



LORAIN CITY COUNCIL

Public Hearing & Committee Agenda

Monday, February 23, 2026 @ 5:30 p.m.

PUBLIC HEARING, President Arredondo, Chm.

- a. Lorain Planning Commissions recommendation to Council regarding 2973 G Street (ZCA 3-2025).

BUILDING & LANDS COMMITTEE, Mrs. Springowski, Chm.

- 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



CITY OF LORAIN

City Council Public Hearing & Committee Meeting

a.

Meeting Date: 02/23/2026

Submitted by: Maggie Partin, Deputy Clerk

PURPOSE AND BACKGROUND

Correspondence received from Lorain Planning Commission recommending Lorain City Council approve the rezoning of PPN 03-00-047-113-009, located at 2973 G Street, from a B-2 General Commercial District to an R-2 Transitional Residential District. Iraida Robles is the applicant. This is ZCA 3-2025. A Public Hearing will be held on Monday, February 23, 2026 at 5:30pm to discuss the item.

RECOMMENDATION TO COUNCIL:

Attachments

ZCA 3-2025

Staff report ZCA 3-2025



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

Jack W. Bradley, Mayor

January 14, 2026

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

RE: Z.C.A. 03-2025 (Previously held in abeyance) Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 2973 G St., from a B-2 General Commercial District to an R2-Transitional Residential district. Iraida Robles, applicant.

Honorable Members of Council:

The Lorain Planning Commission met in regular session on January 7, 2026, and considered the above referred to item.

After due consideration, it was regularly moved and supported to recommend to Lorain City Council, approval with the condition that the applicant adhere to the building plans submitted and significantly reduce the amount of blacktop that exits in the front of the property listed.

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



Jack Bradley
Mayor

CITY OF LORAIN

PLANNING COMMISSION

RECEIVED
SEP 10 2025
BY: _____

Z.C.A. 03-2025

ZONING RECLASSIFICATION OF PROPERTY APPLICATION

Application is hereby made to the Lorain City Council, to reclassify the below described property now in a B2 district to a R2 district.

Owner of property Iraida Robles

Address of owner 2973 G. St.

City: Lorain State OH Zip 44052

Phone (business) 440-320-5471 (residential) _____

Address of property to be rezoned 2973 G. St.

Permanent Parcel Number 03-00-047-113-009

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

we like to use it as a residence

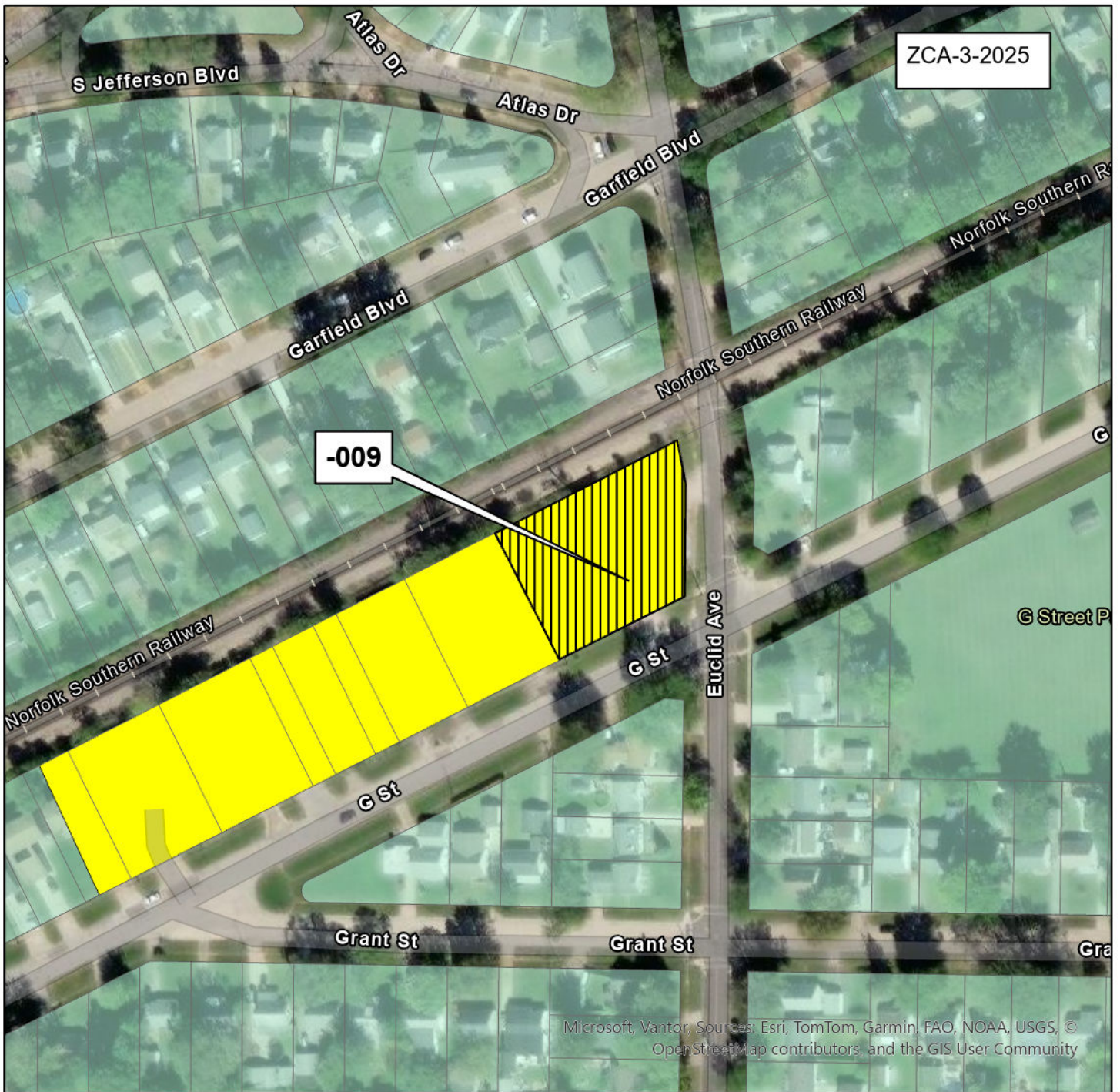
Two separate non-refundable payments made payable to the City of Lorain:

- Five hundred (\$500.00) Building department fee
- Thirty dollar (30.00) Engineering department fee

Irida Robles 9-2-25

Signature of Applicant

Date



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



APPROVED
 PUBLIC HEARING
 APPROVED BY COUNCIL
 ORDINANCE NO. _____

DATE _____
 DATE _____
 DATE _____

AMENDING AND ESTABLISHING ZONE CLASSIFICATION UNDER ZONING CODE ORDINANCE 04-21

August 29, 2025

TO : CITY OF LORAIN
ZONING BOARD OF APPEALS



Dear Sirs and Mesdames :

