



The City of Lorain, Ohio
Division of Building, Housing, and Planning
Rey Carrion, Safety Service Director

Jack W. Bradley, Mayor

RECEIVED
2-10-26
M. P. Carrion

February 5, 2026

Honorable Members of Council
City Hall- First Floor
200 West Erie Avenue
Lorain, OH 44052

Z.C.A. 01-2026 Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 1051 Meister Rd, PPN 02-01-006-184-022 from a B-2 General Commercial District to an I-1 district. TDI Lorain, LLC, applicant.

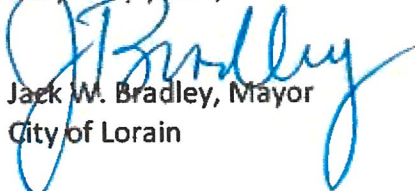
Honorable Members of Council:

The Lorain Planning Commission met in regular session on February 4, 2026, and considered the above referred to item.

After due consideration, it was regularly moved and supported to recommend **denial**, to Lorain City Council.

Motion Carried: 4 Ayes 0 Nays

Very truly yours,


Jack W. Bradley, Mayor
City of Lorain

cc: Safety/Service Director
Law Department
Engineering Department
Clerk of Council
File



CITY OF LORAIN
PLANNING COMMISSION

Jack Bradley
Mayor

Z.C.A. 01-2026

ZONING RECLASSIFICATION OF PROPERTY APPLICATION

Application is hereby made to the Lorain City Council, to reclassify the below described

property now in a B-2 district to a I district.

Owner of property TDI Lorain LLC

Address of owner 11 Parkway Center, Suite 300

City: Pittsburgh State: PA Zip: 15220

Phone (business) (412) 921-6100 (residential)

Address of property to be rezoned 1051 Meister Road Lorain OH 44052

Permanent Parcel Number 02-01-006-184-022

The reason(s) for requesting the zoning reclassification is as follows:

The reason for the zoning reclassification is to allow for the expansion of the Defender Self Storage facility at the Property

Two separate non-refundable payments made payable to the City of Lorain:

Five hundred (\$500.00) Building department fee
Thirty dollar (30.00) Engineering department fee
TDI Lorain, LLC

