

**The COMMUNITY DEVELOPMENT COMMITTEE held a Meeting on
MONDAY, NOVEMBER 24th, 2025 beginning at 6:00 P.M.**

COM DEV PRESENT: Chair Mitchell, Oswald, Lipian, Callahan

FINANCE PRESENT: Chair Tollett, Cerra, Schneider, Siwierka, Davis

OTHERS: Armstrong, Stewart

EXCUSED ABSENCE: Schneider

OTHERS PRESENT: Law Dir Deery, Safety Svc Dir Pyanowski, Mayor Brubaker, Finance Dir Pileski, Fin Dir Farrell, Planner Schoenig, Engineer Schneider, Parks Dir Reardon, Fire Chief Pronesti

1. The matter of approval of meeting minutes from the Community Development Committee Meetings from: October 14th, 2025 as circulated on 10/17/2025

Motion made by Mr. Lipian and seconded by Mr. Callahan to approve the 'said' meeting minutes as circulated.

MOTION CARRIES

2. The matter of a request for a Conditional Use Permit for a Multi-Family Development located at 2101 West River Rd., North.

Referred By: Hill Tide Ventures, LLC
[This matter was approved by Planning Commission on 11/12/2025].

Taylor Koch, Development Officer with Hill Tide Ventures, 1037 Chuck Dolly Blvd., Mount Pleasant, SC. They are a national developer focused on workforce housing and they are committed to being a long-term community partner. He was here on Sept 15th regarding their application to the Ohio Housing Finance Agency for financing of the proposed 122-unit workforce housing development. In late October the State announced that two projects would be funded in Elyria, this project and a 115-unit Senior living project. So, this proposal is moving from concept to reality.

They are seeking a conditional use permit for the 6.8-acre vacant parcel on West River, which they will develop. It is currently zoned business-neighborhood and multi-family is a conditionally permitted use, it's allowable but needs to be considered by the Planning Commission and City Council and it was passed by Planning Commission on November 12th. They ask that this committee pass it as well so they can move the project forward.

That completed Mr. Koch's presentation.

Mrs. Davis said she has a concern with the traffic in that area. Maybe a traffic study can be done and maybe a traffic light added.

Mr. Koch said the apartments will have a mix of one, two- and three-bedroom units and so you won't see too many cars. Most units will have one or two cars. The Engineer's office did look at this and stated that the traffic impact would be low.

Mr. Oswald asked what the difference is with this proposed development and High Point in The Park, which is apartments and why does this development need a conditional use permit? Planning Dir Schoenig said that structure may have been existing prior to the existing zoning code that has been in effect from 1998. Based on what is existing there, it is zoned business neighborhood in which conditional use permits are required for anything that exceeds three units or more.

Mrs. Siwierka said her concern is the traffic issue.

The line of site as you're looking north, on West River is a hill, which causes visibility issues with cars travelling south.

She is also concerned about how much of the tree line is being removed because it will be abutting up against the high meadows park. And parking is in the back of the development. Will many trees be removed? There may be an animal population issue once the trees are removed because that's a heavily treed area.

Mr. Koch said they are trying to condense the site plan as much as they can to avoid that area in the back where there is steep topography and a wetland delineation toward the back. They want to stay away from that as much as the city would want them to stay from that. They are currently going through iterations of the site plan with the architect and he will share these concerns with the architect.

Mrs. Siwierka asked what would be their buffer requirement for that part along the back? Planning Dir Schoenig said that it would be a 20-foot setback from the front. These plans, as indicated from the applicant are very conceptual and revisions are being made per direction from the Engineering Dept. There are four variances that will be needed at this time from the Board of Zoning Appeals, but could change once the revisions have been made.

There were no further questions and Chair Mitchell read the committee report and asked for a motion.
Motion was made by Mr. Lipian and second by Mr. Oswald authorizing the 'said' conditional use permit request.

MOTION CARRIES COMMITTEE REPORT WRITTEN

3. The matter of a request for a re-plat of Windsor Place Subdivision.

Referred By: Bob Yost, Tyllin, LLC

[This matter was approved by Planning Commission on 11/12/2025].

Bob Yost, Windsor LTD, 260 S. Logan. They have a side yard set-back of 20 feet that's permitted on the west side of the building 13. They had a customer ask if they can extend their garage out five feet. And they can do that within the code to get to 20. It just requires a re-plat.

There were no questions and Chair Mitchell read the committee report and asked for a motion.
Motion was made by Mr. Lipian and second by Mr. Oswald authorizing the 'said' replat request.

MOTION CARRIES COMMITTEE REPORT WRITTEN

Chair Mitchell said there is nothing more to come before The Community Development Committee and he asked for a motion to adjourn this portion of this evening's Committee Meetings.

Motion was made by Mr. Oswald and seconded by Mr. Lipian to adjourn the Community Development portion of this evening's meetings at 6:15 P.M.
MOTION CARRIED

And the evening's meeting will continue Finance Committee.

The next Community Development Committee Meeting is scheduled for Monday, December 8th, 2025 at 6:00 P.M.

*Respectfully submitted by, Colleen Rosado,
Council Clerk Secretary/Administrative Assistant*