

<p>1 2 CITY OF ELYRIA PLANNING COMMISSION 3 Meeting, held at Elyria City Hall, 131 Court Street, 4 2nd Floor Council Chambers, Elyria, Ohio, on Tuesday, 5 May 6th, 2025, at 11:00 a.m. 6 --- 7 PLANNING COMMISSION MEMBERS PRESENT: 8 Mayor Brubaker Chairman 9 Sam Battle Member 10 Barry Hubbard Member 11 Derrick Tedrow Member 12 13 ALSO PRESENT: 14 Mark Craig Administrative Legal 15 Counsel 16 Darryl Farkas Chief Building Official 17 Christopher Schoenig City Planner 18 William Gall Assistant Fire Chief 19 John Schneider Assistant City Engineer 20 --- 21 22 23 24 25</p>	<p>3 1 MAYOR BRUBAKER: Moved by Mr. Hubbard. 2 MR. BATTLE: Second. 3 MAYOR BRUBAKER: Second by Mr. Battle. 4 Any further discussion? 5 All in favor, aye. 6 MR. HUBBARD: Aye. 7 MR. TEDROW: Aye. 8 MR. BATTLE: Aye. 9 MAYOR BRUBAKER: Aye. 10 Opposed, nay. 11 Motion carried. 12 We're going to jump down to the Public Hearing 13 Item No. 7 before we go back to the zoning part so 14 that we can be cognitive of our proponent's time 15 here this afternoon. 16 So Public Hearing No. 1 is 2025-100038: 17 Riverfield Development, LLC, 6232 Oak Point 18 Estates, Lorain, Ohio 44053, requesting for a 19 final plat located on Indian Hollow Road, 20 Riverfield Reserve Subdivision No. 1. 21 The proponent, please, if you'll state your 22 name and address for the record. 23 Check your mic, John. 24 MR. EAVENSON: Thank you. I appreciate it. 25 Now, we're back in the house.</p>
<p>2 1 <u>PROCEEDINGS</u> 2 MAYOR BRUBAKER: Good morning, everyone. 3 Welcome to today's Tuesday, May 6, 2025 Elyria 4 Planning Commission Meeting. I apologize for the 5 delay. We are waiting on one member, so we're 6 going to jump to some other business before we get 7 into the public hearing. 8 I can't take a vote on anything till we get 9 that other member here, so I'll take roll call. 10 Mr. Hubbard. 11 MR. HUBBARD: Here. 12 MAYOR BRUBAKER: Mayor Brubaker; here. 13 MR. Tedrow. 14 MR. TEDROW: Here. 15 MAYOR BRUBAKER: Mr. Aden. 16 Mr. Battle just stepped in, so we can move on 17 with that item agenda. 18 Mr. Onderko. 19 And Director Pyanowski. 20 For the record, please note that Sam Battle is 21 with us. 22 At this time, I'll entertain a motion to 23 approve the minutes as distributed from 24 April 1, 2025. 25 MR. HUBBARD: So moved.</p>	<p>4 1 Okay. John Eavenson, 6223 Oak Point Estates, 2 that's Lorain, Ohio. We're here today to receive 3 final plat approval for Riverfield -- what's the 4 name of this thing -- Riverfield Reserve, excuse 5 me. 6 We've got 94 proposed homes, average lot size 7 of 52 by 125. The project's located at the 8 intersection of Indian Hollow and Grafton Road. 9 We have started work at the subdivision, but 10 we'd like to try to get the platting process out 11 of the way at this point. 12 And just to let you know, this is my first 13 project in Elyria. The staff's been great to work 14 with. The administration's been good to work 15 with. So looking forward to a good, positive 16 project. Thank you. 17 MAYOR BRUBAKER: Great. Thank you. 18 Information from our departments. 19 Mr. Farkas. 20 MR. FARKAS: Thank you, Mr. Chair. 21 The proponent is requesting a final plat 22 approval for Subdivision No. 1 consisting of 23 14.988 acres of land with 94 sublots proposed. 24 Staff findings: On July 5th, 2022, the 25 proposed subdivision was presented and approved</p>

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1 via Planning Commission case/Public Hearing No. 4.  
2 The entire site consists of 104.7 acres of land --  
3 I've listed the parcels for your use -- and is  
4 proposed to have 281 single-family homes and lots  
5 created.  
6 The proposal utilized the Residential Planned  
7 Unit Development standards and the current  
8 Residential-Low Density District via the  
9 conditional use process.  
10 The site also received a 12-inch blanket  
11 variance on June 29th, '22 from Planning  
12 Commission for any side yard setbacks that may be  
13 less than indicated of the 6 feet as a  
14 precautionary action due to the installation  
15 deviations.  
16 Note: The site did ultimately receive Council  
17 approval for the conditional use in 2022,  
18 Ordinance No. 2022-91, but the conditional use  
19 expired per Elyria Codified Ordinance Section  
20 1135.05 as construction had not begun one year  
21 from issuance. As per the applicant, the market  
22 changed, which stalled the project.  
23 The conditional use was eventually rekindled  
24 and was granted by Planning Commission on 2/26/24,  
25 Case No. 2024-10011, and received Council approval

