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2	CITY OF ELYRIA PLANNING COMMISSION	2	Any further discussion?
3	Meeting, held at Elyria City Hall, 131 Court Street,	3	All in favor, aye.
4	2nd Floor Council Chambers, Elyria, Ohio, on Tuesday,	4	MR. ADEN: Aye.
5	September 9, 2025, at 11:08 a.m.	5	MR. BATTLE: Aye.
6	---	6	MR. HUBBARD: Aye.
7	PLANNING COMMISSION MEMBERS PRESENT:	7	MS. RIVERA: Aye.
8	Mayor Brubaker Chairman	8	MAYOR BRUBAKER: Aye.
9	Tom Aden Member	9	Opposed, nay.
10	Sam Battle Member	10	Motion carried.
11	Barry Hubbard Member	11	Item Number 4: Miscellaneous correspondence:
12	Maggie Rivera Member	12	There is none.
13		13	There is no new business.
14	ALSO PRESENT:	14	No old business.
15	Mark Craig Administrative Legal Counsel	15	And zero public hearings.
16		16	We'll go right to Item Number 8, and the only
17	Christopher Schoenig City Planner	17	item we have on the agenda for discussion this
18	William Gall Assistant Fire Chief	18	afternoon, Planning Commission Case 2025-100100:
19	John Schneider Assistant City Engineer	19	Lorain Metropolitan Housing, 1600 Kansas Avenue,
20	---	20	Lorain, Ohio, requesting a lot consolidation of 62
21		21	parcels for existing Wilkes Villa property, I
22		22	believe, into two parcels.
23		23	So is the proponent here to speak to this?
24		24	If you'd come to the microphone over here and
25		25	state your name and address for the record,
			please.
1	2	1	4
2	PROCEEDINGS	2	MR. ORILLE: Good morning. My name is
3	MAYOR BRUBAKER: Okay. We're live.	3	Attorney Scott Orille with Gambala, McLaughlin &
4	Good morning, everyone. Welcome to the Tuesday,	4	Pecora. My office address is 5455 Detroit Road,
5	September 9, 2025, Elyria Planning Commission	5	Sheffield Village, Ohio. And I also have Travis
6	Meeting.	6	Dunlap here. He is with Raise Up or Lorain
7	At this time, we'll call the meeting to order.	7	Metropolitan Housing Authority.
8	Roll call:	8	MAYOR BRUBAKER: And do you want to state what
9	Mr. Aden.	9	we're looking to do here?
10	MR. ADEN: Here.	10	MR. ORILLE: Yeah. So Raise Up, which was
11	MAYOR BRUBAKER: Mr. Battle.	11	formally known as Lorain Metropolitan Housing
12	MR. BATTLE: Here.	12	Authority, is doing a \$25 million redevelopment of
13	MAYOR BRUBAKER: Mr. Hubbard.	13	the Wilkes Villa complex, which is scheduled to
14	MR. HUBBARD: Here.	14	start in November. Financing is set to close in
15	MAYOR BRUBAKER: Ms. Rivera.	15	early November. And as part of the financing for
16	MS. RIVERA: Here.	16	the improvements to the project, our engineers
17	MAYOR BRUBAKER: Director Pyanowski.	17	have recommended, for simplicity sake, that we
18	Mayor Brubaker; here.	18	record a plat, essentially, creating a new legal
19	Mr. Tedrow.	19	description for those 62 parcels.
20	Okay. I'll entertain a motion to approve the	20	Essentially, we're consolidating those into
21	minutes as distributed from the August 12th, 2025	21	Sublot 1 and Sublot 2 as depicted on the plat.
22	meeting.	22	The purpose is simply for ease of working with the
23	MS. RIVERA: So moved.	23	various legal descriptions. As opposed to 62
24	MAYOR BRUBAKER: Moved by Ms. Rivera.	24	legal descriptions, we're now going to be working
25	MR. BATTLE: Second.	25	with two legal descriptions.
	MAYOR BRUBAKER: Second by Mr. Battle.		The plat has been approved by the county

