

Planning Commission Minutes

DATE: November 5th, 2025

TIME: 9:00 a.m.

PLACE: Council Chambers

Attendance:

Chairman: Mayor Jack Bradley Board Members: Henry Patterson Ken Kramer, Brandon Wysocki, Rey Carrion

A Quorum was established

The meeting was called to order on November 5th, 2025 by Chairman Mayor Jack Bradley.

Minutes:

A motion was made by Brandon Wysocki to approve minutes from the Planning Commission Meeting that was held on October 1st, 2025. The motion was supported by Ken Kramer.

5 in favor/ 0 opposed

Matters of Consideration:

C.U.P. 07-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit for outdoor storage related to a principal use (Auto repossession company) in an I-1 Light Industrial district. Section 1127.02 Schedule of Allowed Uses and 1143.08(a) Outdoor Storage Related to Principal Industrial Uses at, 1039 Bridge Dr. Shady Lahoud, owner and S&B Storage LLC, applicant.

Shady Lahoud, the applicant, spoke in regard to this matter.

Brian Lahoud spoke in regard to this matter.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, spoke in regard to this matter.

A motion was made by Brandon Wysocki to approve C.U.P 07-2025 as requested and was supported by Rey Carrion.

4 in favor/ 0 opposed

C.U.P. 08-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit to operate a diesel truck repair shop in a I-1 Light Industrial district. Section and Table 1127.02 Schedule of Allowed Uses and 1143.07(l) Vehicle Repair, Major at, 915 Colorado Ave. Jaime Pickens, applicant.

Gary Fischer, on behalf of the applicant, spoke in regard to this matter.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, spoke in regard to this matter.

A motion was made by Ken Kramer to approve C.U.P. 08-2025 as requested and was supported by Brandon Wysocki.

4 in favor/ 0 opposed/ 1 abstain

C.U.P. 09-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit for outdoor storage related to a principal use (PVC pipe company) in an I-1 Light Industrial district. Section 1127.02 Schedule of Allowed Uses and 1143.08(a) Outdoor Storage Related to Principal Industrial Uses at, 5900 Baumhart Rd. Donel Sprenger, applicant.

Nicole Sprenger, on behalf of the applicant, spoke in regard to this matter.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, spoke in regard to this matter.

David Faciana, Chief Building Official for The City of Lorain, spoke in regard to this matter.

A motion was made by Brandon Wysocki to approve C.U.P 09-2025 as requested and was supported by Henry Patterson.

5 in favor/ 0 opposed

C.U.P. 10-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Display and Storage of Retail and Service Establishments (trailers and storage sheds) in a B-2 General Commercial district. Section 1125.02 Schedule of Allowed Uses and 1143.07(h) Outdoor Display and Storage of Retail and Service

Establishments at, 4953 W Erie Ave. Parma Park Properties, owner and Jacob Zook, applicant.

Jacob Zook, spoke in regard to this matter.

A motion was made by Brandon Wysocki to hold C.U.P 10-2025 in abeyance and was supported by Ken Kramer.

5 in favor/ 0 opposed

F.D.P. 05-2025, Submission for Planning Commission's review and consideration, the Final Development Plan for Broadway Commons, a multi-family residential development in a MU Mixed-Use district, Chapter 1129.02 Schedule of Allowed Uses and Chapter 1145- Site Development Plans located at, 2119 Broadway. Hiti, DiFrancesco and Siebold, Inc, agent, CHN Housing Partners and Emerald Development Economic Network (EDEN), applicant.

Brian Grambort, the applicant, spoke in regard to this matter.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, spoke in regard to this matter.

A motion was made by Brandon Wysocki to approve F.D.P 05-2025 as requested and was supported by Rey Carrion.

5 in favor/ 0 opposed

L.S. 03-2025, Submission for Planning Commission's review and consideration, a lot split in a B-1 Neighborhood Commercial district. Section 1125.03 Dimensional Requirements at, 05-00-001-000-299 have been met. Sandra L Bitar, owner, Michael Johnson (agent), on behalf of the applicant, Thorson, Baker, & Associates.

