

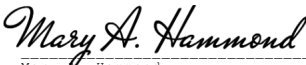
1 2 CITY OF ELYRIA PLANNING COMMISSION 3 Meeting, held at Elyria City Hall, 131 Court Street, 4 2nd Floor Council Chambers, Elyria, Ohio, on Tuesday, 5 October 14, 2025, at 11:00 a.m. 6 --- 7 PLANNING COMMISSION MEMBERS PRESENT: 8 Mayor Brubaker Chairman 9 Sam Battle Member 10 Tom Aden Member 11 Barry Hubbard Member 12 Chris Pyanowski Member 13 Derrick Tedrow Member 14 Maggie Rivera Member 15 16 ALSO PRESENT: 17 Mark Craig Administrative Legal 18 Counsel 19 Christopher Schoenig City Planner 20 William Gall Assistant Fire Chief 21 Kathryn McKillips City Engineer 22 --- 23 24 25	3 1 All in favor, signify by aye. 2 MR. PYANOWSKI: Aye. 3 MR. TEDROW: Aye. 4 MR. HUBBARD: Aye. 5 MS. RIVERA: Aye. 6 MAYOR BRUBAKER: Aye. 7 Opposed, nay. 8 Motion carried. 9 There is no miscellaneous correspondence. 10 There is no old business. 11 There is no new business. 12 We do have two public hearings this morning. 13 The first one is Public Hearing 2025-100112: 14 Ridge Water LTD, 260 South Logan Street, Elyria, 15 Ohio 44035. Request for an approval of the final 16 plat for the Juniper Ridge Subdivision. 17 Are there any proponents? 18 MR. YOST: Bob Yost, Ridge Water LTD. 19 MAYOR BRUBAKER: Please go ahead, Mr. Yost. 20 MR. YOST: Thank you, sir. 21 As you know, we've put a street over in the 22 corner of Brunswick and West Ridge known as 23 Juniper Drive consisting of 50 units similar to 24 what we had previously done over in the Ridge 25 Water Subdivision. The permits are complete,
2 1 <u>PROCEEDINGS</u> 2 MAYOR BRUBAKER: All right. Good morning. We 3 are live. Today is Tuesday, October 14th. Elyria 4 City Planning Commission meeting. 5 First order of business is roll call. 6 Mayor Brubaker; here. 7 Director Pyanowski. 8 MR. PYANOWSKI: Here. 9 MAYOR BRUBAKER: Sam Battle. 10 Tom Aden. 11 Derrick Tedrow. 12 MR. TEDROW: Here. 13 MAYOR BRUBAKER: Barry Hubbard. 14 MR. HUBBARD: Here. 15 MAYOR BRUBAKER: Maggie Rivera. 16 MS. RIVERA: Here. 17 MAYOR BRUBAKER: Great. At this time, I'll 18 entertain a motion to approve the minutes of 19 September 9, 2025 as distributed. 20 Do I have a motion? 21 MR. PYANOWSKI: So moved. 22 MAYOR BRUBAKER: Moved by Director Pyanowski. 23 MS. RIVERA: Second. 24 MAYOR BRUBAKER: Seconded by Ms. Rivera. 25 Any further discussion?	4 1 everything but -- the gas line has not been 2 installed yet. Electric is being worked on. And 3 we're ready to build. 4 MAYOR BRUBAKER: Great. Thank you, Mr. Yost. 5 Mr. Schoenig. 6 MR. SCHOENIG: Thank you, Mr. Chair, through 7 you. 8 The property 0624002000017 located at the 9 southeast corner of West Ridge Road and Brunswick 10 Drive was previously approved for a cluster 11 development, as well as it received previous 12 approval for a preliminary subdivision plan back 13 in March of this year. 14 Overall, the Residential-Medium Density 15 District is utilized. Comments were provided by 16 the City Engineer. There were typos and other 17 issues that have since been corrected by the 18 engineer and surveyor, and the fire marshal did 19 have some comments as well, which has been 20 included in your staff report that has been 21 provided. 22 Overall, staff recommendation from Planning is 23 an approval, and I will defer to the fire marshal 24 for further comments. 25 MAYOR BRUBAKER: Okay. Great. Thank you,

