



The City of Lorain, Ohio
Division of Buildings
Rey Carrion, Safety/Service Director

DATE: January 7, 2026
TIME: 9:00 A.M.
PLACE: Council Chambers

PLANNING COMMISSION AGENDA

ROLL CALL:

DISPOSITION OF MINUTES:

December Planning Minutes

MATTERS FOR CONSIDERATION:

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.

C.U.P. 01-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for Truck Livery, Section 1143.07(j) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

C.U.P. 02-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Storage Related to Principal Uses, Section 1143.08(a) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

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.

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.

MISCELLANEOUS CONCERNS:

ADJOURNMENT

EVELISSE ATKINSON, PLANNING & ZONING ADMINISTRATOR

IF APPLICANT UNABLE TO ATTEND, PLEASE CALL (440) 204-2034

Lorain City Hall, 200 West Erie Avenue, 5th Floor, Lorain, OH 44052
Phone: 440-204-2045 / Fax: 440-204-2540



CITY OF LORAIN

Planning Commission

3. a.

Meeting Date: 01/07/2026

Subject:

December Planning Minutes

Attachments

December Planning Minutes

Planning Commission Minutes

DATE: December 3rd, 2025

TIME: 9:00 a.m.

PLACE: Council Chambers

Attendance:

Chairman: Rey Carrion **Board Members:** Henry Patterson Ken Kramer, Brandon Wysocki

A Quorum was established

The meeting was called to order on November 5th, 2025 by Chairman Mayor Jack Bradley.

Minutes:

A motion was made by Ken Kramer to approve minutes from the Planning Commission Meeting that was held on November 5th, 2025. The motion was supported by Henry Patterson.

4 in favor/ 0 opposed

Matters of Consideration:

C.U.P. 10-2025 (previously held in abeyance) Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Display and Storage of Retail and Service Establishments (trailers and storage sheds) in a B-2 General Commercial district. Section 1125.02 Schedule of Allowed Uses and 1143.07(h) Outdoor Display and Storage of Retail and Service Establishments at, 4953 W Erie Ave. Parma Park Properties, owner and Jacob Zook, applicant.

Jacob Zook, the applicant, spoke in regard to this matter.

Don Zaleski from The City of Lorain Law Department spoke in regard to this matter.

Evelisse Atkinson, Planning and Zoning Administrator for The City of Lorain, spoke in regard to this matter.

A motion was made by Brandon Wysocki to approve C.U.P 10-2025 as requested and was supported by Henry Patterson.

4 in favor/ 0 opposed

Z.C.A. 03-2025 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.

A motion was made by Rey Carrion to hold Z.C.A 03-2025 in abeyance and was supported by Henry Patterson.

4 in favor/ 0 opposed

Submission for Planning Commission's review and consideration, a proposed subdivision at 02-02-028-105-001.

Matt Kusznir, Director of Building, Housing, and Planning for The City of Lorain, spoke in regard to this matter.

David Faciana, Chief Building Official for The City of Lorain, spoke in regard to this matter.

Mary Springowski spoke in regard to the matter.

A motion was made by Brandon Wysocki to approve this request and was supported by Henry Patterson.

4 in favor/ 0 opposed

Miscellaneous Concerns:

Application number, LS 03-2025 PPN 05-00-001-000-299 should read, LS 04-2025.

Adjournment:

The meeting was adjourned without objection.

Evelisse Atkinson, Planning and Zoning Administrator

Rey Carrion, Chairman

Recorded by: Megan Warrens

Accepted:

****A full recording of this meeting can be found at www.cityoflorain.org.**



CITY OF LORAIN

Planning Commission

4. a.

Meeting Date: 01/07/2026

Subject:

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.

Attachments

ZCA 3-2025

ZCA 3-2025 Staff Report



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

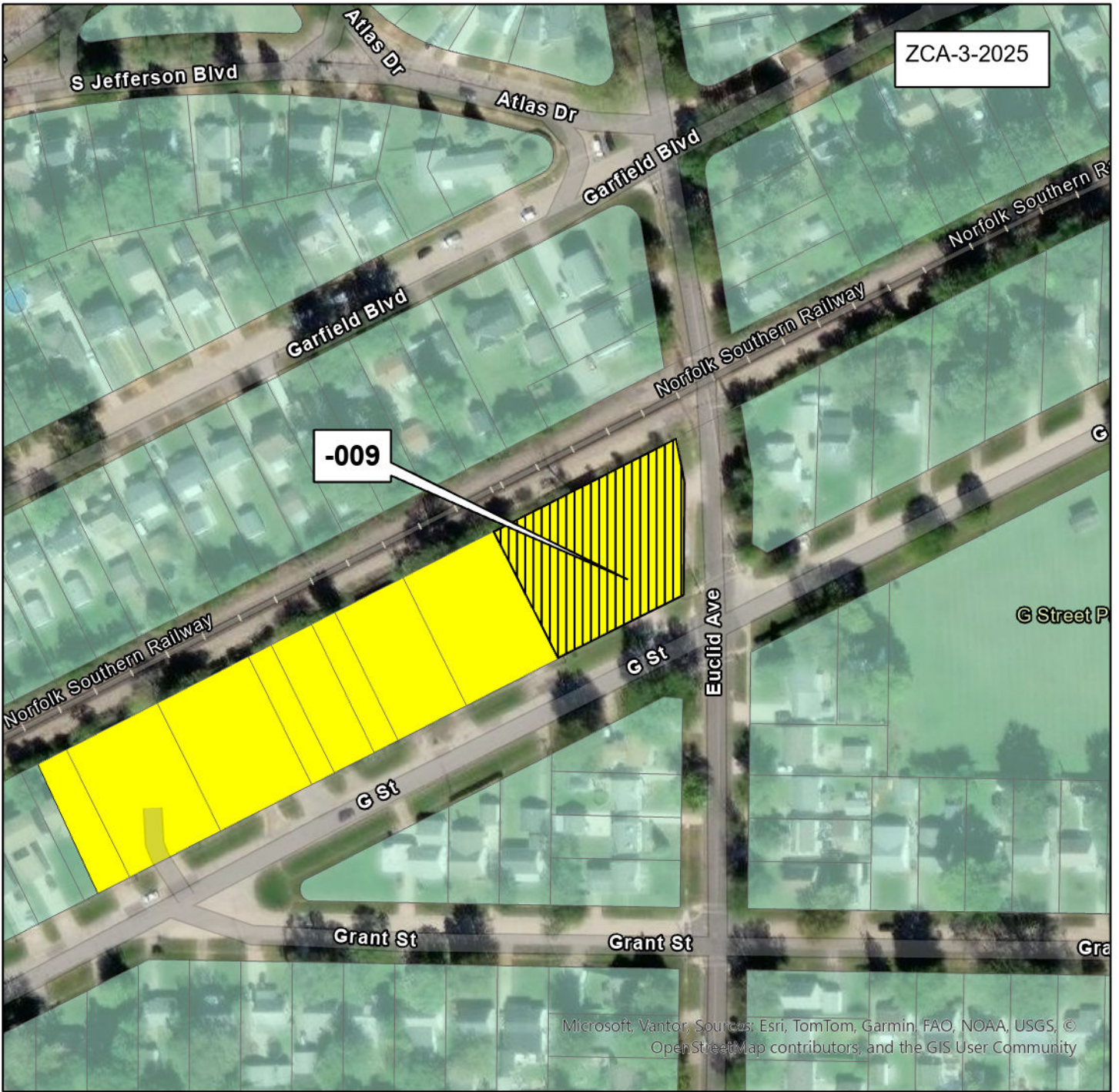
Two separate non-refundable payments made payable to the City of Lorain:

- 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 :

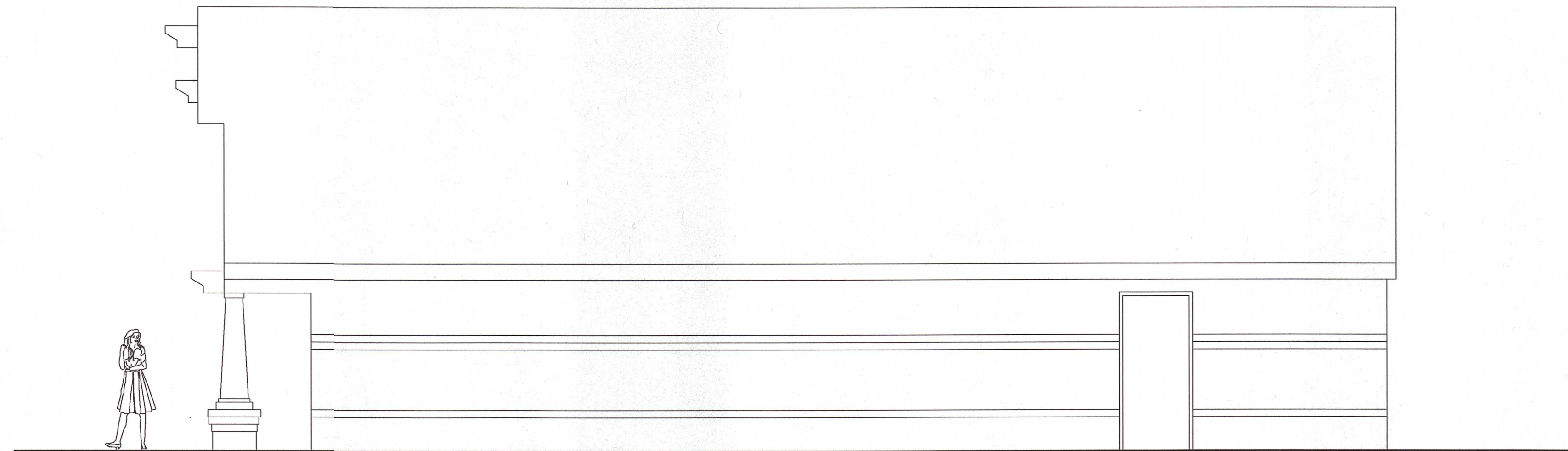
I wish to change the zoning for my property at 2973 G Street from B-2 to R-2.

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.

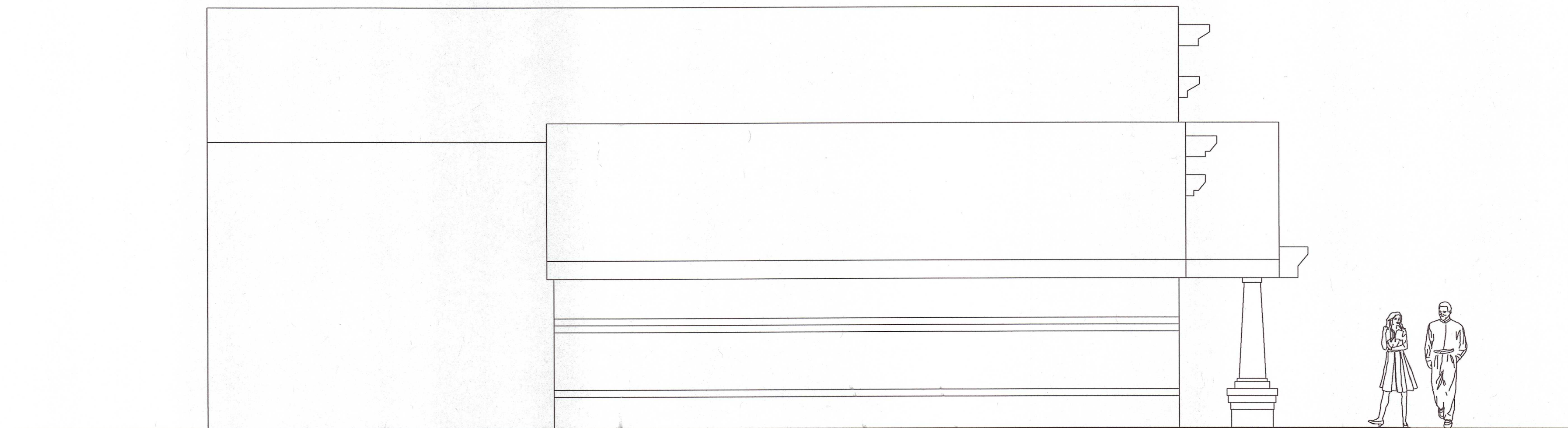
Thank you.

A handwritten signature in black ink, appearing to read 'Iraida Robles'. The signature is written in a cursive style and is positioned above a horizontal line.

Iraida 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.



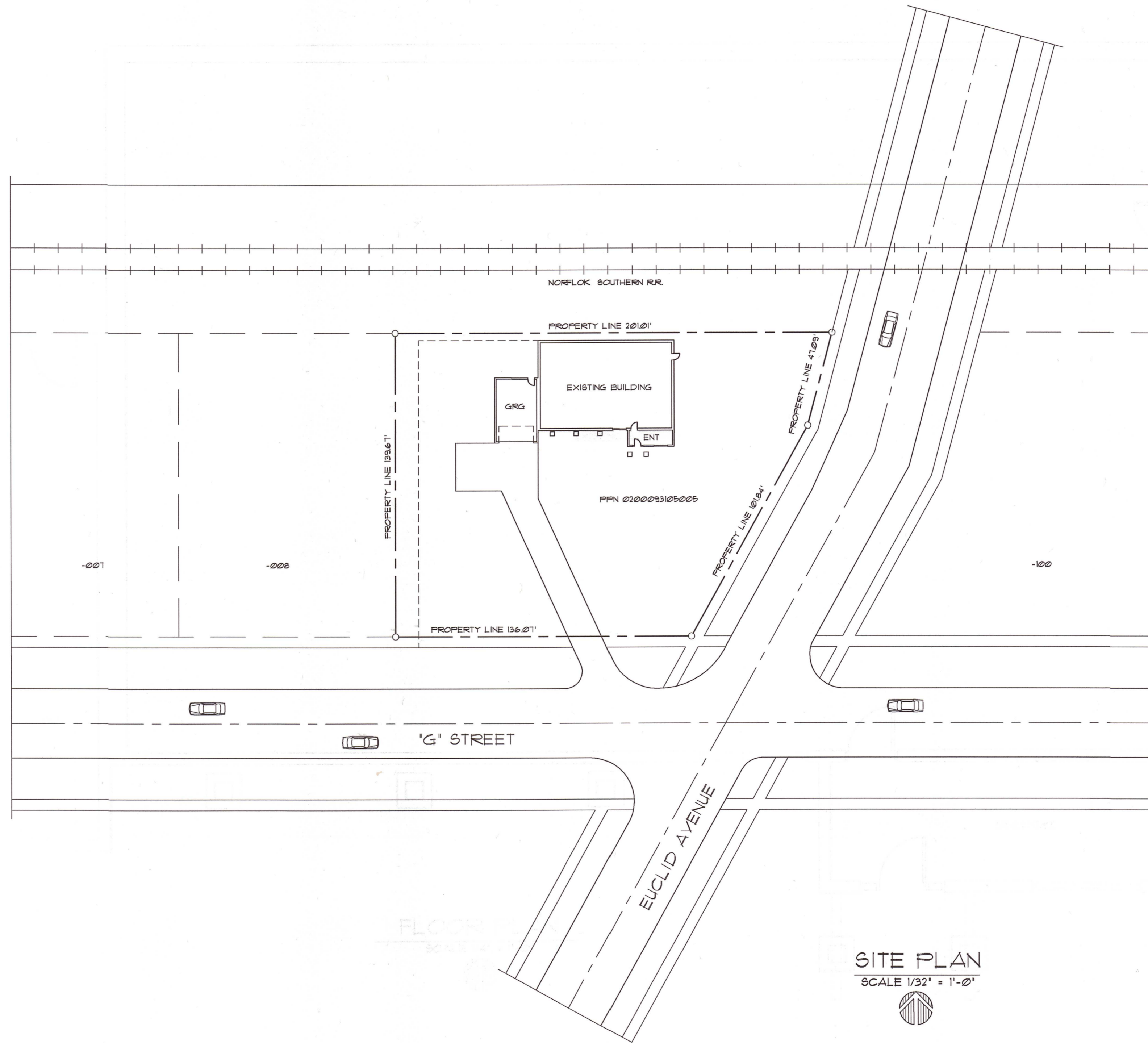
MARK LESNER
ARCHITECT, INC.
ARCHITECTS

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:
Revisions: 12.29.25

Job Number: 2101
Sheet A3 of 3



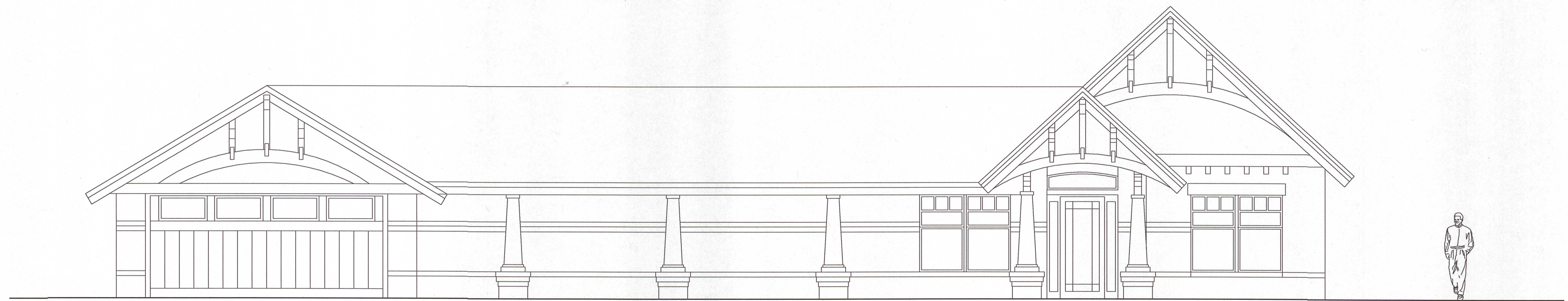
SITE PLAN
SCALE 1/32" = 1'-0"

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
Phone: 440.988.8122
Fax: 440.988.8100
MARKLESNER@CENTURYLINK.NET

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.



