



Planning Commission Meeting Agenda

DATE: Tuesday, October 14, 2025

TIME: 11:00 a.m.

PLACE: Elyria City Hall, 131 Court Street, 2nd Floor Council Chambers

ORDER OF BUSINESS:

1. Call to Order:

Time: _____

2. Roll Call:

☐ Mayor Brubaker, Chair

☐ Derrick Tedrow

☐ Director Pyanowski, Vice-Chair

☐ Barry Hubbard

☐ Sam Battle, Parks Board Appointee

☐ Maggie Rivera

☐ Tom Aden

3. Approval of Minutes: September 9, 2025 meeting

4. Miscellaneous Correspondence: NONE

5. Old Business: NONE

6. New Business: NONE

7. Public Hearings:

- a. **2025-100112:** Ridge Water LTD: 260 South Logan Street, Elyria OH, 440305
Request for an approval of the final plat for the Juniper Ridge Subdivision.
- b. **2025-100113:** Builders and Developers Company Inc: 27201 Royalton Road, Columbia Station OH, 44028:
Request for a rezoning from Residential-Multi Household Low Density (R-MHL) to Residential-Multi Household High Density (R-MHH).



8. Planning Commission Cases:

- a. **2025-100118:** Xpress Asphalt: 1803 Tower Boulevard, Lorain OH, 44053:
Request for a lot consolidation for 12 existing lots into one (1).
- b. **2025-100114:** Builders and Developers Company Inc: 27201 Royalton Road, Columbia Station OH, 44028:
Request a waiver of the Design Review Guidelines for continuous poured concrete curbing around the perimeter of the proposed parking lots.

9. Design Review Applications Approved by City Staff:

- a. 2025-100105: 1535 West River Road N: Domino's Pizza- Installation of signage.
- b. 2025-100095: 475 Middle Avenue: Farmers Insurance- Installation of two (2) wall signs.
- c. 2025-100097: 955 Taylor Street: NBN Powder Packaging- Installation of a concrete pad, 21' x 12'.
- d. 2025-100099: 1320 S Abbe Road: Simonson Investments- Installation of a new roof.
- e. 2025-100098: 1310 S Abbe Road: Simonson Investments- Installation of a new roof.
- f. 2025-100100: 300 S Abbe Road: AFS Elyria- Installation of signage.
- g. 2025-100102: 601 Middle Avenue: Elyria High School- Repave and restripe parking lot.
- h. 2025-100110: 225 West Avenue: Steve McQuillin- Historic reconstruction of the former Reefy Mansion, new building to include 4 apartments.

10. Staff and Commission Reports: NONE

11. Adjournment:

Time: _____

12. Next Meeting Date: November 12, 2025 (Meeting will be held on the second Wednesday in November due to Veteran's Day)