5 1 Mr. Schoenig. 2 Ms. McKillips from engineering, anything 3 additional to add? 4 MS. MCKILLIPS: No. 5 MAYOR BRUBAKER: Assistant Chief 6 Fire Marshal Gall. 7 MR. GALL: Thank you, Chair. 8 Any property that's built in the City -- 9 commercial, subdivision, residential -- there's 10 two concerns from the Fire Prevention Bureau and 11 that would be accessibility and water supply. 12 Among accessibility, we look at the apparatus 13 access roads, their ability to support our 14 vehicles, to accommodate the turning radius. All 15 this is listed in a summary report that was shared 16 through Mr. Schoenig. 17 Water supply, and that's City mains, as well 18 as in addressing through the Engineering 19 Department. 20 We give conditional approval at this time. We 21 look forward to seeing on the final plans more 22 detail to address the concerns that I've laid out. 23 Thank you, sir. 24 (Board Members Sam Battle and Tom Aden entered 25 the council meeting.)	7 1 MR. PYANOWSKI: Second. 2 MAYOR BRUBAKER: Seconded by 3 Director Pyanowski. 4 Any further discussion? 5 All in favor, signify by aye. 6 MR. PYANOWSKI: Aye. 7 MR. BATTLE: Aye. 8 MR. ADEN: Aye. 9 MR. TEDROW: Aye. 10 MR. HUBBARD: Aye. 11 MS. RIVERA: Aye. 12 MAYOR BRUBAKER: Aye. 13 Opposed, nay. 14 Motion carried. 15 Thank you, Mr. Yost. 16 The second item on the public hearing agenda 17 this morning is 2025-100113: Builders and 18 Developers Company, Inc., 27201 Royalton Road, 19 Columbia Station, Ohio 44028. Request for a 20 rezoning from a Residential-Multi Household Low 21 Density (R-MHL) to Residential-Multi Household 22 High Density (R-MHH). 23 Is there a proponent here? 24 Please state your name and address for the 25 record, please.
6 1 MAYOR BRUBAKER: Great. Thank you, Mr. Gall. 2 Any questions from the Commission? 3 MR. HUBBARD: I just have a -- 4 MAYOR BRUBAKER: Mr. Hubbard. 5 MR. HUBBARD: Yes, I just have a quick 6 question for the Fire Department, then. 7 So you say you're granting -- or you would be 8 in favor of a conditional approval if we feel that 9 this is, I imagine, similar to other developments 10 that have been put in? 11 MR. GALL: That is correct. 12 MR. HUBBARD: Okay. Thank you. 13 MAYOR BRUBAKER: Any other questions from the 14 Commission? 15 Are there any proponents? Are there any 16 proponents? Are there any proponents? 17 Are there any opponents? Are there any 18 opponents? Are there any opponents? 19 Okay. The Committee report is 2025-100112: 20 Ridge Water LTD, 260 South Logan Street, Elyria, 21 Ohio 44035. Request for an approval of the final 22 plat for the Juniper Ridge Subdivision. 23 Do I have a motion to approve? 24 MR. TEDROW: So moved. 25 MAYOR BRUBAKER: Moved by Mr. Tedrow.	8 1 MR. BARON: Good morning. Rich Baron, 2 27201 Royalton Road with Builders and Developers. 3 We are requesting to rezone the western part 4 of this 9.6 acre parcel from low density to high 5 density. The proposal is to have a total of 92 6 units. There will be 23 buildings. Each one will 7 have its own entranceway to four individual units. 8 The proposed site plan shows storm water detainage 9 (sic) for our site right down the middle of the 10 site. There will be two entranceways -- private 11 entranceways into the area, one from West Ridge 12 and one from Brunswick Drive. 13 The sanitary sewer is located on Brunswick 14 Drive. The water is available at both Brunswick 15 and West Ridge. 16 What we've done is there's a total of four 17 items. Chris has done a good job of laying out 18 what would be needed as far as a site plan review. 19 There are four items that will request -- we have 20 to request to the Zoning Board of Appeals, all of 21 which can be either attained by reducing like the 22 signs -- a number of signs there of square footage 23 or in the case of the buildings, the setbacks, 24 based upon whether they have windows or not. 25 At this time, I'd be willing to answer any