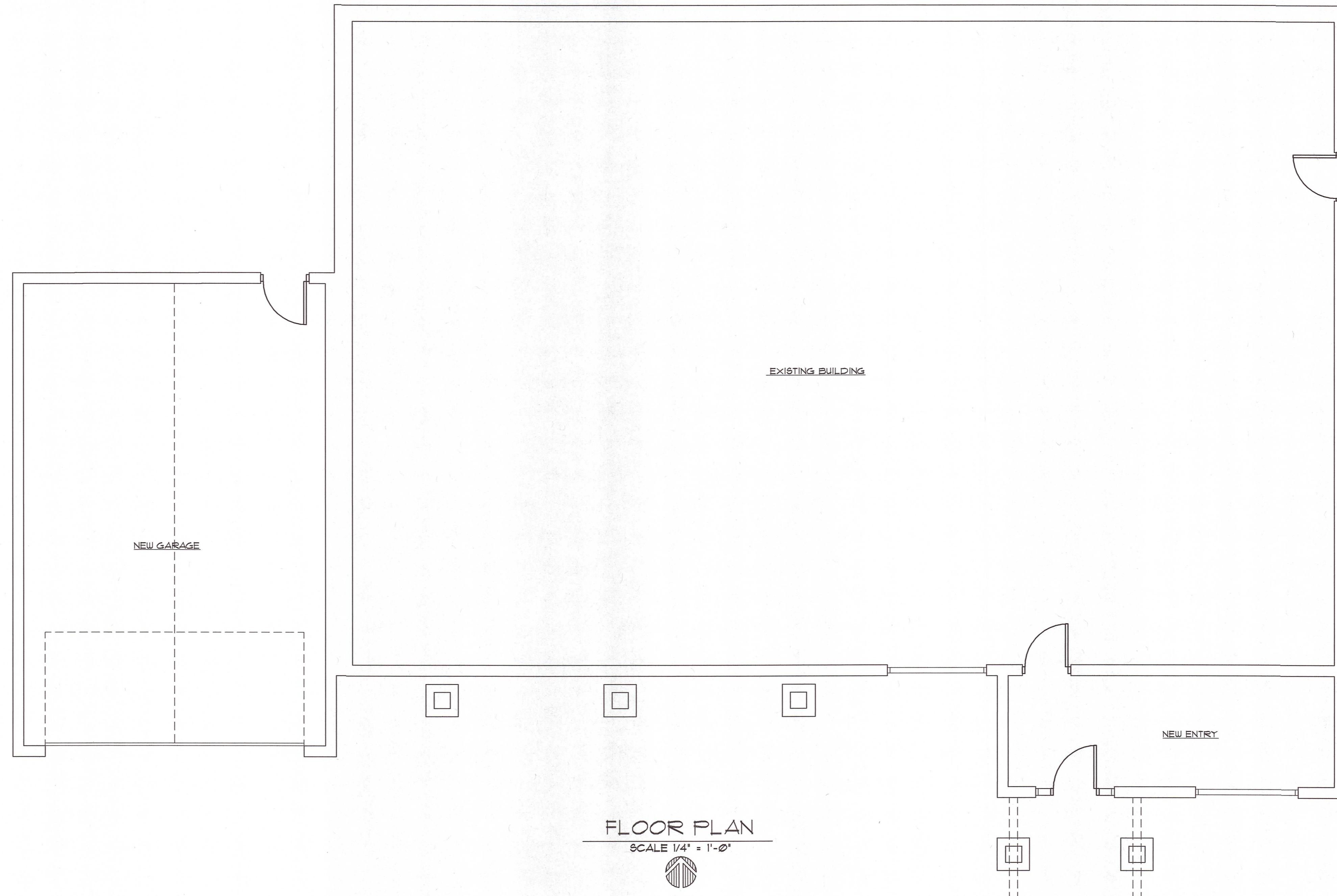
MARK LESNER
ARCHITECT, INC.
ARCHITECTS

45100 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.888.8122
Fax: 440.888.8100
WWW.LESNERARCHITECTS.COM

ROBLES 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.



MARK LESNER
ARCHITECT, INC.
ARCHITECTS

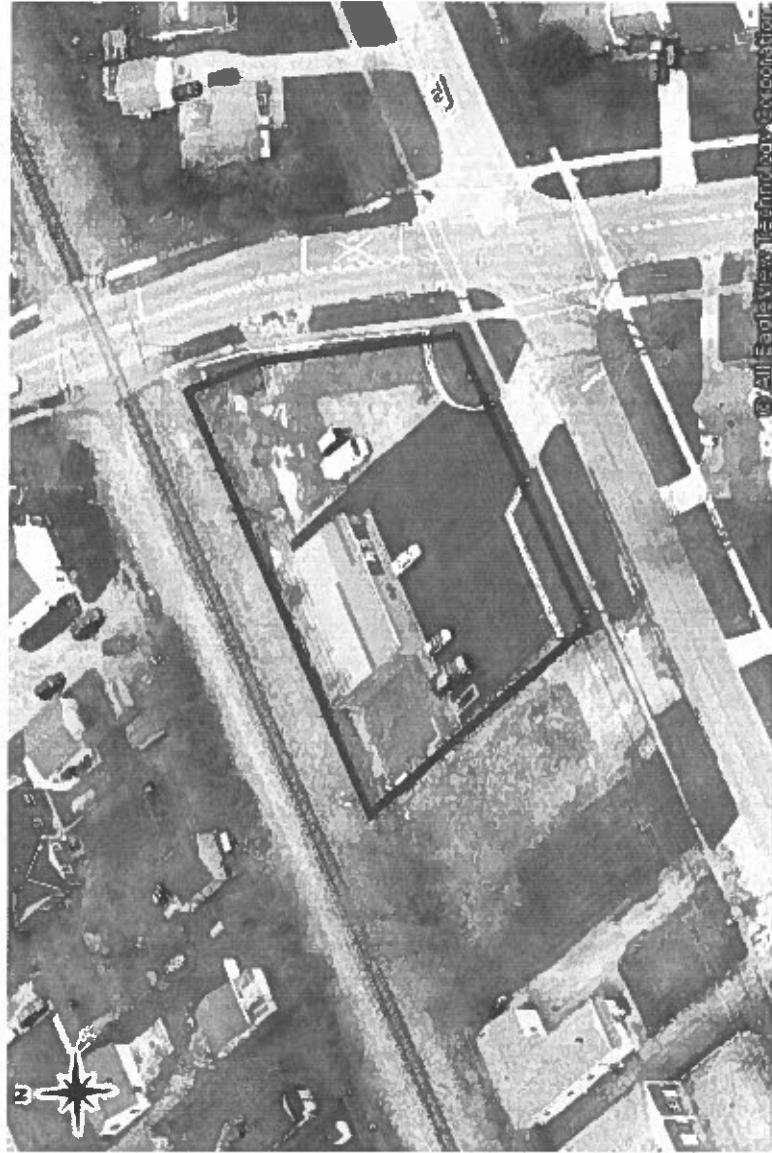
45190 Middle Ridge Road
Amherst, Ohio 44001
Phone: 440.988.8122
Fax: 440.988.8100
WWW.LESNERARCHITECTS.COM

ROBLES RESIDENCE
2913 'G' STREET
LORAIN, OH 44052

Scale:	Date:
	12.29.25
Revisions:	

Job Number:
2501
Sheet
A1 of 3

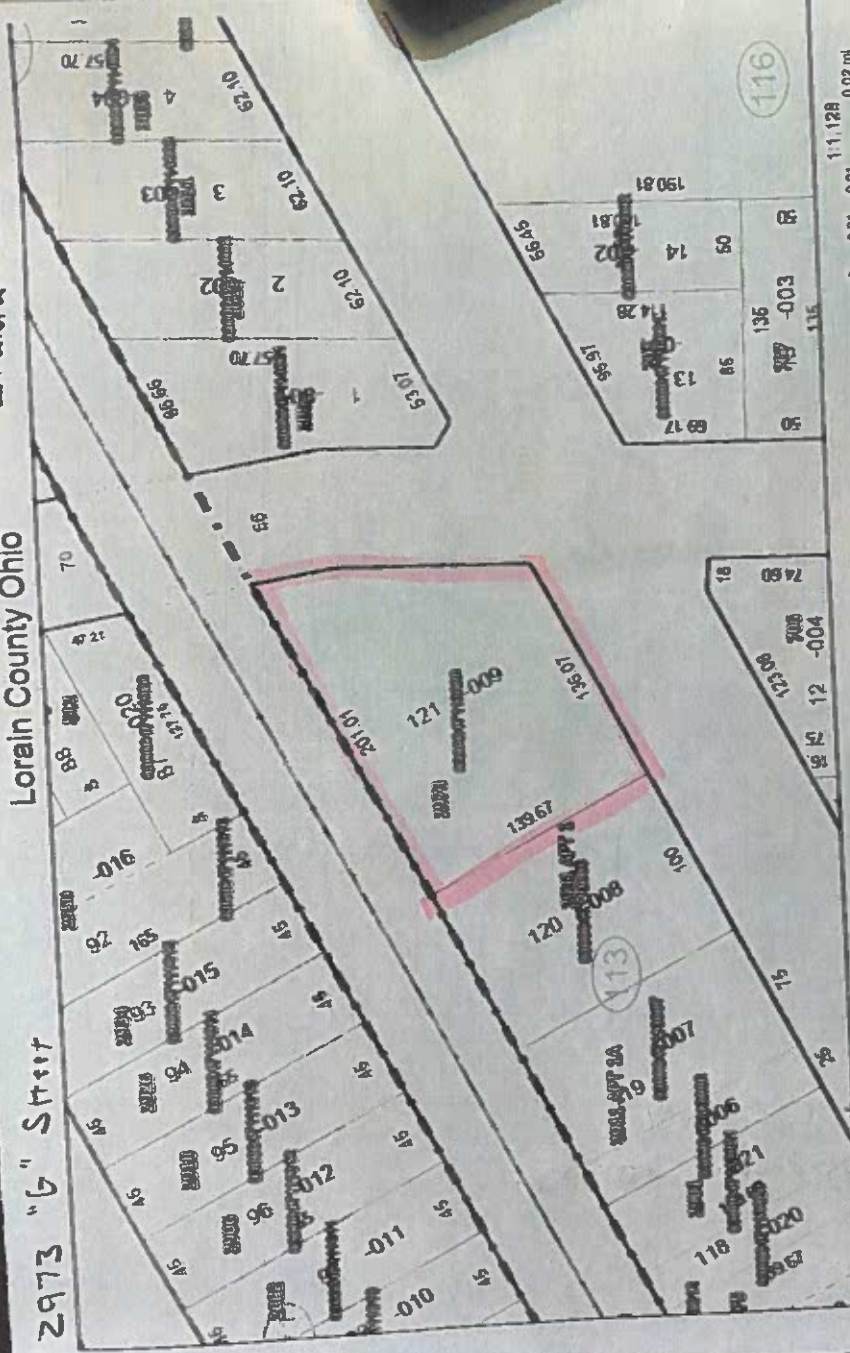
2973 G



Iraida Kobler

Lorain County Ohio

2973 "G" Street



04/2026, 1 52:44 PM

- Subdivisions & Condominiums
 - Parcels
 - Address Points
 - Boundaries
 - Rail Right-of-Way

- Dashed Lot Line
 - Sublot Line
 - Parcel Line

- Right-of-way Dashed Line
 - Right-of-way Line
 - Right-of-way Parcel Line

0 0.01 0.01 0.02 0.02 0.04 0.04 km

0 0.01 0.01 0.02 0.02 0.04 0.04 mi

EA-CC

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 BB
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;

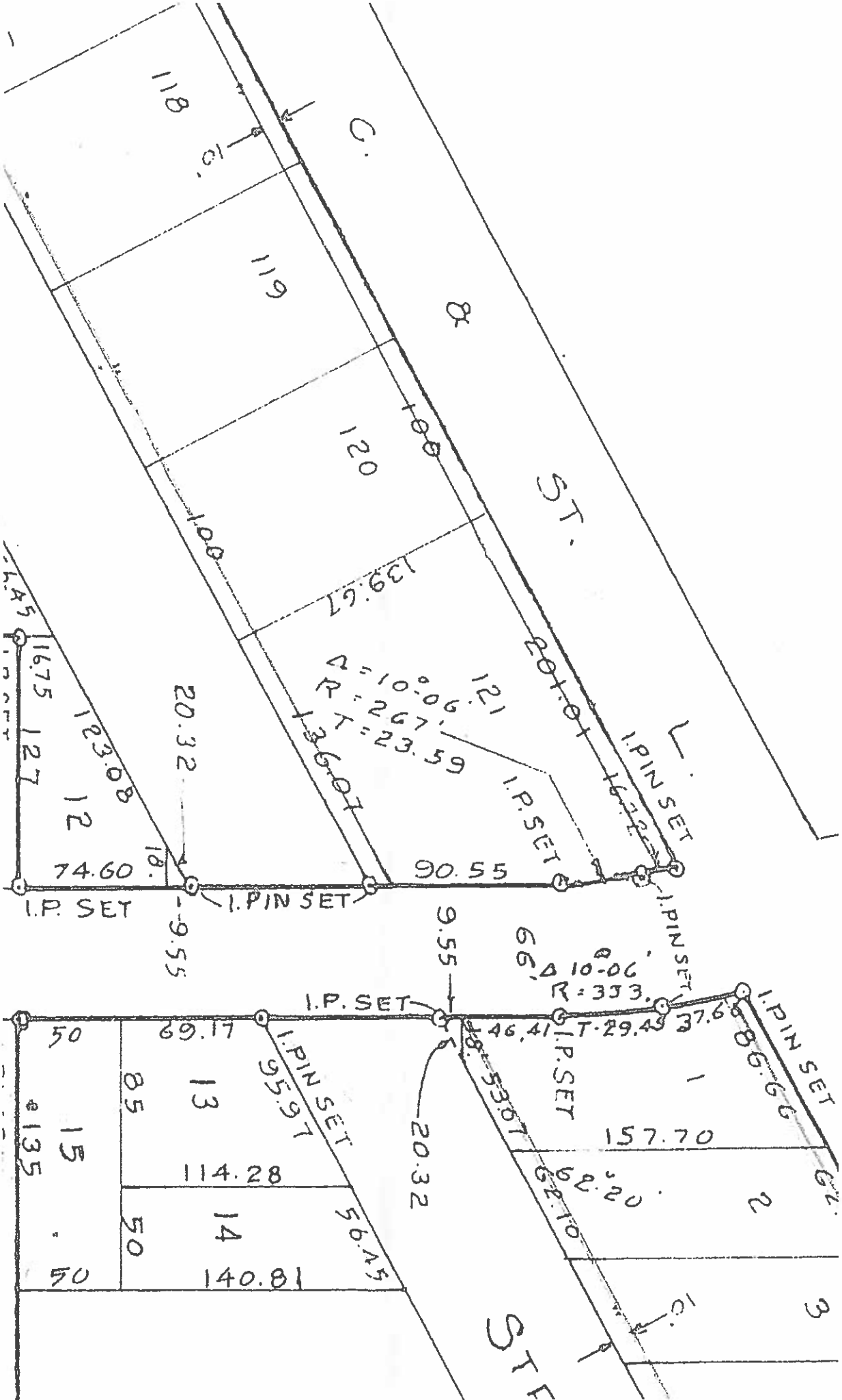
Thence S. 00d 00' 00" W., along the Westerly line of Euclid Avenue, a distance of 90.55 feet to the principal place of beginning, and containing 0.5498 acres (23,948 square feet) of land, according to a survey by The Henry G. Reitz Engineering Company, James T. Sayler Registered Surveyor No. S-7425, 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 Kuszniir
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

Planning Commission

4. b.

Meeting Date: 01/07/2026

Subject:

C.U.P. 01-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for Truck Livery, Section 1143.07(j) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

Attachments

CUP 1-2026

Correspondence regarding 1305 Oberlin Avenue

CUP 1-2026 Recommendation Letter

Atkinson, Evelisse

From: Springowski, Mary
Sent: Monday, December 29, 2025 10:03 AM
To: Atkinson, Evelisse; Kuszniir, Matt; Faciana, David; Dimacchia, Tony
Subject: Fw: 1305 Oberlin



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From: JOSEPH REWAK <rewakhvac@yahoo.com>
Sent: Monday, December 29, 2025 8:58:43 AM
To: Springowski, Mary <Mary_Springowski@cityoflorain.org>
Subject: 1305 Oberlin

Warning: Unusual sender <rewakhvac@yahoo.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Members of the City of Lorain Planning Commission,

I am submitting this letter as a formal objection to the proposed zoning change for the property located at 1305 Oberlin Avenue, Lorain, Ohio.

Based on existing conditions at the site, the current use already presents significant public safety, access, and compatibility concerns. Semi-trucks routinely idle on the property throughout the day and night, particularly during periods when temperatures are below 30 degrees. This ongoing activity contributes to excessive noise, diesel emissions, and adverse impacts on nearby properties.

Of particular concern is the fact that a designated public access road serving this area is blocked and locked, restricting access for police and fire department vehicles. This presents a serious life-safety issue. There have been multiple fires in the area, as well as documented reasons for law-enforcement access, and restricted entry delays emergency response times.

Additionally, there are ongoing concerns regarding unauthorized occupancy in the rear portion of the property, including the possible presence of homeless individuals. This raises further issues related to safety, health, and code enforcement that have not been adequately mitigated.

Given these conditions, the proposed zoning change appears inconsistent with sound planning principles, including compatibility with surrounding land uses, protection of public safety, and adequate access for emergency services. Approval of a zoning change under these circumstances would likely intensify existing impacts rather than resolve them.

For these reasons, I respectfully request that the Planning Commission deny the proposed zoning change for 1305 Oberlin Avenue and ensure this objection is entered into the official record.

Thank you for your consideration.

Sincerely,
Joe Rewak

Joe Rewak
Owner
Rewak Mechanical
440-396-4373

Atkinson, Evelisse



From: Kathleen Cruz <azkat1970@gmail.com>
Sent: Monday, December 29, 2025 4:12 PM
To: Atkinson, Evelisse
Subject: I object to this condition use permit on Oberlin Ave (see attached)
Attachments: IMG_9224.jpeg; IMG_9223.jpeg

Warning: Unusual sender <azkat1970@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

I object to this! This area is close to our beautiful lakefront and needs to be cleaned up and beautified along with the rest of the business properties in the area. We have plenty of unused industrial space in industrial parks . We already have 28th street properties near the mill looking crappy and Elyria Avenue as well (see photo) . You drive past and you see rodents running and junk just showing through dilapidated fences ! We got a junkyard next to the tracks in the 5th ward as well .

