

The COMMUNITY DEVELOPMENT COMMITTEE
held a Meeting on MONDAY, JANUARY 11TH, 2021
beginning at 6:00 P.M.

CD PRESENT: Chair Callahan, Co-Chair Mitchell, Jessie, Cerra, Oswald

OTHERS PRESENT: Law Dir Deery, Assistant Law Dir Breunig, Safety Service Dir Brubaker, Mayor Whitfield, Building Official Farkas, Finance Dir Pileski, Asst Finance Dir Farrell, Assistant Service Svc Dir Calvert, Council Member Keys Jeff Martin, Jordan Berns, Jason Fenton

1. Approval of the December 14th, 2020 Community Development Meeting Minutes.

Motion made by Mrs. Mitchell and second by Mr. Cerra to approve said minutes.

MOTION CARRIED

2. The matter of a request for a Conditional Use Permit for a Type A in-home Child Care Program located at 108 Regency Court.

[Approved by Planning Commission January 5th]

Referred By: Courtney and Dominique Price

The applicant, Courtney Price did not attend the meeting.

Mayor Whitfield spoke on her behalf. This is a request for to increase the amount of children allowed at her daycare program in her home. She currently has a Type B permit which allows 6 children and she is requesting to have a Type A permit to allow for up to 12 children. Some concerns were with parking and if the space is conducive with the number of children. PC had those concerns which will need to be deferred to Ohio Job and Family Services. PC did approve it knowing there will be another check in place.

Chair Callahan asked for clarification on what the difference of Type A and Type B are.

Building Official Farkas said the City's codes limits a in home child care center from 1 to 6 children and the proponent is asking to increase for 7 - 12 children, max, which is Type A.

Mrs. Mitchell stated the proponent has a separate entrance into the area where the day care center is. She asked if there were any objections from neighbors.

Mr. Farkas said no one had any opposition.

Mrs. Mitchell moved and Mr. Cerra second the motion to approve the 'said' Conditional Use Permit for a Type A in home child care program.

MOTION CARRIED

COMMITTEE REPORT WRITTEN

3. The matter of a Rezoning request to rezone a property located at 621 49th St. from B-N Business Neighborhood to B-AO Business Automotive Oriented District for an Express Wash Concepts Car Wash.

[Approved by Planning Commission January 5th with 1 Condition ~ Subject to Lot Consolidation].

Referred By: Jason Fenton, Express Wash Concepts

Jason Fenton, Director of Development, 13375 National Rd., Aetna, Ohio.

Mr. Fenton said he and his team are excited about the proposed project. The location was an old BP Station and is currently a used car dealership. The piece of the property which is in the rear is currently zoned B-N Business Neighborhood and that is what needs to be rezoned to B-AO Business-Automotive Oriented District.

As part of the Planning Commission conditions, they will do a lot consolidation. They will build a 3700 square foot building. They passed out renderings of the proposed building.

Mrs. Mitchell said she understands that the house on the lot behind the building will be part of the proposed project. She asked how the traffic will flow?

Mr. Fenton said there will be a curb cut on Griswold and it will be as far west as it can go so it can pull back from the intersection of 57 & Griswold.

Mr. Callahan asked if there have been any studies done in regard to the traffic at that intersection?

Mr. Fenton said no, there has not been a traffic study.

Mr. Oswald asked if there will be enough distance back from the hotel, will that be enough distance?

Mrs. Davis brought up the concern of the traffic light at that intersection where only 2 cars can get across Rt. 57 before the traffic light changes. She suggested that 49th Street which x's back beside the hotel, can they use that area for access?

Building Official Farkas said that at this time we are just in the rezoning phase. No planned submittal has been submitted in regards to the proposed location or traffic. What was brought up by Ms. Davis and Ms. Mitchell are good points to consider and those points will be brought to Engineer Schneider's attention. When they go thru the review process they will assure that compliance is obtained for location and traffic.

Mr. Oswald said that he definitely wants to see that car wash there. For some reason car washes are big, 'all of a sudden'. So, he hopes it will all work out.