9 1 questions you may have. 2 MAYOR BRUBAKER: Okay. Reports from staff? 3 Mr. Schoenig? 4 MR. SCHOENIG: Thank you, Mr. Chair, through 5 you. 6 The property located at 8899 West Ridge Road, 7 it currently has a zoning designation of both 8 R-MHL, as well as R-MHH. That was due to a lot 9 consolidation prior to this request for zoning. 10 Overall, the applicant has met many of the 11 criteria that are indicated in the R-MHH zoning 12 district. A complete review was provided as 13 indicated in your staff report, however, as 14 Mr. Rich Baron has indicated, there are a need for 15 four variances. Those are also listed in your 16 staff report that was provided to you. 17 Due to the windows being on the facade of both 18 sides of the building, there is, believe it or 19 not, a requirement for 40-foot setbacks from each 20 building. The applicant is indicating 20 feet 21 between the buildings. So that is an example of 22 one that will be required, as well as some for the 23 parking. 24 Overall, the criteria of the R-MHH zoning 25 district, it has been met based on the site plan	11 1 I will say, that for you that may not be aware 2 of this area, this particular plot of land has 3 been farmed for many, many years, straw and hay, 4 so it sits right in the middle of other units that 5 are R-MHH, as Mr. Schoenig said. 6 I did speak with the councilwoman in this 7 ward. She is in favor of this because it does 8 meet the need for the area, as well as meets what 9 is already built in and around that area. 10 So are there any comments or questions from 11 the Commission? 12 Director Pyanowski. 13 MR. PYANOWSKI: Thank you. 14 Through you, I guess, to Mr. Schoenig or to 15 Mr. Craig, if necessary. 16 So what's being presented to us today, asking 17 us to approve a change in the zoning, it 18 recognizes in the reports the number of variances 19 that would be needed in order to move forward with 20 the project. 21 So would our zoning approval today be 22 contingent on those ultimately being granted or is 23 this separate and apart and we're just how the 24 next step of the process works? 25 MR. CRAIG: Through the Chair to
10 1 that was provided. This would be an extension of 2 the predominantly R-MHH zoned area. It ensures 3 the entire property has consisting zoning 4 classification due to the split that is there 5 currently, and staff does recommend an approval of 6 this as it does meet the spirit and intent of the 7 zoning code. 8 Furthermore, the comments were provided by 9 various entities within the City. The Wastewater, 10 Fire, and Engineering Department and applicable 11 comments were provided from them. I will defer to 12 them for any further comments. 13 Thank you. 14 MAYOR BRUBAKER: Great. Thanks, Mr. Schoenig. 15 Engineer McKillips, any comments? 16 MS. MCKILLIPS: No additional comments. 17 MAYOR BRUBAKER: Thank you. 18 Assistant Fire Chief Marshal Gall. 19 MR. GALL: I have one. No parking on any 20 streets where they're 26 feet or less in width and 21 to post signs where required by the Ohio Fire 22 Code. 23 Thank you. 24 MAYOR BRUBAKER: Great. Thank you, Assistant 25 Chief Gall.	12 1 Mr Pyanowski. 2 Director, it would not be contingent on the 3 variances. 4 MR. PYANOWSKI: Okay. The project wouldn't 5 be able to move forward without those ultimately 6 being granted. 7 Do those come back to us for consideration or 8 is it another body? 9 MR. CRAIG: That will come back to us for the 10 plans. Initial plat -- 11 MR. PYANOWSKI: Okay. 12 MR. CRAIG: -- and variances would be to the 13 Board of Zoning Appeals. 14 MR. PYANOWSKI: Okay. Very good. Thank you. 15 MAYOR BRUBAKER: And there is one waiver of 16 some Design Review Guidelines that will be on the 17 next set of agenda items on the back of your 18 agenda. 19 So any other questions from the Committee? 20 Are there any -- oh, go ahead. 21 MR. HUBBARD: I have one. 22 MAYOR BRUBAKER: Sorry, Mr. Hubbard. Go right 23 ahead. 24 MR. HUBBARD: So, Mr. Schoenig, I believe the 25 plot -- or the overhead that's presented to us