By: Town Development Inc., sole member

Curtis Kossman, President
Signature of Applicant

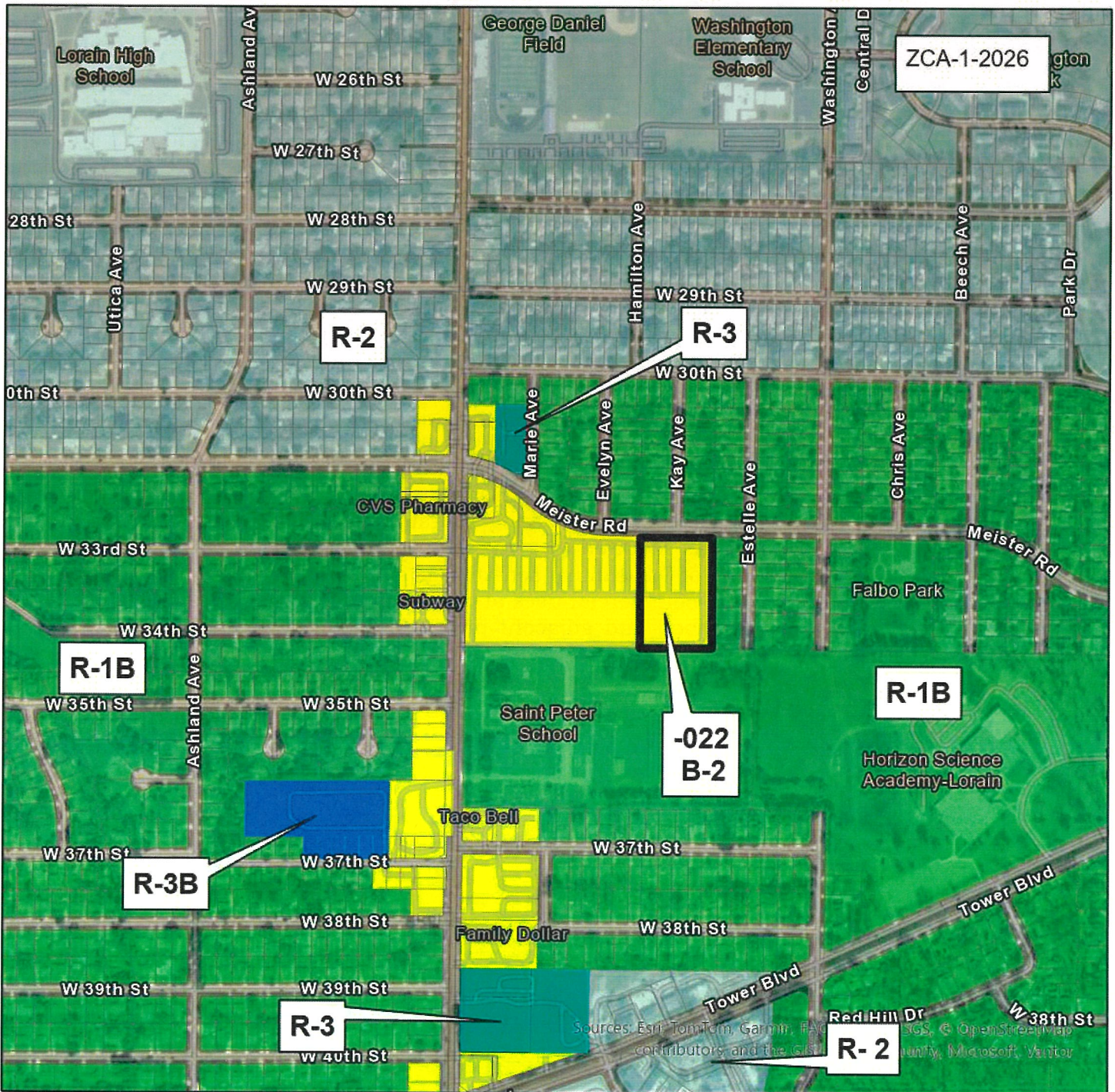
1/13/2026

Date

NARRATIVE FOR APPLICATION FOR A ZONING RECLASSIFICATION

The applicant TDI Lorain, LLC (successor-in-interest of Town Development Inc. and Lorko Corporation) has been the owner of the Lorain Plaza Shopping Center at 1069 Meister Road, Lorain Ohio 44052 since 1955. Over the years, applicant has developed and expanded the main strip section of the shopping center as well as developed and constructed outparcel buildings, all of which have been used for retail and commercial purposes. In October of 2025 the Apple grocery store located at the shopping center closed for business.

With the expansion of the existing climate-controlled self-service mini storage facilities in former Apple space, such use shall have no detrimental effect on the elements of noise, glare, odor, fumes and/or vibration in relation to the adjoining property owners. The expansion of the existing self-storage facility, with a zoning change from B-2 to Industrial, is required to permit the expansion of the existing self-storage facility. The expansion of the existing self-storage facility is compatible with the existing retail, self-storage and commercial uses at the shopping center, does not alter the character of the neighborhood and adjacent properties. The additional climate-controlled self-service mini storage facilities create less traffic than retail or commercial uses in the shopping center, and are similar to a retail use in that they are for the benefit of consumers. The relationship of the conditional use to the comprehensive plan has been maintained.



PROPOSED ZONE CHANGE TO OUTLINED AREA: B-2 TO I



APPROVED _____
 PUBLIC HEARING _____
 APPROVED BY COUNCIL _____
 ORDINANCE NO. _____

DATE _____
 DATE _____
 DATE _____

AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 186-85

EXHIBIT A

LEGAL DESCRIPTION

Situated in the County of Lorain, State of Ohio, described as follows:

Parcel 1:

Situated in City of Lorain, County of Lorain and State of Ohio:

Being known as part of Original Black River Township Lot No. 6, Tract No. 1, now within the corporate limits of the City of Lorain and more definitely described as follows:

Beginning at the intersection of the West line of Estelle Avenue, a 60.00 feet wide street and the South line of Meister Road, a 80.00 feet wide street.

Thence North $89^{\circ}-11'-00''$ West, in the South line of Meister Road, a distance of 600.00 feet to the P.C. of a curve.

Thence continuing in the South line of Meister Road, in the arc of a curve that deflects to the right, a distance of 411.59 feet to an iron rod found set in the point of tangency. Said curve has a radius of 591.61 feet, a central angle of $39^{\circ}-51'40''$ and a chord bearing North $69^{\circ}-15'10''$ West, a distance of 403.33 feet.

Thence continuing in the South line of Meister Road, North $49^{\circ}-19'-20''$ West, a distance of 32.53 feet to a point. Said point is the P.C. of a curve that deflects to the left, a distance of 16.22 feet to an iron pin set. Said curve has a radius of 511.61 feet, a central angle of $01^{\circ}-49'-00''$ and a chord bearing North $50^{\circ}-13'50''$ West, a distance of 16.22 feet. Said point shall be known as the principal place of beginning.