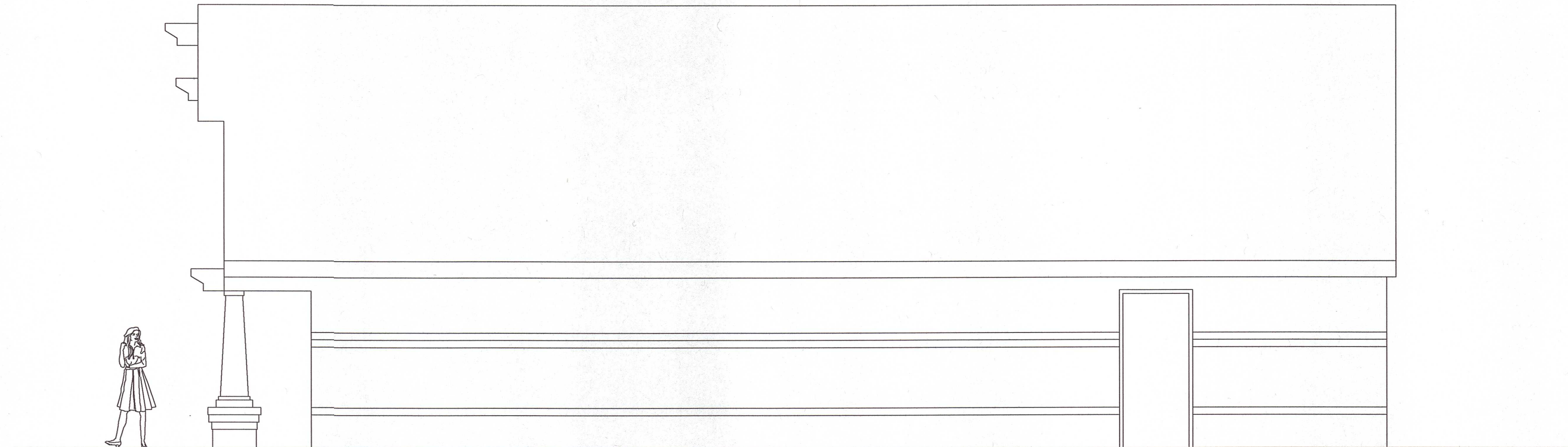
I wish to change the zoning for my property at 2973 G Street from B-2 to R-2.

The property was at one time, some years ago, used as a convenience store. Since acquiring it, my husband has completely remodeled the property for use as a residence, where we want to reside. Accordingly, we would like the zoning designation changed from "business," as it is not so utilized anymore.

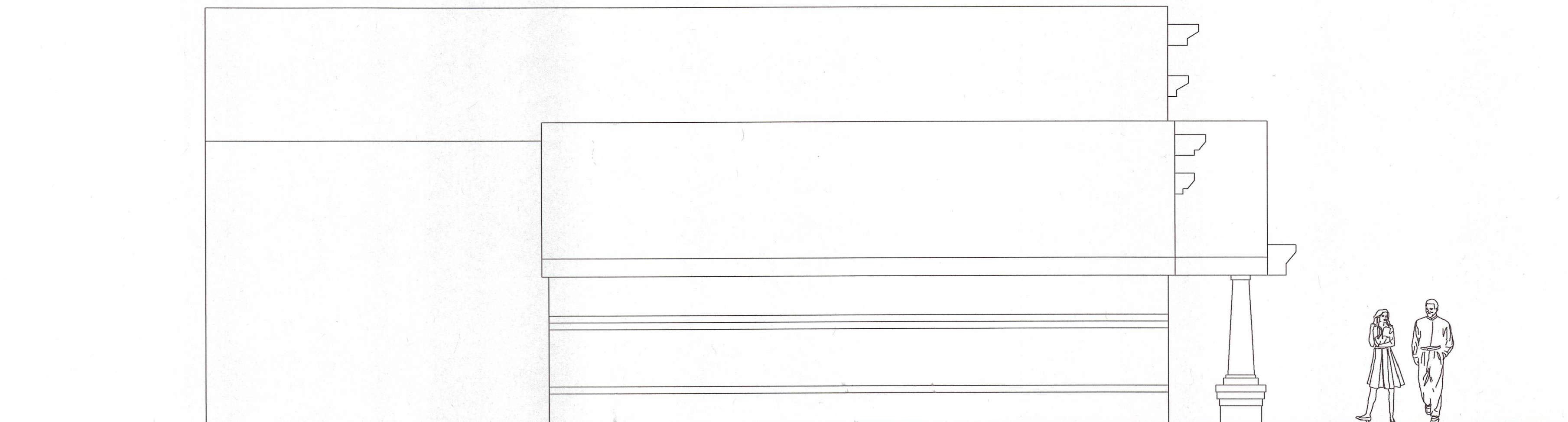
Thank you.

A handwritten signature in blue ink, appearing to read "Irida Robles". The signature is written in a cursive style and is positioned above a horizontal line.

Irida Robles
2973 G Street
Lorain, OH 44052
440-864-8410



EAST ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

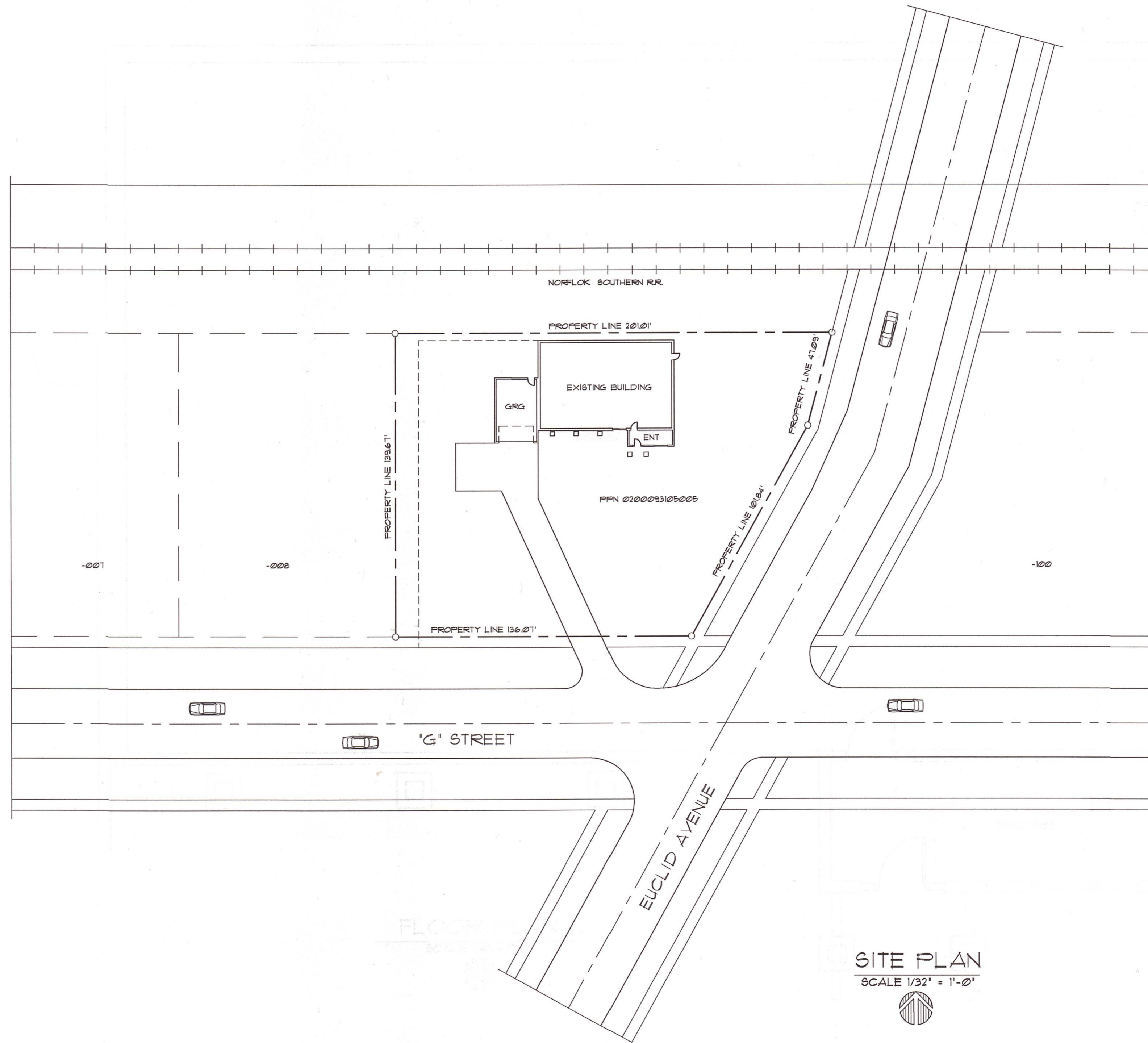
THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.