13 1 right now shows this parcel, right? 2 So are we dealing -- the lower neighboring 3 parcels to the left, is that what's already in 4 that high density? 5 MR. SCHOENIG: Yes. On page of -- Page 7 of 6 your staff report indicates the current zoning 7 classifications of the neighboring properties. As 8 you can see, it is split currently down the 9 middle. The western portion has the R-MHL zoning 10 classification. Everything to the east of that 11 split has a zoning classification of R-MHH. 12 And as indicated during the report, this will 13 bring everything into compliance. This is pretty 14 much the lone section of the area that has R-MHL. 15 MR. HUBBARD: All right. Thank you. 16 MAYOR BRUBAKER: Okay. Any other questions? 17 Are there any proponents? 18 Mr. Oswald, state your name and address for 19 the record, please. 20 MR. OSWALD: Kenny Oswald, 237 Pepperdine 21 Drive. 22 I just want to mention, I'm all for this. 23 There is, like you said, a lot of farm land out 24 there. Councilwoman -- 25 MAYOR BRUBAKER: Mitchell.	15 1 (R-MHH). 2 Do I have a motion to approve? 3 MR. TEDROW: So moved. 4 MAYOR BRUBAKER: Moved by Mr. Tedrow. 5 MR. HUBBARD: Second. 6 MAYOR BRUBAKER: Second by Mr. Hubbard. 7 Any further discussion? 8 All in favor, signify by aye. 9 MR. PYANOWSKI: Aye. 10 MR. BATTLE: Aye. 11 MR. ADEN: Aye. 12 MR. TEDROW: Aye. 13 MR. HUBBARD: Aye. 14 MS. RIVERA: Aye. 15 MAYOR BRUBAKER: Aye. 16 Opposed, nay. 17 Motion carried. 18 Thank you, Mr. Baron, for your continued 19 investment in the City of Elyria. 20 There are no more public hearings. 21 There are a couple Planning Commission cases. 22 The first one is 2025-100118: Xpress Asphalt, 23 1803 Tower Boulevard, Lorain, Ohio 44053. Request 24 for a lot consolidation of 12 existing lots into 25 one.
14 1 MR. OSWALD: Pardon? 2 Yeah, Mitchell, I had a brain -- 3 So anyways, she's always wanted to get these 4 filled. So this is a good thing. I like the 5 idea. We got two entrances in and out; that's a 6 good thing. 7 To fill up this farm land, I know we've been 8 talking we need some grocery stores and things 9 like that. What comes first, the grocery store or 10 the homes? So now if we can get more of this 11 development out, which is happening, this is 12 something very good, and I hope this all goes 13 through. 14 And good luck to you. Thank you. 15 MAYOR BRUBAKER: Thank you, Mr. Oswald. 16 Are there any proponents? Are there any 17 proponents? Are there any proponents? 18 Are there any opponents? Are there any 19 opponents? Are there any opponents? 20 Seeing none, I'll entertain a motion to 21 approve 2025-100113: Builders and Developers 22 Company, Inc., 27201 Royalton Road, Columbia 23 Station, Ohio 44028. Request for a rezoning from 24 a Residential-Multi Household Low Density (R-MHL) 25 to Residential-Multi Household High Density	16 1 Is there a proponent here to speak on behalf? 2 Yes, sir. Please state your name and address 3 for the record, please. 4 MR. HILTON: Good morning. Rodney Hilton, 5 131 Williams Street, Elyria, Ohio, requesting for 6 12 parcels to be consolidated into one. It's 7 zoned Light Industrial right now. 8 MAYOR BRUBAKER: Okay. Great. Thank you. 9 Mr. Schoenig. 10 MR. SCHOENIG: Thank you, Mr. Chair, through 11 you. 12 The properties located at 131 Williams Street 13 and 322 Sumner Street were previously rezoned to 14 Light Industrial. There was many concerns in 15 terms of zoning previously with these properties, 16 and they have all been brought forth into an LI 17 zoning classification. 18 The next steps for Mr. Hilton is to 19 consolidate these properties into one lot. As 20 previously directed by the Assistant Law Director, 21 a consolidation was brought forth in the last 22 Planning Commission meeting, and this is going to 23 be standard practice moving forward, anything that 24 does exceed five lots will require a hearing for 25 Planning Commission. This has been sent to the

