



Planning Commission Meeting Agenda

DATE: Tuesday, March 10, 2026

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: January 13, 2026

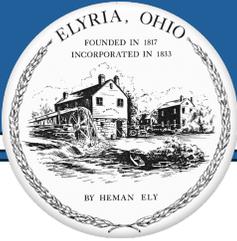
4. Miscellaneous Correspondence: NONE

5. Old Business: NONE

6. New Business: NONE

7. Public Hearings: 3

- a. **2026-0000000S:** LNL Elyria, dba LUV Retail Development, INC., 38S50 and 38530 Chestnut Ridge Rd., Elyria, OH 44035, request for a re-zone from R-LD to B-AO.
- b. **2026-00000001:** LNL Elyria, dba LUV Retail Development, INC., 38550 and 38530 Chestnut Ridge Rd., Elyria, OH 4435, request for a new subdivision. This is a major subdivision, 6 lots proposed including a private road.
- c. **2026-00000006:** LNL Elyria, dba LUV Retail Development, INC, 38550 and 38530 Chestnut Ridge Rd., Elyria, OH 44035, request for a variance from section 1162.02 of the Elyria Codified Ordinances for the installation of fencing.



8. Planning Commission Cases: 1

- a. **2026-100025: Be Next Awning and Graphics, Inc., 5109 Clark Ave., Cleveland, OH 44102, for 250 Broad St., Elyria, OH 44035, request for a waiver of the design review guidelines for the installation of an oval shape cabinet sign, internally illuminated with LED's for the brand total wireless.**

9. Design Review Applications Approved by City Staff:

- **1452 West River Rd N, roof replacement of existing spray foam roofing**
- **335 Midway Blvd., Deals 4 Days, 120: x 48" ACM panel with vinyl graphics. Single-sided, installed on wall above entrance.**
- **660 Chestnut Commons Dr., installation of signage for Petco**
- **598 Bell Ave., installation of fencing**
- **811 Chestnut Commons Dr., installation of updated 30" white "Papa Johns" entrance wall sign**
- **1600 Middle Ave., installation of signage on windows**
- **827 Chestnut Commons Dr., installation of wall sign**
- **831 Chestnut Commons Dr., install one wall sign and tenant panel face replacements.**
- **1320 Taylor St., 2'10" x 6' non-illuminated wall panel, reface existing 3'10" x 6' double face ground sign.**

10. Staff and Commission Reports: NONE

11. Adjournment:

Time: _____

12. Next Meeting Date: April 14, 2026