



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

Jack W. Bradley, Mayor

RECEIVED
2.10.26
MARTIN

February 5, 2026

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

Re: P.D.P. 01-2026, (Previously held in abeyance) Submission for Planning Commission's review and consideration, a Preliminary Development Plan for residential new construction, in a PUD-Planned Unit Development district, Chapter 1131 and Section 1145 Site Development Plans located at, PPN's 02-02-009-101-089 and 02-02-008-107-061. Kevin Hoffman, Polaris Engineering & Surveying, (agent) applicant.

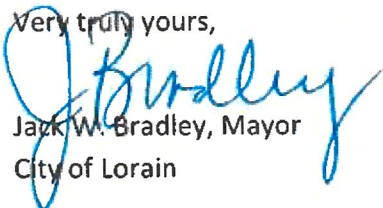
Honorable Members of Council:

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 approval, to Lorain City Council.

Motion Carried: 5 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



Jack Bradley
Mayor

CITY OF LORAIN

PLANNING COMMISSION

PDP 01-2026

FDP _____

APPLICATION FOR DEVELOPMENT PLAN SUBMISSION

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR DEVELOPMENT PLAN APPROVAL, CHAPTER 1145.

PLEASE CHECK ONE:

PRELIMINARY DEVELOPMENT PLAN: (required for Mixed-Use and Planned Unit Developments)

FINAL DEVELOPMENT PLAN:

OWNER OR AGENT NAME: Agent - Kevin Hoffman - Polaris Engineering & Surveying, Inc.

ADDRESS OF OWNER: 34600 Chardon Road, Suite D

CITY: Willoughby Hills STATE: OH ZIP CODE: 44094

PHONE: 440-944-4433 x102 EMAIL: kevinh@polaris-es.com

PROPERTY ADDRESS or PPN: PPN 0202009101089 & 0202008107061

CITY: Lorain STATE: OH ZIP CODE: 44053

BRIEF DESCRIPTION OF PROJECT: _____
Proposing 57 Duplex Units (114 total Units) Development with Public Road

ZONING DISTRICT: PUD


APPLICANT'S SIGNATURE

12/12/25
DATE

APPROVED	
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION	DATE
FOR OFFICE USE ONLY	



Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

December 12, 2025

City of Lorain, Building, Housing & Planning
Attn: Evelisse Atkinson, Planning & Zoning Administrator
200 West Erie Ave., 5th Floor
Lorain, OH 44052

RE: Lighthouse Pointe – Amended PUD Preliminary Plan

Ms. Atkinson,

On behalf of my client, Robert Benjamin of Claridon-Chardon Development, LLC please find the attached application for the Amended PUD Preliminary Plan for Lighthouse Pointe. This plan is being amended to propose 57 duplex buildings (114 total units) on the remaining 28.55 acres of vacant land owned by Jovic, LLC. This sub-development will be referred to as The Cottages at Lighthouse Point. The proposed duplex buildings will be ranch-style dwellings (with basements) and will be platted on fee simple sublots. The dwellings will front onto a proposed 60 public right of way, and the roadway will be constructed to city standard specifications. Approximately 7.41 acres of open space will be provided which is in excess of the 20% requirement. We look forward to presenting this plan to the commission.

Respectfully,

A handwritten signature in black ink that reads "Kevin T. Hoffman".

Kevin T. Hoffman, P.E.
Polaris Engineering & Surveying, Inc.

CITY OF LORAIN - LORAIN COUNTY - OHIO
**LIGHTHOUSE POINT
 AMENDED PUD**

POLARIS ENGINEERING & SURVEYING, INC.
 2840 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433
 www.polaris-es.com



