

<p style="text-align: right;">1</p> <p>1</p> <p>2 CITY OF ELYRIA PLANNING COMMISSION</p> <p>3 Meeting, held at Elyria City Hall, 131 Court Street,</p> <p>4 2nd Floor Council Chambers, Elyria, Ohio, on Tuesday,</p> <p>5 June 3rd, 2025, at 11:00 a.m.</p> <p>6 ---</p> <p>7 PLANNING COMMISSION MEMBERS PRESENT:</p> <p>8 Mayor Brubaker Chairman</p> <p>9 Tom Aden Member</p> <p>10 Sam Battle Member</p> <p>11 Barry Hubbard Member</p> <p>12 Chris Pyanowski Member</p> <p>13 Derrick Tedrow Member</p> <p>14</p> <p>15 ALSO PRESENT:</p> <p>16 Mark Craig Administrative Legal</p> <p style="padding-left: 150px;">Counsel</p> <p>17</p> <p style="padding-left: 40px;">Darryl Farkas Chief Building Official</p> <p>18</p> <p style="padding-left: 40px;">Christopher Schoenig City Planner</p> <p>19</p> <p style="padding-left: 40px;">William Gall Assistant Fire Chief</p> <p>20</p> <p style="padding-left: 40px;">John Schneider Assistant City Engineer</p> <p>21</p> <p style="padding-left: 40px;">Mary Tomski Secretary</p> <p>22</p> <p>23 ---</p> <p>24</p> <p>25</p>	<p style="text-align: right;">3</p> <p>1 Any discussion?</p> <p>2 All in favor, signify by aye.</p> <p>3 MR. BATTLE: Aye.</p> <p>4 MR. HUBBARD: Aye.</p> <p>5 MR. PYANOWSKI: Aye.</p> <p>6 MR. TEDROW: Aye.</p> <p>7 MAYOR BRUBAKER: Aye.</p> <p>8 Opposed, nay.</p> <p>9 Motion carried.</p> <p>10 Item Number 4: There is no miscellaneous</p> <p>11 correspondence.</p> <p>12 Number 5: No new business.</p> <p>13 Number 6: We have old business.</p> <p>14 So as the Committee knows, we are changing the</p> <p>15 meeting dates from the first Tuesday of the month</p> <p>16 to the second Tuesday of the month starting, I</p> <p>17 believe, in July. That is to correspond for</p> <p>18 better correlation with City Council CD.</p> <p>19 But, Mr. Schoenig, do you want to weigh in on</p> <p>20 that?</p> <p>21 MR. SCHOENIG: Yeah, thank you. Through you.</p> <p>22 The dates historically have had issues in</p> <p>23 terms of coordination, as you indicated, with City</p> <p>24 Council. So what we're doing is we're moving this</p> <p>25 to the second week to ensure that everything is</p>
