

Community Development Committee

Monday, April 14th, 2025 at 6:00 P.M.

Committee Members Present:

Community Development: Chair Schneider, Mitchell, Lipian, Oswald

Absent: Callahan

Others: Armstrong, Cerra, Davis, Tollett, Siwierka

Administration and Department Heads Present:

Mayor Brubaker

SSD Pyanowski

Law Dir Deery

Engineer McKillips

P&R Dir Reardon

Chair Schneider called the meeting of Community Development Committee to order at 6:01 p.m.

1. The matter of approval of meeting minutes from the Community Development Committee Meeting, of March 31st, 2025 as circulated.

Council member Oswald moved to approve the minutes as circulated, seconded by Council member Mitchell.

MOTION CARRIED

2. A PUBLIC HEARING for the matter of an application for placement of Farmland in an Agricultural District, located at Rt 113 and West Ridge Rd.

Chair Schneider read the legal notice:

You are hereby notified that a Public Hearing will be held on
Monday, April 14th, 2025 at 6:00 P.M. to consider the following:

The matter of an application for placement of 33.27 acres of Farmland in an Agricultural District as submitted by Gregory R. And Karen F. Schlechter.

Chair Schneider asked if there were any proponents: There were one

Chair Schneider asked if there were any opponents: There were none

Chair Schneider declared the public hearing had been held.

Chair Schneider read the committee report: **An application of 33.27 acres of farmland in an agricultural district. Legislation to be drawn authorizing the said application of 33.27 acres of farmland in an agricultural district.**

Referred By: Gregory and Karen Schlechter

Moved by Council member Mitchell, seconded by Council member Lipian.

MOTION CARRIED

3. The matter of a rezoning request for 620 East River St. from R-TH Residential-Two Household to B-G Business General.

Mayor Brubaker explained that both items numbered three and four on the agenda are the same, however two different parcels as reflected by the map set before the committee members. Mayor Brubaker shared that he

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meets every two to three months with University Hospital Elyria's President, Mr. Todd Harford. One item of discussion has been the hospital's \$5million capital plan in conjunction with \$3 million of internal investments to the hospital. A request to rezone has been made to include renovation of the launch pad area and build a landing pad on the backside of McKinley closest to the hospital. The hospital has no plans for the old McKinley school and currently Elyria fire uses the space for training.

Chair Schneider read the committee report: **We have considered the matter of a request for rezoning of 620 East River Street from residential two household to business general district. Legislation authorizing the said rezoning request.**

Referred By: University Hospitals Elyria Medical Center

Moved by Council member Oswald, seconded by Council member Lipian.

MOTION CARRIED

4.The matter of a rezoning request for 630 East River St. from R-TH Residential-Two Household to B-G Business General.

Mayor Brubaker stated same request as prior matter.

Chair Schneider read the committee report: **We have considered the matter of a request for rezoning of 630 East River Street from residential two household to business general district.**

Referred By: University Hospitals Elyria Medical Center

Moved by Council member Oswald, seconded by Council member Mitchell

MOTION CARRIED

5. The matter of a rezoning request for 131 Williams St. from R-TH Residential-Two Household to L-I Light Industrial.

Presenting is Mr. Rodney Hilton of 131 Williams Street. Mr. Hilton explained his request was for rezoning of six parcels that reverted back to residential household to L1. His plans are to use the property for his company, Express Asphalt which is a field-based company. Equipment would be stored inside of a fenced area. The equipment consists of trucks and trailers. Office space will be conducive for secretarial staff , salesmen and estimators.

Council member Lipian inquired of the intention of the space, improvements to the area and plans for the future. Mr. Hilton explained the area was an eyesore and required a clean up of the outside area, painting of the inside area. Mr. Hilton is waiting on approval of the zoning permits so that additional improvements can be made to the inside of the property.

Council member Lipian inquired if the area is still considered a brownfield? Mr. Hilton stated the area has been EPA cleared and is no longer a brownfield. Council member Lipian inquired of the truck traffic and resident response. Mr. Hilton shared that he has personally met the residents in the area.

Council member Oswald inquired about the no truck entrance on Williams Street. Mr. Hilton shared that the plans are for his company to access Sumner Street. Council member Oswald inquired about the number of parcels. Mr. Hilton explained that he has thirteen parcels.

Council member Lipian inquired if the Sumner Street access is near Rigid Tool? Mr. Hilton confirmed, yes.

