



Planning Commission Meeting Agenda

DATE: Tuesday, July 7, 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: none

4.

5. Miscellaneous Correspondence: NONE

6. Old Business: NONE

7. New Business: NONE

8. Public Hearings: 3

2026-100039: Villas of the Valley LLC/Maple Waffles Land LLC, 1100 Gulf Rd., Elyria, OH 44035, request for a preliminary subdivision.

2026-100048: Villas of the Valley LLC/Maple Waffles Land LLC, 1100 Gulf Rd., Elyria, OH 44035, request for a variance from section 1121.04.10 of the Elyria Codified Ordinances. Per the plans submitted, the driveway coverage area exceeds 40%.

2026-100049: Villas of the Valley LLC/Maple Waffles Land LLC, 1100 Gulf Rd., Elyria, OH 44035, request a variance from section 1119.07 (3) of the Elyria Codified Ordinances for development standards lot depth, minimum of 100'.



9. Planning Commission Cases: 2

- **2026-100071: S B Holdings LTD., 2 Berea Commons #1, Berea, OH 44017, request for approval for next phase, subdivision plat #3, for the Enclave at Fieldstone Lakes.**
- **2026-100072: S B Holdings LTD., 2 Berea Commons #1, Berea, OH 44017, request approval for the next phase, subdivision plat #2, for South Ridge at Fieldstone Lakes Subdivision.**

10. Design Review Applications Approved by City Staff:

- **1573 West River Rd S., the installation of signage.**
- **333 Naples Dr, installation of signage.**
- **728 Leona Dr., install shipping containers for storage**
- **323 Middle Ave., roof replacement**
- **43500 Telegraph Rd., installation of signage**
- **38275 Chestnut Ridge Rd., ballasted rooftop solar array, not visible from the ground**

11. Staff and Commission Reports: NONE

12. Adjournment:

Time: _____

13. Next Meeting Date: August 4, 2026