Residential areas do not need any more industrial lots with trucks , cars etc.

Lorain is the junkiest , ghetto, most dilapidated city around the area . It's embarrassing ! Lorain needs a plan with nice uniformed store fronts that are maintained . A bunch of different materials painted 1 color . Uniontown Provisions has had a letter falling off their sign since before they shut down . Get out if your offices and enforce code and truly take a look at this city . Go visit Tremont and look at the nice mix of old and new . Then come back and see how ugly Lorain is .

3:57

Elyria Ave



Search here



Restaurants



Shopping



Groceries

American Auto
Wrecking llc (By...



metals

Amoth
Automotive Group

Elyria Ave

3:57

61%

Search here

Restaurants

Shopping

Groceries

American Auto Wrecking llc (By...)

metals

moth Automotive Group

Ely Enterprises

e-recovery

Google Maps

39th St

Elyria Ave

100 ft
50 m

Latest in the area

25°
37 AQI



Explore



You



Contribute

Atkinson, Evelisse

From: Springowski, Mary
Sent: Monday, December 29, 2025 10:03 AM
To: Atkinson, Evelisse; Kuszniir, Matt; Faciana, David; Dimacchia, Tony
Subject: Fw: 1305 Oberlin



Get [Outlook for iOS](#)

From: JOSEPH REWAK <rewakhvac@yahoo.com>
Sent: Monday, December 29, 2025 8:58:43 AM
To: Springowski, Mary <Mary_Springowski@cityoflorain.org>
Subject: 1305 Oberlin

Warning: Unusual sender <rewakhvac@yahoo.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Members of the City of Lorain Planning Commission,

I am submitting this letter as a formal objection to the proposed zoning change for the property located at 1305 Oberlin Avenue, Lorain, Ohio.

Based on existing conditions at the site, the current use already presents significant public safety, access, and compatibility concerns. Semi-trucks routinely idle on the property throughout the day and night, particularly during periods when temperatures are below 30 degrees. This ongoing activity contributes to excessive noise, diesel emissions, and adverse impacts on nearby properties.

Of particular concern is the fact that a designated public access road serving this area is blocked and locked, restricting access for police and fire department vehicles. This presents a serious life-safety issue. There have been multiple fires in the area, as well as documented reasons for law-enforcement access, and restricted entry delays emergency response times.

Additionally, there are ongoing concerns regarding unauthorized occupancy in the rear portion of the property, including the possible presence of homeless individuals. This raises further issues related to safety, health, and code enforcement that have not been adequately mitigated.

Given these conditions, the proposed zoning change appears inconsistent with sound planning principles, including compatibility with surrounding land uses, protection of public safety, and adequate access for emergency services. Approval of a zoning change under these circumstances would likely intensify existing impacts rather than resolve them.

For these reasons, I respectfully request that the Planning Commission deny the proposed zoning change for 1305 Oberlin Avenue and ensure this objection is entered into the official record.

Thank you for your consideration.

Sincerely,
Joe Rewak

Joe Rewak
Owner
Rewak Mechanical
440-396-4373

Atkinson, Evelisse



From: Kathleen Cruz <azkat1970@gmail.com>
Sent: Monday, December 29, 2025 4:12 PM
To: Atkinson, Evelisse
Subject: I object to this condition use permit on Oberlin Ave (see attached)
Attachments: IMG_9224.jpeg; IMG_9223.jpeg

Warning: Unusual sender <azkat1970@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

I object to this! This area is close to our beautiful lakefront and needs to be cleaned up and beautified along with the rest of the business properties in the area. We have plenty of unused industrial space in industrial parks . We already have 28th street properties near the mill looking crappy and Elyria Avenue as well (see photo) . You drive past and you see rodents running and junk just showing through dilapidated fences ! We got a junkyard next to the tracks in the 5th ward as well .

Residential areas do not need any more industrial lots with trucks , cars etc.

Lorain is the junkiest , ghetto, most dilapidated city around the area . It's embarrassing ! Lorain needs a plan with nice uniformed store fronts that are maintained . A bunch of different materials painted 1 color . Uniontown Provisions has had a letter falling off their sign since before they shut down . Get out if your offices and enforce code and truly take a look at this city . Go visit Tremont and look at the nice mix of old and new . Then come back and see how ugly Lorain is .

3:57

61%

Search here

Restaurants

Shopping

Groceries

C

American Auto Wrecking llc (By...

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Ely Enterprises

e-recovery

Google Maps

39th St

Elyria Ave

100 ft
50 m

Latest in the area

25°
37 AQI

Explore

You

Contribute



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

December 31, 2025

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: C.U.P. 01-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for Truck Livery, Section 1143.07(j) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

My responses are below in bold.

Requirements for Conditional Use Permit 1143.07(j) Truck Livery:

- (1) Minimum site size shall be one (1) acre.
 - **In compliance**
- (2) All portions of the site to be used for the storage or parking of semi-tractors or trailers shall be paved.
 - **In compliance**
- (3) Security lighting shall be provided in accordance with the requirements of this Ordinance.
 - **In compliance**
- (4) A six (6) foot high security fence shall be installed around the perimeter of the area in which vehicles are parked or stored.
 - **In compliance**
- (5) No truck or trailer shall be parked or stored within 200 feet of a residential zoning district.
 - **Variance requested. See application BA 05-2026**

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator



CITY OF LORAIN

Planning Commission

4. c.

Meeting Date: 01/07/2026

Subject:

C.U.P. 02-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Storage Related to Principal Uses, Section 1143.08(a) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

Attachments

CUP 2-2026

Correspondence regarding 1305 Oberlin Avenue

CUP 2-2026 Recommendation Letter



CITY OF LORAIN

PLANNING COMMISSION

Jack Bradley
Mayor

CONDITIONAL USE PERMIT 02-2026

APPLICATION FOR A CONDITIONAL USE PERMIT

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR A
CONDITIONAL USE, CHAPTER 11.

NAME: Industrial Storages and Parking LLC - Jose Labay

ADDRESS OF OWNER: 823 W. 18th St Lorain, OH 44052

CITY: Lorain STATE: OH ZIP CODE: 44052

PHONE: (BUSINESS) 440 258-6433 (RESIDENTIAL) _____

ADDRESS OF PROPERTY REQUIRING A CONDITIONAL USE IF DIFFERENT FROM ABOVE:

1305 Oberlin Ave Lorain, OH 44052

PLOT PLAN SUBMITTED: YES NO

LETTER SUBMITTED: YES NO

SECTION OF THE ZONING CODE INVOLVED: _____

REASON FOR REQUESTING THE CONDITIONAL USE: Establish outdoor lumber storage, cutting, processing, bundling, and distribution on property

NON-REFUNDABLE FEE: \$500.00 As per Ordinance 168-20 Effective January 21, 2021.

Jose Labay Jr.
Applicant's Signature

12-15-25
Date

Industrial Storages and Parking LLC
1305 Oberlin Ave
Lorain, Ohio 44052
LaboyrealestateLLC@gmail.com
440-258-6433

Date: _____

City of Lorain – Building, Housing & Planning Department
Attn: Lorain Planning Commission
200 West Erie Avenue
Lorain, Ohio 44052

RE: Conditional Use Permit Application – Lumber Storage, Processing, and Distribution Operations
at 1305 Oberlin Ave

To the Honorable Members of the Lorain Planning Commission:

I am submitting this cover letter along with the Conditional Use Permit Application on behalf of Industrial Storages and Parking LLC, the operator of the property located at 1305 Oberlin Ave, Lorain, Ohio 44052. We are requesting approval to continue and formally establish outdoor lumber storage, lumber cutting/processing, bundling, and on-site distribution as an approved conditional use on this property.

Industrial Storages and Parking LLC holds an active contract with a tree-cutting and land-clearing company that delivers raw lumber materials to our site. Our business then safely cuts, processes, and bundles the wood for lawful resale. This operation is conducted in a designated area of the property, separate from vehicle parking and other activities, and remains fully within commercial and industrial use standards.

This request ensures transparency and compliance with all City of Lorain requirements. Approval of this conditional use will allow our business to continue serving the community, support local contractors, and strengthen the area's commercial activity. We emphasize that:

- The lumber processing area is well-organized and safely managed.
- Wood is stored neatly and securely to prevent hazards or visual clutter.
- No chemicals, hazardous waste, or prohibited materials are involved.
- Operations are maintained in accordance with safety, noise, dust control, and fire prevention standards.
- The use does not create negative impacts on surrounding properties.
- We remain committed to working cooperatively with the City to maintain a clean, safe, and compliant operation.

This use supports local economic activity, provides materials for local buyers, and utilizes otherwise underused industrial land in a productive and lawful manner.

We respectfully request approval of this conditional use so we may continue operating this portion of our business in accordance with all applicable regulations.

Thank you for your consideration. I am available to meet, answer questions, or provide any additional documentation the Planning Commission may require.

Respectfully,
Jose Laboy
Industrial Storages and Parking
LLC
LaboyrealestateLLC@gmail.com
440-258-6433

Plot Plan – Conditional Use Permit

1305 Oberlin Ave, Lorain, Ohio

Proposed Lumber Storage & Processing Use

This plot plan is based on an aerial image obtained from the Lorain County Auditor's website and is submitted in support of a Conditional Use Permit application for lumber storage and processing.

1305 Oberlin Ave -Lumber yard



Proposed Use Description

The red outlined area identifies the proposed Lumber Storage & Processing Area. This area will be used for receiving, stacking, cutting, bundling, and temporary storage of lumber.

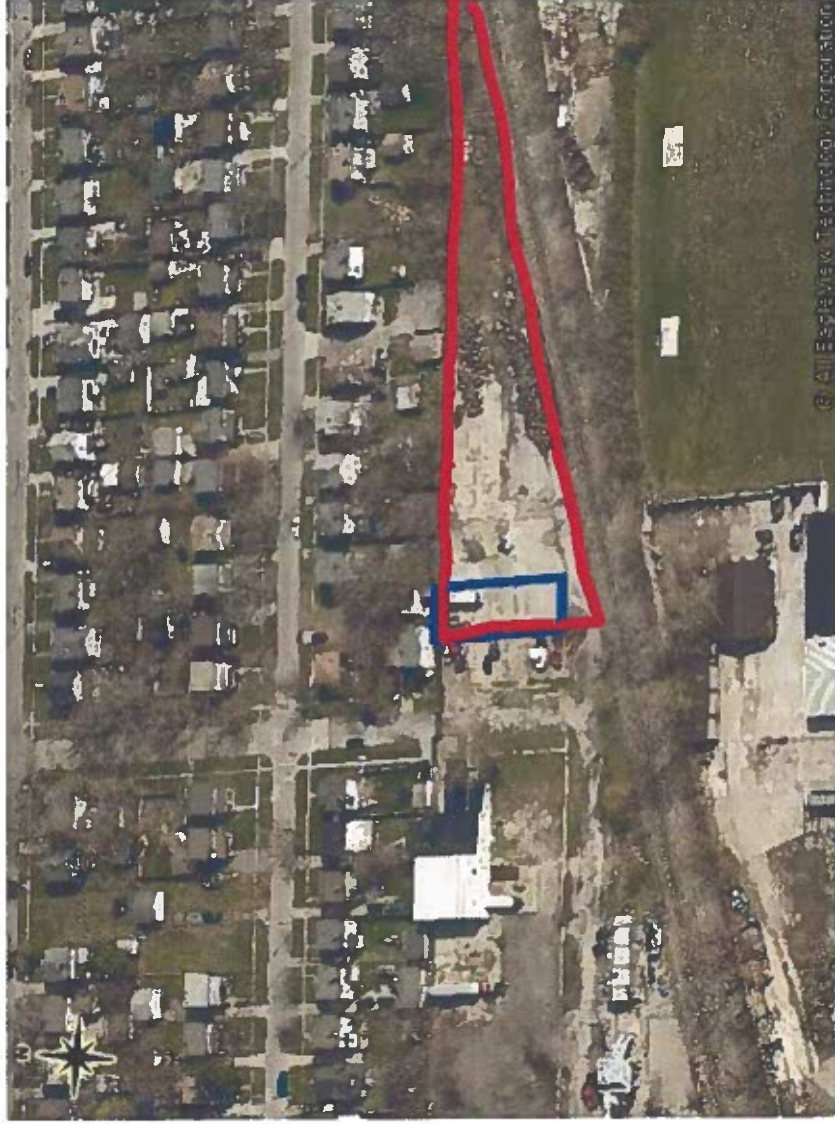
Lumber operations will remain within the designated area and will not interfere with parking, access drives, or adjacent uses.

Site Notes

- Adjacent residential properties are located to the north.
- Industrial and vacant uses are located to the south.
- Access to the site is provided from Oberlin Avenue.
- Fire lanes and access drives will remain unobstructed at all times.
- Lumber will not be stored within required setbacks from residential properties.

Note: Aerial image is for reference purposes and is not drawn to exact scale.

1305 Oberlin Ave - Lumber yard



Abutting Property Owners – Lumber Yard

Kawbena Kemaujamel

1053 W. 12th St

Nancy Mieczkowski

1049 W. 12th St

Christopher & Catherine Thomas

1045 W. 12th St

Carlos Marrero & Kathleen Piskur

1041 W. 12th St

Kathy Foble Chamberlain

1039 W. 12th St

Amherst Park Ave Property LLC

1035 W. 12th St

David Long (PPN - 0201006122011)

1031 W. 12th St

David & Charles Perusek

1029 W. 12th St

Loomis Properties

1025 W. 12th St

Carl Cales Jr & Rayan Cales

1023 W. 12th St

BJSP LLC

1019 W. 12th St

John & Doris Dalton

1017 W. 12th St

1143.08

(a) Outdoor Storage Related to Principal Industrial Uses.

(1) Outdoor storage shall not be permitted within any required front yard (30 feet).

-REQUIREMENTS MET

(2) Outdoor storage shall only be permitted as an accessory for use to principal uses in the industrial districts.

(3) The outdoor storage area shall be fenced on all sides in accordance with the requirements of Section 1141.08.

-EXISTING FENSE

(4) Any side that is visible to adjoining properties in a residential district, mixed-use district, neighboring parking lots or abutting streets shall be screened in accordance with the requirements of Section 1147.04(c).

-EXISTING SCREENING

(5) The Planning Commission may permit the required screening to be comprised of plant material, upon a determination that the alternate materials will provide the same degree or better of opacity, screening and compatibility with adjoining properties as a fence or wall.

-REQUIREMENTS MET

Atkinson, Evelisse

From: Springowski, Mary
Sent: Monday, December 29, 2025 10:03 AM
To: Atkinson, Evelisse; Kuszniir, Matt; Faciana, David; Dimacchia, Tony
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Of particular concern is the fact that a designated public access road serving this area is blocked and locked, restricting access for police and fire department vehicles. This presents a serious life-safety issue. There have been multiple fires in the area, as well as documented reasons for law-enforcement access, and restricted entry delays emergency response times.

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Thank you for your consideration.

Sincerely,
Joe Rewak

Joe Rewak
Owner
Rewak Mechanical
440-396-4373

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Explore

You

Contribute



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: C.U.P. 02-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for Outdoor Storage Related to Principal Uses, Section 1143.08(a) in a I-1 Light Industrial district, and Section 1127.02 Schedule of Allowed Uses at, 1305 Oberlin Ave. Industrial Storages and Parking- Jose Laboy, applicant.

My responses are below in bold.

Requirements for Conditional Use Permit 1143.08(a) Outdoor Storage Related to Principal Uses:

(1) Outdoor storage shall not be permitted within any required front yard.

- **In compliance**

(2) Outdoor storage shall only be permitted as an accessory use to principal uses in the industrial districts.

- **In compliance**

(3) The outdoor storage area shall be fenced on all sides in accordance with the requirements of Section 1141.08.

- **In compliance**

(4) Any side that is visible to adjoining properties in a residential district, mixed-use district, neighboring parking lots or abutting streets shall be screened in accordance with the requirements of Section 1147.04(c).

- **Screening will need to be maintained**

(5) The Planning Commission may permit the required screening to be comprised of plant material, upon a determination that the alternate materials will provide the same degree or better of opacity, screening and compatibility with adjoining properties as a fence or wall.

Respectfully,

Evelisse Atkinson
Planning & Zoning Administrator



CITY OF LORAIN

Planning Commission

4. d.

Meeting Date: 01/07/2026

Subject:

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.

Attachments

PDP 1-2026

PDP 1-2026 Plan Review Comments



Jack Bradley
Mayor

CITY OF LORAIN

PLANNING COMMISSION

PDP 01-2026

FDP _____

APPLICATION FOR DEVELOPMENT PLAN SUBMISSION

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR DEVELOPMENT PLAN APPROVAL, CHAPTER 1145.

PLEASE CHECK ONE:

PRELIMINARY DEVELOPMENT PLAN: (required for Mixed-Use and Planned Unit Developments)

FINAL DEVELOPMENT PLAN:

OWNER OR AGENT NAME: Agent - Kevin Hoffman - Polaris Engineering & Surveying, Inc.