MARK LESNER
ARCHITECT, INC.
ARCHITECTS

45180 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.988.8122
Fax: 440.988.8100
MARK.LESNER@CENTURYLINK.NET

ROBLES RESIDENCE
2913 'G' STREET
LORAIN, OH. 44052

Scale:	Date:	Job Number:
	12.29.25	2101
Revisions:		Sheet
		A3 of 3



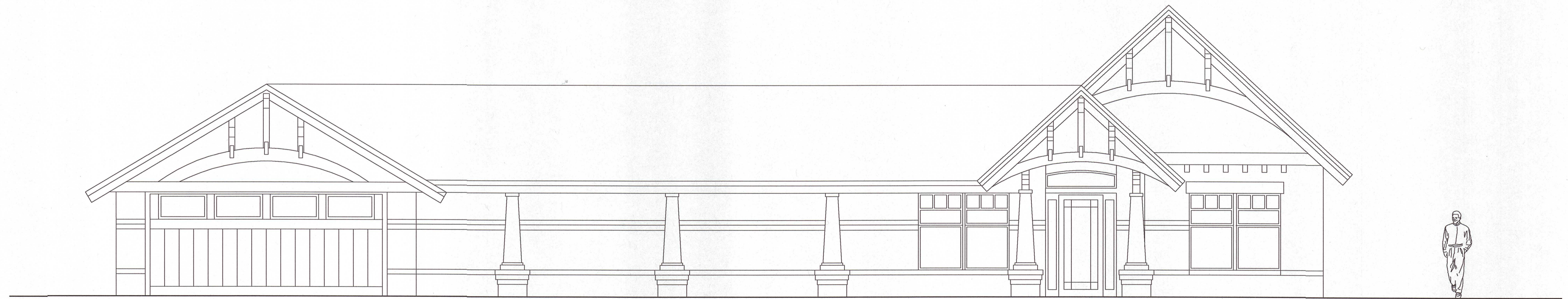
SITE PLAN
SCALE 1/32" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.

**MARK LESNER
ARCHITECT, INC.**
ARCHITECTS

45180 Middle Ridge Road
Amherst, Ohio 44001
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ROBLES RESIDENCE 2913 'G' STREET LORAIN, OH. 44052		
Scale:	Date: 12.29.25	Job Number: 2501
Revisions:	Sheet 51 of 1	



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.



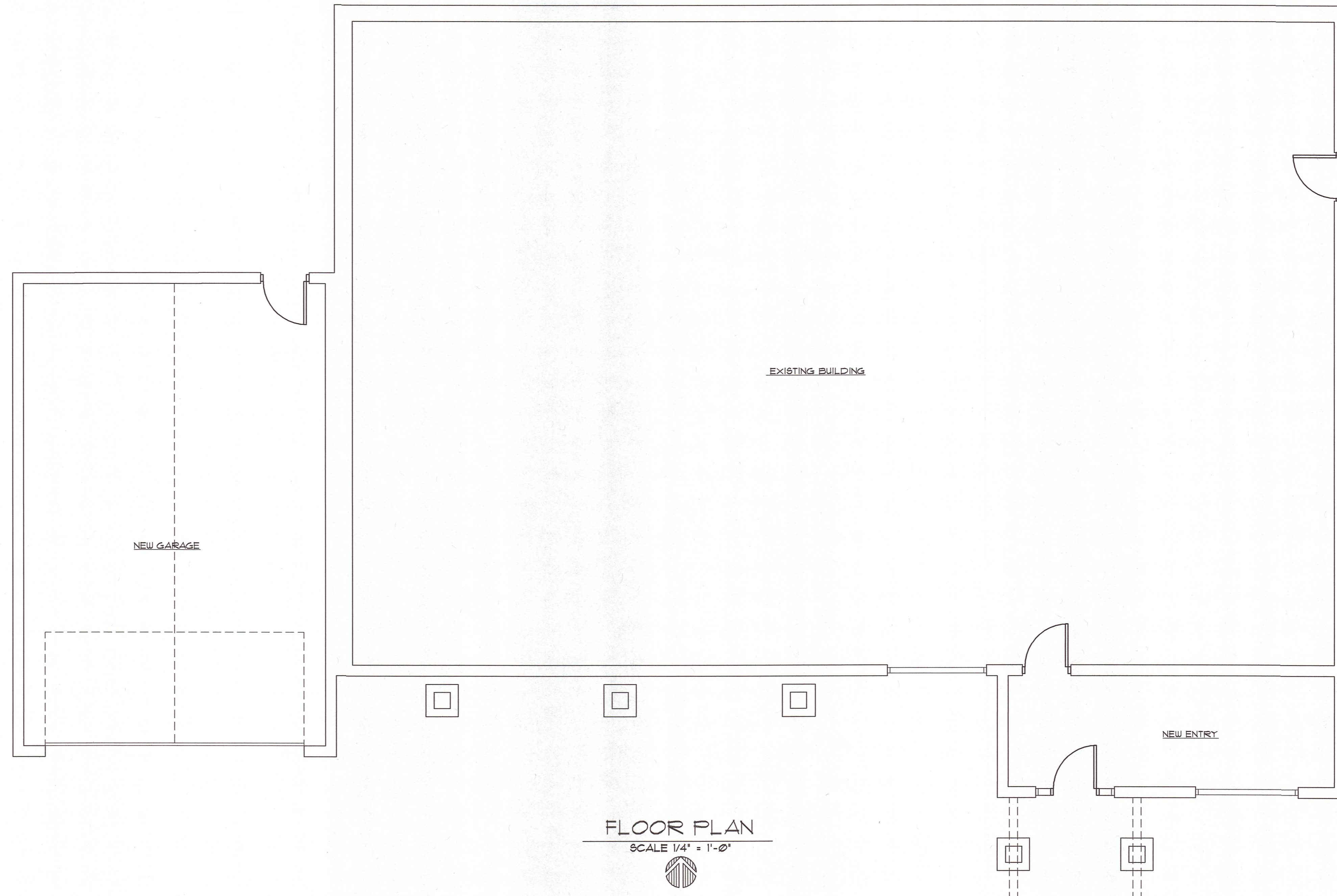
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ARCHITECTS

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Amherst, Ohio 44001
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WWW.LESNERARCHITECTS.COM

ROBLE'S RESIDENCE
2913 'G' STREET
LORAIN, OH. 44052

Scale:	Date:
	12.29.25
Revisions:	

Job Number:
2507
Sheet
A2 of 3



FLOOR PLAN
SCALE 1/4" = 1'-0"

THIS DRAWING OR ANY PART THEREOF SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MARK LESNER ARCHITECT, INC.