**OVERALL
 DEVELOPMENT PLAN
 FOR
 AMENDED PUD**

PREPARED FOR:
 Clardon-Chardon, LLC
 PHONE: (216) 410-3485
 ROBERT BENJAMIN

CONTRACT NO.	25134
SHEET	01
OF	03



**VICINITY MAP
 (N.T.S)**

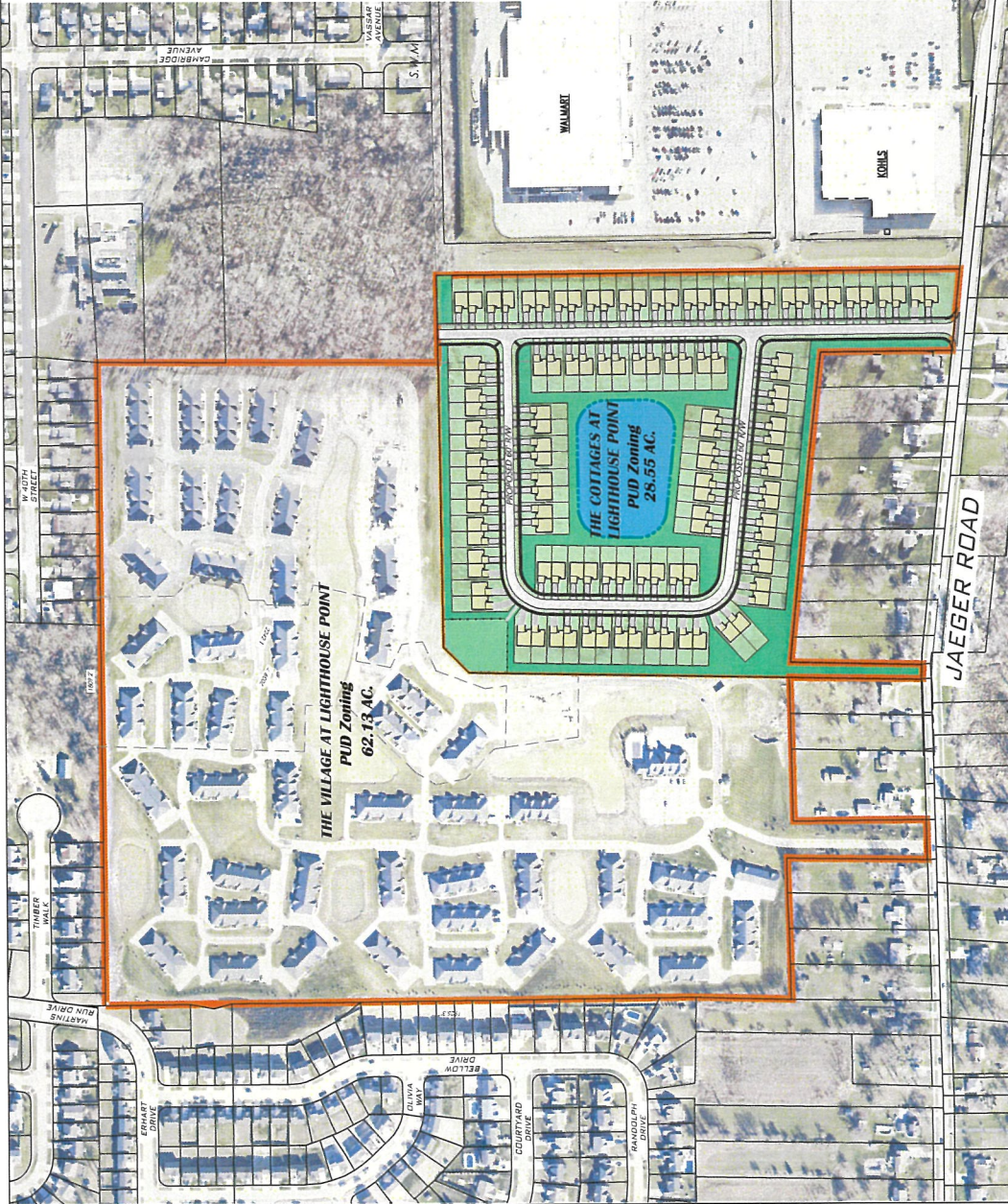
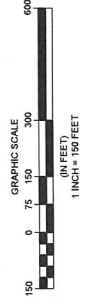


PROPERTY OWNER:

Jovic, LLC
 1451 Meister Road
 Lorain, OH 44053
 PHONE: 440-759-2920
 CONTACT: Anthony Giardini

DEVELOPED BY:

Clardon-Chardon Real Estate
 Development, LLC
 38270 McDowell Dr.
 Solon, OH 44139
 PHONE: (216) 410-3485
 CONTACT: Robert Benjamin



NOTE:
 EXISTING TOPOGRAPHIC AND SURROUNDING PARCEL INFORMATION
 SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF
 THE TOPOGRAPHIC AND SURVEY INFORMATION SHOWN ON THIS PLAN.