<p style="text-align: right;">5</p> <p>1 auditor, at which -- we submitted it to the</p> <p>2 auditor. At which point, it was reviewed by the</p> <p>3 engineer, and it was suggested, or questioned</p> <p>4 whether we needed to come to Planning Commission.</p> <p>5 So out of an abundance of caution, we are here</p> <p>6 today. And we worked with Mr. Schoenig and the</p> <p>7 engineer as well, and I think all concerns have</p> <p>8 hopefully been eliminated, or resolved, I should</p> <p>9 say.</p> <p>10 MAYOR BRUBAKER: Great. Thank you.</p> <p>11 Before we get to the Commission for questions,</p> <p>12 Mr. Schoenig, comments?</p> <p>13 MR. SCHOENIG: No further comments.</p> <p>14 MAYOR BRUBAKER: Mr. Schneider.</p> <p>15 MR. SCHNEIDER: Mr. Chairman, just for the</p> <p>16 Committee's sake, there are some -- a number of</p> <p>17 easements that aren't shown on here that we are</p> <p>18 working with the engineer as far as just making</p> <p>19 sure that they are identified as part of the</p> <p>20 overall consolidation just so that it's been</p> <p>21 memorialized, so -- but at this time, as this</p> <p>22 gentleman said, I do recommend we move forward</p> <p>23 with approving this, contingent that the easements</p> <p>24 are shown on the plats, which I don't believe the</p> <p>25 revised version -- or the version you have in</p>	<p style="text-align: right;">7</p> <p>1 MR. BATTLE: Aye.</p> <p>2 MR. HUBBARD: Aye.</p> <p>3 MS. RIVERA: Aye.</p> <p>4 MAYOR BRUBAKER: Aye.</p> <p>5 Opposed, nay.</p> <p>6 Motion carried.</p> <p>7 Thank you very much.</p> <p>8 MR. ORILLE: If I may ask one question, and</p> <p>9 maybe it's more appropriate for the law director,</p> <p>10 who would we need -- will we need someone to sign</p> <p>11 off on the plats?</p> <p>12 So presently we have just the auditor signing</p> <p>13 off on it, so -- and that's something I talked --</p> <p>14 MAYOR BRUBAKER: Mr. Craig.</p> <p>15 MR. CRAIG: We could have the chief building</p> <p>16 official sign it now that we've got the Planning</p> <p>17 Commission approval, and you'll also get a letter</p> <p>18 indicating the approval.</p> <p>19 MAYOR BRUBAKER: Okay.</p> <p>20 Does that suffice?</p> <p>21 MR. ORILLE: Yeah, very good. We appreciate</p> <p>22 it.</p> <p>23 MAYOR BRUBAKER: Mr. Farkas.</p> <p>24 MR. FARKAS: If I may.</p> <p>25 MAYOR BRUBAKER: Absolutely.</p>
<p style="text-align: right;">6</p> <p>1 front of you shows it, but the revised version</p> <p>2 that I've seen does have it on there.</p> <p>3 MAYOR BRUBAKER: If you're comfortable...</p> <p>4 MR. SCHNEIDER: Yes.</p> <p>5 MAYOR BRUBAKER: Okay. Great. Thank you.</p> <p>6 Assistant Chief Gall.</p> <p>7 MR. GALL: The Fire Department has no comment.</p> <p>8 MAYOR BRUBAKER: Any questions or comments</p> <p>9 from the Committee?</p> <p>10 All right. Seeing none, I'll entertain a</p> <p>11 motion to approve Planning Commission Case</p> <p>12 2025-100100.</p> <p>13 MR. HUBBARD: So moved.</p> <p>14 And I'm assuming that's based on the</p> <p>15 amended -- or the revised diagram showing the</p> <p>16 easements?</p> <p>17 MAYOR BRUBAKER: Correct.</p> <p>18 MR. HUBBARD: Yes.</p> <p>19 MAYOR BRUBAKER: So I do have a motion by</p> <p>20 Mr. Hubbard.</p> <p>21 MR. ADEN: Second.</p> <p>22 MAYOR BRUBAKER: Second by Mr. Aden.</p> <p>23 Any further discussion?</p> <p>24 All in favor, signify by aye.</p> <p>25 MR. ADEN: Aye.</p>	<p style="text-align: right;">8</p> <p>1 MR. FARKAS: Mr. Chair, through you.</p> <p>2 Darryl Farkas, Building Official, Zoning</p> <p>3 Administrator.</p> <p>4 Typically, when a plat is signed, the</p> <p>5 engineer's also a part of that. From a zoning</p> <p>6 aspect, I have never signed off on a plat. I can.</p> <p>7 I haven't technically reviewed it, and I deferred</p> <p>8 that to Mr. Schoenig, as he's assuming</p> <p>9 responsibility. But I would ask that it include</p> <p>10 the engineer because it involves easements,</p> <p>11 et cetera.</p> <p>12 Thank you.</p> <p>13 MAYOR BRUBAKER: So what we'll do, just for</p> <p>14 the sake of your sanity, we'll make sure that the</p> <p>15 Building Department and the engineer, if needed,</p> <p>16 the Planning Commission chairman, myself, would</p> <p>17 sign off on that, as well as a letter coming from</p> <p>18 the Commission stating we've approved this.</p> <p>19 With that suffice?</p> <p>20 MR. ORILLE: Absolutely. Thank you.</p> <p>21 MAYOR BRUBAKER: Thank you.</p> <p>22 The next item on the agenda is Item 9, Summary</p> <p>23 Reports of Design Review applications that have</p> <p>24 been already approved by design staff.</p> <p>25 Are there any questions in regards to any of</p>

those from the Committee?

There are no staff or Commission reports on Item 10, so at this time, our next meeting will be October 14, 2025.

If there's no further business, I'll entertain a motion to adjourn.

MS. RIVERA: So moved.

MAYOR BRUBAKER: Moved by Ms. Rivera.

Do I have a second?

MR. HUBBARD: I'll second.

MAYOR BRUBAKER: Seconded by Mr. Hubbard.

All in favor, aye.

MR. ADEN: Aye.

MR. BATTLE: Aye.

MR. HUBBARD: Aye.

MS. RIVERA: Aye.

MAYOR BRUBAKER: Aye.

Motion carried.

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 3rd day of October, 2025.

Mary A. Hammond

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