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ARCHITECT, INC.
ARCHITECTS

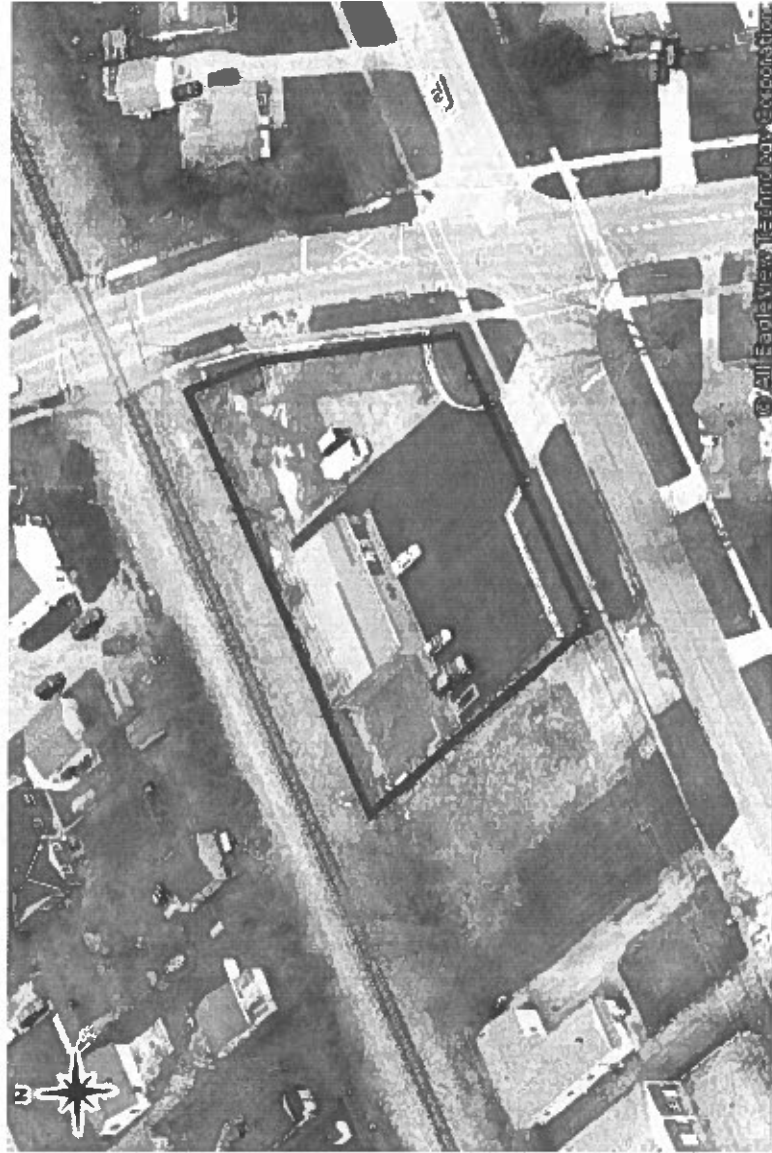
45190 Middle Ridge Road
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ROBLES RESIDENCE
2913 'G' STREET
LORAIN, OH 44052

Scale: Date:
12.29.25
Revisions:

Job Number:
2507
Sheet
A1 of 3

2973 G



04/04/2025

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-292
OHIO REV. CODE

SEP 24 2024

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2024-0027430

DEEDS Fee: \$34.00 Page 1 of 2
Recorded: 9/24/2024 at 11:27 AM
Receipt: T20240019739
Lorain County Recorder Mike Doran



RECEIVED
OCT 21 2025
BY: _____

QUIT-CLAIM DEED. Statutory Form (5302.11)

QUIT-CLAIM DEED

I, Abel Robles, married, the Grantor, for valuable consideration paid, grant to my wife, Iraida Robles, the Grantee, whose tax mailing address will be 2973 G Street, Lorain, OH 44052, the following described real property:

Situated in the city of Lorain, county of Lorain and state of Ohio : And known as being Sublot No. 121 in Shaw Allotment of part of Original Sheffield Lots Nos. 47 and 48, as shown by the recorded plat in Volume 15, Page 24 of Lorain County Records, as appears by said plat,, be the same, more or less, but subject to all legal highways

PPN : 03-00-047-113-009

Post Office Address : 2973 G Street, Lorain, OH 44052

Prior Instrument : 2020-0751714, recorded 3/04/2020.

IN WITNESS WHEREOF, I have hereunto set my hand, this 21st day of September, 2024.

COPY

Abel Robles, Grantor

State of Ohio, County of Lorain, SS.

Be it remembered, that on the 21st day of September, 2024 before me, a Notary Public in and for said state and county, personally came the aforementioned Abel Robles and acknowledged he did sign the foregoing instrument as his free and voluntary act and deed.

Legal description reviewed by SB
on 09/23/2024 per ORC Sec. 5713.09

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notary Seal, on the day and year last aforesaid.

SEAL



Michael M. Barkus
NOTARY PUBLIC

Michael M. Barkus
Attorney at Law/Notary Public
My Commission Has No Expiration Date

This instrument prepared by:

Michael M. Barkus, Attorney at Law, Sup. Ct. No. 37436, P.O. Box 1236,
Lorain, Ohio 44055

THE HENRY G. REITZ ENGINEERING COMPANY

Civil Engineers & Surveyors

James T. Saylor, *P.E., P.S., Pres.*
Linda S. Rerko, *Sec. & Treas*

4214 Rocky River Drive
Cleveland, Ohio 44135

TELEPHONE: 216-251-3033
EMAIL: reitz@reitzeng.com

October 7th, 2025

Description of Sublot No. 121 in the Shaw Allotment

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being all of Sublot No. 121 in the Shaw Allotment, of part of Original Sheffield Township Lots Nos. 47 and 48, as shown by the recorded plat in Volume 15 of Plats, Page 24 of Lorain County Records and bounded and described as follows:

Beginning at a 5/8" capped (Reitz Eng) iron pin set on the Westerly line of Euclid Avenue, 66 feet wide, at its intersection with the Northwesterly line of "G" Street, 80 feet wide;

Thence S. 62d 20' 00" W., along the Northwesterly line of "G" Street, a distance of 136.07 feet to a 5/8" capped (Reitz Eng) iron pin set at the most Easterly corner of Sublot No. 120 in said Shaw Allotment;

Thence N. 27d 40' 00" W., along the Northeasterly line of said Sublot No. 120, a distance of 139.67 feet to a 5/8" capped (Reitz Eng) iron pin set on the Southeasterly line of the Norfolk Southern Combined Railroad Subsidiaries right-of-way;

Thence N. 62d 20' 00" E., along the Southeasterly line of the Norfolk Southern Railroad Subsidiaries right-of-way, a distance of 201.28 feet to a 5/8" capped (Reitz Eng) iron pin set on the Westerly line of Euclid Avenue;

Thence S. 10d 06' 00" E., along the Westerly line of Euclid Avenue, a distance of 16.86 feet to a 5/8" capped (Reitz Eng) iron pin set at a point of curvature;

Thence Southerly, along the Westerly curved line of Euclid Avenue, a distance of 47.07 feet on the arc of a circle deflecting to the right, whose central angle is 10d 09' 00", whose radius is 267.00 feet and whose chord bears S. 05d 03' 00" E., a distance of 47.01 feet to a 5/8" capped (Reitz Eng) iron pin set at a point of tangency;