Mrs. Mitchell moved and Mr. Cerra second the motion to approve the 'said' rezoning request for 621 49th Street to B-AO.

MOTION CARRIED

COMMITTEE REPORT WRITTEN

4. The matter of a Rezoning request to rezone property located at 4900 and 4950 Midway Mall from B-G Business General District to L-I Light Industrial District for the proposed use of a warehouse and trucking.

[Approved by Planning Commission January 5th with 1 Condition ~ Subject to Deed Restriction].
Referred By: Jeff Martin, Elyria Midway Mall, LLC

Mayor Whitfield began the conversation and said that this is ICP which is the same company that they've talked with for awhile. It's the same group that developed malls around the our region as well as the nation. We're excited about this, to usher in a new era for Midway Mall. We've been working with this developer to develop a more comprehensive plan and strategy for the entire mall area. This is one of the first steps in that direction. PC voted in support of this. Today's vote is for 2 specific parcels. We will be following this up with other requests for development for the remainder of the mall site and.

Dawn Calvert said this project is exciting in the potential redevelopment of the entire mall area. They realize that the retail asset class isn't very active at this time but industrial warehousing distribution is a big growth market. This is a great opportunity given the location and the highway access to this site. We think this will bring further development. One of the concerns PC had was outdoor storage, which has since been addressed. ICP has voluntarily agreed to put in a deed restriction which would limit the location of any outdoor storage and will ensure there is proper screening, which will be determined if it would be fencing or some kind of wall, which would go through Design Review.

Jeff Martin of Industrial Commercial Properties, ICP, 6675 Parkland Blvd., Solon. He is here on behalf of chief operating officer, Chris Salada who has been working on the project for several years. They are excited to finally have an end user for one of these two former department stores. This is a great first step to making this into an industrial, job creating hub. It's a logistics user for the building which will use the first floor of the building and they are hoping they will grow into the second floor.

They see this as a huge catalyst that will help transform this.

These are changes in the real estate landscape across the country and we will be at the cutting edge and give this property new life. Mr. Martin said he is joined by Jordan Berns.

Mrs. Mitchell said that Elyria is happy they've chosen Elyria and they are welcomed. She asked what type of jobs and how many.

Mr. Martin said this first deal will use half of the Sears Building, that isn't a huge creator. But it will help set the tone with the public perception of going the industrial route and moving away from retail and will set them up for the future.

Mr. Martin said that they own the former Sears and the former Dilliards properties. They have been in discussions about acquiring more of the Mall.

Back to the answer of how many and what type of jobs. Mr. Martin said the payroll was in the \$200,000 range and it's a hundred square foot user. The company didn't give a specific number of jobs, but the possibility of new jobs is there.

Mr. Oswald said it will be hard for Elyrians to accept it to be anything different than retail. But it will change and we have to move on this.

Mrs. Davis welcomes this new project. She said she hopes they won't paint it black.

Assistant Law Dir Breunig clarified that this project was approved by Planning Commission to rezone from Business General to Light Industrial on the condition that the owner would voluntarily place a deed restriction on the property, such that the otherwise permitted use of outdoor storage in a light industrial district. The use in the light industrial area of those buildings in all locations of those parcels with the exception of a clearly delineated area which is marked on a map. Which is the area around the loading docks of the Sears building. It will be the area where outdoor storage would be permitted subject to screening and buffering as approved by the zoning inspector.

Mrs. Mitchell moved and Mr. Cerra second the motion to approve the 'said' rezoning request for the 'said' two parcels to Light Industrial District.

MOTION CARRIED COMMITTEE REPORT WRITTEN

This evening's meetings continued with the JOINT meeting with Finance at 6:40 P.M.

Mrs. Mitchell moved and Mr. Cerra seconded to adjourn the Community Development Committee's portion the this evening's meetings at 6:50 P.M.

MOTION CARRIED

Respectfully submitted by,

Colleen Rosado, Council Clerk Secretary

(Meeting was attended by Secretary Rosado and Meeting Minutes completed by Secretary Rosado)