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1 in 2024, via Ordinance No. 2024-26.  
2 Staff recommendations: The request appears to  
3 adhere to the original subdivision zoning review.  
4 I recommend approval of the request, contingent  
5 all requirements have been satisfied with the City  
6 of Elyria Engineering Department.  
7 And I'll, therefore, defer to the Engineering  
8 Department for further recommendations.  
9 Thank you.  
10 MAYOR BRUBAKER: Thank you, Mr. Farkas.  
11 Mr. Schoenig from Planning.  
12 MR. SCHOENIG: No further comments.  
13 MAYOR BRUBAKER: Thank you.  
14 Engineer Schneider.  
15 MR. SCHNEIDER: Thank you.  
16 Engineering has reviewed the set of plans, as  
17 well as the plat. The developer has entered into  
18 a performance agreement, as well as a performance  
19 guarantee, so at this time, we do recommend  
20 approval.  
21 MAYOR BRUBAKER: Great. Thank you.  
22 Assistant Chief Gall.  
23 MR. GALL: The Fire Prevention Bureau has no  
24 objection to the proponent's request for a final  
25 plat.

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1 MAYOR BRUBAKER: Any questions from the  
2 Committee?  
3 All right. Let me go through the Public  
4 Hearing process.  
5 Are there any proponents? Are there any  
6 proponents? Are there any proponents?  
7 Are there any opponents? Are there any  
8 opponents? Are there any opponents?  
9 I declare this Public Hearing has been held,  
10 so we'll read the Committee Report, 2025-100038,  
11 Riverfield Development, LLC, 6232 Oak Point  
12 Estates, Lorain Ohio 44053, requesting the final  
13 plat located on Indian Hollow Road, Riverfield  
14 Reserve, Subdivision No. 1.  
15 Do I have a motion to approve?  
16 MR. TEDROW: So moved.  
17 MAYOR BRUBAKER: Moved by Mr. Tedrow.  
18 MR. HUBBARD: Second.  
19 MAYOR BRUBAKER: Second by Mr. Hubbard.  
20 Any further discussion?  
21 All in favor, signify by aye.  
22 MR. HUBBARD: Aye.  
23 MR. TEDROW: Aye.  
24 MR. BATTLE: Aye.  
25 MAYOR BRUBAKER: Aye.

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1 Opposed, nay.  
2 Motion carried.  
3 Thank you. And thank you for your continued  
4 development here in the City.  
5 MR. EAVENSON: Thanks for your time.  
6 Appreciate it.  
7 MAYOR BRUBAKER: There are no other Public  
8 Hearings. There are no Planning Commission cases.  
9 You have received a summary of the Design Review  
10 applications that have been approved. You also  
11 have the staff and Commission reports as  
12 submitted.  
13 At this time, I'm going to turn it over to  
14 Mr. Schoenig for a brief update for the rezoning  
15 here in the City.  
16 Mr. Schoenig.  
17 MR. SCHOENIG: Thank you, Mr. Chair.  
18 Just a brief update on our zoning code update  
19 that we're having here in the City of Elyria.  
20 Overall, the zoning code has not been updated  
21 since 1998. We have received an updated version  
22 of the proposed zoning code from our consultant on  
23 March 7th. Through this time, the last two  
24 months, we have made revisions to the staff, and  
25 it's currently being reviewed by our Legal

1 Department.

2 Currently, there are 17 zoning districts. We  
3 are going down to eight. The overall goals of  
4 this zoning rewrite is to encourage economic  
5 development within the City, allow a broader  
6 amount of compatible uses, promote affordable  
7 housing, diverse housing options, streamlining our  
8 current processes that are slightly antiquated --  
9 like I said, 1998 was the last time this was  
10 updated -- and then addressing outdated  
11 regulations and uses within the zoning code.

12 Currently, there are a few proposed new uses  
13 that are consistent with what many other cities  
14 have been experiencing, such as modular housing,  
15 food truck parks, breweries, microbreweries,  
16 pocket parks, type A daycares. Those are  
17 classified by the State of Ohio as 7 to 12  
18 children in a home. Our current zoning code does  
19 not speak to this, so to be in compliance with the  
20 State of Ohio regulations, we want to make sure  
21 that's updated.

22 Some other uses that are seen throughout the  
23 states include cannabis dispensing facilities,  
24 smoke or vape shops, rehabilitation care housing,  
25 residential care housing. Some of these will have

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1 use-specific requirements, meaning that as it is  
2 in its current state in the proposal, they must be  
3 within a thousand feet of one another, they cannot  
4 be near schools, playgrounds, parks. These are  
5 some safety mechanisms that we're writing in this  
6 code, just to ensure we don't have a large  
7 concentration of some of these uses in the City.

8 If you guys have any further questions for me,  
9 I'd be more than happy to answer any e-mails,  
10 calls, conversations with any of you, and, of  
11 course, right now.