Thence continuing in the South line of Meister Road in the arc of curve that deflects to the left, a distance of 129.89 feet to an iron pin found set in the East line of lands conveyed to Uno-Ven Company as described in Official Record Volume 241 Page 263 of the Lorain County Record of Deeds. Said curve has a radius of 511.61 feet, a central angle of $14^{\circ}-32'-47''$ and a chord bearing North $58^{\circ}-24'-43''$ West, a distance of 129.54 feet.

Thence South $00^{\circ}-41'-00''$ West in the East line of lands conveyed to Uno-Ven Company, a distance of 163.33 feet to an iron rod found set in the Southeast corner of said Uno-Ven Company lands.

Thence North $89^{\circ}-19'-00''$ West in the South line of lands so conveyed to Uno-Ven Company a distance of 120.00 feet to an iron pin found set in the East line of Oberlin Avenue.

Thence South $00^{\circ}-41'-00''$ West in the East line of Oberlin Avenue, a distance of 124.67 feet to a point.

Thence South $89^{\circ}-19'-00''$ East, a distance of 231.13 feet to an iron pin set.

Thence North $00^{\circ}-41'-00''$ East, a distance of 221.47 feet to the principal place of beginning, containing within said bounds 1.002 acres of land, be the same more or less, but is subject to all legal highways and easements of record. As surveyed by Norman R. Hura, Registered Surveyor No. S-5208 dba Norman R. Hura & Associates in February, 1993.

Parcel 2:

Situated in City of Lorain, County of Lorain and State of Ohio:

Being known as part of Original Black River Township Lot No. 6, Tract No. 1, now within the corporate limits of the City of Lorain and more definitely described as follows:

Beginning at the intersection of the West line of Estelle Avenue, a 60.00 feet wide street and the South line of Meister Road, a 80.00 feet wide street.

Thence North $89^{\circ}-11'-00''$ West, in the South line of Meister Road, a distance of 600.00 feet to the P.C. of a curve.

Thence continuing in the South line of Meister Road, in the arc of a curve that deflects to the right, a distance of 257.24 feet to an iron pin found set and the principal place of beginning. Said curve has a radius of 591.61 feet, a central angle of 24°-54'-47" and a chord bearing North 76°-44'-00" West, a distance of 255.22 feet.

Thence continuing in the South line of Meister Road, in the arc of said curve deflecting to the right, a distance of 154.25 feet to an iron rod found set in the point of tangency. Said curve has a radius of 591.61 feet, a central angle of 14°-56'-18" and a chord bearing North 56°-47'-20" West, a distance of 153.81 feet.

Thence continuing in the South line of Meister Road, North 49°-19'-20" West, a distance of 32.53 feet to a point. Said point is the P.C. of a curve.

Thence continuing in the South line of Meister Road, in the arc of a curve that deflects to the left, a distance of 16.22 feet to an iron pin set. Said curve has a radius of 511.61 feet, a central angle of 01°-49'-00" and a chord bearing North 50°-13'-50" West, a distance of 16.22 feet.

Thence South 00°-41'-00" West, a distance of 221.47 feet to an iron pin set.

Thence South 89°-19'-00" East, a distance of 167.19 feet to an iron rod found set.

Thence North 00°-41'-00" East, a distance of 107.62 feet to the principal place of beginning, containing within said bounds 0.609 acres of land be the same more or less, but is subject to all legal highways and easements of record. As surveyed by Norman R. Hura, Registered Surveyor No. S-5208 dba Norman R. Hura & Associates in February, 1993.

Parcel 3:

Situated in City of Lorain, County of Lorain and State of Ohio:

And known as being Block "A" in Falbo Subdivision No. 2 of part of Original Black River Township Lot No. 6 in Tract No. 1, as shown by the recorded plat in Volume 18 of Maps, Page 7 of Lorain County Records, and described as follows:

Beginning on the Easterly line of Oberlin Avenue at the Southwesterly corner of said Falbo Subdivision No. 2 (being also the Southwesterly corner of said Block "A");

Thence Northerly along the Easterly line of Oberlin Avenue 678.83 feet to the Southwesterly corner of land conveyed to Station Development Corporation by deed dated September 29, 1953, and recorded in Volume 596, Page 130 of Lorain County Records;

Thence South 89° 19' East along the Southerly line of land so conveyed to the Station Development Corporation 125.0 feet to the Southeasterly corner thereof;

Thence North 0° 41' East along the Easterly line of land so conveyed to the Station Development Corporation 163.33 feet to the Southerly line of Meister Road as shown on the plat of said Falbo Subdivision No. 2;

Thence Southeasterly and Easterly along the Southerly line of said Meister Road to the Northwesterly corner of Sublot No. 262 in said Falbo Subdivision No. 2;

Thence Southerly along the Westerly line of said Sublot No. 262, and along the Westerly lines of Sublots Nos. 263, 264, 265, 266, 267, 268, 269 and 270 in said Falbo Subdivision No. 2, a distance of 504.58 feet to the Southwesterly corner of said Sublot No. 270, being also the Southerly line of said Falbo Subdivision No. 2;

Thence North 89° 24' West along the Southerly line of said Falbo Subdivision No. 2, a distance of 785.84 feet to the place of beginning, as appears by said plat.