Chair Schneider read the committee report: **We have considered the matter of a request for rezoning of six parcels at 131 Williams Street from residential two household to light industrial district. Legislation to be drawn authorizing the said rezoning request.**

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Referred By: Xpress Asphalt Solutions

Moved by Council member Oswald, seconded by Council member Mitchell

MOTION CARRIED

6. The matter of a Conditional Use for 910 Taylor St., Unit C.

Mayor Brubaker shared that he gives credit to the owner, who began building renovations to the property. A call was made to the city of Elyria that prompted the building department to visit the establishment. The owner was able to go through the proper channels. Mayor Brubaker explained the owner is a DJ and will use the space to produce podcasts, and equipment storage. He has followed the proper procedures. City Planner Mr. Schoenig provided additional information to state that the request is for personal services which would be considered a request for conditional use. Mr. Schoenig shared the only concern from the staff report was regarding parking, which would require seventeen spaces. The applicant indicates only one to two people will occupy the space at a time.

Council member Oswald stated good job to the city. He shared often statements are made that the city is not proactive.

Council member Lipian thanked Mayor Brubaker for presenting the matters in his ward.

Chair Schneider read the committee report: **We have considered the matter of a conditional use permit requested by Jeremy Mowen of JDJ Mobile Entertainment for an office, record studio, video and showcase services and to promote social media located at 910 Taylor Street, Unit C, an ordinance approving the said conditional use permit request.**

Referred By: JDJ Mobile Entertainment

Moved by Council member Oswald, seconded by Council member Mitchell

MOTION CARRIED

7. The matter of a petition for Annexation of land to the City of Elyria from the townships of Carlisle and Eaton.

Law Director Deery explained that she would speak briefly regarding the matter. The property is located on the corner of Chestnut Ridge Road and route 57. It is the former Chestnut Ridge Baptist Church property, one parcel is Elyria city proper, some parcels are in Carlisle, some in Eaton Township. There is a potential for development in the area and the first step would require annexation and consolidating the parcels. Attorney Clark is requesting type two annexation, known as an expedited annexation. Attorney Clark has been in contact with the Law director's office as well as Assistant Safety Service Director Calvert. Chair Schneider inquired if the city portion of the property the residential home located on the west edge of the property. Law Director Deery responded she was not aware. Council member Siwierka stated the house appears to be parallel to Defiance. Council member Siwierka inquired of the proponent's absence. Law Director Deery shared she had an understanding the proponent would be in attendance for the full council meeting. Council member Siwierka inquired of the total number of acreage for the annexation. Mayor Brubaker responded he believed twelve acres including the city portion. Law director Deery reiterated the annexation is a first step to the process.

Council member Oswald inquired of the potential timeframe. Law Director Deery stated the County Commissioners will take action on the annexation on May 6th. The development timeframe is unknown. Council member Siwierka asked of the neighbors on Defiance and Idaho in attendance at the Planning commission meeting. Mayor Brubaker responded the matter has not been on the planning commission agenda yet. Council member Siwierka inquired about the city no longer notifying adjacent property owners. Law Director Deery

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shared the that property subject to the petition had consented and a list of all properties adjacent and across the street to those sought to be annexed were filed as exhibit D. Chair Schneider inquired about a JEDD agreement with the townships. Law Director Deery explained the parcels are not apart of a JEDD. The property owners are seeking annexation for a variety of reasons.

Chair Schneider read the committee report: **We have considered the matter of 9.7 acres from Carlisle Township and Eaton Township to the city of Elyria. Legislation to be drawn authorizing an ordinance authorizing the Mayor to enter into said annexation agreement with Carlisle Township and Eaton Township, parcel numbers 10-00-005-102-010, 10-00-005-102-015, 11-00-091-000-018**

Referred By: Attorney Jon D. Clark of Severs & Clark Co., L.P.A.

Moved by Council member Oswald, seconded by Council member Mitchell

MOTION CARRIED

8. The matter of amending ordinances for Adult Use Marijuana Facilities in the City of Elyria.

Law Director Deery shared the proposed updates to city ordinances to accommodate adult use marijuana within the city. It has been approved by planning commission without any conditions. The proposed legislation mirrors what was drawn up and approved by city council for medical us, both dispensaries and also manufacturing and also growing. There are within the city limits, two dispensaries ad one manufacturer on Murray Ridge. The proposal is to limit facilities to dual use. Facilities would need to have a medical as well as an adult use license. Proposed language has been submitted and circulated. Plans are to put the legislation in effect prior to expiration of the moratorium.

Council member Lipan inquired when the moratorium is set to expire. Law Director Deery responded it is set to expire the first week of June 2025.

Councilmember Siwierka inquired if the state distribution of funds had been finalized? Law Director Deery says she understand the percentage will start at 36%, to 20% and phase out after five years. Finance Director Pileski confirmed the information.

Chair Schneider read the committee report: **We have considered the matter of amending the marijuana ordinances to reflect the use of adult use marijuana facilities in the city. Legislation to be drawn authorizing to amend the set ordinances.**

Referred By: Asst Law Dir Breunig

Moved by Council member Oswald, seconded by Council member Mitchell

MOTION CARRIED

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