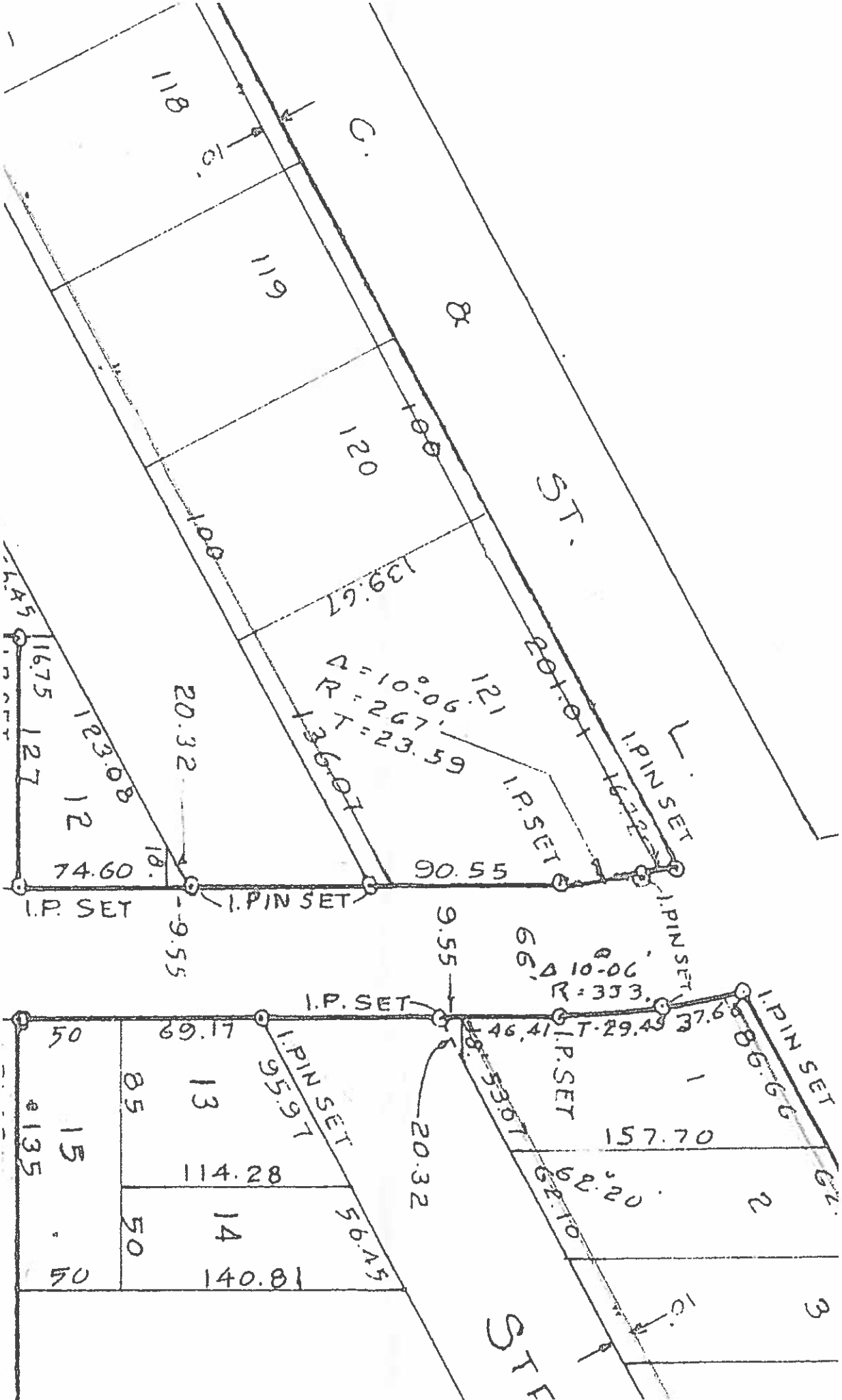
Thence S. 00d 00' 00" W., along the Westerly line of Euclid Avenue, a distance of 90.55 feet to the principal place of beginning, and containing 0.5498 acres (23,948 square feet) of land, according to a survey by The Henry G. Reitz Engineering Company, James T. Sayler Registered Surveyor No. S-7425, dated October, 2025, be the same more or less, but subject to all legal highways and easements of record.

All bearings are based on "G" Street having a bearing of N. 62d 20' 00" E., and are used to denote angles only.

Description Prepared On 10/7/25
The Henry G. Reitz Engineering Company

By: 
James T. Sayler, Registered Surveyor #S-7425





ABUTTING PROPERTY OWNERS
2973 "G" STREET, LORAIN

Family & Community Services Inc.
2931 G St., Apt. 2

Mid-City Residential Investors LLC
3001 G St

Leonhard Loria
706 Euclid Avenue

Robert E. & Richard A. Love
703 Euclid Avenue

Euclid Erie Park Subdivision
(No address)

Nous Rentals LLC
2950 Garfield Blvd.

Shawn & Susanne Britvec
2934 Garfield Blvd



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir
Director

David Faciana
Chief Building Official

December 31, 2025

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: Z.C.A. 03-2025 (Previously held in abeyance) Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 2973 G St., from a B-2 General Commercial District to an R2-Transitional Residential district. Iraida Robles, applicant.

My responses regarding compliance are below:

Standards for a Zoning Map Amendment:

Section 1177.04 In order to promote the public health, safety, and general welfare of the city against the unrestricted use of property, the Council and Planning Commission may consider the following standards and any other factors relevant to balancing the public interest in making any rezoning decision:

- (a) Is the request in conformance with the City's comprehensive long-range plan?
- (b) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (c) Does the current zoning classification unreasonably restrict the use and enjoyment of the subject property?
- (d) Has a change of conditions occurred in the surrounding area which makes the current zoning of the property unreasonable?
- (e) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (f) Could traffic created by the proposed use or other uses permissible under the proposed zoning district travel through established residential neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
- (g) Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- (h) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- (i) Will the request have any impact on any present or planned historic site or development in the City?
- (j) Will the action adversely impact adjacent or nearby properties in terms of:
 - (1) Environmental quality or livability, resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.

(2) Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted.

(k) Will the action create development potential of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, resulting in adverse impacts upon existing down-stream drainage problems or potential problems?

(l) Will the action create development opportunities that could create traffic flow beyond the carrying capacity of the current street system?

(m) Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided economically and therefore would create an actual burden to the public?

Requirements for Single- Family Dwellings

Section 1141.32 - All dwelling units located outside of manufactured home communities shall comply with the following requirements:

(a) All dwelling units shall provide a minimum height between the interior floor and ceiling of seven and one-half (7½) feet or if a permanently sited manufactured home, it shall meet the requirements of the United States Department of Housing and Urban Development Regulations, entitled Mobile Home Construction and Safety Standards, effective June 15, 1976, as amended.

(b) The minimum width of any single-family dwelling unit or permanently sited manufactured home shall have a width of at least twenty-two (22) feet at one point, a length of at least twenty-two (22) feet at one point, and a total living area, excluding garages, porches, or attachments, of at least nine hundred (900) square feet.

(c) All dwellings shall be firmly attached to the permanent foundation so as to be watertight as required by the Ohio Building construction code adopted by the City or, if a permanently sited manufactured home, shall be anchored to the permanent foundation by an anchor system designed and constructed in compliance with the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction & Safety Standards."