ADDRESS OF OWNER: 34600 Chardon Road, Suite D

CITY: Willoughby Hills STATE: OH ZIP CODE: 44094

PHONE: 440-944-4433 x102 EMAIL: kevinh@polaris-es.com

PROPERTY ADDRESS or PPN: PPN 0202009101089 & 0202008107061

CITY: Lorain STATE: OH ZIP CODE: 44053

BRIEF DESCRIPTION OF PROJECT: _____

Proposing 57 Duplex Units (114 total Units) Development with Public Road

ZONING DISTRICT: PUD


APPLICANT'S SIGNATURE

12/12/25
DATE

APPROVED	
_____ CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION	_____ DATE
FOR OFFICE USE ONLY	



Polaris Engineering & Surveying

34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

December 12, 2025

City of Lorain, Building, Housing & Planning
Attn: Evelisse Atkinson, Planning & Zoning Administrator
200 West Erie Ave., 5th Floor
Lorain, OH 44052

RE: Lighthouse Pointe – Amended PUD Preliminary Plan

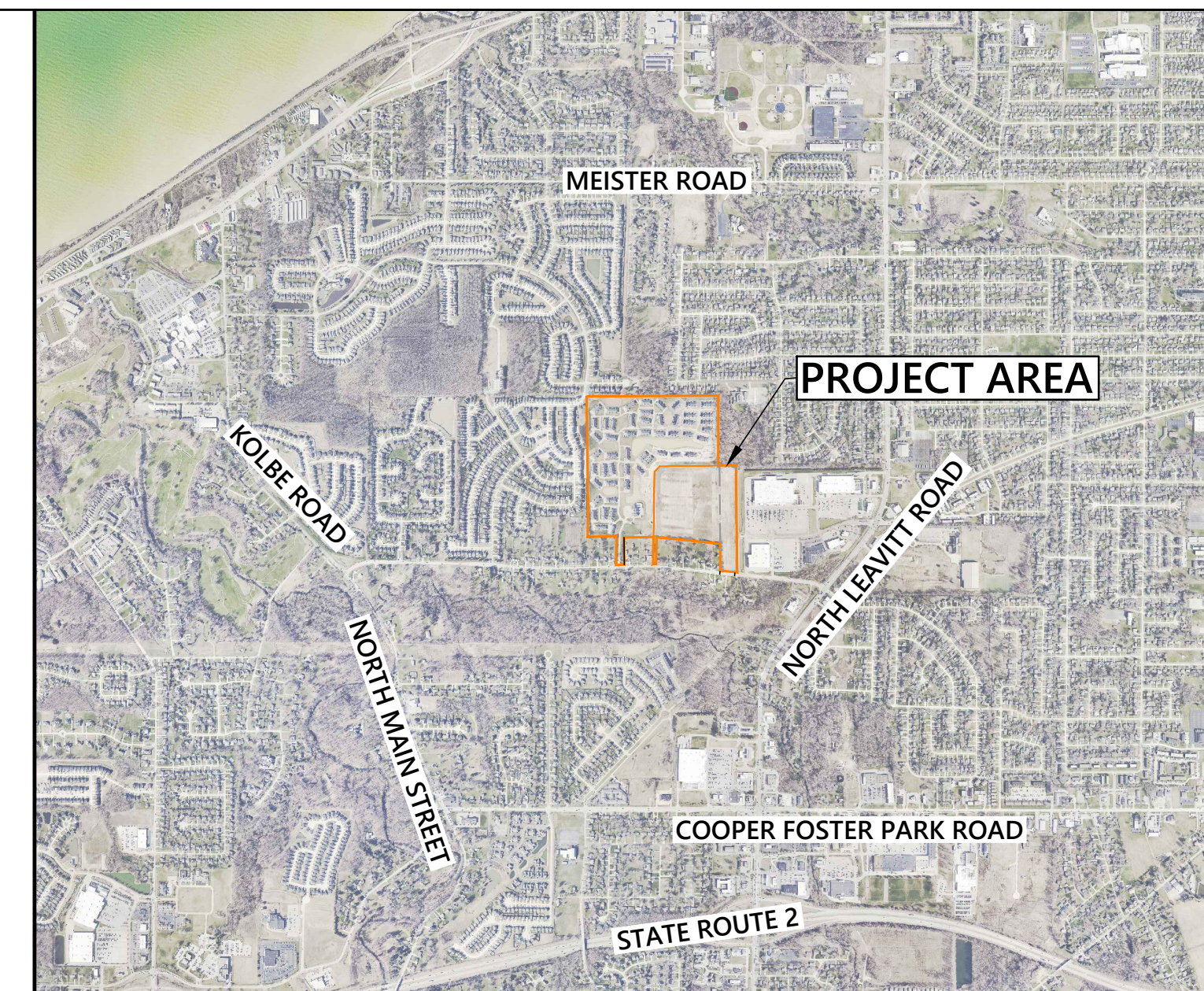
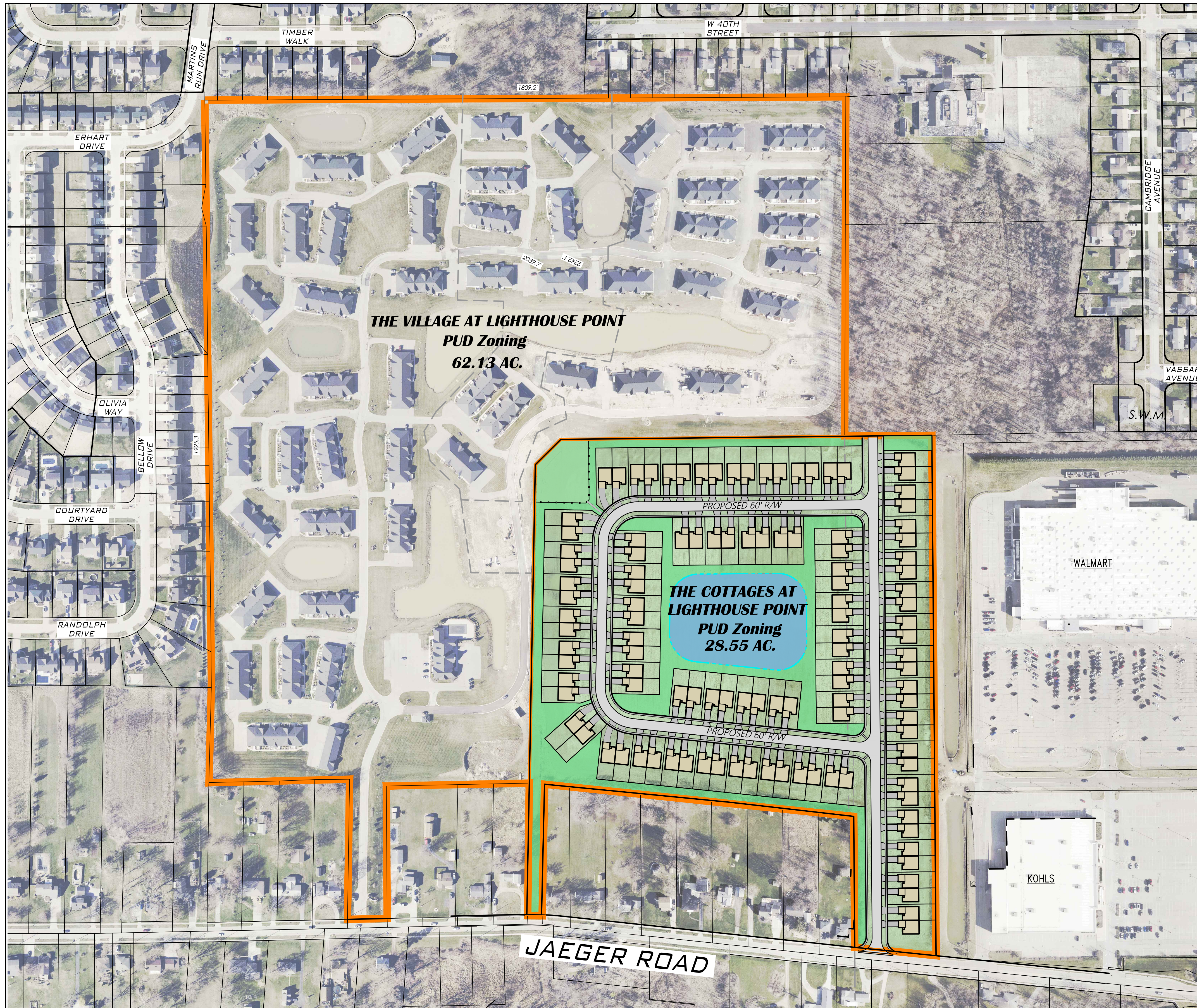
Ms. Atkinson,

On behalf of my client, Robert Benjamin of Claridon-Chardon Development, LLC please find the attached application for the Amended PUD Preliminary Plan for Lighthouse Pointe. This plan is being amended to propose 57 duplex buildings (114 total units) on the remaining 28.55 acres of vacant land owned by Jovic, LLC. This sub-development will be referred to as The Cottages at Lighthouse Point. The proposed duplex buildings will be ranch-style dwellings (with basements) and will be platted on fee simple sublots. The dwellings will front onto a proposed 60 public right of way, and the roadway will be constructed to city standard specifications. Approximately 7.41 acres of open space will be provided which is in excess of the 20% requirement. We look forward to presenting this plan to the commission.

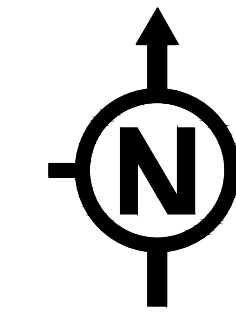
Respectfully,

A handwritten signature in black ink that reads "Kevin T. Hoffman".

Kevin T. Hoffman, P.E.
Polaris Engineering & Surveying, Inc.

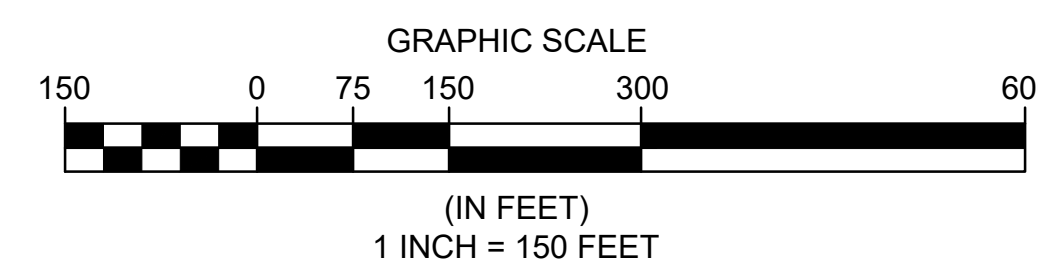


VICINITY MAP
(N.T.S)



PROPERTY OWNER:
 Jovic, LLC
 1451 Meister Road
 Lorain, OH 44053
 PHONE: 440-759-2920
 CONTACT: Anthony Giardini

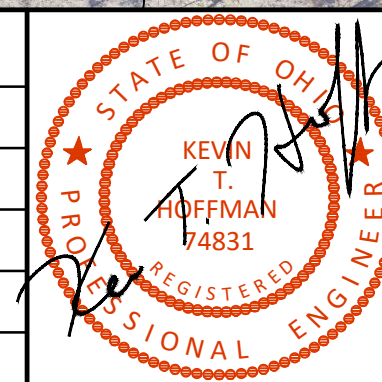
DEVELOPED BY:
 Claridon-Chardon Real Estate
 Development, LLC
 38270 McDowell Dr.
 Solon, OH 44139
 PHONE: (216) 410-3485
 CONTACT: Robert Benjamin



REV. No.	DATE	BY

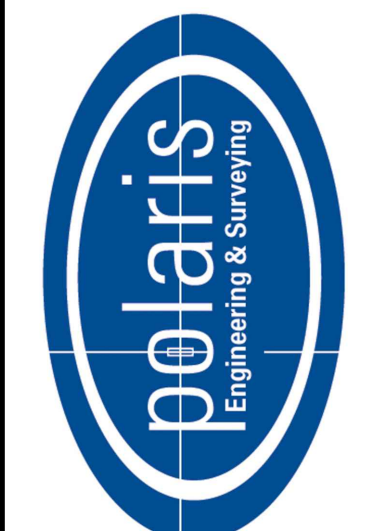
DATE: 12/12/25 DRAWN: KTH
 SCALE: HOR. 1"=150' VERT. N/A
 FOLDER: DWG/Concept Planning
 FILENAME: 25134 Preliminary Plan
 TAB: 01-Overall
 BNDY. BY: MPS
 BASE. BY: SRB

NOTE:
 EXISTING TOPOGRAPHIC AND SURROUNDING PARCEL INFORMATION SHOWN IS PER LORAIN COUNTY GIS DATA. POLARIS ENGINEERING AND SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC AND SURVEY INFORMATION SHOWN ON THIS PLAN.



**LIGHTHOUSE POINT
 AMENDED PUD**
 CITY OF LORAIN - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433
 www.polaris-es.com



**OVERALL
 DEVELOPMENT PLAN
 FOR
 AMENDED PUD**

PREPARED FOR:
 Claridon-Chardon
 Real Estate Development, LLC
 PHONE: (216) 410-3485
 CONTACT:
 ROBERT BENJAMIN

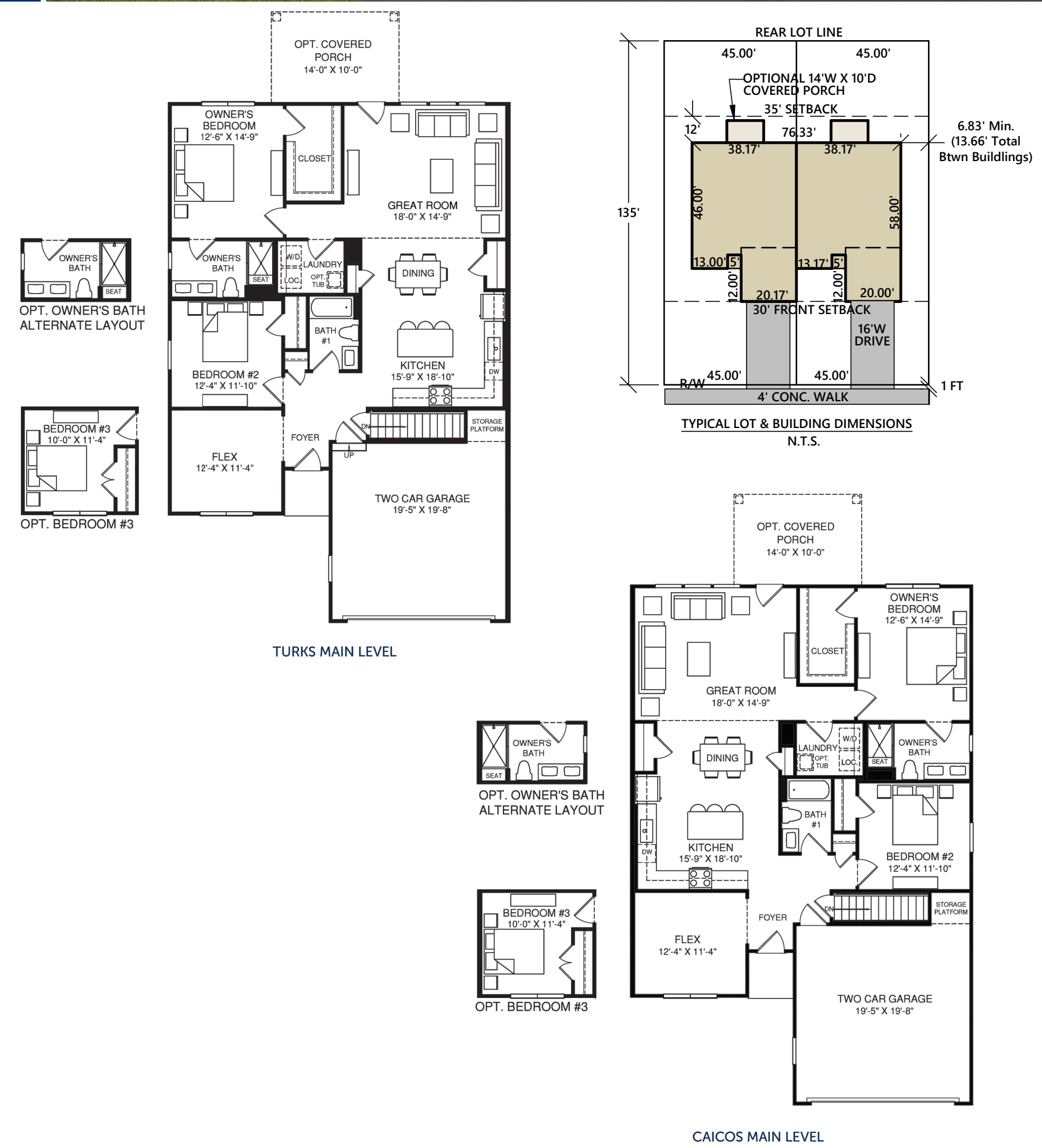
CONTRACT No.