<p style="text-align: right;">2</p> <p>1 <u>PROCEEDINGS</u></p> <p>2 MAYOR BRUBAKER: All right. Good morning. We</p> <p>3 are live on the channel, so we'll go ahead and</p> <p>4 call the June 3rd, 2025 Elyria Planning Commission</p> <p>5 to order.</p> <p>6 Roll call:</p> <p>7 Mr. Aden.</p> <p>8 Mr. Battle.</p> <p>9 MR. BATTLE: Present.</p> <p>10 MAYOR BRUBAKER: Mr. Hubbard.</p> <p>11 MR. HUBBARD: Here.</p> <p>12 MAYOR BRUBAKER: Mr. Onderko.</p> <p>13 Director Pyanowski.</p> <p>14 MR. PYANOWSKI: Here.</p> <p>15 MAYOR BRUBAKER: Mayor Brubaker; here.</p> <p>16 Mr. Tedrow.</p> <p>17 MR. TEDROW: Here.</p> <p>18 MAYOR BRUBAKER: Great.</p> <p>19 At this time, I'll entertain a motion to</p> <p>20 approve the minutes as distributed for the May 6,</p> <p>21 2025 meeting.</p> <p>22 MR. PYANOWSKI: So moved.</p> <p>23 MAYOR BRUBAKER: Moved by Mr. Pyanowski.</p> <p>24 MR. BATTLE: Second.</p> <p>25 MAYOR BRUBAKER: Second by Mr. Battle.</p>	<p style="text-align: right;">4</p> <p>1 properly referred by City Council in case they</p> <p>2 fall on the same date. Of course, Planning</p> <p>3 Commission is held the day -- rather earlier in</p> <p>4 the day before City Council occurs, therefore, it</p> <p>5 can't be properly referred.</p> <p>6 So that's the gist of the whole thing, and as</p> <p>7 you indicated as well, moving forward with July</p> <p>8 onward will be the second Tuesday of every month.</p> <p>9 Thank you.</p> <p>10 MAYOR BRUBAKER: Great. Thank you,</p> <p>11 Mr. Schoenig.</p> <p>12 Any questions from the Committee?</p> <p>13 Okay.</p> <p>14 Next item. We have two public hearings this</p> <p>15 morning.</p> <p>16 The first one is 2025-100051, Rodney Hilton,</p> <p>17 131 Williams Street and 322 Sumner Street, Elyria,</p> <p>18 Ohio, requesting a rezone of parcels</p> <p>19 06-25-068-102-006 and 007, 008, 009, 010, 011 from</p> <p>20 R-TH (Residential-Two Household) to L-I</p> <p>21 (Light-Industrial), and parcels 06-25-069-102-019,</p> <p>22 06-25-068-102-020 and 06-25-069-102-006 from H-I</p> <p>23 (Heavy-Industrial) to L-I (Light-Industrial).</p> <p>24 Committees: Mr. Farkas.</p> <p>25 MR. FARKAS: Mr. Chair, through you. I will</p>

