

ELYRIA PLANNING COMMISSION

MEETING AGENDA

REV 1/1

MEETING DATE: Tuesday, August 12, 2025

TIME: 11:00 A.M.

PLACE: Council Chambers, Elyria City Hall, 131 Court St.

1. CALL TO ORDER

2. ROLL CALL

- Tom Aden _____ Sam Battle _____ Barry Hubbard _____ Jim Onderko _____
- Chris Pyanowski _____ Mayor Brubaker _____ Derrick Tedrow _____

3. APPROVAL OF MINUTES- July 8, 2025 meeting

4. MISCELLANEOUS CORRESPONDENCE – None

5. NEW BUSINESS- None

6. OLD BUSINESS: None

7. PUBLIC HEARING: 2

- 2025-100081: K Hovanian Homes, 3296 Columbia Rd., Richfield, OH 44286, request for a final plat for Harvest Meadows Subdivision, Phase 4.
- 2025-100082: K Hovnanian Homes, 3296 Columbia Rd., Richfield, OH 44286, request for a sanitary easement for the Harvest Meadows Subdivision.
- 2025-100083: Mussey Ave LLC, 7716 Depot Rd., Lisbon, OH 44432, for 525 Mussey Ave., Elyria, OH 44035, request a Conditional Use for hazardous materials and hazardous storage as found in section 1168.02 (N).

- 2025-100084: Mussey Ave LLC, 7716 Depot Rd., Lisbon, OH 44432, for 525 Mussey Ave., Elyria, OH 44035, request a Conditional Use for junkyard as found in section 1168.02 (O).
- 2025-100085: Mussey Ave LLC, 7716 Depot Rd., Lisbon, OH 44432, for 525 Mussey Ave., Elyria, OH 44035, request for a re-zone from H-I (Heavy Industrial) to S-I (Special Industrial).

8. PLANNING COMMISSION CASES: 2

- 2025-100086: Schraam Signs, 41431 Schadden Rd., Elyria, OH 44035, for Carly's Ceramics, 246 Broad St., Elyria, OH 44035, request a waiver of the Design Review Guidelines for the installation of signage.
- 2025-100087: Ace Lighting Service, 1260 Moore Rd., Avon, OH 44011, for Little Caesar's Pizza, 125 Broad St., Elyria, OH 44035, request a waiver of the Design Review guidelines for the installation of signage.

9. SUMMARY REPORTS OF DR APPLICATIONS THAT HAVE BEEN APPROVED BY THE DESIGN REVIEW STAFF –

10. STAFF AND COMMISSION REPORTS:

- 2025-100065: True North Energy, 905 Lorain Blvd., installation of signage
- 2025-100070: Spirit Halloween, 1573 W River Rd N., installation of temporary banner sign

11. ADJOURNMENT-

12. NEXT MEETING DATE: September 9, 2025