25134

SHEET	OF
01	03

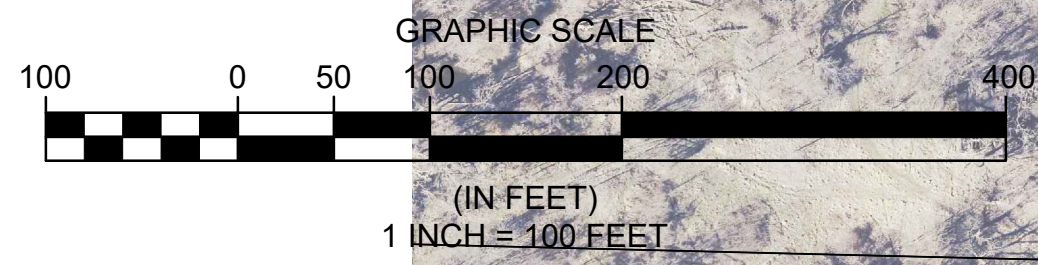
SITE INFORMATION:
PROJECT AREA = 28.5549 Ac.
CURRENT & PROP. ZONING = PUD
OPEN SPACE REQUIRED = 5.71 Ac. (20%)
OPEN SPACE PROVIDED 7.41 Ac. (25.9%)
RIGHT OF WAY PROVIDED = 4.75 AC.
57 DUPLEX BUILDINGS SHOWN = 114 TOTAL UNITS
DENSITY = 3.99 UNITS/AC
ROADWAY - ±3250 LF OF 27' WIDE PAVEMENT (BTWN BACK OF CURBS)

TURKS/CAICOS



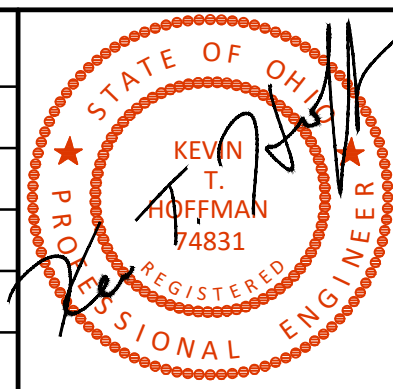
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PARCEL CURVE TABLE ~ Rec./Msd.						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	41.04'	830.00'	2°49'59"	41.04'	N89°05'01"W	20.52'



REV. No.	DATE	BY

DATE: 12/12/25 DRAWN: KTH
 SCALE: HOR. 1"=100' VERT. N/A
 FOLDER: DWG/Concept Planning
 FILENAME: 25134 Preliminary Plan
 TAB: 02-Prelim
 BNDY. BY: MPS
 BASE. BY: SRB



**LIGHTHOUSE POINT
 AMENDED PUD**

CITY OF LORAIN - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433
 www.polaris-es.com



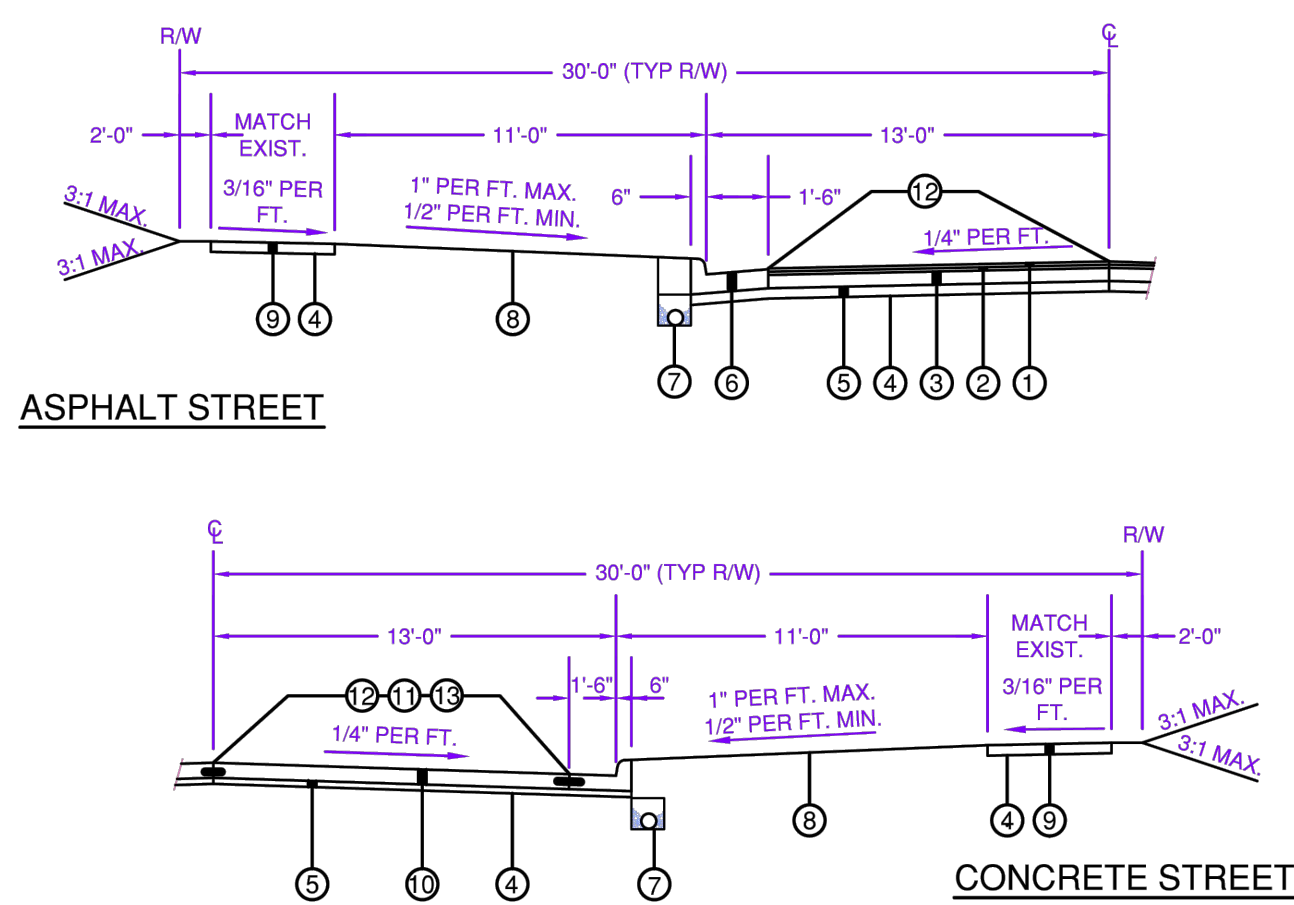
**THE COTTAGES
 AT LIGHTHOUSE POINT
 PRELIMINARY SITE PLAN**

PREPARED FOR:
 Claridon-Chardon
 Real Estate Development, LLC
 PHONE: (216) 410-3485
 CONTACT:
 ROBERT BENJAMIN

CONTRACT No.

25134

SHEET OF
02 03



- LEGEND**
- 1 ITEM 441 1-1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64-22 (10% RAP MAX)
 - 2 ITEM 441 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG 64-22 (35% RAP MAX)
 - 3 ITEM 301 9" ASPHALT CONCRETE BASE
 - 4 ITEM 204 SUBGRADE COMPACTION AND PROOF ROLLING
 - 5 SUBBASE: ASPHALT 4" 304 LIMESTONE
 - 6 ITEM 609 24" CONCRETE CURB & GUTTER, MODIFIED TYPE 2, CLASS QC 1
 - 7 ITEM 605 4" UNDERDRAINS (SEE DETAIL PV-3.0)
 - 8 ITEM 659 SEEDING AND MULCHING
 - 9 ITEM 608 4" CONCRETE SIDEWALK 6" DRIVE APPROACH AND 6" SIDEWALK BEHIND APPROACH, 6" CURB RAMP
 - 10 ITEM 452 8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT WITH TYPE 2A INTEGRAL CURB, CLASS QC 1
 - 11 ITEM 451.09 LONGITUDINAL & TRANSVERSE JOINTS PER ODOT SCD BP-2.1 AND 2.2; SAW CUT TRANSVERSE JOINTS ON 15' CENTERS AND AT RE-ENTRY CORNERS; #5 X 30" TIE BAR @ 30" C/C FOR LONGITUDINAL JOINTS
 - 12 ITEM 451.16/705.04 JOINT SEALING: LONGITUDINAL, TRANSVERSE AND CURB & GUTTER JOINTS; 2" TO 4" BAND WHEN SEALING ASPHALT
 - 13 ITEM 451.09 PAVEMENT GUTTER REINFORCING STEEL: SAW CUT; #5 X 30" TIE BAR @ 30" C/C PER ODOT SCD BP-2.1

- NOTES**
- VERTICAL 6" CURB ROADWAY STANDARDS ARE AS FOLLOWS: TRAVEL LANE = 26' MINIMUM. BOC TO BOC 27' MINIMUM.
 - ROLLED 4" CURB ROADWAY STANDARDS ARE AS FOLLOWS: TRAVEL LANE = 26' MINIMUM. BOC TO BOC 27' 4" MINIMUM.
 - ADDITIONAL CURB DESIGNS CAN BE FOUND ON PV 5.0 AND PV 5.1.
 - CONCRETE SPECIFICATIONS: QC1P: ROADWAY; QCMS: BOXOUTS, DRIVEWAYS, SIDEWALK WITHIN DRIVEWAY; QC1 OR QC MISC: WALK AND CURB RAMPS.

NOTE 1: THIS DETAIL IS VALID ONLY WHEN USED AS PRESENTED HERE, WITHOUT CHANGES, AND IN CONJUNCTION WITH ANY GENERAL NOTES AND/OR OTHER DETAILS WHICH MAY APPLY. ANY CHANGES TO THIS DETAIL SHALL FIRST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

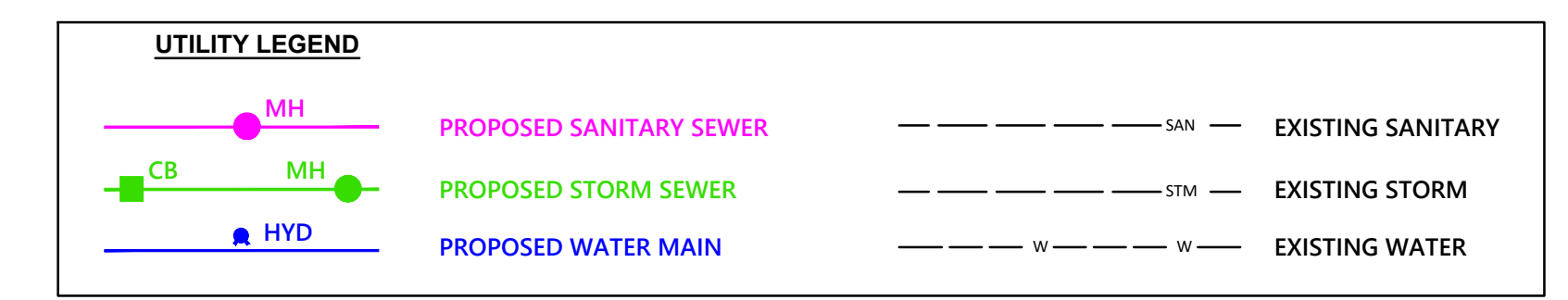
NOTE 2: BEFORE ANY EXCAVATING, CALL THE FOLLOWING NUMBER AT LEAST 48 HOURS IN ADVANCE: O.U.P.S. @ (800) 382-2784

NO.	DATE	REVISION	NO.	DATE	REVISION
2	02/12/2016		11	03/04/2020	LEGEND NO. 12 REV.
4	04/18/2017		13	04/26/2022	CROSS SLOPE REV.
7	01/01/2018		13	07/28/2022	CONC. SUBBASE DEPTH
10	06/20/2019	NO. 4 CHANGED			
11	02/05/2020	DETAIL NO. 12 REVISED			
11	02/12/2020	SIDEWALK WIDTH REV.			

City of Lorain
200 West Erie Avenue Lorain, Ohio 44052
Phone: (440) 204-2003

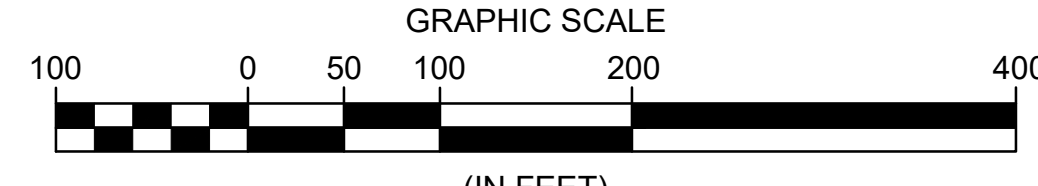
**STANDARD DESIGNS
PAVEMENT
TYPICAL STREET-RESIDENTIAL**

PV-2.0

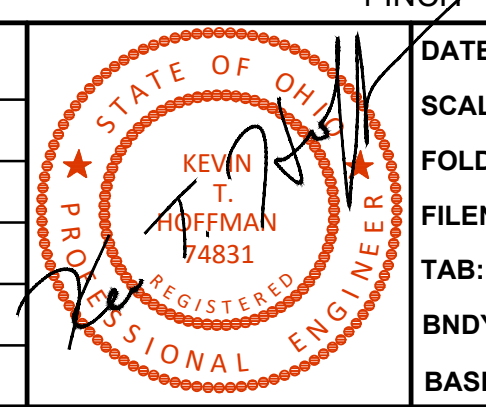


- SYMBOL LEGEND**
- Ex. Clean Out
 - Ex. Catch Basin
 - Prop. Catch Basin
 - Ex. Yard Drain
 - Ex. Manhole
 - Ex. Storm Manhole
 - Prop. Storm Manhole
 - Ex. Sanitary Manhole
 - Prop. Sanitary Manhole
 - Prop. Curb Inlet
 - Ex. Curb Inlet
 - Ex. Storm Inlet MH
 - Ex. Gas Meter
 - Ex. Gas Valve
 - Ex. Gas Marker
 - Ex. Water Valve
 - Ex. Water Meter
 - Ex. Fire Hydrant
 - Prop. Hydrant
 - Prop. WL Valve
 - Well
 - Ex. Telephone Box
 - Ex. Electrical Box
 - Ex. Power Transformer
 - Cable TV Box
 - Ex. Power Pole
 - Ex. Light Power Pole
 - Ex. Yard Light
 - Ex. Guy Wire
 - Ex. Light Pole
 - Prop. Light Pole
 - Traffic Signal Pole
 - Traffic Signal Box
 - Ex. Tree
 - Ex. Pine Tree
 - Ex. Bush
 - Ex. Stump
 - Ex. Mailbox
 - Ex. Sign
 - Electrical Outlet
 - Ex. Monument Box
 - Irrigation Valve
 - Sprinkler Control Box
 - Sprinkler Head
 - Test Bore
 - Guard Post

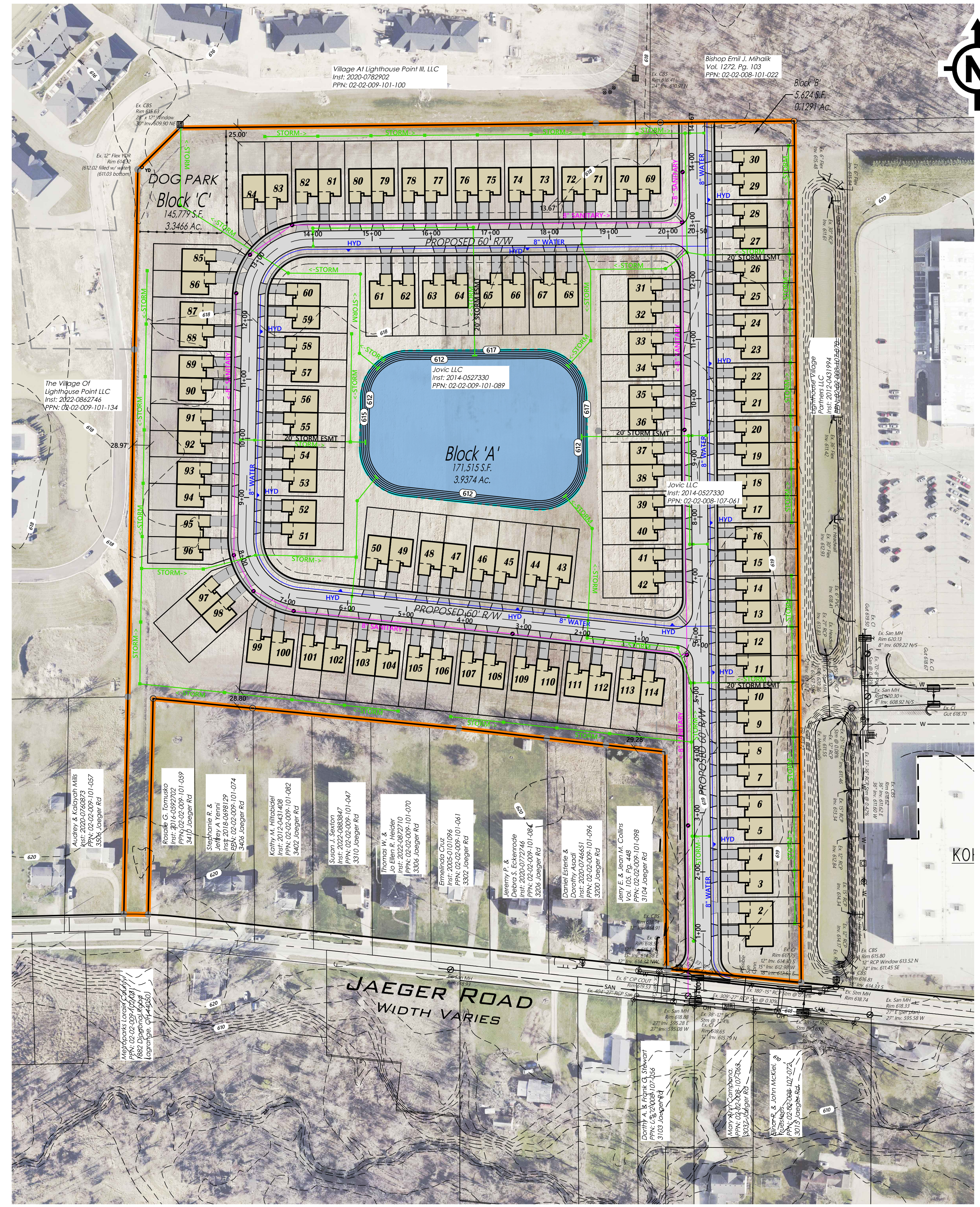
NOTE:
EXISTING TOPOGRAPHIC AND SURROUNDING PARCEL INFORMATION SHOWN IS PER LORAIN COUNTY GIS DATA. POLARIS ENGINEERING AND SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC AND SURVEY INFORMATION SHOWN ON THIS PLAN.



