: 33 SPACES

**ZONING INFORMATION**

ZONING: LOCAL BUSINESS (LB)  
FRONT YARD SETBACK: 50'  
REAR YARD SETBACK: 30'  
SIDE YARD SETBACK: 10'  
MAXIMUM BUILDING HEIGHT: 50'

**PARKING REQUIREMENTS**

USE: RESTAURANT  
PARKING REQUIREMENTS:  
ONE (1) SPACE PER EVERY TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR AREA.  
SPACES REQUIRED: 9

STARBUCKS COFFEE  
CONCEPTUAL SITE PLAN  
NORTH RIDGE ROAD  
ASHTABULA TWP., OHIO  
FEBRUARY 22, 2024



CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT  
13710 CLEVELAND AVENUE NW UNIONTOWN, OHIO 44685  
PHONE: (330) 699-9435 FAX: (330) 699-4005



**CHAIRWOMAN: Bambi Paulchel**  
**VICE-CHAIRMAN: Joseph J. Pete**  
**TRUSTEE: Stephen J. McClure**

**ASHTABULA TOWNSHIP TRUSTEES**

**FISCAL OFFICER:** May 10, 2024  
Robert S. Dille  
440-993-8351

Ashtabula City Manager and Ashtabula Township Trustees

**FIRE CHIEF:**  
Tom Steele  
440-997-4641

**RE: Zoning Restrictions on Properties Proposed to be added as a Seventh Amendment to the Existing Joint Economic Development District (Parcels- 030130001900 & 030130001800)**

**SERVICE DIRECTOR/  
ROAD  
SUPERINTENDENT:**  
Todd McGill  
440-997-9221

Dear Mr. Timonere, Mrs. Paulchel, Mr. Pete, and, Mr. McClure:

**CEMETERY  
FOREMAN:**  
Robert Phelps  
440-997-9551

This letter is to indicate that the said parcel listed as 030130001900 & 030130001800 on North Ridge Road East, that is owned by Donald Andrus and Edward Andrus is currently zoned Local Business Commercial (LB). The parcel is restricted to being developed in accordance to the Ashtabula Township Zoning Rules and Regulations. The proposed principally and/or conditionally permitted use(s) must comply with the use(s) specified under the use section of the Ashtabula Township Zoning Text in the Local Business District. If any proposal/use fails to meet our required regulations then variances must be applied for and obtained by the Ashtabula Township Zoning Board of Appeals before being developed.

**OFFICE MANAGER/  
ZONING INSPECTOR:**  
Jaymee Vest  
440-997-9221

The above parcel is proposed to be added as a seventh amendment to the Joint Economic Development District and conform to the Ashtabula Township Zoning Rules and Regulations.

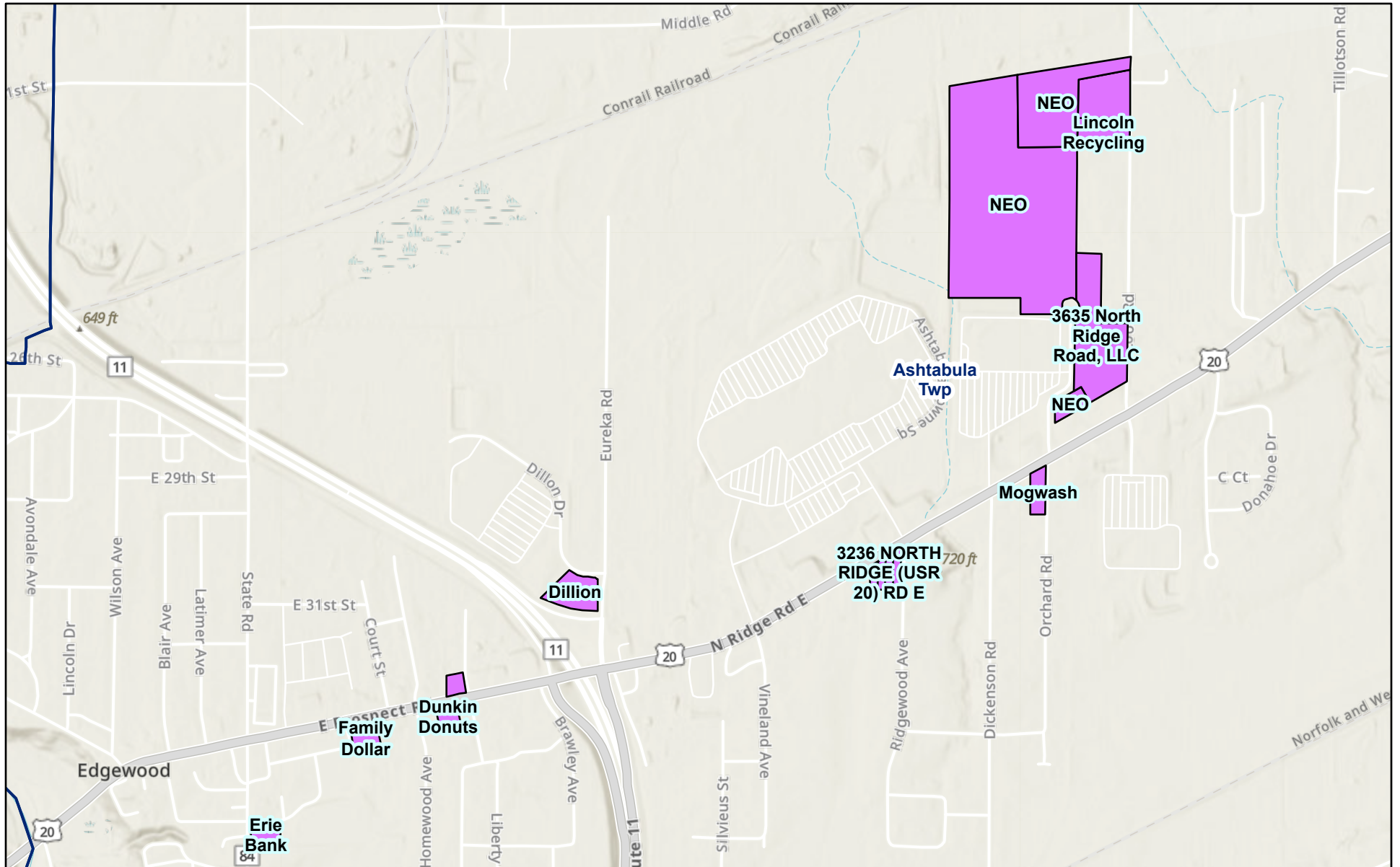
Sincerely,



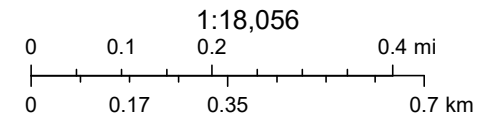
Jaymee Vest  
Zoning Inspector

**2718 North Ridge Road East**  
**Ashtabula, OH 44004**  
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# Ashtabula TWP JEDD Properties (5/30/2024)



5/30/2024



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