



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

REVISED

January 26, 2026

To: Planning Commission

Re: *P.D.P. 01-2026, 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.*

The following comments were received in response to the plans for consideration:

Zoning

- Currently, the Zoning Code does not have a standard for fee-simple ownership however, Planned Unit Developments (PUD) are intended to be unique and create a variety of options for development. Therefore, the proposed amended Preliminary Development Plan will need the following modifications considered by Planning Commission and City Council per Sections 1131.04(b) and 1123.02:
 - The interior side yard setback requirement is five (5) feet. The proposed development of two-family dwellings (duplexes) will have a shared wall between units.
 - The typical required lot width for a two-family dwelling is sixty (60) feet however, the separation wall and proposed lot line creates a lot width of forty-five (45) feet per unit.
- Per Section 1131.05(7), all Private Covenants and Restrictions must be recorded with the Lorain County Clerk prior to plat approval or issuance of a building permit.

Building

- Plans will be reviewed at a later date.

Engineering and Utilities:

- We would prefer that the Sanitary Sewer NOT have two bulkheads in the NW portion of the development as this can create stagnant flow in the system and odors (parcels 85 & 86).
- Additionally, catch basins are not to be placed in driveway aprons.
- As far as watermain, it looks good as long as hydrants are not placed too close to driveways. There is a concern of a small dead-end on the NE section at plots 27-30 that could result in some pressure/quality concerns.
- We would have them add a water main interconnection that could follow the storm sewer through the dog park as there is an 8" PVC Main in that direction to loop to.

- There is a sanitary line and manhole that would be in the backyard of parcel 97/98. This may need to be represented on the plans, and it could possibly allow direction of the sewer in that direction if topography/grade allows to reduce a tap into the sewer line along Jaeger.
- Please include Pre- & Post-Drainage Calculations & Area of Disturbance as per [1529.08: Development Site One Acre in Size or Larger](#)

Police and Fire- No comment submitted.

Review of the Preliminary or Final Development Plan by City departments and Planning Commission does not permit or authorize the commencement of any development or construction. The applicant must submit the required applications, fees, and necessary documents to each respective department for permit consideration after full approval from Planning Commission.

Respectfully,



Evelisse Atkinson
Planning & Zoning Administrator