REV. NO.	DATE	BY	DESCRIPTION



DATE: 12/12/25 DRAWN: KTH
SCALE: HOR. 1"=100' VERT. N/A
FOLDER: DWG/Concept Planning
FILENAME: 25134 Preliminary Plan
TAB: 03-Utility
BNDRY. BY: MPS
BASE. BY: SRB



**LIGHTHOUSE POINT
AMENDED PUD**

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polaris-es.com



**THE COTTAGES
AT LIGHTHOUSE POINT
PRELIMINARY PLAN**

PREPARED FOR:
Claridon-Chardon
Real Estate Development, LLC
PHONE: (216) 410-34895
CONTACT:
ROBERT BENJAMIN

CONTRACT NO. 25134

SHEET	OF
03	03



Polaris Engineering & Surveying

34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

December 12, 2025

**RE: Lighthouse Point Amended PUD Preliminary Plan
The Cottages at Lighthouse Point – Adjoining Owners:**

The Village Of
Lighthouse Point LLC
PPN: 02-02-009-101-100 & 134
3600 Jaeger Road
Lorain, OH 44053

Bishop Emil J. Mihalik
PPN: 02-02-008-101-022
2711 W.40th Street
Lorain, OH 44053

Lighthouse Village
Partners LLC
PPN: 02-02-008-107-070
Lorain, OH 44053

Elinor R. & John McKiel, Trustees
PPN: 02-02-008-107-072
3015 Jaeger Rd.
Lorain, OH 44053

Mary Ann Campana,
PPN: 02-02-008-107-063
3037 Jaeger Rd
Lorain, OH 44053

Dorothy A. & Frank G. Stewart
PPN: 02-02-008-107-056
3103 Jaeger Rd
Lorain, OH 44053

Metroparks Lorain County
PPN: 02-02-009-102-031
1882 Diagonal Road
Lagrange, OH 44050

Jerry E. & Jean M. Collins
PPN: 02-02-009-101-098
3104 Jaeger Rd
Lorain, OH 44053

Daniel Esterle &
Dorothy Asadi
PPN: 02-02-009-101-096
3200 Jaeger Rd
Lorain, OH 44053

Jeremy P. &
Debra S. Eckenrode
PPN: 02-02-009-101-084
3206 Jaeger Rd
Lorain, OH 44053

Ermelinda Cruz
PPN: 02-02-009-101-061
3302 Jaeger Rd
Lorain, OH 44053

Thomas W. &
Jo Ellen R. Heider
PPN: 02-02-009-101-070
3306 Jaeger Rd
Lorain, OH 44053

Susan J. Sexton
PPN: 02-02-009-101-047
3310 Jaeger Rd
Lorain, OH 44053

Kathy M. Hiltabidel
PPN: 02-02-009-101-082
3402 Jaeger Rd
Lorain, OH 44053

Stephanie R. &
Jeffrey A Yenni
PPN: 02-02-009-101-074

3406 Jaeger Rd
Lorain, OH 44053

Rosalie G. Tomusko
PPN: 02-02-009-101-059
3410 Jaeger Rd
Lorain, OH 44053

Audrey & Kalayah Mills
Inst: 2020-0760873
PPN: 02-02-009-101-057
3506 Jaeger Rd
Lorain, OH 44053



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: *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 required lot width for a two-family dwelling is sixty (60) feet. The applicant is proposing a lot width of forty-five (45) feet.
- 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



CITY OF LORAIN

Planning Commission

4. e.

Meeting Date: 01/07/2026

Subject:

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.

Attachments

FDP 1-2026

FDP 1-2026 Plan Review Comments



Jack Bradley
Mayor

CITY OF LORAIN

PLANNING COMMISSION

PDP _____

FDP 01-2026

APPLICATION FOR DEVELOPMENT PLAN SUBMISSION

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR DEVELOPMENT PLAN APPROVAL, CHAPTER 1145.

PLEASE CHECK ONE:

PRELIMINARY DEVELOPMENT PLAN: (required for Mixed-Use and Planned Unit Developments)

FINAL DEVELOPMENT PLAN:

OWNER OR AGENT NAME: Silver Hills Acquisitions LLC

ADDRESS OF OWNER: 72 Wychwood Dr.

CITY: Moreland Hills STATE: Ohio ZIP CODE: 44022

PHONE: (312)502-8222 EMAIL: sm@silverhillsre.com

PROPERTY ADDRESS or PPN: 5430 W. Erie Ave #02-03-001-101-004. -005, -006, -007, -008

CITY: Lorain STATE: Ohio ZIP CODE: 44053

BRIEF DESCRIPTION OF PROJECT: _____

New 172, unit 8 building, Multi-Family development

ZONING DISTRICT: PUD

DocuSigned by:
Seth Mendelsohn
EAA3247F506F42C...

12/15/2025
DATE

APPLICANT'S SIGNATURE

APPROVED	
_____ CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION	_____ DATE
FOR OFFICE USE ONLY	



SILVER HILLS DEVELOPMENT, INC.

72 Wychwood Drive
Moreland Hills, Ohio 44022
Attention: Seth Mendelsohn
Email: sm@silverhillsre.com

December 15, 2025

City of Lorain
Building, Housing, & Planning
200 West Erie Ave., 5th Floor
Lorain, OH 44052
Attention: Evelisse Atkinson,
Planning & Zoning Administrator

Re: Silver Hills – Lorain File No. 14754-007

Dear Members of the Planning and Zoning Boards,

On behalf of Silver Hills, we respectfully submit the updated plans for Final development approval of our proposed development.

The Proposed project is for 7 three story wood residential buildings with a total of 172 units. There is a mix of garage and paved surface parking spaces totaling 304 parking spaces. The project was reviewed and approved by council providing the previously requested variances for height, total parking, parking spaces size, and unit size. Council was supportive of the proposed development and we look forward to working with the city. There has been revisions to the building siteing specifically removing the building on the north east of the parcel, a requirement of financing to move further from the rail line with unit space.

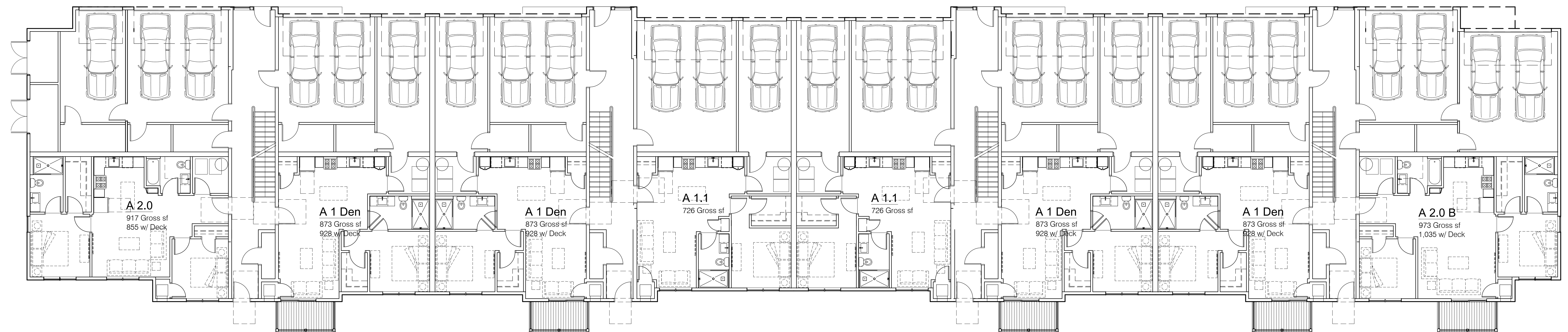
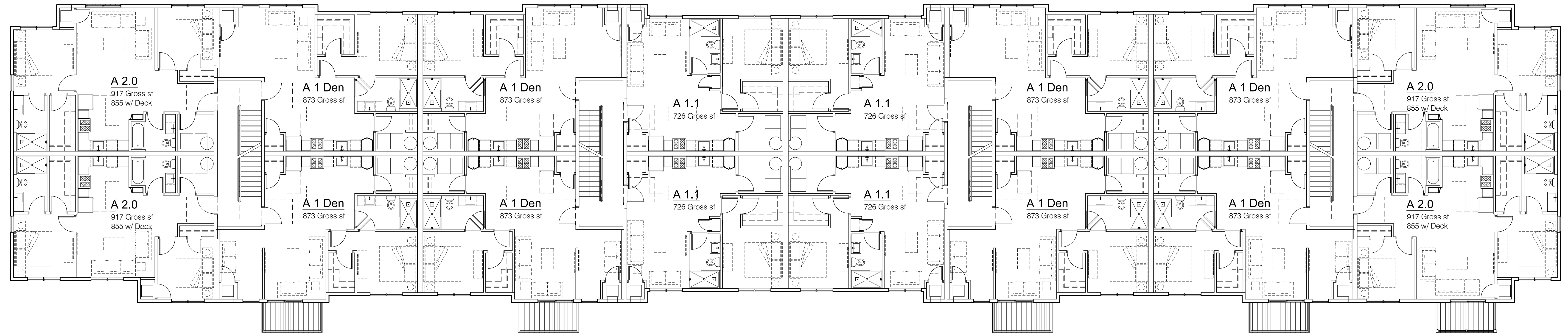
We believe these revisions enhance both the functionality and overall character of the development and are consistent with the feedback given so far by city staff. Accordingly, we respectfully request the opportunity to present this final updated plan directly to the Planning and Zoning Boards for final consideration.

Sincerely,

SILVER HILLS DEVELOPMENT, INC.
an Ohio corporation

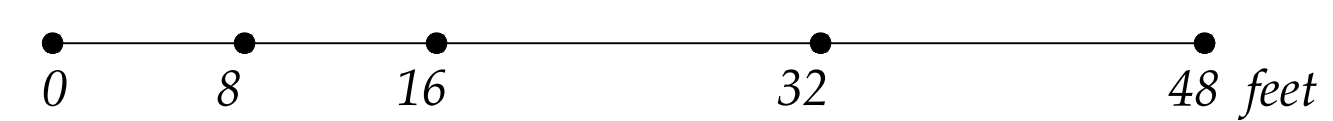


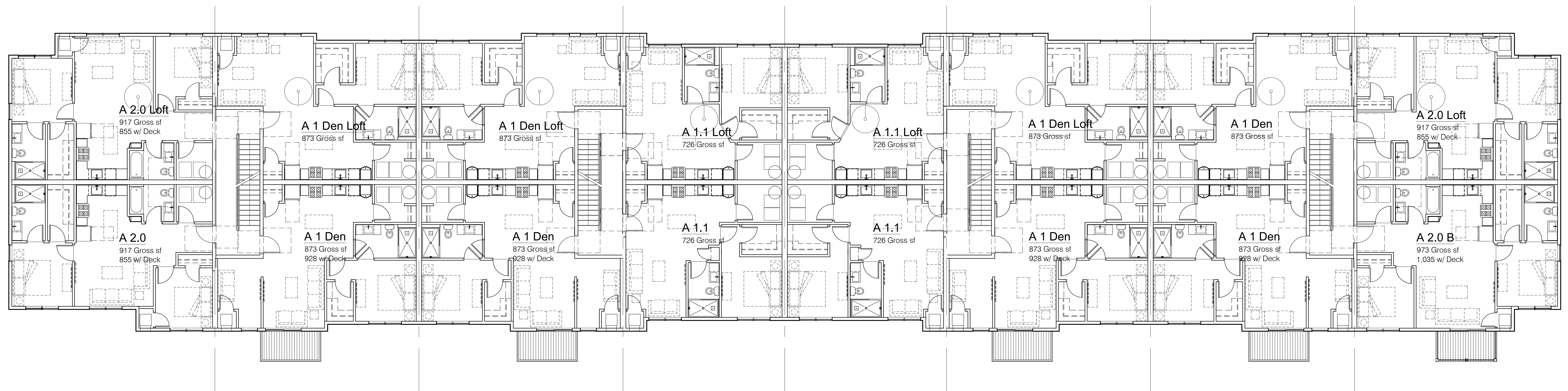
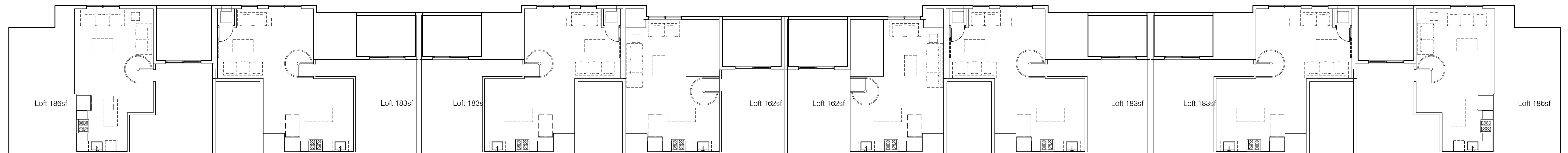
Site Plan