17 1 City Engineer, Fire Marshal, as well as Wastewater 2 Department. No comments were provided, and this 3 will need -- based on the consolidation, it will 4 need various different variances, and it will be 5 heard at the next Board of Zoning Appeals meeting. 6 Overall recommendation from Planning is 7 approval of the lot consolidation. 8 Thank you. 9 MAYOR BRUBAKER: Great. Thanks, Mr. Schoenig. 10 I will add in at a previous City Council 11 meeting, there were a couple of residents that 12 came and spoke in favor of this and the work that 13 you are doing there and how you've cleaned up the 14 area and the lots in that neighborhood, so thank 15 you. 16 Are there any questions from the Commission? 17 Director Pyanowski. 18 MR. PYANOWSKI: Thank you. Through you to 19 Mr. Schoenig. 20 You and I previously had a conversation where 21 we pulled up the aerial on the Auditor's website 22 and there were some concerns about the County and 23 approving because of some classification that 24 was -- has that been resolved so that he's not 25 going to have any road blocks to that process?	19 1 All in favor, signify by aye. 2 MR. PYANOWSKI: Aye. 3 MR. BATTLE: Aye. 4 MR. ADEN: Aye. 5 MR. TEDROW: Aye. 6 MR. HUBBARD: Aye. 7 MS. RIVERA: Aye. 8 MAYOR BRUBAKER: Aye. 9 Opposed, nay. 10 Motion carried. 11 Thank you. 12 MR. HILTON: Thank you. 13 MAYOR BRUBAKER: Next item on the agenda for 14 Planning Commission cases is 2025-100114: 15 Builders and Developers Company, Inc., 16 27201 Columbia Road, Columbia Station, Ohio in 17 their request for a waiver of the Design Review 18 Guidelines for continuous poured concrete curbing 19 around the perimeter of the proposed parking lots. 20 Mr. Baron. 21 MR. BARON: So what we are proposing is not a 22 dedicated street. All of our parking areas will 23 be private and all the roadways will be private. 24 In a regular dedicated layout, that's the City 25 design is for the crest of the road to be in the
18 1 MR. SCHOENIG: Through the Chair to 2 Director Pyanowski. 3 We did reach out to the County Auditor 4 regarding this. They did say that the whole 5 entire previous subdivision would not need to be 6 surveyed. I will defer to the County as to their 7 requirements, but in terms of the City's end, we 8 will have all this situated once this is completed 9 and once the variances are heard. 10 Mr. Hilton can go forth with the County 11 Auditor and get that cleared up with them on their 12 end. 13 MAYOR BRUBAKER: Any other questions from the 14 Commission? 15 Seeing none, I'll entertain an approval to 16 approve Planning Commission Case 2025-100118: 17 Xpress Asphalt, 1803 Tower Boulevard, Lorain, Ohio 18 44053 in their request for a lot consolidation for 19 12 existing lots into one. 20 Do I have a motion to approve? 21 MS. RIVERA: So moved. 22 MAYOR BRUBAKER: Moved by Ms. Rivera. 23 MR. TEDROW: Second. 24 MAYOR BRUBAKER: Second by Mr. Tedrow. 25 Any further discussion?	20 1 middle of the roadway. We would like to take all 2 of the road in and all of the parking areas and 3 drain it to the middle of the proposed area. That 4 eliminates curb, gives a flush transition from the 5 concrete without a step to the lawn areas or to 6 any of the walkways leading up to the units so we 7 can conform to many more ADA units than we would 8 if we had to make that grade change. We will then 9 eliminate that curb and propose to do parking 10 bumpers. The roll-up curb is probably a little 11 less effective as far as stopping traffic if 12 that's what you're trying to do. The bumper has a 13 90-degree angle face side to it. And as far as 14 the integrity of the concrete or the parking lot, 15 we don't believe it jeopardizes that at all. 16 MAYOR BRUBAKER: Okay. Great. Thank you, 17 Mr. Baron. 18 Mr. Schoenig. 19 MR. SCHOENIG: Thank you, Mr. Chair, through 20 you. 21 Property at 8899 West Ridge Road, applicant 22 does indicate a desire not to have the 23 continuously poured concrete curbing requirement. 24 Our Design Review Guidelines do make that a 25 requirement.