Nick Provenza, on behalf of the applicant, spoke in regard to this matter.

Jessica Potter, from the City of Lorain Engineering Department, spoke in regard to this matter.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, spoke in regard to this matter.

A motion was made by Ken Kramer to approve L.S. 03-2025 as requested and was supported by Brandon Wysocki.

5 in favor/ 0 opposed

Adjournment:

The meeting was adjourned without objection.



Evlisse Atkinson, Planning and Zoning Administrator



Mayor Jack Bradley, Chairman

Recorded by: Megan Warrens

Accepted:

****A full recording of this meeting can be found at www.cityoflorain.org.**

Public Hearing Minutes

DATE: November 5th, 2025

TIME: 9:00 a.m.

PLACE: Council Chambers

Public Hearing For:

C.U.P. 07-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit for outdoor storage related to a principal use (Auto repossession company) in an I-1 Light Industrial district. Section 1127.02 Schedule of Allowed Uses and 1143.08(a) Outdoor Storage Related to Principal Industrial Uses at, 1039 Bridge Dr. Shady Lahoud, owner and S&B Storage LLC, applicant.

Shady Lahoud, the applicant, spoke in regard to this matter.

Mary Springowski spoke in regard to this matter.

Beth Henley spoke in regard to this matter.

C.U.P. 08-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit to operate a diesel truck repair shop in a I-1 Light Industrial district. Section and Table 1127.02 Schedule of Allowed Uses and 1143.07(l) Vehicle Repair, Major at, 915 Colorado Ave. Jaime Pickens, applicant.

Gary Fischer, on behalf of the applicant, spoke in regard to this matter.

Mary Springowski spoke in regard to this matter.

David Faciana, Chief Building Official for The City of Lorain, spoke in regard to this matter.

Beth Henley spoke in regard to this matter.

C.U.P. 09-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit for outdoor storage related to a principal use (PVC pipe company) in an I-1 Light Industrial district. Section 1127.02 Schedule of Allowed Uses and 1143.08(a) Outdoor Storage Related to Principal Industrial Uses at, 5900 Baumhart Rd. Donel Sprenger, applicant.

Nicole Sprenger, on behalf of the applicant, spoke in regard to this matter.

David Faciana, Chief Building Official for The City of Lorain, spoke in regard to this matter.

C.U.P. 10-2025 Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Display and Storage of Retail and Service Establishments (trailers and storage sheds) in a B-2 General Commercial district. Section 1125.02 Schedule of Allowed Uses and 1143.07(h) Outdoor Display and Storage of Retail and Service Establishments at, 4953 W Erie Ave. Parma Park Properties, owner and Jacob Zook, applicant.

Jacob Zook, the applicant, spoke in regard to this matter.

David Faciana, Chief Building Official for The City of Lorain, spoke in regard to this matter.

Evelisse Atkinson, City of Lorain Planning and Zoning Administrator, spoke in regard to this matter.

Mary Springowski spoke in regard to this matter.

F.D.P. 05-2025, Submission for Planning Commission's review and consideration, the Final Development Plan for Broadway Commons, a multi-family residential development in a MU Mixed-Use district, Chapter 1129.02 Schedule of Allowed Uses and Chapter 1145- Site Development Plans located at, 2119 Broadway. Hiti, DiFrancesco and Siebold, Inc, agent, CHN Housing Partners and Emerald Development Economic Network (EDEN), applicant.

Brian Grambort, architect, spoke in regard to this matter.


Joanne Zalena, spoke in regard to this matter.

Mary Springowski spoke in regard to this matter.

Evelisse Atkinson, City of Lorain Planning and Zoning Administrator, spoke in regard to this matter.

Adjournment:

The public hearing was adjourned without objection.

 12/9/2025
Rey Carrion, Chairman


Recorded by: Megan Warrens

Accepted:

