



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir
Director

David Faciana
Chief Building Official

January 2, 2026

To: Planning Commission

Re: *F.D.P. 01-2026, Submission for Planning Commission's review and consideration, a Final Development Plan for residential new construction, in a PUD-Planned Unit Development district, Chapter 1131 and Section 1145 Site Development Plans located at, 5430 W Erie Ave. Silver Hills Acquisitions LLC, applicant.*

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

Zoning

- The cover letter indicates seven (7) three-story residential buildings. The plans reflect a total of eight residential buildings and one clubhouse. The previously approved plans indicated eleven (11) buildings. Please confirm.
- Modifications have been allowed for the number of parking spaces, parking stall length, building height, and unit size.

Building

- Plans will be reviewed at a later date.

Engineering and Utilities:

- Making all the water mains within the development Privately-owned after the vaults along W Erie would be preferable to Utilities.
- Making connection of water service off of the 6" Main (To Be Upgraded to 8" PVC in Year 2 Project in 2026) and NOT into the 20" RCP Transmission Main across Rt 6. This is advisable for two reasons:
- We would prefer that the Sanitary connection not be directly into the Manhole. If it is connected into the Manhole, the developer should provide and install a brand-new concrete pre-cast Manhole at their cost to provide for zero drop and confluence of flow into the sewer. The Pipe Material of the Sanitary sewer is Brick per GIS.
- There is an 8" Brick along the northern portion of Kolbe Rd that could serve this development as well if flow was directed that way into the bulkhead manhole. A new manhole would still be preferred to be installed at that location as well.
- 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,

A handwritten signature in blue ink, appearing to read 'Evelisse Atkinson', with a stylized flourish at the end.

Evelisse Atkinson
Planning & Zoning Administrator