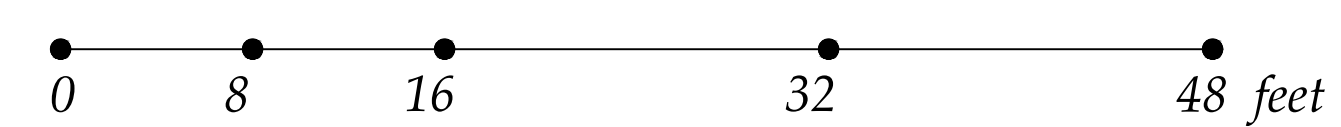
Building One and Two

Silver Hills on Lake Erie





Building One and Two



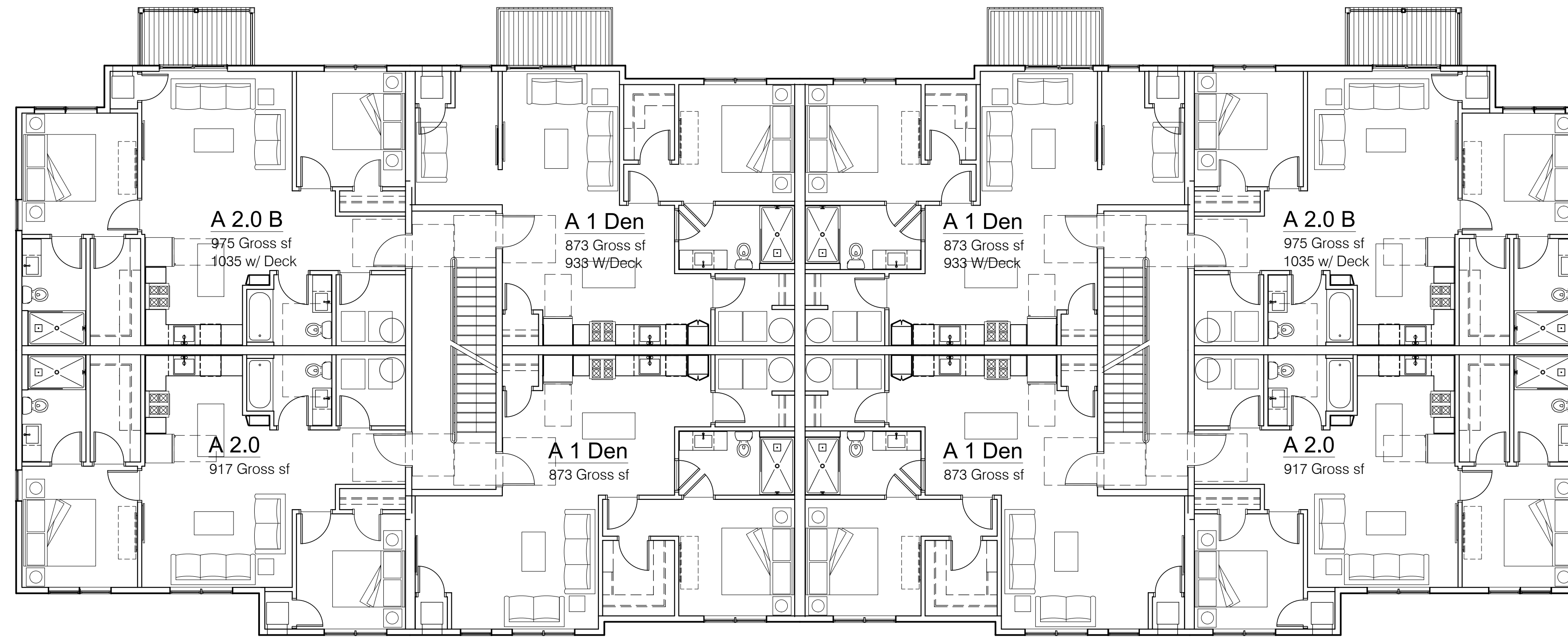
Silver Hills on Lake Erie



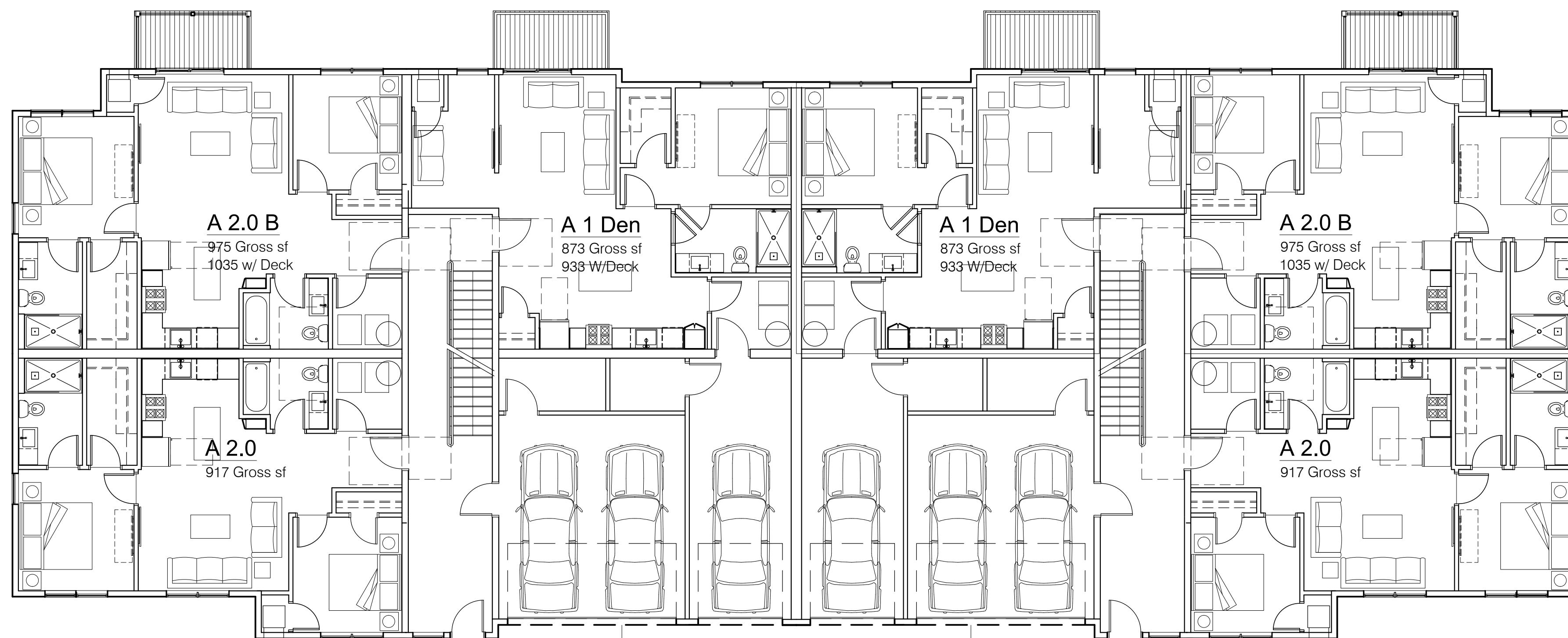
Apartment Building One and Two



Silver Hills on Lake Erie

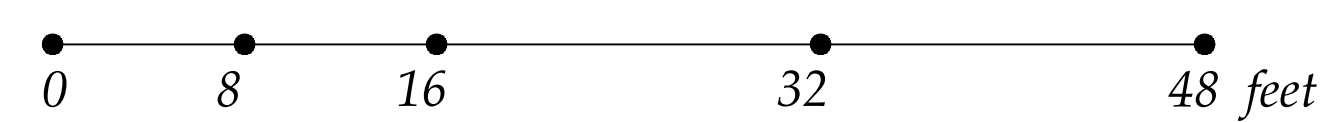


Second and Third Floor Plan



First Floor Plan

Building Three, Four, and Five

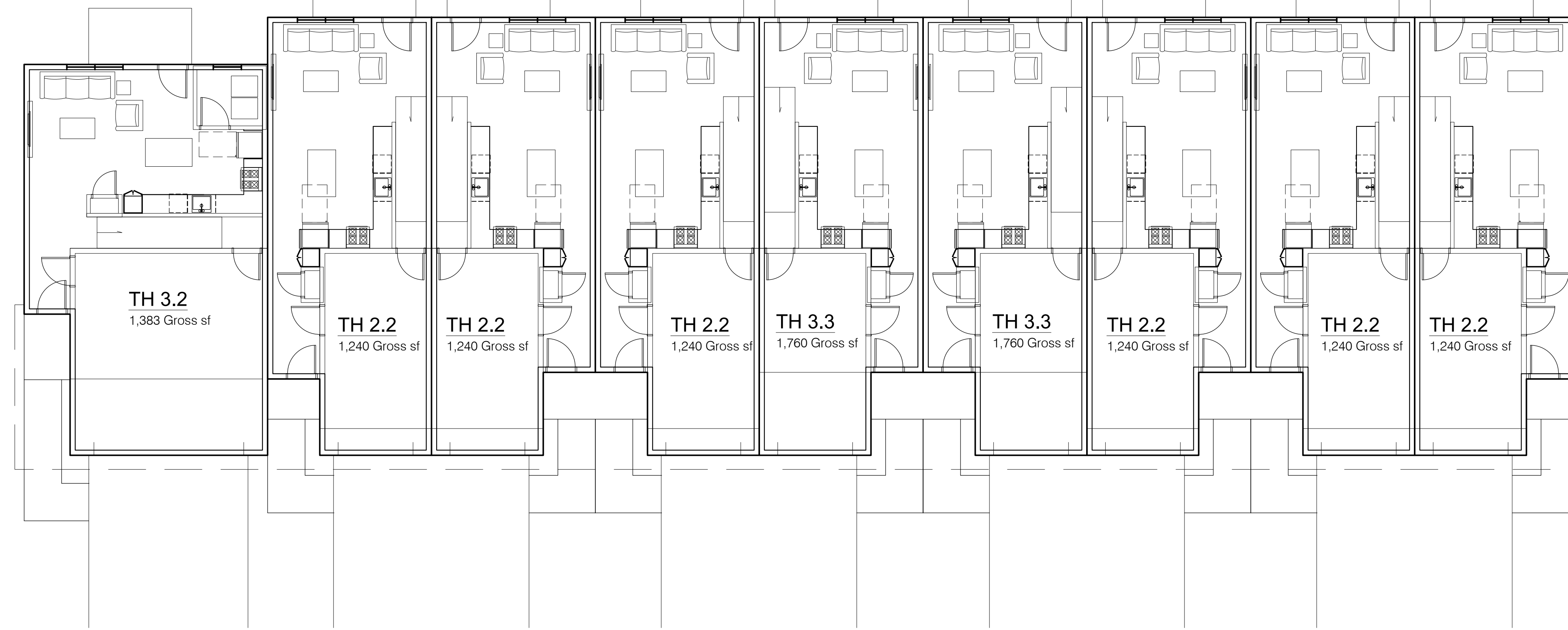
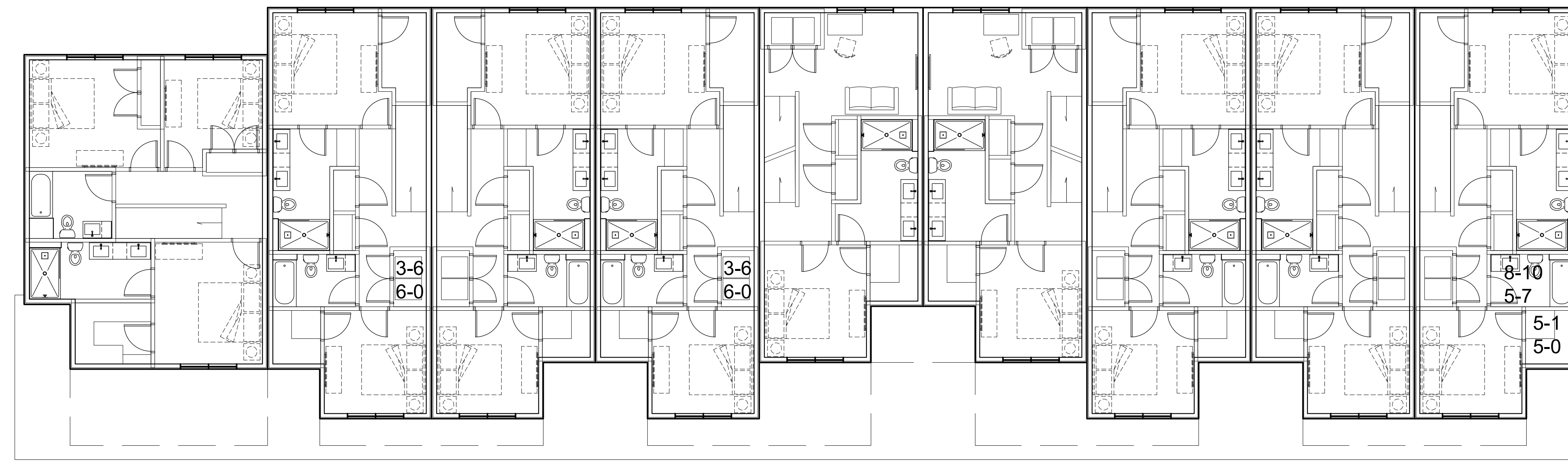
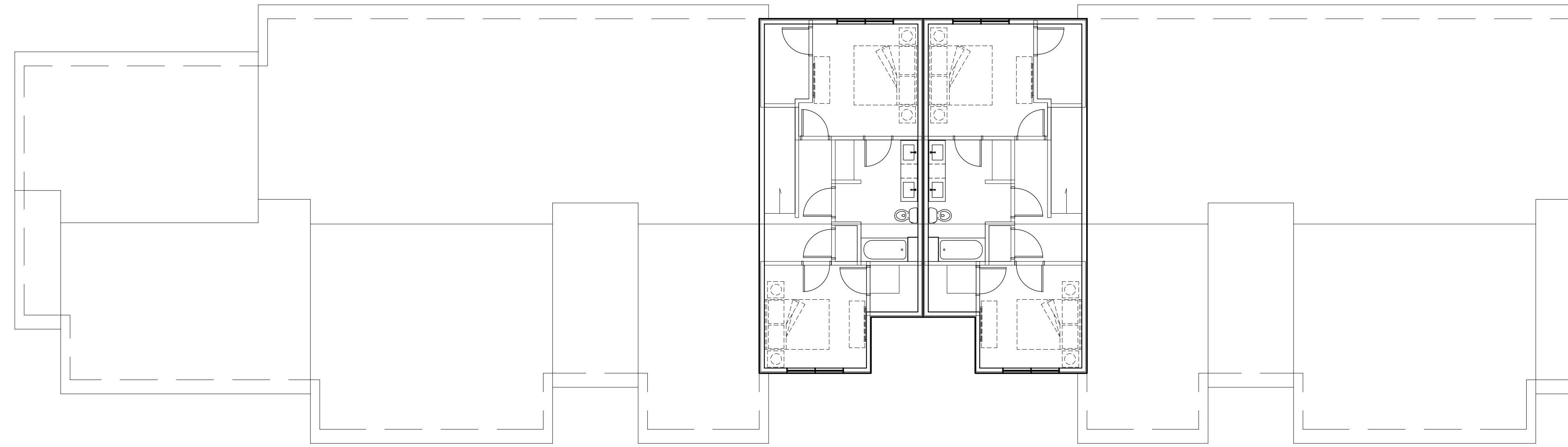




Apartment Building Three, Four, and Five

Silver Hills on Lake Erie





Town House



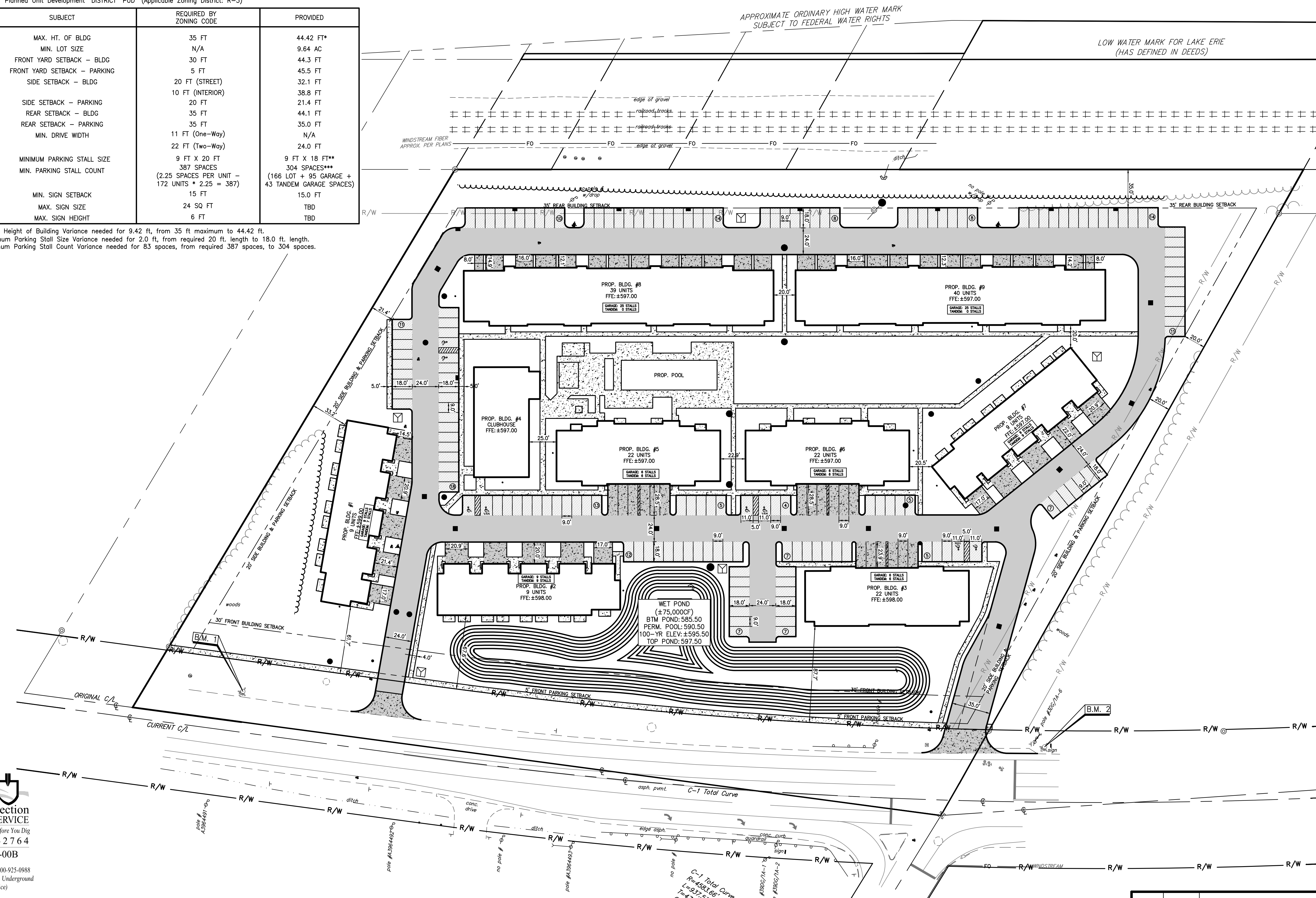
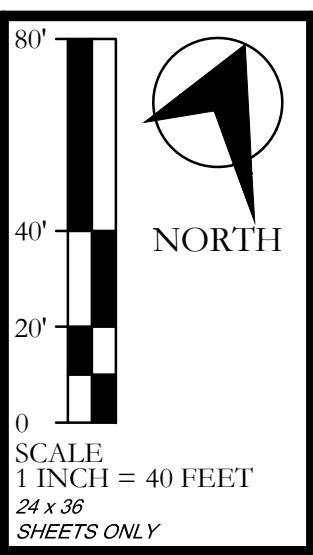
Town House

ZONING INFORMATION

CURRENT ZONING - "Planned Unit Development" DISTRICT "PUD" (Applicable Zoning District: R-3)

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
4.03	MAX. HT. OF BLDG	35 FT	44.42 FT*
	MIN. LOT SIZE	N/A	9.64 AC
4.03	FRONT YARD SETBACK - BLDG	30 FT	44.3 FT
4.03	FRONT YARD SETBACK - PARKING	5 FT	45.5 FT
4.03	SIDE SETBACK - BLDG	20 FT (STREET)	32.1 FT
		10 FT (INTERIOR)	38.8 FT
4.03	SIDE SETBACK - PARKING	20 FT	21.4 FT
4.03	REAR SETBACK - BLDG	35 FT	44.1 FT
4.03	REAR SETBACK - PARKING	35 FT	35.0 FT
14.04(B)	MIN. DRIVE WIDTH	11 FT (One-Way)	N/A
		22 FT (Two-Way)	24.0 FT
14.04(B)	MINIMUM PARKING STALL SIZE	9 FT X 20 FT	9 FT X 18 FT**
14.03-1	MIN. PARKING STALL COUNT	387 SPACES (2.25 SPACES PER UNIT - 172 UNITS * 2.25 = 387)	304 SPACES*** (166 LOT + 95 GARAGE + 43 TANDEM GARAGE SPACES)
15.06	MIN. SIGN SETBACK	15 FT	15.0 FT
15.06	MAX. SIGN SIZE	24 SQ FT	TBD
15.06	MAX. SIGN HEIGHT	6 FT	TBD

* 4.03 Maximum Height of Building Variance needed for 9.42 ft, from 35 ft maximum to 44.42 ft.
 ** 14.04(B) Minimum Parking Stall Size Variance needed for 2.0 ft, from required 20 ft. length to 18.0 ft. length.
 *** 14.03-1 Minimum Parking Stall Count Variance needed for 83 spaces, from required 387 spaces, to 304 spaces.



OHIO Utilities Protection SERVICE
 Call Before You Dig
 1-800-362-2764
 B219300549-00B
 Also call: OGPUPS @ 1-800-925-0988
 (Ohio Oil & Gas Underground Protection Service)
 - or dial 8-1-1 -

BENCH MARKS:

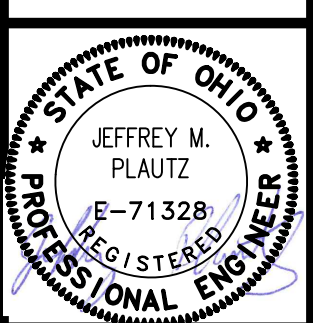
B.M. #1: TOP OF HYDRANT ON WEST ERIE AVENUE NEAR THE SOUTHEAST CORNER OF PROPERTY	ELEV.=604.01 (NAVD88)
B.M. #2: TOP OF HYDRANT ON WEST ERIE AVENUE NEAR THE SOUTHWEST CORNER OF PROPERTY	ELEV.=601.00 (NAVD88)

ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED JULY 20, 2022.

