

PUBLIC HEARING

LORAIN COUNCIL CHAMBERS - CITY HALL BLDG. - LORAIN, OH

February 23, 2026

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

President Pro-Tem Dimacchia called the public hearing to order at 5:33p.m. Clerk Dull announced that this public hearing was called to discuss an application to rezone a parcel located at 2973 G Street from B-2 general commercial district to an R-2 transitional residential district. The parcel number is 03-00-047-113-009, this is ZCA 3-2025 and Iraida Robles is the applicant. The Lorain City Planning Commission met on January 14, 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, and abutting property owners were notified by mail.

REMARKS: PRESIDENT PRO-TEM DIMACCHIA: Asked if the applicant was present.
ABEL ROBLES: Spoke regarding the project and what they are looking to accomplish. Mr. Robles considered converting it into a commercial property, but elected to make it residential. He explained how proud he is of his home.
COUNCILMEMBER SPRINGOWSKI: Spoke regarding attending the meetings where the resident had presented his plans for the property. Also mentioned the previous Council woman's concerns regarding the parking lot and was assured it would be converted into a yard.
COUNCILMEMBER FALLIS: Spoke regarding the property and how it has improved and asked the applicant to explain his plan.
MR. ROBLES:
MARK LESNER: Introduced himself and explained the home being converted from a business to a residence.
COUNCILMEMBER FALLIS: Voiced support for the plan.

Without further comment, President Pro-Tem Dimacchia adjourned the public hearing at 5:42pm.

Council President Pro-Tem



Clerk of Council

Accepted: March 16, 2026

BUILDING & LANDS COMMITTEE
February 23, 2026

Chairperson Springowski called the meeting to order at 5:44pm
Present – Springowski*, Kempton*, Bearer*, Gonzalez*, Fallis, Arroyo.
Absent- Dimacchia*, Drwal, Carter, Torres, Thornsberry, Arredondo.
* Denotes members of the committee.

- a) Discussion and presentation regarding a proposed resolution approving & adopting the Urban Agriculture Plan, “Growing Together” auth its submission to the US Dept of Agriculture as Lorain’s official Urban Agriculture Plan.**
- b) Urban Agriculture Plan Presentation**

CHAIRPERSON SPRINGOWSKI: Asked everyone to silence their devices and turned the meeting over to Hannah Kiraly for presentation.

HANNAH KIRALY: Introduced herself as the Program Manager of Community and Economic Development with the BHP Dept. Explained that this project has been in the works for three years and thanked the different departments as well as residents for their support in establishing this plan. Ms. Kiraly stated that the plan was due to a lot of thought, energy and effort working with consultants, TSW Inc. and Agritecture LLC., to understand the barriers. Once adopted, it will be available on the website and in the BHP Dept. Ms. Kiraly defined urban agriculture and the process of which the plan was formed. In 2023, in conjunction with other organizations, the City of Lorain applied for the USDA UAIP Planning Grant and were awarded it. Three different focus areas; area one, inspiring economic development through urban farm and retail expansion. Area two, strengthening healthcare partnerships through food is medicine programming. Area three, connecting people, through food, through the technology and transportation networks. Included in the plan: healthy food sites, Lorain’s food system community survey, zoning and policy assessment, tax and incentive strategy, resource and evaluation site assessments, and a full local policy assessment. Plan does not recommend permitting farm animals, city-owned or operated community gardens, or utilizing all vacant property as urban agriculture activities. It does recommend amending the zoning code to properly regulate and support urban agriculture ventures, designing policy to enable urban agriculture to be an economic driver for the city, business and job creation opportunities, increasing access to local fresh food resources, designing programming and establishing partnerships to promote educational opportunities around urban agriculture, and connecting families and youth to local fresh food resources. Ms. Kiraly explained how it will impact residents and how it will impact the City of Lorain. She also explained short-term, medium-term and long-term goals.

CHAIRPERSON SPRINGOWSKI: Asked for a definition on small to mid-scale growing as well as inquired about rain water collection. Mrs. Springowski discussed programming and support.

COUNCILMEMBER KEMPTON: Asked about having bees in the city. Inquired about the unkempt gardens and neglect, inspections.

MS. KIRALY: A permitting process that would be established.

COUNCILMEMBER KEMPTON: Inquired about the brownfield and who would be responsible.

MS. KIRALY: The owner of the property would be responsible.

COUNCILMEMBER KEMPTON: Inquired regarding the quality of earth the garden is being grown in.

MS. KIRALY: A soil test could be required with the permitting process.

COUNCILMEMBER GONZALEZ: Inquired about indoor gardening.

COUNCILMEMBER FALLIS: Inquired about the regulations for having a garden in the back yard, versus front and side yards.

MS. KIRALY: There are no regulations as it is not in the right-of-way.

COUNCILMEMBER FALLIS: Inquired about existing partnerships.

MS. KIRALY: Lorain Library has already partnered with Solidarity Urban Farms. Also stated the extent of partnerships is unknown, but South Lorain has an interest.

COUNCILMEMBER FALLIS: Inquired regarding timelines regarding short-term, medium-term and long-term.

MS. KIRALY: Short-term is 0-2 years, medium 3-5 years, and long 5+ years.

COUNCILMEMBER KEMPTON: Inquired what will happen to property values in relation to this.

MS. KIRALY: She is unsure, but could see it increasing.

COUNCILMEMBER KEMPTON: Inquired about jobs and potential businesses relating to this.

MS. KIRALY: Controlled environment agriculture is a huge economic driver. Private groups can create jobs and provide business.

COUNCILMEMBER KEMPTON: Inquired about providing water to the gardens.

MS. KIRALY: The process is cumbersome but will be worked on.

CHAIRPERSON SPRINGOWSKI: Suggested that the city can provide the water connection.

Moved by Mrs. Springowski, supported by Ms. Gonzalez, to refer the matter back to council for consideration. Motion carried unanimously.

Chairperson Springowski adjourned the meeting at 6:13pm.