21 1 Comments were provided from the Engineering 2 Department on this, so I will defer to them for 3 further comments. 4 MAYOR BRUBAKER: Okay. Great. Thank you, 5 Mr. Schoenig. 6 Ms. McKillips. 7 MS. MCKILLIPS: Since this is a private road, 8 at this time, there is no preference one way or 9 the other. 10 MAYOR BRUBAKER: So you would be in agreement 11 or okay with them transitioning to this? 12 MS. MCKILLIPS: Yes. 13 MAYOR BRUBAKER: Okay. Great. Thank you. 14 Any comments from Assistant Chief Gall? 15 MR. GALL: Fire Department, no comment. 16 MAYOR BRUBAKER: Any questions from the 17 Commission? 18 Seeing none, I'll entertain a motion to 19 approve Planning Commission Case 2025-100114: 20 Builders and Developers Company, Inc., 27201 21 Royalton Road, Columbia Station, Ohio 44028, in 22 the request of a waiver of Design Review 23 Guidelines for continuous poured concrete curbing 24 around the perimeter of the proposed parking lots. 25 Do I have a motion to approve?	23 1 MR. HUBBARD: So moved. 2 MAYOR BRUBAKER: Moved by Mr. Hubbard. 3 MR. ADEN: Second. 4 MAYOR BRUBAKER: Second by Mr. Aden. 5 All in favor, signify by aye. 6 MR. PYANOWSKI: Aye. 7 MR. BATTLE: Aye. 8 MR. ADEN: Aye. 9 MR. TEDROW: Aye. 10 MR. HUBBARD: Aye. 11 MS. RIVERA: Aye. 12 MAYOR BRUBAKER: Aye. 13 Opposed, nay. 14 Motion carried. Meeting adjourned. 15 Thank you, everyone. 16 17 - - - 18 19 20 21 22 23 24 25
22 1 MR. HUBBARD: So moved. 2 MAYOR BRUBAKER: Moved by Mr. Hubbard. 3 MR. ADEN: Second. 4 MAYOR BRUBAKER: Second by Mr. Aden. 5 Any further discussion? 6 All in favor, signify by aye. 7 MR. PYANOWSKI: Aye. 8 MR. BATTLE: Aye. 9 MR. ADEN: Aye. 10 MR. TEDROW: Aye. 11 MR. HUBBARD: Aye. 12 MS. RIVERA: Aye. 13 MAYOR BRUBAKER: Aye. 14 Opposed, nay. 15 Motion carried. Again, thank you. 16 Item No. 9 on the agenda is Design Review 17 applications that have been approved by City 18 staff. 19 Is there any comments or questions from the 20 Commission? 21 Okay. Any staff or Commission reports? 22 Seeing none, our next meeting will be 23 November 12, 2025, right here in Council Chambers. 24 With no further business before this 25 Commission, I'll entertain a motion to adjourn.	24 1 C E R T I F I C A T E 2 3 The State of Ohio,) 4 County of Erie.) SS: 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 attended the foregoing meeting, wrote 8 the same in stenotype, and that this is a true and 9 correct transcript of my stenotype notes. 10 I do further certify that I am not a relative, 11 employee of, or attorney for any of the parties or 12 otherwise interested in the outcome of this action. 13 I am not, nor is the court reporting firm with 14 which I am affiliated, under a contract as defined in 15 Civil Rule 28(D). 16 In WITNESS WHEREOF, I have hereunto set my hand 17 and affixed my seal of office at Berlin Heights, Ohio, 18 this 7th day of November, 2025. 19 20 21 22 23 24 25  Mary A. Hammond Court Reporter, Notary Public My Commission Expires 12-25-27 Recorded in Erie County, Ohio