REV NO	DATE	DESCRIPTION
	12/12/25	SITE PLAN UPDATE
	09/04/25	SITE PLAN UPDATE
	08/21/25	SITE PLAN UPDATE
	06/10/25	PLANNING SUBMITTAL

DWG NAME	DRAWN BY	CHECKED BY	JOB NO
14754-C.DWG	KMK	JMP	14754

SILVER HILLS-LORAIN - 5430 WEST ERIE AVENUE
OVERALL SITE PLAN LAYOUT
 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

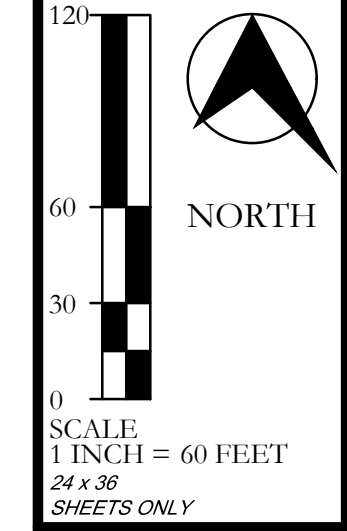


NEFF & ASSOCIATES
 Civil Engineers & Planners
 6845 N. Riverside Avenue • Suite 100
 Dayton, OH 45424 • Tel: 454.884.5100 | Fax: 454.884.3104
 www.neff-inc.com

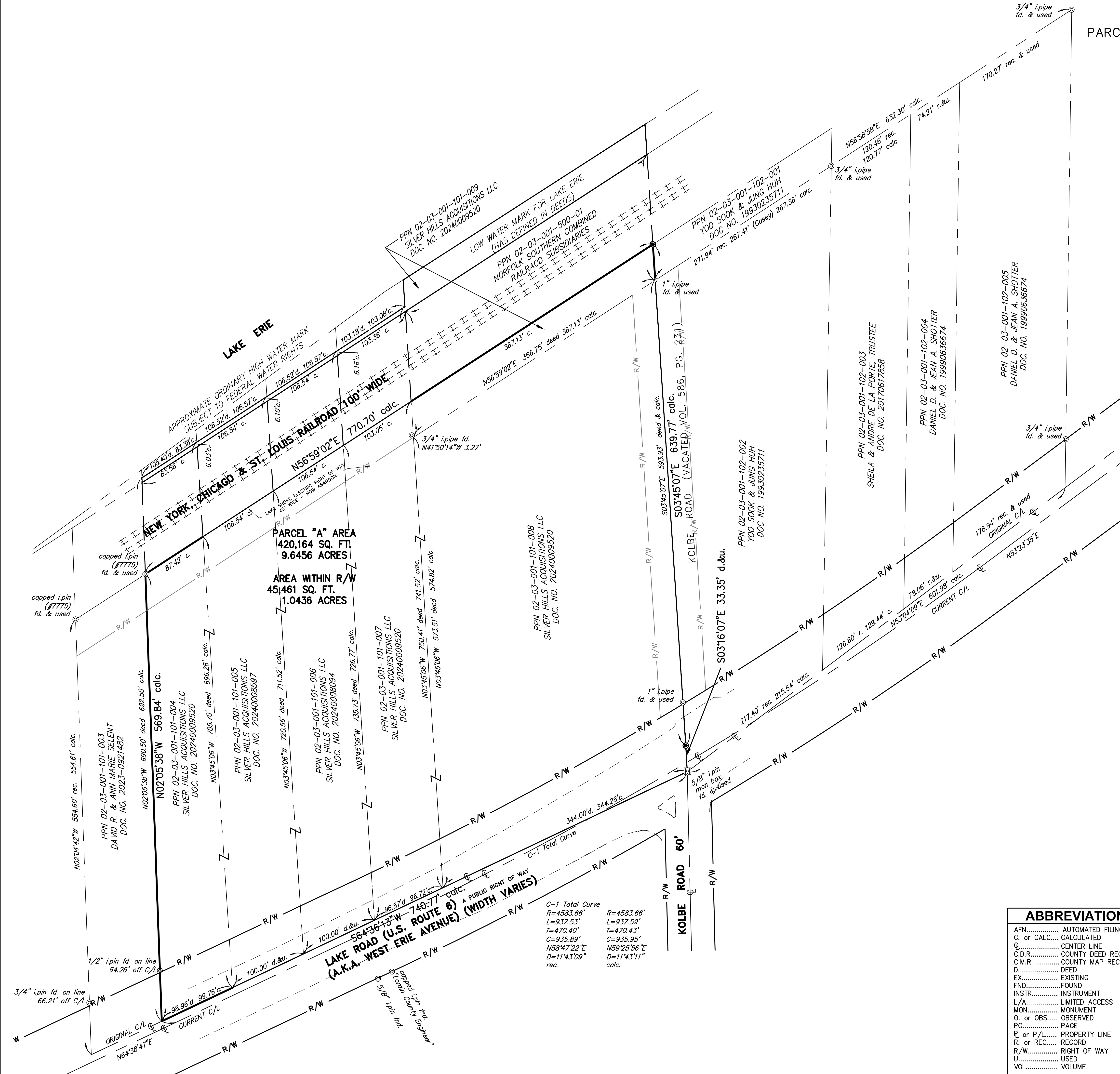
SHEET NO.
C5.0

THE INTENT OF THIS SURVEY IS TO CONSOLIDATE PARCELS, P.P.N. 02-03-001-101-004, 02-03-001-101-005, 02-03-001-101-006, 02-03-001-101-007 AND 02-03-001-101-008, INTO NEW PARCEL "A".

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 1, TRACT NO. 3 BLACK RIVER TOWNSHIP.



SILVER HILLS - LORAIN - 5430 LAKE ROAD
MAP OF SURVEY - CONSOLIDATING PARCELS
 CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO



PARCEL "A" AREA
 420,164 SQ. FT.
 9.6456 ACRES

AREA WITHIN R/W
 45,461 SQ. FT.
 1.0436 ACRES

SURVEY REFERENCES

1. Plat of Boundary Survey for 3120 Kolbe Road Lorain, Ohio - Dated April 11, 2018. Survey No. 18-038800
2. ODOT Centerline Location Plan LOR-6-(0.00-1.75), Dated Jan. 30, 1959 recorded Plat Book 21, Page 29 L.C.R.
3. Survey for Consun Food Industries Inc. - Dated Dec., 1987. Survey No. 44954
4. Lot Split Map for Proposed Fire Station Kolbe & SR 6 - Dated June 26, 2019 Survey No. 19-04006

SURVEY CERTIFICATION

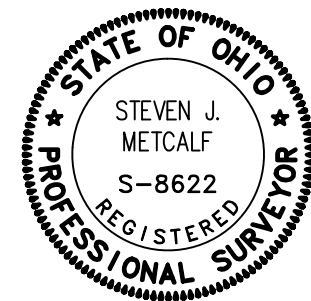
This survey in which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct. Fieldwork was performed in July, 2022.

STEVEN J. METCALF
 Registered Surveyor No. 8622-Ohio

07-14-2023
 Date



ABBREVIATIONS

AFN.....	AUTOMATED FILING NO.
C. or CALC....	CALCULATED
CL.....	CENTER LINE
C.D.R.....	COUNTY DEED RECORD
C.M.R.....	COUNTY MAP RECORD
D.....	DEED
EX.....	EXISTING
FND.....	FOUND
INSTR.....	INSTRUMENT
L/A.....	LIMITED ACCESS
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
P or P/L.....	PROPERTY LINE
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME

SYMBOL LEGEND (EXISTING)

CL	CENTER LINE
P	PROPERTY LINE
Z	CONSOLIDATED LOTS
IP	IRON PIN/PIPE FOUND
MB	IRON PIN SET (#8622-Metcalf)
MB	MONUMENT BOX FOUND
IN	IRON NAIL SET
IN	IRON NAIL FOUND

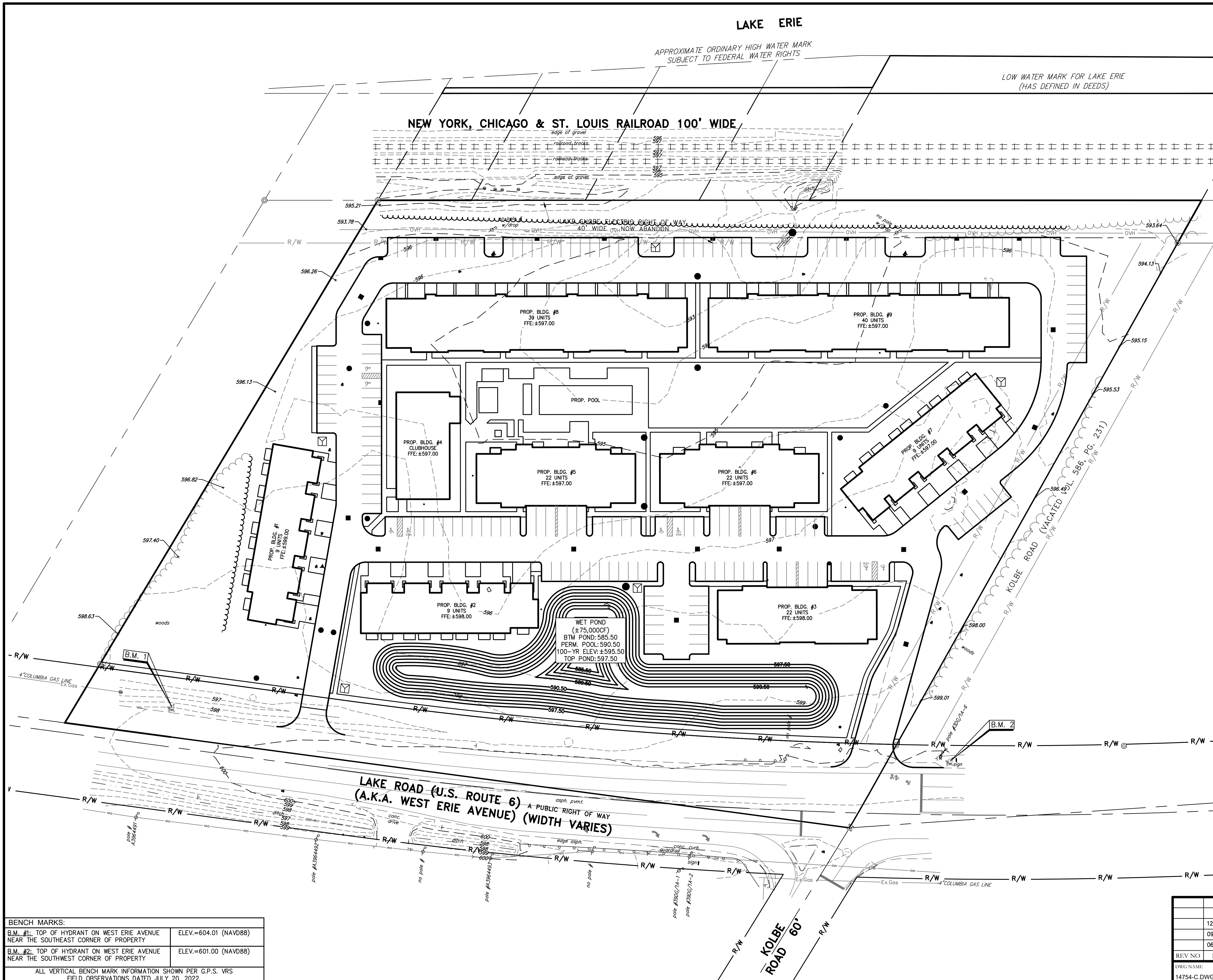
REV NO	DATE	DESCRIPTION
1	04/25/24	REV. OWNERSHIP OF SUBJECT PARCELS

DWG NAME	DRAWN BY	CHKD BY	JOB NO
14754-CP	TEW	SJM	14754



SHEET NO.

1 of 1



80'
40'
20'
0'
SCALE
1 INCH = 40 FEET
24 x 36
SHEETS ONLY

NORTH

SILVER HILLS-LORAIN - 5430 WEST ERIE AVENUE
OVERALL SITE GRADING PLAN
 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

STATE OF OHIO
 JEFFREY M. PLAUTZ
 E-71328
 REGISTERED PROFESSIONAL ENGINEER

NEFF
 & ASSOCIATES
 Civil Engineers & Surveyors
 6815 N. 4th Street, Columbus, OH 43230
 Tel: 400.884.3100 Fax: 400.884.3104
 www.neff-associates.com

BENCH MARKS:

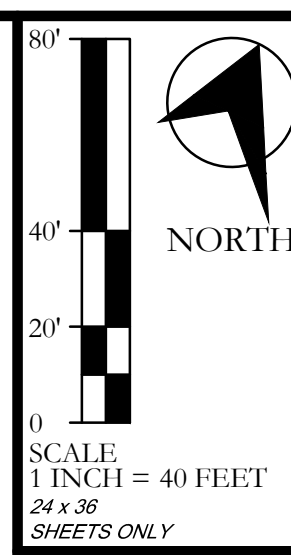
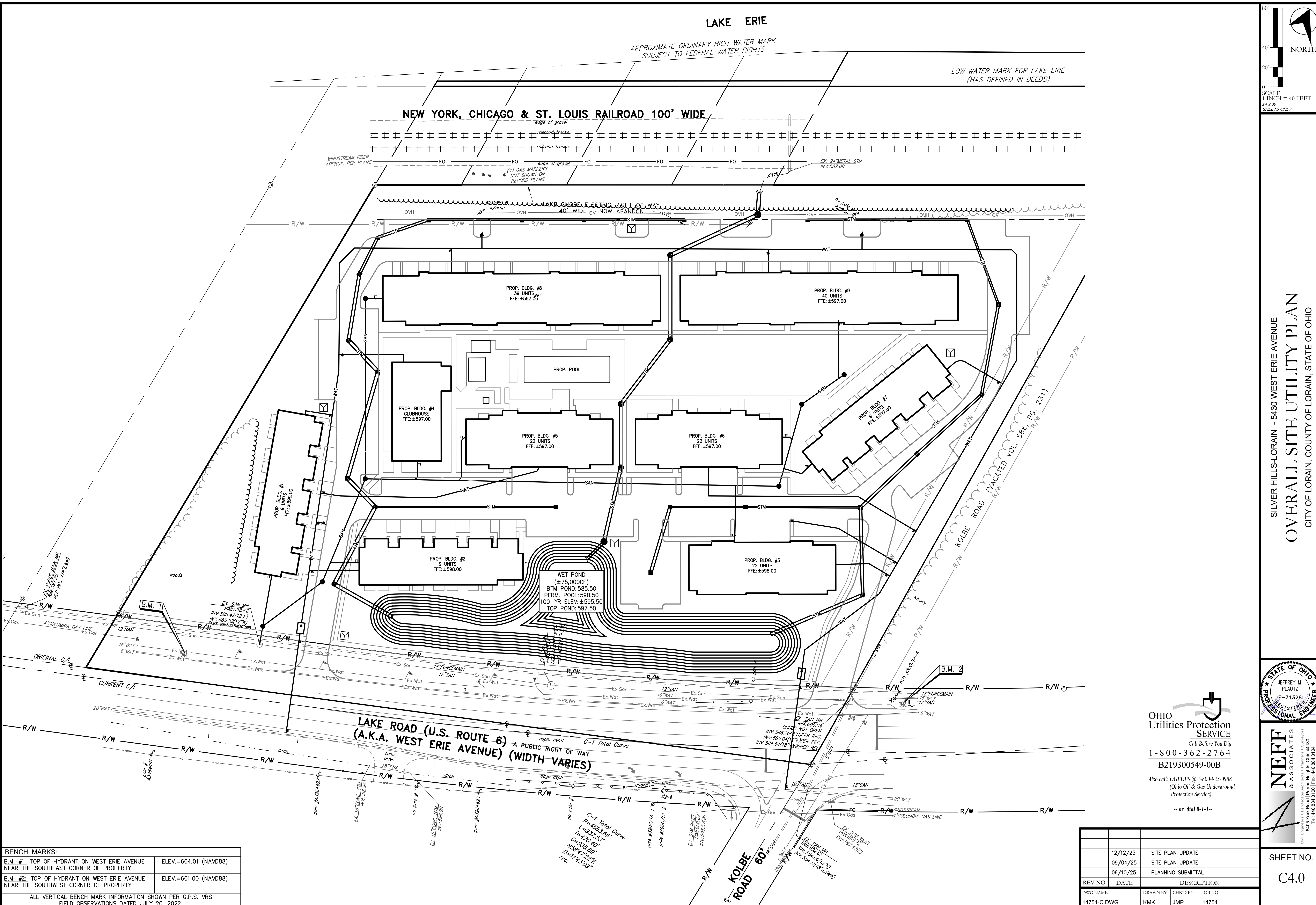
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B.M. #2: TOP OF HYDRANT ON WEST ERIE AVENUE NEAR THE SOUTHWEST CORNER OF PROPERTY	ELEV.=601.00 (NAVD88)

ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED JULY 20, 2022.

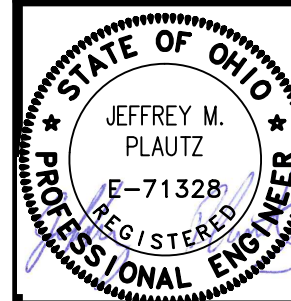
REV NO	DATE	DESCRIPTION
	12/12/25	SITE PLAN UPDATE
	09/04/25	SITE PLAN UPDATE
	06/10/25	PLANNING SUBMITTAL

DWG NAME	DRAWN BY	CHKD BY	JOB NO
14754-C.DWG	KMK	JMP	14754

SHEET NO.
C3.0



SILVER HILLS-LORAIN - 5430 WEST ERIE AVENUE
OVERALL SITE UTILITY PLAN
 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO



NEFF
 & ASSOCIATES
 Civil Engineers & Surveyors
 6485 N. S. Riverside
 Columbus, Ohio 43230
 Tel: 614.884.5100 Fax: 614.884.3104
 www.neffassoc.com

OHIO
 Utilities Protection
 SERVICE
 Call Before You Dig
 1-800-362-2764
 B219300549-00B
 Also call: OGPUPS @ 1-800-925-0988
 (Ohio Oil & Gas Underground
 Protection Service)
 -- or dial 8-1-1 --

BENCH MARKS:

B.M. #1: TOP OF HYDRANT ON WEST ERIE AVENUE NEAR THE SOUTHEAST CORNER OF PROPERTY	ELEV.=604.01 (NAVD88)
B.M. #2: TOP OF HYDRANT ON WEST ERIE AVENUE NEAR THE SOUTHWEST CORNER OF PROPERTY	ELEV.=601.00 (NAVD88)

ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED JULY 20, 2022.

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SHEET NO.
C4.0



Civil Engineers + Landscape Architects + Planners + Surveyors

Updated 06/09/2025

Parcel #0203001102002
HUH YOO SOOK & HUH JUNG
W ERIE AVE LORAIN, OH 44053
Mailing address
3346 N HIDDEN VALLEY
POINT LECANTO, FL 34461954

Parcel #0203001105001
AKSHARVINAY LLC
5375 W ERIE AVE
LORAIN, OH 44053

Parcel #0203001103047 and 0203001103001
LORAIN CITY OF
W ERIE AVE LORAIN, OH 44053
Mailing Address
200 WEST ERIE AV
LORAIN, OH 44052

Parcel #0203001103048
MERCY HEALTH REGIONAL MEDICAL CENTER LLC
W ERIE AVE LORAIN, OH 44053
Mailing Address
C/O TAX
CINCINNATI, OH 45237

Parcel #0203001101003
SELENT DAVID & SELENT ANN MARIE
5520 W ERIE AVE
LORAIN, OH 44053



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