(d) The wheels, pulling mechanism, and tongue of any permanently sited manufactured home shall be removed prior to placement on a foundation.

(e) All dwellings shall be connected to a sanitary sewer system and water supply system approved by the city and/or County Health Department.

(f) All dwellings shall provide steps or porch areas, permanently attached to the foundation where there exists an elevation differential of more than one (1) foot between any door and the surrounding grade. All dwellings shall provide a minimum of two (2) points of ingress and egress and meet all Ohio Building codes.

(g) All additions to dwellings shall meet all the requirements of this Ordinance.

(h) All dwellings shall be aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof overhang of not less than six (6) inches on all sides or alternatively with windowsills or roof drainage systems, concentrating roof drainage at collection points along sides of the dwellings. The compatibility of design and appearance shall

be determined in the first instance by the building official upon review of the plans submitted for a particular dwelling. An appeal by an aggrieved party may be taken to the Zoning Board of Appeals. Any determination of compatibility shall be based upon the standards set forth in this section as well as the character, design and appearance of residential dwellings located within 500 feet of the subject dwelling. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.

(i) Prior to issuance of a building permit for any dwelling unit, construction plans, including a plot plan adequate to illustrate compliance with the requirements of this ordinance, shall be submitted to the building official. If the dwelling unit is a permanently sited manufactured home, there shall also be submitted adequate evidence to assure that the dwelling complies with the standards applicable to permanently sited manufactured homes set forth in this section.

(j) All manufactured homes shall meet the standards for manufactured home construction contained in the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction & Safety Standards" effective June 15, 1976, as amended. Permanently sited manufactured homes shall meet all requirements of Section 3781.06(C)(6) of the Ohio Revised Code. All other dwellings shall meet the requirements of the Ohio Building construction code adopted by the City.

(k) A minimum of 100 square feet of enclosed storage space, excluding closets, shall be provided for each dwelling. Said enclosed storage space may consist of a basement, garage, shed or other structure approved by the Zoning Administrator.

Section 1123.03 Dimensional Requirements for a single-family dwelling in an R-2 Transitional Residential District:

Lot area – 6000 sf

Lot width -50 feet

Front yard setback – 25 feet

Rear yard setback – 25 feet

Side yard setback (interior) – 5 feet

Side yard setback (street) – 20 feet

Building coverage – 45%

Height – 35 feet

Respectfully,



Evelisse Atkinson

Planning & Zoning Administrator



CITY OF LORAIN

City Council Public Hearing & Committee Meeting

a.

Meeting Date: 02/23/2026

Submitted by: Hannah Kiraly, Program Manager

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE

A RESOLUTION SUPPORTING THE ADOPTION OF THE CITY OF LORAIN URBAN AGRICULTURE PLAN, ENTITLED “GROWING TOGETHER,” ITS SUBMISSION TO THE UNITED STATES DEPARTMENT OF AGRICULTURE AS LORAIN’S OFFICIAL URBAN AGRICULTURE PLAN.

PURPOSE AND BACKGROUND

The City of Lorain received a Planning Grant from the United States Department of Agriculture to understand barriers to access to fresh food resources and develop a Plan to mitigate those barriers.

RECOMMENDATION TO COUNCIL:

Refer the matter back to Council for consideration.

Attachments

Resolution

VOTE ON PASSAGE					
	AYE	NAY		AYE	NAY
Springowski			Torres		
Dimacchia			Gonzalez		
Fallis			Arroyo		
Drwal			Bearer		
Kempton			Thornsberry		
Carter			Arredondo		

RESOLUTION NO. _____

A RESOLUTION SUPPORTING THE ADOPTION OF THE CITY OF LORAIN URBAN AGRICULTURE PLAN, ENTITLED “GROWING TOGETHER,” ITS SUBMISSION TO THE UNITED STATES DEPARTMENT OF AGRICULTURE AS LORAIN’S OFFICIAL URBAN AGRICULTURE PLAN.

WHEREAS, the United States Department of Agriculture (USDA) awarded the City of Lorain an Urban Agriculture and Innovation Production (UAIP) Planning Grant in the amount of \$207,174.48; and,

WHEREAS, the UAIP Planning Grant is a competitive grant program to initiate or expand efforts of farmers, gardeners, citizens, government officials, schools and other stakeholders in urban area and suburbs. Projects may target areas of food access, education, business and startup costs for new farms, and development of policies related to zoning and other need of urban production; and,

WHEREAS, the purpose of the UAIP Planning Grant for the City of Lorain was to assist in the identification of current conditions regarding access to food resources, policies and zoning that inhibit urban agriculture as an economic driver, and identifying next steps to expand resources and programming to support urban agriculture as an economic driver; and,

WHEREAS, the City of Lorain, Second Harvest Food Bank of North Central Ohio, Lorain County Public Health, and Solidarity Urban Farms were designated as the project team, collectively known as “Food Forward Lorain,” to carry out the scope of work associated with the Planning Grant; and,

WHEREAS, the City of Lorain contracted with two consultants, TSW, Inc. and Agritecture, LLC, through a Request for Proposals (RFP) process, and over the past year has worked directly with the consultants to identify existing conditions—including zoning, policy, and tax rebate considerations—as well as recommendations and next steps to regulate and support urban agriculture as a growing economic driver in the City of Lorain; and,

WHEREAS, the City of Lorain Building, Housing, and Planning Department, through its Community and Economic Development Division, compiled, designed, and facilitated the creation of the *Lorain Urban Agriculture Plan: Growing Together*; and,

WHEREAS, the City of Lorain Department of Building, Housing, and Planning seeks approval of the *Lorain Urban Agriculture Plan: Growing Together*; and,

WHEREAS, this plan represents the first Urban Agriculture Plan to be adopted and implemented by the City of Lorain.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LORAIN, STATE OF OHIO:

SECTION I. That Lorain City Council hereby approves the Lorain Urban Agriculture Plan: Growing Together which has been electronically transmitted to the Office of the Clerk of Council.

SECTION II. That it is found that all actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council and any of its committees that resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

PASSED: _____, 2026

PRESIDENT OF COUNCIL

ATTEST: _____, CLERK

MAYOR

APPROVED: _____, 2026



CITY OF LORAIN

City Council Public Hearing & Committee Meeting

b.

Meeting Date: 02/23/2026

Submitted by: Breanna Dull, Clerk of Council

PURPOSE AND BACKGROUND

Urban Agriculture Plan Presentation

RECOMMENDATION TO COUNCIL:

Attachments

Presentation

LORAIN URBAN AGRICULTURE PLAN:

growing together



Lorain County
Public Health
For the Health of Us All





THE CITY OF LORAIN PROUDLY ANNOUNCES THE CREATION OF ITS FIRST- EVER **URBAN AGRICULTURE PLAN.**

Elements of the Plan include:

- Current Conditions
- Plan Goals, Objectives, and Outcomes
- Key Findings
- Recommendations
- Next Steps

The Plan once adopted by Lorain City Council will be available on the City's Website.

Hard copies of the Plan are available upon request made to the Building, Housing, Planning Department.



WHAT IS URBAN AGRICULTURE?