12 Thank you.

13 MAYOR BRUBAKER: Thank you, Mr. Schoenig.

14 Is there any questions at this time from the  
15 Committee?

16 I will commend Mr. Schoenig, Mr. Farkas,  
17 Ms. Culvert, Ms. Scott and Engineering, I think,  
18 as well, has been vitally involved in this process  
19 and we still got a few more things to work out,  
20 but great work. Keep us updated, and as the  
21 Committee has questions, I'm sure they'll reach  
22 out.

23 All right. Our next meeting is scheduled for  
24 June 3rd, 2025, and seeing no further business  
25 before the Planning Commission, I'll entertain a

1 motion to adjourn.

2 MR. HUBBARD: So moved.

3 MAYOR BRUBAKER: Moved by Mr. Hubbard.

4 MR. CRAIG: Point of order, Mr. Chairman.

5 MAYOR BRUBAKER: Yes.

6 MR. CRAIG: Do you want to go over the new  
7 business, change in dates.

8 MAYOR BRUBAKER: I did not have that on this  
9 agenda, so if there is new business on the change  
10 of dates, Planning Commission, please proceed.

11 MR. SCHOENIG: So in terms of the proposal  
12 that you have in front of you for new dates for  
13 Planning Commission, there has been some problems  
14 consistently or rather historically --

15 MAYOR BRUBAKER: Mr. Schoenig, real quick, I  
16 don't know that anybody has that in front of them.

17 MR. SCHOENIG: Okay. Let me see here.

18 MAYOR BRUBAKER: Mr. Craig will make some  
19 copies, but if you want to go ahead and proceed  
20 with the summary of it.

21 MR. SCHOENIG: Yeah. So historically, we've  
22 had issues with the way Planning Commission is  
23 arranged currently. It is arranged for the first  
24 Tuesday of each month. This can cause issues with  
25 referrals by our City Council. Sometimes the

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1 first Monday of the month falls after the first  
2 Tuesday, so, therefore, items are not referred  
3 properly before the Planning Commission date.

4 Like I said, this has been an historical  
5 problem, so what we're trying to do with this is  
6 eliminate that and have the Planning Commission  
7 moved to the second Tuesday of each month to allow  
8 for the items to be referred in time. That's  
9 pretty much the crux of it.

10 Last month in April, I believe it was  
11 April 7th was the first City Council date and  
12 Planning Commission fell on the 1st, so,  
13 therefore, it could not be referred, for example.  
14 And due to summer recess during the summer months,  
15 City Council is held once a month. This would  
16 have several more issues moving forward on the  
17 calendar that is now in front of you.

18 Thank you, Mr. Craig, for distributing that.

19 So that is pretty much our summary of what  
20 we're looking to do. Everything that is indicated  
21 on the second table should be in blue. That will  
22 show when those new proposed dates are. So this  
23 will not take effect until July, and, like I said,  
24 this is moving it to the second Tuesday of every  
25 month.

MAYOR BRUBAKER: So, Mr. Schoenig, you're showing that we would not move to the second Tuesday of the month until July, so that gives us the -- between now and then for the Commission to review that.

So I will ask the Commission to review that over the next few weeks. Please send comments or concerns to Mr. Schoenig and myself, and then we'll have further discussion on this at the June 3rd Planning Commission meeting.

Is that acceptable to the Commission?

MR. HUBBARD: Yes.

MR. TEDROW: Yes.

MR. BATTLE: Yes.

MAYOR BRUBAKER: Mr. Schoenig, anything else on this?

MR. SCHOENIG: That is all.

MAYOR BRUBAKER: I don't believe there's any other new business, so I will entertain a motion to adjourn at this time.

Do I have a motion?

MR. TEDROW: So moved.

MAYOR BRUBAKER: Moved by Tedrow.

MR. BATTLE: Second.

MAYOR BRUBAKER: Second by Mr. Battle.

Any further discussion?

All in favor, aye.

MR. HUBBARD: Aye.

MR. TEDROW: Aye.

MR. BATTLE: Aye.

MAYOR BRUBAKER: Aye.

Opposed, nay.

Motion carried.

Meeting adjourned. Thank you.

C E R T I F I C A T E

The State of Ohio, )  
County of Erie. ) SS:

I, Mary A. Hammond, a Court Reporter and Notary Public within and for the State of Ohio, do hereby certify that I attended the foregoing meeting, wrote the same in stenotype, and that this is a true and correct transcript of my stenotype notes.

I do further certify that I am not a relative, employee of, or attorney for any of the parties or otherwise interested in the outcome of this action.

I am not, nor is the court reporting firm with which I am affiliated, under a contract as defined in Civil Rule 28(D).

In WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Berlin Heights, Ohio, this 24th day of May, 2025.

*Mary A. Hammond*

Mary A. Hammond  
Court Reporter, Notary Public  
My Commission Expires 12-25-27  
Recorded in Erie County, Ohio