

**The COMMUNITY DEVELOPMENT COMMITTEE**  
**held a Meeting on MONDAY, JULY 26<sup>TH</sup>, 2021**  
**beginning at 6:00 P.M.**

**CD PRESENT:** Chair Callahan, Cerra, Oswald, Jessie, Mitchell

**FINANCE PRESENT:** Chair Stewart, Tollett, Baird, Jessie, Davis

**OTHERS PRESENT:** Law Dir Deery, Mayor Whitfield, Safety Service Dir Brubaker, Finance Dir Pileski, Asst Finance Dir Farrell, Building Official Farkas, Engineer Schneider, Asst Engineer McKillips, CD Director Scott, CD Manager Almabayyed, Asst Director Calvert, Councilpersons Keys and Simmons

**1. Approval of the Regular CD Meeting Minutes ~ JUNE 28<sup>th</sup>, 2021.**

**Motion made by Mr. Cerra, second by Mrs. Mitchell to approve the said meeting minutes.**

**2. The matter of a request for a Conditional Use Permit for a Childcare and Aftercare Center located at 700 Gulf Road. (*Old Northwood School*)**

Referred by: Gwendolyn Gilmore, FGFF RAPHA International, Inc.

*(This matter was passed by Elyria Planning Commission on July 6<sup>th</sup>, 2021 with no conditions).*

Gwendolyn Gilmore, 916 Rosewood Dr., Elyria. Mrs. Gilmore along with her husband had recently purchased the former Northwood Jr. High School at 700 Gulf Road and are looking to move their childcare center, which is currently located in Lorain to this new location. They are also planning on make a part of the location a church which they co-pastor. They are considering adding a K thru 5<sup>th</sup> Grade Charter School at this location. They are diligently seeking permits to get all that work done. The Lorain facility has about 160 children and they already have the transportation issues worked out with the parents. They are hoping to get this permit so they can start off the school year.

Chair Callahan thanked Mrs. Gilmore and asked if there were any questions from anyone on the panel, there were none. Mr. Callahan asked if there were questions from the audience, and there were none.

**Motion was made by Mrs. Mitchell and second by Mr. Cerra to authorize the said Conditional Use Permit request.**

**MOTION CARRIED**

**COMMITTEE REPORT WRITTEN**

**3. The matter of a request for Re-Zoning of vacant property located at 115 Longfellow St. from Residential-Two Household to rezone it to Business General.**

Referred by: Bruce Jourabchian, Elyria Budget Auto Sales, Inc.

*(This matter was passed by Elyria Planning Commission on July 6<sup>th</sup>, 2021 with no conditions).*

Attorney Geoff Smith is representing Mr. Bruce Jourabchian, owner of Budget Auto Sales, 590 Cleveland Street, Elyria. Mr. Smith said that there were questions at the PC Meeting. One was regarding some trash that was behind the property which has been cleaned up.

Chair Callahan asked for questions.

Mrs. Mitchell asked what are the plans for this rezoning?

Mr. Smith said the plan is for additional parking and the ability to be able to move some cars with some freedom through the parking lot.

They will plan to pave it according to the City standards and guidelines.

Mr. Oswald said he appreciates the work they have done on this property. He said he understands the reasoning for using the space is due to the growth of his business.

His concern is the neighbors and asked if any of the neighbors questioned the rezoning request?

Attorney Smith said that they rec'd questions regarding draining issues in the area. The business owner will have additional security with cameras.

Chair Callahan asked if there were any more questions, there were none.

**Motion was made by Mr. Cerra and second by Mrs. Mitchell to authorize an ordinance to authorize the said rezoning request.**

**MOTION CARRIED**

**COMMITTEE REPORT WRITTEN**

**4. The matter of a request for a Liquor License Transfer submitted by submitted by Elyria Sunoco Gas, LLC to be Transferred to Harlem Food Mart & Vape, LLC, DBA Harlem Food Mart located at 404 East Ave., Elyria.**

**(Permit Classes: C1, C2).**

Referred by: Ohio Division of Liquor Control

*(There are no zoning issues and no other issues reported by the Safety Svc. Director)*

Chair Callahan said there were no issues reported.

**A motion was made by Mr. Cerra that the City DOES NOT Request a Hearing and that motion was seconded by Mr. Jessie.**

**MOTION CARRIED**

**COMMITTEE REPORT WRITTEN**

***Chair Stewart Called Finance to order at for the JOINT Meeting of Community Development and Finance Committees at 6:15 P.M.***

At this time Law Director Deery asked that the Joint Committees adjourn so they can go into Executive Session for the purpose of discussing a Real Estate matter and an Economic Development matter.

**A motion to adjourn and move into Executive Session was made by Mr. Cerra and seconded by Mrs. Mitchell.**

**MOTION CARRIED**

A Roll Call Vote was taken: Callahan, Cerra, Oswald, Mitchell, Jessie, Baird, Tollett, Davis, Stewart: **ALL AYES MOTION CARRIED**

Executive Session began at 6:20

Executive Session ended at 7:20

**Mr. Cerra moved and Mr. Jessie seconded to adjourn the Community Development Committee's portion the this evening's meetings at 7:55 P.M.**

**MOTION CARRIED**

*This evening's meetings continued with Finance which began at 7:58 P.M.*

*Respectfully submitted by,*

**Colleen Rosado, Council Clerk Secretary**

*(Meeting was attended by Secretary Rosado and Meeting Minutes transcribed by Secretary Rosado)*