- Improves food security
- Promotes sustainability
- Enhances access to fresh, locally grown produce in food deserts
- Creates job opportunities and small business development
- Reduces negative environmental impact of food transportation



HOW DID WE GET HERE

- Childhood Hunger Summit hosted by Second Harvest and LCPH (2019).
- MOU with Second Harvest and Lorain County Public Health (LCPH) establishing partnership with **Food Forward Lorain** (2023).
- City of Lorain in partnership with Second Harvest, LCPH, and Solidarity Urban Farms was awarded the USDA UAIP Grant (2023).
- Engaged with Residents through surveys and 1 on 1 sessions (2023-2025).
- Contracts with TSW, Inc. (Zoning & Policy) and Agritecture, LLC. (Urban Agriculture Assessments) (2025).
- Design and Facilitation of the Urban Agriculture Plan (2026).



FOOD FORWARD LORAIN

Purpose: To build upon community momentum, sustain efforts and encourage new partnerships to increase access to healthy food, and improve community well-being.

Objectives:

- Evaluate local food systems
- Increase coordination of food system resources
- Identify collaborative opportunities for solutions to system problems; initiate conversations, and convene relevant stakeholders
- Aid in implementation
- Promote outcomes



FOOD FORWARD LORAIN FOCUS AREAS



FOCUS AREA 1:

Inspiring economic development through urban farm and retail expansion

INTENDED OUTCOMES:

Increase access to healthy, fresh food in the City of Lorain by helping to spur economic development and expanding farm & food retail opportunities.

FOCUS AREA 2:

Strengthening healthcare partnerships through Food is Medicine programming

INTENDED OUTCOMES:

Establish robust healthcare partnerships with a focus on diabetes prevention and nutrition education/culinary literacy programming.

FOCUS AREA 3:

Connect People to Food through Technology & Transportation Networks

INTENDED OUTCOMES:

Increase food access through the improvement of transportation opportunities and utilize new technology to increase healthy food access.

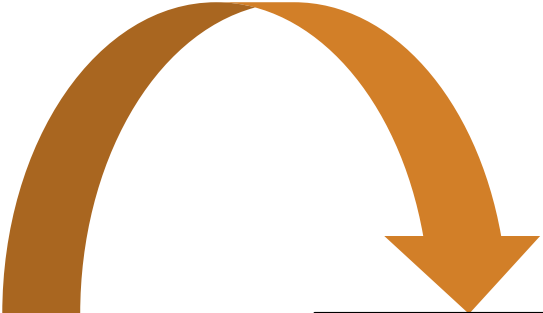


USDA UAIP PLANNING GRANT

USDA Invests \$14.2 Million in 52 Urban Agriculture and Innovative Production Efforts

Examples of planning projects include the City of Lorain's Food Forward Lorain Initiative in Ohio, which seeks to create, improve, and expand access to healthy food for economically distressed neighborhoods and families by improving the urban agriculture landscape to support additional urban farming operations. Another planning project, implemented by Tampa Family Health Centers in Florida, will inform and educate residents by offering nutrition education, food preparation classes, and gardening lessons.

WHAT IS IN THE PLAN?



The collage includes the following documents:

- Healthy Food Sites and Programs:** A Google My Maps interface showing various food sites and programs in Lorain, Ohio.
- APPENDIX A: LORAIN'S FOOD SYSTEM COMMUNITY SURVEY:** A white document with a blue and green header.
- Lorain Urban Agriculture Zoning + Policy Assessment Best Practices Report:** A document with a green and blue leaf graphic.
- TAX ASSESSMENT & INCENTIVE STRATEGY FOR URBAN AGRICULTURE IN LORAIN:** A document with a green background and the Agriculture Consulting and Food Forward Lorain logos.
- KNOW BEFORE YOU GROW LORAIN URBAN AGRICULTURE GUIDE V1 - NOVEMBER 2025:** A document with a photo of people in a garden.
- Resource Evaluation and Site Assessments:** A document with a map and a photo of a greenhouse.
- Lorain Urban Agriculture Zoning + Local Policy Assessment:** A document with a butterfly and a leaf graphic.
- From Seed to Harvest: An Action Plan to Grow Lorain's Local Food Economy:** A document with a photo of a building and a leaf graphic.

The cover features the title **LORAIN URBAN AGRICULTURE PLAN:** in large, bold letters, with **growing together** in a smaller font below it. The cover includes two circular photos: one of a man and a child in a garden, and another of a woman tending to flowers. At the bottom, there are logos for **FOOD FORWARD LORAIN**, **Lorain County Public Health**, **OHIO STATE UNIVERSITY**, **SECOND HARVEST FOOD BANK**, and **FOOD FORWARD LORAIN**.



THIS PLAN DOES NOT RECOMMEND:

- Permitting Farm Animals (Cows, Chickens, Goats, etc.)
- City owned and/or operated Community Gardens
- Utilizing all available vacant property as Urban Agriculture activities.



THIS PLAN 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 of Lorain (business and job creation opportunities).
- Increasing access to local fresh food resources.
- Designing programming and establishing partnerships to promote educational opportunities around Urban Agriculture.
- Connecting families and youth to local fresh food resources.



HOW WILL THIS IMPACT ME AS A RESIDENT?

- Increased access to local fresh food.
- Increased programming, resources, and support focused on fresh food.
- Potential Urban Farm expansions or creation.
- Increased Urban Agriculture Activities citywide.
- Regulations surrounding front and side yard gardens.
- Regulations prohibiting farm animals.



HOW WILL THIS IMPACT THE CITY OF LORAIN?

- Apply for additional grant opportunities for Urban Agriculture, Sustainability, Composting, Food Security, etc.
- Increased business ventures that are innovative and uniquely reflective of Lorain will play a vital role in advancing economic resilience and strengthening neighborhood identity.
- Increased partnerships with LCCC, Lorain City Schools, Lorain Library, and other institutions focused on designing curriculums around Urban Agriculture.

NEXT STEPS



SHORT TERM						
RECOMMENDATIONS	NEXT STEP	DESCRIPTION	CATEGORIES	RESPONSIBLE PARTIES	RESOURCES NEEDED	SUCCESS MEASURE
Update zoning and permitting for small- and mid-scale growing	Refine Land Suitability & Data	Adjust model for equity; include ownership, zoning, infrastructure; integrate into GIS; sensitivity testing	Policy & Legislation	City of Lorain & Community Stakeholders	GIS software, data sets, consultants, stakeholder meetings	Updated GIS layers; equitable parcel scoring; stakeholder validation completed
	Consolidate Urban Agriculture Rules and Update Zoning Standards	Consolidate rules; define key terms; create use-specific standards (parking, setbacks, scale); simplify permitting; draft and present ordinances	Policy & Legislation	City of Lorain, Second Harvest, LCPH	Legal review, ordinance drafting, public hearing coordination	Ordinances adopted; clear guidance for growers;
	Establish a Parcel Activation Policy and Streamlined Permitting	Design an efficient permitting process that identifies growers and the scale of their operations.	Policy & Legislation	City of Lorain	Internal Policies established, coordination, staff	increased clarity on permitting processes, number of permits process annually
	Unlock larger by-right urban agriculture uses	Enable larger urban agriculture uses by right, allowing qualifying operations to proceed without discretionary review while meeting established performance standards.	Land Use & Incentives	City of Lorain	Legal Review, Ordinance Internal Policies established, coordination, staff	number of larger urban agriculture uses
Local Retail and Branding Push	Incentivize Fruit and Produce Production	Cultivate partnerships to enable outlets for sales	Land Use & Incentives	City of Lorain, Second Harvest, LCPH	Meeting space, staff, coordination	number of partnerships established
	Farmers Market and/or Storefront	Identify Lorain-based producers; create staff guides; coordinate procurement for City events; viability in Lorain and foster necessary partnerships and any marketing and branding that comes from partners	Retail & Economic Development	City of Lorain, Second Harvest, LCPH, Local Farmers	Staff training, educational materials, vendor coordination	retail location(s), staff trained, vendor participation, number of markets held, number of sales
Establish a Steering Committee and Stakeholder Engagement Process	An Implementation Team is Established	A group convenes to move next steps forward through the implementation process	Community Engagement & Education	City of Lorain, Second Harvest, LCPH, Main Street, Etc.	Meeting space, facilitation, staff time	Team formed and active, number of meetings held, next steps completed and documented