<p style="text-align: right;">5</p> <p>1 defer to Mr. Schoenig for the zoning report.</p> <p>2 Thank you.</p> <p>3 MAYOR BRUBAKER: Mr. Schoenig.</p> <p>4 MR. SCHOENIG: Thank you. Through you.</p> <p>5 This application was previously heard on</p> <p>6 April 1st, 2025. Unfortunately, there were</p> <p>7 technical errors in terms of the advertising for</p> <p>8 this not being compliant with the City code,</p> <p>9 therefore, this needs to be re-heard.</p> <p>10 All parcels you indicated previously are</p> <p>11 having a request of rezoning of R-TH -- or H-I</p> <p>12 (Heavy-Industrial) and R-TH (Residential-Two</p> <p>13 Household) to the Light-Industrial category.</p> <p>14 The site is intended to house commercial</p> <p>15 asphalt vehicles and office space for the company.</p> <p>16 The applicant has indicated that no hazardous,</p> <p>17 noxious chemicals or substances will be housed on</p> <p>18 the property.</p> <p>19 Our findings indicate that this would not</p> <p>20 result in a spot zoning. Its parcels to the west</p> <p>21 of the subject site have a zoning designation of</p> <p>22 L-I, and it fits with the spirit and intent of the</p> <p>23 zoning code.</p> <p>24 This report -- or rather this application was</p> <p>25 routed to several city departments, including our</p>	<p style="text-align: right;">7</p> <p>1 variances moving forward with this product. That</p> <p>2 was brought forth to the applicants, and we are</p> <p>3 waiting for that to go to BOZA for the next steps.</p> <p>4 MAYOR BRUBAKER: Thank you, Mr. Schoenig.</p> <p>5 Any further comments?</p> <p>6 Engineer Schneider.</p> <p>7 MR. SCHNEIDER: No comments.</p> <p>8 MAYOR BRUBAKER: Anything further comments,</p> <p>9 Assistant Chief Gall?</p> <p>10 MR. GALL: Yeah, the Fire Department has no</p> <p>11 objection to the rezone.</p> <p>12 MAYOR BRUBAKER: Thank you.</p> <p>13 Is there a proponent? Are there proponents?</p> <p>14 Are there any proponents?</p> <p>15 Did you have anything you wanted to add?</p> <p>16 Audience member: No. (Inaudible.)</p> <p>17 MAYOR BRUBAKER: No?</p> <p>18 Are there any proponents?</p> <p>19 Are there any opponents? Are there any</p> <p>20 opponents? Are there any opponents?</p> <p>21 I declare the public hearing has been held.</p> <p>22 At this time, I'll entertain a motion to approve</p> <p>23 2025-100051. Do I have a motion?</p> <p>24 MR. PYANOWSKI: So moved.</p> <p>25 MAYOR BRUBAKER: Moved by Mr. Pyanowski.</p>
<p style="text-align: right;">6</p> <p>1 Engineering Department, Fire Marshal, as well as</p> <p>2 the Wastewater Department. There was no issues,</p> <p>3 no concerns from the City Engineer and the Fire</p> <p>4 Marshal indicated that any concerns will be</p> <p>5 addressed during the construction plan review</p> <p>6 phase.</p> <p>7 The Wastewater Department did indicate some</p> <p>8 concerns with this based on the information</p> <p>9 provided. It appears the site will be used</p> <p>10 exclusively for vehicle and equipment storage.</p> <p>11 From their perspective, they want to ensure that</p> <p>12 sanitary discharge only must connect to the</p> <p>13 municipal sewer in compliance with the sewer</p> <p>14 ordinance.</p> <p>15 Vehicle washing: If the applicant intends to</p> <p>16 perform any on-site vehicle or equipment washing</p> <p>17 in the future, this could introduce oily or</p> <p>18 sediment material to the water systems.</p> <p>19 This is all indicated in the report, but in</p> <p>20 conclusion, we are recommending approval of the</p> <p>21 rezoning based on the spirit and intent of the</p> <p>22 zoning code, but caution the Commission that there</p> <p>23 will be no control in terms of the permitted uses</p> <p>24 under the L-I zoning district.</p> <p>25 And of final note here, there is a need for</p>	<p style="text-align: right;">8</p> <p>1 MR. BATTLE: Second.</p> <p>2 MAYOR BRUBAKER: Second by Mr. Battle.</p> <p>3 Any further discussion?</p> <p>4 All in favor, aye.</p> <p>5 MR. BATTLE: Aye.</p> <p>6 MR. HUBBARD: Aye.</p> <p>7 MR. PYANOWSKI: Aye.</p> <p>8 MR. TEDROW: Aye.</p> <p>9 MAYOR BRUBAKER: Aye.</p> <p>10 Opposed, nay.</p> <p>11 Motion carried.</p> <p>12 Item Number 2 on the agenda is 2025-100053,</p> <p>13 Ridgewater LTD, 260 South Logan Street, Elyria,</p> <p>14 Ohio, 44035, request for the final plat approval</p> <p>15 for Phase 7 of the Ridgewater Subdivision.</p> <p>16 Mr. Schoenig.</p> <p>17 MR. SCHOENIG: Thank you. Through you. This</p> <p>18 is the final plat approval. This was previously</p> <p>19 approved as a preliminary subdivision plan on</p> <p>20 November 4th, 2020. The area is currently zoned</p> <p>21 Residential-Medium Density as indicated on the</p> <p>22 zoning map and the site plan provided in your</p> <p>23 staff report.</p> <p>24 It should be of note that the cover sheet for</p> <p>25 the submitted final plat drawing indicates the</p>

