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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 January 13, 2026, at 11:00 a.m.
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7 PLANNING COMMISSION MEMBERS PRESENT:
8 Mayor Brubaker Chairman
9 Director Pyanowski Vice-Chair
10 Derrick Tedrow Member
11 Maggie Rivera Member
12
13 ALSO PRESENT:
14 Mark Craig Administrative Legal
15 Counsel
16 Christopher Schoenig City Planner
17 William Gall Assistant Fire Marshal
18 John Schneider Assistant City Engineer
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1 PROCEEDINGS
2 MAYOR BRUBAKER: All right. Good morning,
3 everyone. We will call the Tuesday, January 13th,
4 2026 Planning Commission to order.
5 First order of business is the roll call.
6 Mayor Brubaker; here.
7 Director Pyanowski.
8 DIRECTOR PYANOWSKI: Here.
9 MAYOR BRUBAKER: Derrick Tedrow.
10 MR. TEDROW: Here.
11 MAYOR BRUBAKER: Ms. Rivera.
12 MS. RIVERA: Here.
13 MAYOR BRUBAKER: Mr. Battle, Mr. Aden, and
14 Mr. Hubbard are unable to be here.
15 At this time, I'll entertain a motion to
16 approve the minutes as distributed for
17 December 9, 2025.
18 MR. TEDROW: So moved.
19 MAYOR BRUBAKER: Moved by Mr. Tedrow.
20 DIRECTOR PYANOWSKI: Second.
21 MAYOR BRUBAKER: Seconded by
22 Director Pyanowski.
23 Any further discussion?
24 All in favor, aye.
25 DIRECTOR PYANOWSKI: Aye.

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1 MR. TEDROW: Aye.
2 MS. RIVERA: Aye.
3 MAYOR BRUBAKER: Aye.
4 Opposed, nay.
5 Motion carried.
6 There is no miscellaneous correspondence.
7 There is no old business.
8 There is no new business.
9 We do have one public hearing this morning.
10 It's Public Hearing 2025-100156: South Abbe Road
11 Plaza, LLC, 631 South Abbe Road, Elyria,
12 requesting a variance from Sections 1156.7 and
13 1175.06(E) of the Elyria Codified Ordinances for
14 the approval of a 5 foot setback and parking space
15 allotment (approval of 25 existing spaces) for
16 addresses 629, 631, 635, 641, and 645 South Abbe
17 Road.
18 Mr. Schoenig.
19 MR. SCHOENIG: Mr. Chair, through you.
20 This is related to the previous application
21 that was submitted last month for the lot
22 consolidation and lot split. These are the
23 applicable variances that Planning Commission is
24 within their rights to grant. These variance are
25 for two deviations from the zoning code; one,

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1 being a deviation of the side yard setback of 10
2 feet due to the property abutting a residential
3 zone. The existing building is 5 feet from the
4 property line.
5 The second is a deviation from the
6 requirements for parking. Per the code, 48
7 parking spacing is required. 25 parking spaces
8 are existing on this property at this time.
9 This building, of course, was approved under
10 previous zoning codes. No concerns from staff.
11 Recommendation of approval.
12 That is all. Thank you.
13 MAYOR BRUBAKER: Thank you, Mr. Schoenig.
14 Any comments from Engineer Schneider?
15 MR. SCHNEIDER: Engineering has no comments.
16 MAYOR BRUBAKER: Any comments from Fire
17 Marshal Gall?
18 MR. GALL: Fire Prevention Bureau has no
19 comments.
20 MAYOR BRUBAKER: Okay. And I see on here
21 wastewater, Mr. Derricotte, had no comments.
22 Are there any proponents?
23 Mr. Yost, state your name and address for the
24 record, please.
25 MR. YOST: Bob Yost, 260 South Logan.