NEXT STEPS



MEDIUM TERM						
RECOMMENDATIONS	NEXT STEPS	DESCRIPTION	CATEGORIES	RESPONSIBLE PARTIES	RESOURCES NEEDED	SUCCESS MEASURE
Establish Urban Agriculture Accelerator Zones	Identify Zone Boundaries	Identify high-suitability clusters; enable by-right uses; support indoor/adaptive reuse; prioritize institutions Create hubs that cluster growers, markets, and shared infrastructure to improve efficiency, visibility, and participation.	Land Use & Incentives	City of Lorain, Second Harvest, LCPH	Land assessments, planning staff,	number of parcels part of zone, number of parcels active in the zone
Pathway to available and steps access vacant property	Create a mechanism to increase awareness of vacant property availability	Define eligibility for city/vacant parcels; create opportunities; establish activation processes	Land Use & Incentives	City of Lorain	Legal templates, listing platform, property maintenance funding	Number of parcels activated, information publicly accessible to the community
	Integrate Suitability Data into GIS Infrastructure	Incorporate key land-use, environmental, and infrastructure data into GIS systems to quickly evaluate site suitability, streamline permitting, and support consistent, data-driven decision-making.	Policy & Legislation	City of Lorain	GIS, Staff, Coordination	Number of parcels cataloged
Expand Water Infrastructure for Urban Agriculture	Expand Water Access & Infrastructure to Urban Agriculture Uses	Identify funding/grants; plan upgrades in corridors & high-suitability areas	Land Use & Incentives	City of Lorain	Grant writing support, funding for infrastructure	Number of sites with improved water access, grant funding secured, increased information regarding the process
Provide Resources and Support for Growers	Support Growers with Resources	Connect and create DIY guides, lot layouts, tool & seed libraries, on-site programming; maintain contact network; host trainings	Community Engagement &	City of Lorain, Second Harvest, LCPH, Community Partners, Volunteers	Printing/online guides, tools/equipment, training staff, volunteer coordination	Number of guides distributed; tools borrowed; attendance at trainings; grower satisfaction surveys

NEXT STEPS



MEDIUM TERM

RECOMMENDATIONS	NEXT STEPS	DESCRIPTION	CATEGORIES	RESPONSIBLE PARTIES	RESOURCES NEEDED	SUCCESS MEASURE
Develop Youth and Workforce Programs	Create Opportunities for Youth & Workforce	Develop urban farming fellowships/ internships; provide stipends, certificates, mentorship; link to education & job pathways	Community Engagement & Education	City of Lorain, Lorain City Schools, Local Farms, LCCC, Second Harvest, LCPH	Program funding (stipends, materials), mentorship network, school partnerships	Number of youth participants; program completion rates; post-program employment/ education placement
Incorporate urban agriculture into mixed-use development	Encourage and Incentivize developers and end users of mixed-use developments to incorporate and support local food production as part of future development efforts.	Integrate urban agriculture uses into mixed-use developments to support local food production, activate underutilized space, and enhance community amenities.	Land Use & Incentives	City of Lorain	Staff, coordination, Legal Review	Incentives based on integrating urban agriculture.
Support indoor and adaptive reuse agriculture	Amend zoning code to support CEA and other indoor and adaptive reuse agriculture	Facilitate the use of commercial properties for urban farming while ensuring compliance with building and fire codes.	Land Use & Incentives	City of Lorain	Staff, Coordination, Legal Review, Planning Commission, Council, Ordinances	Success is achieved when the zoning code permits CEA and indoor food production and initial operations are approved.
Clarify and expand composting standards	Develop and Coordinate a City wide composting program	Clarify and expand composting standards to establish clear requirements for scale, materials, siting, and operations, ensuring composting activities protect public health, minimize nuisances, and support urban agriculture.	Land Use & Incentives	City of Lorain	Staff, Coordination, Legal Review, Council, Ordinances, Contractor	Establishing a Composting Program in the City of Lorain



NEXT STEPS

LONG TERM						
RECOMMENDATIONS	NEXT STEP	DESCRIPTION	CATEGORIES	RESPONSIBLE PARTIES	RESOURCES NEEDED	SUCCESS MEASURE
Use urban agriculture for brownfield remediation and cultivating biodiversity	Use urban agriculture for brownfield remediation	Map vacant/brownfield properties; integrate urban agriculture; incorporate pollinators; clarify composting standards	Land Use & Incentives	City, Second Harvest, LCPH	GIS mapping, environmental assessments, planting resources, ordinance updates	Number of brownfields repurposed; pollinator plantings installed; composting compliance metrics.
	Integrate pollinators and food-producing plants into city landscaping	Integrate pollinator-friendly and food-producing plants into city landscaping to support urban biodiversity, local food systems, and resilient public spaces.	Land Use & Incentives	City, Second Harvest, LCPH	Staff, Assessment of Land and Available Public Spaces	Pollinator Gardens and Fruit Bearing Landscaping is included in public spaces.
Unlock Larger accessory uses tied to distribution	Food Distribution & Access Infrastructure	Establish accessory uses (greenhouses, storage); regulate size/location; support residential-scale sales	Retail & Economic Development	City, Second Harvest, LCPH Growers	Ordinance drafting, zoning staff, outreach to growers	staff, outreach to growers Ordinances adopted; number of accessory uses established; compliance rates.
Establish Program Evaluation	Establish Program Evaluation	Track and share out Impact and future funding opportunities. expand resources for growers; reports for growers to model after.	Community Engagement & Education	City, Second Harvest, LCPH	Staff and Coordination	Summary outcomes report or annual impact report.
Permit Residential-Scale Produce Sales	Permit Residential-Scale Urban Agriculture Sales	Allow residents to sell produce under clear, enforceable standards; distinguish residential vs commercial operations	Policy & Legislation	City, Second Harvest, LCPH Residents	Staff time, surveys, ordinance drafting	Ordinances adopted; number of residential-scale sales; compliance rate.
Marketing for Large Scale Retailers	Engage large-scale retailers in supporting local food systems through targeted outreach.	Support partnerships with large-scale retailers to expand access to locally grown food, strengthen supply chains, and promote community-based food initiatives.	Retail & Economic Development	City, Second Harvest, LCPH	Staff, Coordination, Supply & Demand Figures	Partnerships are established and local supply chain strengthens.
Enable institution-led agriculture programs	Support institutions in launching agriculture programs to supply local food and promote sustainability.	Support schools, hospitals, and other institutions to grow food for community meals, education, and outreach.	Retail & Economic Development	City, Second Harvest, LCPH	Staff, Coordination, Supply & Demand Figures	Local institutions begin to implement locally sourced produce and goods.

THANK YOU!
QUESTIONS?



**Lorain County
Public Health**
For the Health of Us All



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