Excepting therefrom the following described parcels:

Exception 1:

Situated in City of Lorain, County of Lorain and State of Ohio:

Being known as part of Original Black River Township Lot No. 6, Tract No. 1, now within the corporate limits of the City of Lorain and more definitely described as follows:

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Thence continuing in the South line of Meister Road in the arc of curve that deflects to the left, a distance of 129.89 feet to an iron pin found set in the East line of lands conveyed to Uno-Ven Company as described in Official Record Volume 241 Page 263 of the Lorain County Record of Deeds. Said curve has a radius of 511.61 feet, a central angle of $14^{\circ}-32'-47''$ and a chord bearing North $58^{\circ}-24'-43''$ West, a distance of 129.54 feet.

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Thence North $00^{\circ}-41'-00''$ East, a distance of 221.47 feet to the principal place of beginning, containing within said bounds 1.002 acres of land, be the same more or less, but is subject to all legal highways and easements of record. As surveyed by Norman R. Hura, Registered Surveyor No. S-5208 dba Norman R. Hura & Associates in February, 1993.

Exception 2:

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Parcel 4:

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being Sublots Nos. 236 to 243 inclusive and Sublots Nos. 262 to 270 inclusive, as they appear on the plat for the Falbo Subdivision No. 2, Original Lot No. 6 Black River Township, City of Lorain.

1051 MEISTER ROAD
ABUTTING PROPERTY OWNERS

Diocese of Cleveland
3601 Oberlin Avenue
Lorain, OH 44053

Anthony S. Pawlowski
3346 Estelle Avenue
Lorain, OH 44052

Jackie L. Marrero
3309 Estelle Avenue
Lorain, OH 44052

Nellie Caraballo
3310 Estelle Avenue
Lorain, OH 44052

Helen Johnson Diaz
3280 Estelle Avenue
Lorain, OH 44052

3264 Estelle LLC
3264 Estelle Avenue
Lorain, OH 44052
Mailing Address:
3911 Miami Avenue
Lorain, OH 44053

Ronald A. and Kristin P. Vincek
3252 Estelle Avenue
Lorain, Ohio 44052

James A. Brown
1029 Meister Road
Lorain, OH 44052

Bella Villas LLC
1030 Meister Road
Lorain, OH 44052
Mailing Address:
5075 Oberlin Avenue
Suite #B
Lorain, OH 44053

Power Systems LLC
3159 Kay Avenue
Lorain, OH 44052
Mailing Address:
3 Windstar Court
Newport Beach, CA 92657

Kenneth S. Barlow
3164 Kay Avenue
Lorain, OH 44052

Amber M. Strader
1060 Meister Road
Lorain, OH 44052

TDI LORAIN, LLC
ELEVEN PARKWAY CENTER, SUITE 300
PITTSBURGH, PA 15220
PHONE: (412) 921-6100 FAX: (412) 921-0913

January 13, 2026

VIA FedEx

Evelisse Atkinson
Planning & Zoning Administrator
City of Lorain
Building, Housing and Planning Dept.
200 West Erie Avenue, 5th Floor
Lorain, Ohio 44052

Re: Lorain Plaza Shopping Center
Application for Zoning Reclassification

Dear Ms. Atkinson:

Enclosed is a Zoning Reclassification of Property Application together with the following requirements:

1. Legal Description marked Exhibit "A";
2. Copy of names and addresses of all abutting property owners;
3. Copy of the plot plan and survey of the property;
4. A narrative of what is being requested;
5. Check in the amount of \$500.00 covering the Building Department fee; and
6. Check in the amount of \$30.00 covering the Engineering Department fee.

Please accept this application, advise if the same meets with your approval and if it will be set for public hearing on Wednesday, February 4, 2026.

If you have any questions or need additional information, please contact me at 412-921-6105 x 254.

Sincerely,



Steve Weisbrod
Senior Vice President of Real Estate
and Operations

SW/mas
Enclosures
cc: Curtis Kossman