DATE: 12/22/2016 DRAWN: JTL
 SCALE: 1/8" = 1' DATE: 10/11/2016
 FILE: 2016 Primary Plan
 FILENAME: 2016 Primary Plan
 TAB: 01 Overall
 INDY. BY: JPS
 BASE BY: JPS



REV. NO.	DATE	BY

**THE COTTAGES
AT LIGHTHOUSE POINT
PRELIMINARY SITE PLAN**

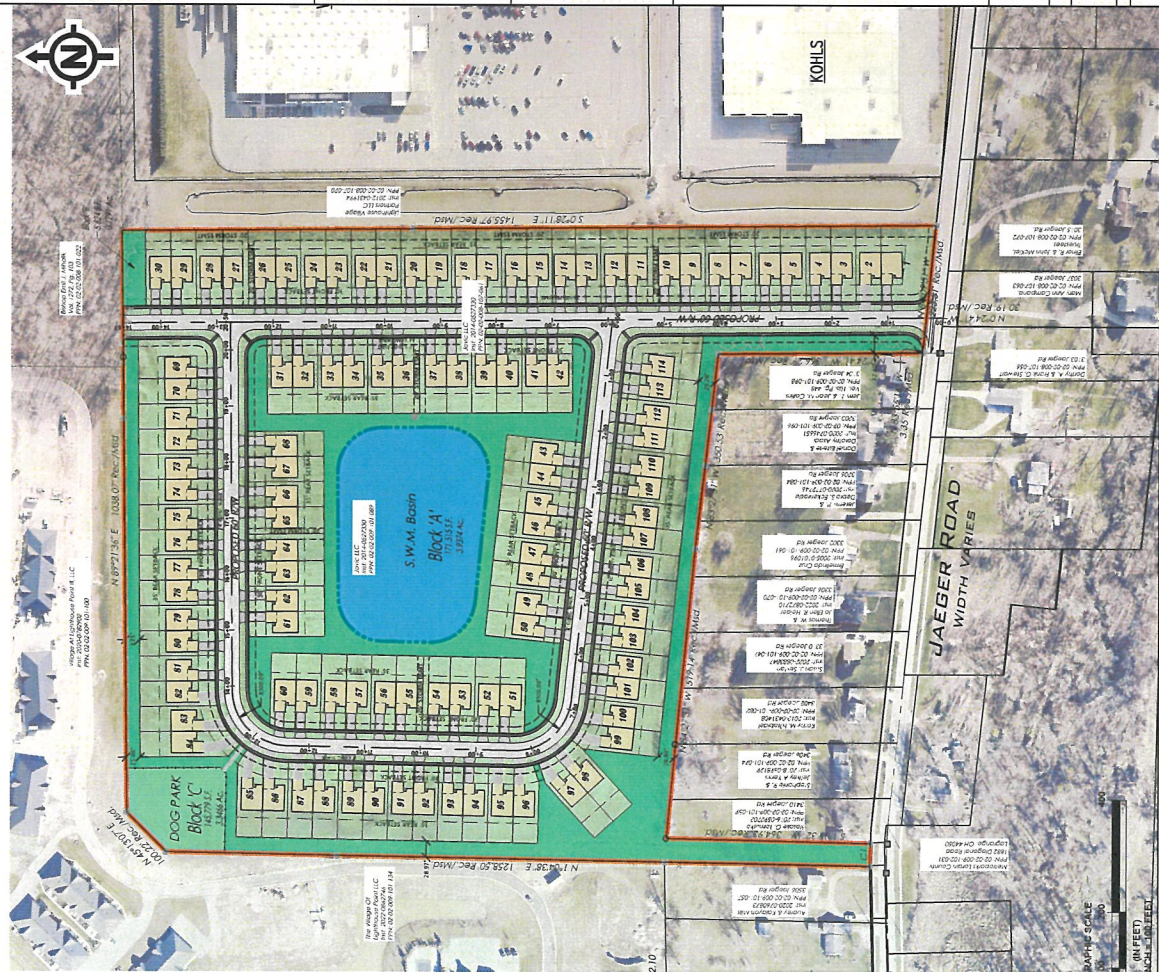
polars
Engineering & Surveying, Inc.
13110 CHAMBERLAIN RD., SUITE 112
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polars.com