<p style="text-align: right;">5</p> <p>1 You guys all know where this building is.</p> <p>2 It's Marco's, No. 1 Kitchen. It's been there</p> <p>3 since 1988. I was here last night, and we got</p> <p>4 approval on the consolidation and the splits so</p> <p>5 that the lots now all face Abbe Road rather than</p> <p>6 facing south and north so that if any point in</p> <p>7 time we decide to sell one or the other of those</p> <p>8 buildings, we can do that and it makes sense.</p> <p>9 We have had some discussion with Chris and my</p> <p>10 son-in-law, Joe, in regards to a crossover</p> <p>11 easement for parking, which we'll prepare after</p> <p>12 the lots are split, and that will stay in place in</p> <p>13 perpetuity.</p> <p>14 MAYOR BRUBAKER: Thank you, Mr. Yost.</p> <p>15 Are there any proponents? Are there any</p> <p>16 proponents? Are there any proponents?</p> <p>17 Are there any opponents? Are there any</p> <p>18 opponents? Are there any opponents?</p> <p>19 Seeing none, questions or comments from the</p> <p>20 Commission?</p> <p>21 Seeing none and there are no opponents, I'll</p> <p>22 accept a motion for Public Hearing 2025-100156:</p> <p>23 South Abbe Road Plaza, LLC, 631 South Abbe Road in</p> <p>24 Elyria and their request for a variance from</p> <p>25 Sections 1156.7 and 1175.06(EE) of the Elyria</p>	<p style="text-align: right;">7</p> <p>1 All right.</p> <p>2 Seeing none, our next meeting is February 10,</p> <p>3 2026.</p> <p>4 At this time, I'll entertain a motion to</p> <p>5 adjourn.</p> <p>6 Do I have a motion?</p> <p>7 MR. CRAIG: Mr. Chairman.</p> <p>8 MAYOR BRUBAKER: Oh, excuse me. Hold on.</p> <p>9 Mr. Craig.</p> <p>10 MR. CRAIG: Thank you.</p> <p>11 In accordance with the rules of the Planning</p> <p>12 Commission, the first meeting of the Planning</p> <p>13 Commission each year, the members should elect</p> <p>14 a chairman and secretary and a vice chairman. So</p> <p>15 as a point of order, I'd ask you to add that under</p> <p>16 new business and conduct those elections.</p> <p>17 MAYOR BRUBAKER: Okay. Consider what counsel</p> <p>18 has said, I'll entertain a motion for nomination</p> <p>19 of chairman of the Elyria Planning Commission.</p> <p>20 Mr. Tedrow.</p> <p>21 MR. TEDROW: Is that something maybe we should</p> <p>22 do when we got a full -- anything we can do once</p> <p>23 we get a full -- all the -- does it have to be --</p> <p>24 can we push it back to next month and try to get</p> <p>25 every Planning Commission member here to vote on</p>
<p style="text-align: right;">6</p> <p>1 Codified Ordinances for the approval of a 5 foot</p> <p>2 setback and parking space allotment (approval of</p> <p>3 25 existing spaces) for addresses 629, 631, 635,</p> <p>4 641, and 645 South Abbe Road.</p> <p>5 Do I have a motion to approve?</p> <p>6 MS. RIVERA: So moved.</p> <p>7 MAYOR BRUBAKER: Moved by Ms. Rivera.</p> <p>8 MR. TEDROW: Second.</p> <p>9 MAYOR BRUBAKER: Second by Mr. Tedrow.</p> <p>10 Any further discussion?</p> <p>11 All in favor, signify by aye.</p> <p>12 DIRECTOR PYANOWSKI: Aye.</p> <p>13 MR. TEDROW: Aye.</p> <p>14 MS. RIVERA: Aye.</p> <p>15 MAYOR BRUBAKER: Aye.</p> <p>16 Opposed, nay.</p> <p>17 Motion carried.</p> <p>18 Thank you.</p> <p>19 Item Number 8: There are no Planning</p> <p>20 Commission cases.</p> <p>21 Item Number 9: There were some Design Review</p> <p>22 applications that were approved by City staff and</p> <p>23 forwarded to the Commission.</p> <p>24 Are there any questions in regards to any of</p> <p>25 those?</p>	<p style="text-align: right;">8</p> <p>1 it?</p> <p>2 MR. CRAIG: It's the Planning -- through the</p> <p>3 Chair.</p> <p>4 It is the Planning Commission's rules that you</p> <p>5 have it at the first meeting in January. You can</p> <p>6 suspend the rules and table it if you want to, but</p> <p>7 you do have a quorum present.</p> <p>8 MAYOR BRUBAKER: Okay.</p> <p>9 DIRECTOR PYANOWSKI: I move that</p> <p>10 Mayor Brubaker -- I nominate him to be the chair.</p> <p>11 MR. TEDROW: I second.</p> <p>12 MAYOR BRUBAKER: Motion made by Mr. Pyanowski,</p> <p>13 second by Mr. Tedrow.</p> <p>14 Any further discussion?</p> <p>15 All in favor, aye.</p> <p>16 DIRECTOR PYANOWSKI: Aye.</p> <p>17 MR. TEDROW: Aye.</p> <p>18 MS. RIVERA: Aye.</p> <p>19 MAYOR BRUBAKER: Opposed, nay.</p> <p>20 Motion carried.</p> <p>21 Now, we need a nomination for vice-chair, and</p> <p>22 I'll make a motion for Director Pyanowski.</p> <p>23 Do I have a second?</p> <p>24 MS. RIVERA: Second.</p> <p>25 MAYOR BRUBAKER: Second by Ms. River.</p>

