

Minutes of the COMMUNITY DEVELOPMENT COMMITTEE which held a meeting on Monday, September 28th, 2026 at 6:00 p.m.

circulated 10/1/2026

FINANCE PRESENT: Chair Tollett, Cerra, Schneider, Van Wormer, Davis
COM DEV PRESENT: Chair Schneider, Mitchell, Doehne, Rothgery, Lipian
UTILITIES PRESENT: Chair Mitchell, Davis, Armstrong, Oswald, Rothgery
ABSENT: None
OTHERS PRESENT: Mayor Brubaker, Dir Loesch, Law Dir Deery, Finance Dir Pileski, CD Dir. Scott, Planning Dir Schoenig, Police Capt. Palmer

1. The matter of approval of meeting minutes from the Community Development Committee Meeting, which took place August 10th, 2026, as circulated on 8/31/2026. Motion made by Mrs. Mitchell, seconded by Mrs. Rothgery to approve the said minutes.
MOTION CARRIES

2. The matter of a request for a Liquor License transfer from Macs Convenience Stores, LLC to 402 Twin Pillars Krishna, LLC/Circle K located at 402 East Broad St., Elyria, for Permit Class C-1 and C-2, (beer, wine & prepackaged mixed drinks in sealed containers for carry-out only).

Referred by: Ohio Division of Liquor Control

Law Dir Deery said there was a liquor permit at this location previously and the new owners are seeking a transfer from the previous owner. It will still be a convenience store and this will be for carry out only. No police or zoning issues. And this is Circle K and it will still be Circle K, but with new owners.

Mr. Van Wormer said he has been at the store since the ownership has changed and the store is in great condition and he's gotten to know the new owners and it's a great establishment.

Mr. Lipian echoes what Mr. Van Wormer said, it's a fine group of entrepreneurs and they have improved the space and just got a new sign.

There was no further discussion and Chair Schneider read the committee report and asked for a motion:

Motion made by Mrs. Mitchell and second by Mr. Lipian that the City DOES NOT request a hearing on any liquor license renewal requests.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

3. The matter of a request for a new Liquor License for PKH Real Estate Property Investments, LLC located at 1412 West Ave., Elyria, for Permit Class C-2, (wine & prepackaged mixed drinks in sealed containers for carry-out only).

Referred by: Ohio Division of Liquor Control

Dir Deery said this is a request for a new license. It's on the corner of West Ave & 15th St., which has been vacant for some time. City Planner is here to discuss the zoning issues as well as building code issues.

City Planner Schoenig said he has been working with Ward 5 councilman Armstrong on the issues with this property. The property would be classified as an indoor sales & service use. It's zoned Residential II and within that zoning district, it is required to have a conditional use permit. Currently there has not been an application for a conditional use permit and therefore, the applicant needs to meet zoning compliance because it is a residential neighborhood, to protect the nature of the neighborhood, these types of uses need to go thru formal vetting processes as of the new zoning code, which was enacted May 1st. They have requested more information from the applicant. They want to ensure that this is under 40% of the floor area, over 40% would make it a liquor store, which is not permitted in that district. They would like confirmation from the applicant to ensure compliance with the zoning code requirements. As of this time there has not been an application for a conditional use and there are other multiple code concerns.

Chair Schneider asked Law Dir Deery if this matter can be tabled?

Dir Deery said due to the time of the request from Dept of Commerce/Liquor Control, the committee does need to decide as to whether it requests a hearing or not. Tabling it is not an option. Even if the applicant does get their liquor permit there is going to be some obstacles before they can open for business.

Mrs. Mitchell said what she is concerned about is that this is a residential area, but, it's not like there isn't already a bar in that area, and we can't say he can't have a bar or sell alcohol there because it's residential, because there is already a bar there.

Dir Deery said actually the city can object to a bar, with the new zoning codes and due to the fact that this has been a vacant property and the business has not been consistently run, the only way the business of this nature could be opened at that location would be by applying for a conditional use permit through council.

Mr. Oswald said he feels like it's the cart before the horse because if they get the permit and then they have to go through these channels before they know how the establishment is going to be. The owner probably wants to know that they are going to be able to have a permit to sell alcohol beverages.

Mr. Armstrong echoed what Mr. Oswald said, he feels like it's backwards. He also has a lot of concerns about that building; electrical and other concerns of a lot going on. He and Mr. Schoenig had some meetings with the property owner and they explained to him what he was going to be needed.

Dir Schoenig said at that time, the applicant was told he would need 2 conditional use permits to be able to operate as a bar as well. He settled on doing a grocery store use with a component of alcohol sales. Anything that has less than 40% of floor use would not be considered a liquor store, which would be permitted in the district, however indoor sales and service is still a conditional use in that district, even if he was just selling groceries in general, it would have to go thru the conditional use process.

The Just One More bar is an existing use, we can enforce that, but, if it would cease to operate for more than one year, we would be having a different conversation.

Mr. Armstrong reiterated that there are a lot of concerns with this building and he doesn't feel comfortable approving this without a hearing. It's unfortunate that someone wants to do good in that area, but, when they purchased the property they weren't told of the problems that come with it. He and Mr. Schoenig tried to explain those problems but, unfortunately the owner didn't follow through with these suggestions to help him.

Mr. Lipian made a motion that the committee request a hearing.

Chair Schneider said he will read the committee report and then recognize the motion and ask for a second to this motion.

Mr. Oswald asked when this goes to liquor control with no information about the current issues with the building. And it hasn't been a bar or store. How does the board get the information to decide on the permit?

Mr. Lipian called 'point of order' and said once it was voted on the discussion is closed, per Robert's Rules.

Pres Mitchell stated that Mr. Lipian is correct, but Mr. Oswald had his hand up and Chair Schneider said that Mr. Oswald's hand was up, but, he didn't see it and he apologizes, it was his error.

Law Dir explained that the applicant has already applied for their license and the application is already at Liquor Control. Part of the process is that liquor control reaches out to the local city asking for input and the city has a right to decide to pass on having a hearing or they can decide to request a hearing. Liquor control will schedule the hearing. This committee report will go to full council and if council approves this committee report, there will be a hearing scheduled. The Law office, Planner Dir, Building Official, Police and any council members and any other departments involved will attend the hearing and all the findings will be presented.

Motion made by Mr. Lipian and second by Mrs. Mitchell that the City DOES request a hearing on any liquor license renewal requests.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

The evening's meetings continued with the JOINT Community Development with Finance Committee and Chair Tollett called Finance to order at 6:20 P.M.

The next Community Development Committee Meeting is scheduled for *Tuesday, October 13th, 2026 at 6:00 P.M.

**Monday, October 12th is the Columbus Day Holiday and City Hall will be closed.*

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