CITY OF LORAIN - LORAIN COUNTY - OHIO
**AMENDED PUD
LIGHTHOUSE POINT**

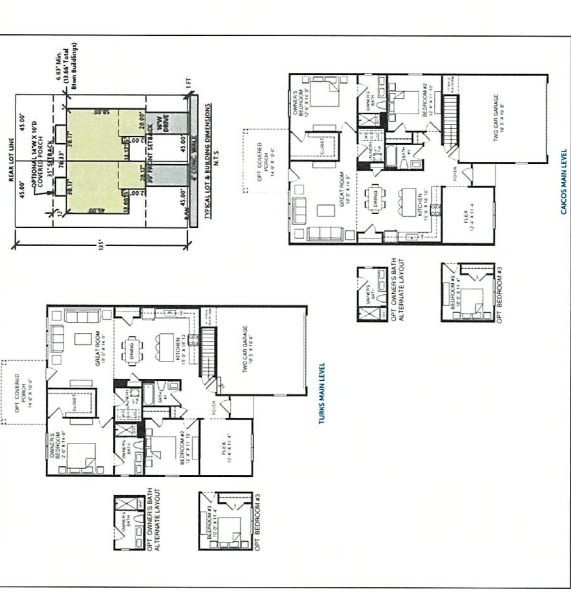
PREPARED FOR:
Chadwick-Cramer
PHONE: (714) 761-1111
ROBERT BELLMAN

CONTRACT NO.
25134

SHEET
02 OF **03**



SITE INFORMATION:
PROJECT AREA = 26.5549 AC.
CURRENT & PROP. ZONING = PUD
OPEN SPACE PROVIDED = 5.71 AC. (20%)
RIGHT OF WAY PROVIDED = 4.75 AC. (25.9%)
57 DUPLEX BUILDINGS SHOWN = 114 TOTAL UNITS
DENSITY = 3.99 UNITS/AC
ROADWAY = 43250 LF OF 27' WIDE PAVEMENT (BTWN BACK OF CURVES)



NOTE:
EXISTING TOPOGRAPHIC AND SURROUNDING PARCEL INFORMATION IS SHOWN FOR REFERENCE ONLY. CHADWICK-CRAMER SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC AND SURVEY INFORMATION SHOWN ON THIS PLAN.

REV. NO.	DATE	BY

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
CT	41.04'	830.00'	2°49'59"	41.04'	N89°03'01"W	20.52'

DATE: JUNE 15, 2011
SCALE: HOR. 1"=100' VERT. 1"=10'
FOLDER: DWG/CAD/CAD/25134
FILENAME: 25134 Preliminary Plan
TAB: 02-PHIN
DRAWN BY: JMS
BASE BY: SJR

PARCEL CURVE TABLE - RSC/MSZ



Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

December 12, 2025

**RE: Lighthouse Point Amended PUD Preliminary Plan
The Cottages at Lighthouse Point – Adjoining Owners:**

The Village Of
Lighthouse Point LLC
PPN: 02-02-009-101-100 & 134
3600 Jaeger Road
Lorain, OH 44053

Bishop Emil J. Mihalik
PPN: 02-02-008-101-022
2711 W.40th Street
Lorain, OH 44053

Lighthouse Village
Partners LLC
PPN: 02-02-008-107-070
Lorain, OH 44053

Elinor R. & John McKiel, Trustees
PPN: 02-02-008-107-072
3015 Jaeger Rd.
Lorain, OH 44053

Mary Ann Campana,
PPN: 02-02-008-107-063
3037 Jaeger Rd
Lorain, OH 44053

Dorthy A. & Frank G. Stewart
PPN: 02-02-008-107-056
3103 Jaeger Rd
Lorain, OH 44053

Metroparks Lorain County
PPN: 02-02-009-102-031
1882 Diagonal Road
Lagrange, OH 44050

Jerry E. & Jean M. Collins
PPN: 02-02-009-101-098
3104 Jaeger Rd
Lorain, OH 44053

Daniel Esterle &
Dorothy Asadi
PPN: 02-02-009-101-096
3200 Jaeger Rd
Lorain, OH 44053

Jeremy P. &
Debra S. Eckenrode
PPN: 02-02-009-101-084
3206 Jaeger Rd
Lorain, OH 44053

Ermelinda Cruz
PPN: 02-02-009-101-061
3302 Jaeger Rd
Lorain, OH 44053

Thomas W. &
Jo Ellen R. Heider
PPN: 02-02-009-101-070
3306 Jaeger Rd
Lorain, OH 44053

Susan J. Sexton
PPN: 02-02-009-101-047
3310 Jaeger Rd
Lorain, OH 44053

Kathy M. Hiltabidel
PPN: 02-02-009-101-082
3402 Jaeger Rd
Lorain, OH 44053

Stephanie R. &
Jeffrey A Yenni
PPN: 02-02-009-101-074

3406 Jaeger Rd
Lorain, OH 44053

Rosalie G. Tomusko
PPN: 02-02-009-101-059
3410 Jaeger Rd
Lorain, OH 44053

Audrey & Kalayah Mills
Inst: 2020-0760873
PPN: 02-02-009-101-057
3506 Jaeger Rd
Lorain, OH 44053