1 Any further discussion?
 2 All in favor, signify by aye.
 3 MR. TEDROW: Aye.
 4 MS. RIVERA: Aye.
 5 MAYOR BRUBAKER: Aye.
 6 Opposed, nay.
 7 Motion carried.
 8 Is there one more?
 9 MR. CRAIG: Through the Chair.
 10 Yeah, you need to appoint your secretary for
 11 the year.
 12 MAYOR BRUBAKER: At this time, I'm going to
 13 table the secretary until the next meeting.
 14 Anything else we need to do as far as the
 15 rules are concerned?
 16 MR. CRAIG: No, other than you should be
 17 looking at adding an agenda item to review the
 18 rules and regulations and update them.
 19 MAYOR BRUBAKER: Okay. Thank you, Mr. Craig.
 20 If there is no further discussion, I'll
 21 entertain a motion to adjourn.
 22 Do I have a motion?
 23 DIRECTOR PYANOWSKI: So moved.
 24 MAYOR BRUBAKER: Moved by Mr. Pyanowski.
 25 MR. TEDROW: Second.

1 MAYOR BRUBAKER: Second by Mr. Tedrow.
 2 All in favor, aye.
 3 DIRECTOR PYANOWSKI: Aye.
 4 MR. TEDROW: Aye.
 5 MS. RIVERA: Aye.
 6 MAYOR BRUBAKER: Aye.
 7 Opposed, nay.
 8 Motion carried.
 9 Meeting adjourned. Thank you.

1 C E R T I F I C A T E

2 The State of Ohio,)
 3) SS:
 4 County of Erie.)

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 transcribed the foregoing hearing from
 8 digital media, wrote the same in stenotype, and that
 9 this is a true and correct transcript of my stenotype
 10 notes.

11 I do further certify that I am not a relative,
 12 employee of, or attorney for any of the parties or
 13 otherwise interested in the outcome of this action.

14 I am not, nor is the court reporting firm with
 15 which I am affiliated, under a contract as defined in
 16 Civil Rule 28(D).

17 In WITNESS WHEREOF, I have hereunto set my hand
 18 and affixed my seal of office at Berlin Heights, Ohio,
 19 this 3rd day of February, 2026.

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