

**The COMMUNITY DEVELOPMENT COMMITTEE held a Meeting on
MONDAY, MAY 12th, 2025 beginning at 6:00 P.M.**

COM DEV PRESENT: Chair Schneider, Mitchell, Oswald, Callahan, Lipian

FINANCE PRESENT: Chair Tollett, Cerra, Davis, Schneider, Siwierka

OTHERS: Pres Stewart

EXCUSED ABSENCE: Armstrong

OTHERS PRESENT: Law Dir Deery, Safety Svc Dir Pyanowski, Mayor Brubaker, Finance Dir Pileski, Fin Dir Farrell, Building Official Farkas, Engineer Schneider, Public Works Supt Conner, HR Dir Yousefi, Clerk of Court Rothgery and Judge Bennett

1.The matter of approval of meeting minutes from the Community Development Committee Meetings, as circulated, from: April 28th, 2025

Motion made by Mrs. Mitchell and seconded by Mr. Oswald to approve the 'said' meeting minutes as circulated.

MOTION CARRIES

2. The matter of a Final Plat for Riverfield Reserve Subdivision No. 1 consisting of 14.988 acres of land located on Indian Hollow Road.

(Approved by Planning Commission on May 6th, 2025)

Referred By: Jon Eavenson of K Hovnanian

Engineer Schneider said the PC did approve this. This subdivision will be 100 homes that they are looking to plat out. They are just starting construction on the subdivision itself. The sub-divider has entered into an agreement with the city and has provided a guarantee to complete the project. At this time, they recommend this plat be approved.

Mrs. Siwierka asked about the where the water for this subdivision will come from?

Engineer Schneider said the water in this development will be supplied by Lorain County Rural Water Authority. They will get City sewer and sanitation.

Mr. Oswald said there are more and more developments in this area and there will be more traffic. Has the city had any ideas for a traffic study in the area of Grafton Road.

Engineer Schneider said those intersections are out of the City and the County would have to request a traffic study. As part of the development, they are adding a turn lane. Other than that, no other traffic improvements have been discussed.

Mrs. Siwierka asked if this is farther than the farthest point from Four Seasons from City Limits?

Engineer Schneider said if he had to guess, he thinks Four Seasons is further.

Mr. Lipian asked if this is in the Township?

Engineer Schneider said the subdivision is in the City but is surrounded by township.

Mr. Stewart said he thought Indian Hollow Road was going to have a traffic study and a turn lane. Was there any property acquisition that was happening? Or was it further explored?

Engineer Schneider said that he believes that there is enough right-of-way for a turning lane. But there is no turn lane included with this project or the Harvest Meadows project at this time.

Mr. Lipian said there were concerns with the neighboring townships and did those get resolved?

Engineer Schneider said most of those concerns were resolved. When some of those residents were able to see those plans, some of their issues were unfounded. As far as the drainage concerns, the developer will take care of those concerns. Some other complaints were that some residents just didn't want the development there.

Chair Schneider asked if the sewer line will be connected from the current K Hovnanian Development across from Indian Hollow?

Engineer Schneider said yes. Years ago, the sewer line on Middle Ave was extended south when Lorne Elbert was looking to build in that area. Those lines were extended south on Middle Ave where Developer Rich Baron picked it up and it was carried across to Harvest Way and now it goes over to Riverfield Reserve. The lines are pretty deep and the intent is to extend it in the future if need be.

**Motion was made by Mr. Oswald and second by Mrs. Mitchell authorizing the approval of the 'said' final plat which was approved by PC with no conditions.
MOTION CARRIED COMMITTEE REPORT WRITTEN**

Chair Schneider said there is nothing more to come before this committee and he asked for a motion to adjourn the Community Development portion of this evening's Committee Meetings.

**Motion made by Mr. Oswald and seconded by Mrs. Mitchell to adjourn the Community Development portion of this evening's meetings at 6:08 P.M.
MOTION CARRIED**

*Respectfully submitted by, Colleen Rosado,
Council Clerk Secretary/Administrative Assistant*