



Planning Commission Meeting Agenda

DATE: Wednesday, November 12, 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: October 14, 2025 meeting

4. Miscellaneous Correspondence: NONE

5. Old Business: NONE

6. New Business: NONE

7. Public Hearings: 3

- a. **2025-100135:** Windsor Place of Elyria, LLC, 260 S Logan St., Elyria, OH 44035, request a replat of Windsor Place Subdivision.
- b. **2025-100138:** Comprehensive Ventures Unlimited, Inc., 3605 Warrensville Center Rd., Shaker Heights, OH, request for a Conditional Use per section 1156.04 of the Elyria Codified Ordinances to develop a Multi-Family housing project on an underutilized vacant parcel.
- c. City of Elyria, review of the proposed zoning code and recommendation from the Planning Commission. The proposed zoning code will result in the rezoning of all parcels within the City of Elyria.



8. Planning Commission Cases: NONE

9. Design Review Applications Approved by City Staff:

- a. 2025-100122: 1444 Lowell St., the installation of signage.
- b. 2025-100134: 100 Hunters Crossing Dr., replacement of a monument sign.
- c. 2025-100128: 890 Taylor St., installation of concrete pad and optional standby generator system.
- d. 2025-100136: 353-361 Broad St., replacement of lower and upper roofs.

10. Staff and Commission Reports: NONE

11. Adjournment:

Time: _____

12. Next Meeting Date: December 9, 2025