<p style="text-align: right;">9</p> <p>1 property is zoned Residential-Low Density. This</p> <p>2 is the previous zoning district for this area.</p> <p>3 That correction should be made before any</p> <p>4 recording with the county.</p> <p>5 In terms of comments, when this was</p> <p>6 distributed to City departments, no comments</p> <p>7 provided for Engineering in reference to the above</p> <p>8 final plat proposed final, the Fire Bureau had no</p> <p>9 objections, and there was no comments from the</p> <p>10 Wastewater Department.</p> <p>11 We are recommending approval of this as it</p> <p>12 meets the requirements of the R-MD district, as</p> <p>13 well as the cluster development standards and,</p> <p>14 therefore, recommend approval.</p> <p>15 MAYOR BRUBAKER: Thank you, Mr. Schoenig.</p> <p>16 Is there any further comments from</p> <p>17 Engineer Schneider?</p> <p>18 MR. SCHNEIDER: Yes, Mr. Chairman. The</p> <p>19 developer has completed all the improvements as</p> <p>20 far at the City requires. Storm sewers, sanitary</p> <p>21 sewer, waterline, as well as the road has been</p> <p>22 poured. The only items that aren't complete are</p> <p>23 the sidewalks and the street lights, which are</p> <p>24 typical in a subdivision and, you know, those</p> <p>25 typically come when the houses are being built.</p>	<p style="text-align: right;">11</p> <p>1 Opposed, nay.</p> <p>2 Motion carried.</p> <p>3 And for the record, Mr. Aden is here this</p> <p>4 morning.</p> <p>5 Let's see, the next item on the agenda is the</p> <p>6 Planning Commission cases. We don't have any.</p> <p>7 Item Number 9: The summary reports had been</p> <p>8 distributed for the four items.</p> <p>9 Are there any questions on Item Number 10 on</p> <p>10 any of the Staff or Commission reports?</p> <p>11 Any questions or comments from the Committee?</p> <p>12 All right. Our next meeting is scheduled</p> <p>13 for --</p> <p>14 Is this date right on here, July 1?</p> <p>15 MS. TOMSKI: No.</p> <p>16 MAYOR BRUBAKER: No, I didn't think so.</p> <p>17 MS. TOMSKI: Now July 8th.</p> <p>18 MAYOR BRUBAKER: July 8th.</p> <p>19 So our next meeting with be July 8th, 2025.</p> <p>20 I'll entertain a motion to adjourn.</p> <p>21 MR. PYANOWSKI: So moved.</p> <p>22 MAYOR BRUBAKER: Moved by Mr. Pyanowski.</p> <p>23 MR. ADEN: Second.</p> <p>24 MAYOR BRUBAKER: Second by Mr. Aden.</p> <p>25 Any further discussion?</p>
<p style="text-align: right;">10</p> <p>1 So at this time, we agree with the City</p> <p>2 Planner and recommend approval.</p> <p>3 MAYOR BRUBAKER: Great. Thank you.</p> <p>4 Any further comments, Assistant Chief Gall?</p> <p>5 MR. GALL: No comments.</p> <p>6 MAYOR BRUBAKER: Any comments or questions</p> <p>7 from the Committee?</p> <p>8 Are there any proponents? Are there any</p> <p>9 proponents? Are there any proponents?</p> <p>10 Are there any opponents? Are there any</p> <p>11 opponents? Are there any opponents?</p> <p>12 I declare the hearing has been held.</p> <p>13 At this time, I'll entertain a motion to</p> <p>14 approve public hearing 2025-100053.</p> <p>15 MR. TEDROW: So moved.</p> <p>16 MAYOR BRUBAKER: Moved by Mr. Tedrow.</p> <p>17 MR. ADEN: Second.</p> <p>18 MAYOR BRUBAKER: Seconded by Mr. Aden.</p> <p>19 All in favor, signify by aye.</p> <p>20 MR. ADEN: Aye.</p> <p>21 MR. BATTLE: Aye.</p> <p>22 MR. HUBBARD: Aye.</p> <p>23 MR. PYANOWSKI: Aye.</p> <p>24 MR. TEDROW: Aye.</p> <p>25 MAYOR BRUBAKER: Aye.</p>	<p style="text-align: right;">12</p> <p>1 All in favor, aye.</p> <p>2 MR. ADEN: Aye.</p> <p>3 MR. BATTLE: Aye.</p> <p>4 MR. HUBBARD: Aye.</p> <p>5 MR. PYANOWSKI: Aye.</p> <p>6 MR. TEDROW: Aye.</p> <p>7 MAYOR BRUBAKER: Aye.</p> <p>8 Opposed, nay.</p> <p>9 Motion carried.</p> <p>10 Meeting adjourned.</p> <p>11 Thank you.</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

1 C E R T I F I C A T E

2 The State of Ohio,)
3) SS:
4 County of Erie.)

5 I, Mary A. Hammond, a Court Reporter and Notary
6 Public within and for the State of Ohio, do hereby
7 certify that I transcribed the foregoing meeting from
8 digital media, wrote the same in stenotype, and that
9 this is a true and correct transcript of my stenotype
10 notes.

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

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

17 In WITNESS WHEREOF, I have hereunto set my hand
18 and affixed my seal of office at Berlin Heights, Ohio,
19 this 20th day of June, 2025.

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23
24
25
Mary A. Hammond

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