

 5/12/26
Approved

MINUTES OF February 24, 2026 Regular LANDMARKS PRESERVATION COMMITTEE MEETING

Meeting was called to order at 5:03 p.m. by Matthew Swabb

MEMBERS PRESENT: William Bird, Matthew Swabb, Eric Greenly, William Bulick, Sheila Massimiani and Tom Aden appeared around 5:15 p.m.

MEMBERS ABSENT: Celeste Brlas

EX OFFICIO'S PRESENT: Ashley Scott

OTHERS PRESENT: **Representative for the application-Tricia Nejman**, Kevin Krischer, Mark Craig (Legal Counsel), Chris Schoenig (City Planner) and Alisa Edwards (Secretary)

323 Middle Ave - Dicken Funeral Home

Ms. Nejman of Wagner Electric Sign Company informed the committee that her business will be responsible for replacing the current sign with a new more modern sign. She states the sign will be LED illuminated with the base color being Saddle Up(brown) and Camel Back(light beige) which are both Sherwin Williams paint colors. The existing post will be refurbished and reused.

Bill Bird motioned to approve the sign as presented.

William Bulick 2nd the motion

All in favor, motion carried.

November 25, 2025 Meeting Minutes

Mr. Bird expressed concerns with a paragraph at the top of page 3 and asked for clarity from Chris Schoenig. The paragraph originally read " Chris Schoenig informed the Commission that since the last meeting a revision was made to the Zoning Code per the Commission's recommendations that residential homes, single-family homes are permitted singularly; the duplexes have been moved to Conditional Use.

It has been amended to read: Chris Schoenig informed the Commission that since the last meeting a revision was made to the Zoning Code per the Commission's recommendations that of the residential homes, Single-family homes are permitted singularly; the duplexes have been moved to Conditional Use.

Matthew Swabb motioned to approve November 25, 2025 meeting minutes with corrections

Eric Greenly 2nd the motion

All were in favor, motion carried.

New Business

William Bird requested to revisit the statement reflecting in the November 25, 2025 meeting minutes stating that the phase did not represent a clear stance of what the Committee requested. Mr. Bird stated the goal was to keep the district as a single-family zone and it would not be a part of the Downtown Commercial Use.

Tom Aden shared that it was his understanding that the zoning would be called Downtown Residential which would allow a mixed use to include 3 other uses that are different from single family.

Chris Schoenig stated that the original proposal has been significantly changed to accommodate the Committee and the outcome became the Downtown Residential Zoning District which is custom to the 5th Ward which is the West by the River District. He says it is unique in that it restricts most of the uses which were of concern. Retail Business, General Medical Office and Rehabilitation uses will still be allowed.

Mr. Schoenig goes on to say that although these other uses are allowed they would still need to go through Design Review, meet the requirements of the Secretary of Interior Standards and abide by the rulings of the Landmark Commission. Also, given the size of the parcels there is a slim chance that parking would be assessible.

Matthew Swabb added that he would like to take things a step further by suggesting the Zoning remain as it is and the other uses should have to go through Conditional Use.

Kevin Krischer a long-standing member of the Landmark District stated that there is not one owner in the district who is pushing for these changes. He stated that there was a dentist office on 4th Street and the problem is the rules are not being followed. He goes on to say that 409 Middle Ave. raised the garage without the approval of the Landmarks approval and nothing happened to them.

Mr. Krischer says the City of Elyria's Planning Commission, Building Department, the Law Department and the Courts are weak. He says the City has already set the precedence that nothing is going to happen if the rules are not followed. He also says the City can't take care of a dumpster of slum lords who make over \$25,000 a month. He suggested someone drive by there and see that it has mattresses all over.

Mr. Krischer says he has lived in the Community over 51 years and feels The City of Elyria would not have a historical district if the owners in the district did not care. He says, the area would be like everything else in the City, such as 4th Street, 7th Street and 9th Street. He also, says if Issue 6, 7 or Issue 8 fails because, "you guys" upset us you will see why.

Mr. Krischer stated that the Landmark District is one of the strongest neighborhoods in the city and does not understand why the city is opposing them so hard.

Chris Schoenig stated great strides have be made to provide a compromise that would be fair to all parties as much as possible.

Matthew Swabb stated that Mr. Schoenig referred to the Zone Code as living document that could be changed at anytime through Council.

Mr. Swabb said, " What I would ask then, is that you leave us alone and in 10 or 20 years, if downtown become vibrant, if it ever does... then you can change the zoning.

Mr. Schoenig say, "This is moving forward, I can't touch this!"

Mr. Swabb say " We have 70 homes; how many of them came to you and said they want it to be less restrictive?"

Mark Craig reverted to what William Bird wanted to discuss earlier in the meeting which was, after review of the Zoning Codes he has come to realize there are other things that the Committee is not in agreement with and what is the next step in order to resolve these issues.

Mr. Craig also explained to the Committee that is not to late to submit changes to Council, he reminded the Committee that, that they are a recommending body.

Discussion continued with the Committee agreeing to submit in writing, to the Clerk of Council to keep the zoning code as single-family only.

William Bird motion to submit a letter to Clerk of Council with their concerns

Matthew Swabb 2nd the motion

All were in favor, motion carries

Adjournment

Matthew Swabb motioned to adjourn

William Bulick 2nd the motion

All in favor, motion carried.

Meeting adjourned at 5:41P.M.

Respectfully Submitted



Alisa Edwards