

PRESENT: Messrs. Springowski, Fallis, Drwal, Kempton, Torres, Gonzalez, Bearer.
ABSENT: Messrs. Dimacchia, Carter, Arroyo, Thornsberry.

President Arredondo called the public hearing to order at 5:30p.m. Deputy Clerk Partin announced that this public hearing was called to discuss the Planning Commission's recommendation for the approval of the proposed Preliminary Development Plan, PDP 1-2026, for residential new construction that will be referred to as "The Cottages at Lighthouse Point" located at PPN's 02-02-009-101-089 and 02-02-008-107-061, Kevin Hoffman, Polaris Engineering & Surveying is the agent and applicant. The Lorain City Planning Commission met on February 5, 2026 and recommended approval of this application to Lorain City Council. Notice of this hearing was published in a local newspaper as required by State Statutes.

REMARKS: PRESIDENT ARREDONDO: Welcomed the project team to the mic for the presentation of their project.

ROB BENJAMIN, Developer: Explained they are looking to develop the site with 114 ranches, all duplex layout, with full basements. They brought along plans and elevations of the homes to show, Chris Joseph held them up for council to see.

CHRIS JOSEPH: Explained they will be offering two different paired villas, two duplex ranch units, one named Caicos, 1503 sq feet without the basement, Barbados 1369 sq feet without the basement, both are 3 bedrooms and 2.5 bathrooms with available options.

PRESIDENT ARREDONDO: Inquired what the price point will be.

CHRIS JOSEPH: Answered the Caicos will start at \$329,000 and Barbados will start at \$305,000.

PRESIDENT ARREDONDO: Inquired if these models have been used in other projects/developments.

CHRIS JOSEPH: Explained they are age targeted, not age restricted, but are marketed to 55 years plus client/buyer.

COUNCILMEMBER SPRINGOWSKI: Stated she had attended Planning Commission meetings where they had presented and concerns were ingress/egress, she mentioned she was assured that they would utilize the private road near Walmart and Kohls, adding ingress/egress. Asked if there would be an HOA and if they would be individually owned, clarifying there would not be rentals.

ROB BENJAMIN: Answered there would be no rentals, and that it would be simple ownership.

COUNCILMEMBER SPRINGOWSKI: Stated that she felt this was a good project once the ingress/egress and rental issues were discussed.

COUNCILMEMBER TORRES: Inquired with the median income of the area, if they felt they could have 100% sales.

CHRIS JOSEPH: Answered that yes, in planning for the project, they had done a lot of market research and said there is a high population in Lorain and surrounding communities to support the project. Did explain with it being in a CRA zone, that helps, people tend to be more monthly payment sensitive and concerned less with the total house cost. Also stated that with the 55 and older community, it would have a low impact on the school system.

COUNCILMEMBER FALLIS: Inquired what the tax abatement percentage is for the project.

ROB BENJAMIN: Stated there is an existing percentage, but does not have the number, he believes it is between 75-100%.

COUNCILMEMBER FALLIS: Inquired for how many years.

ROB BENJAMIN: Answered he believed 15 years, but again, didn't know for sure.

EVELISSE ATKINSON, Zoning Administrator: Stated it is in a CRA area, there is 100% tax abatement for 15 years, 100% for 10 years and 75% for last 5 years. Clarified that tax abatement does go back to the owner that buys the property, but that the homeowner still pays taxes on the land, but the abatement is on the improvement/the home.

COUNCILMEMBER FALLIS: Stated that he believes the CRA has brought people into the City of Lorain and that it is a win with them living and spending income throughout the city. Did inquire if a buyer wanted changes to the exterior if that was an option.

CHRIS JOSEPH: Answered that yes, they could to an extent.

BETH HENLEY, Resident: Stated with previously being a councilwoman she had seen the presentations and spoke highly of the project type. Inquired if it is a Homeowners Association or a Condominium Association.

CHRIS JOSEPH: Answered Fee Simple.

COUNCILMEMBER FALLIS: Inquired when they plan to break ground and when the project will be completed.

ROB BENJAMIN: Stated if they receive approvals at the next meeting, they would begin engineering which would take a few months, and then resubmit to the city and get final permits, hopefully beginning the project by the end of the year. Said the project would probably be split into two different phases.

CHRIS JOSEPH: Explained their goal would be sales of 48 units per year. They would launch the product in spring and would expect it to take 2.5 years to be fully built.

PRESIDENT ARREDONDO: Stated that the economic development of the project will be an asset to the city.

Without further comment, President Arredondo adjourned the public hearing at 5:45pm.

Council President

Maggie Partin
Maggie Partin, Deputy Clerk of Council

Accepted: