

Lorain Zoning Board of Appeals Meeting

Wednesday, January 7th, 2026

9:00 A.M.

City of Lorain Council Chambers

200 W Erie Ave. Lorain, OH

PUBLIC COMMENT

AMENDED

Call to Order: This meeting was called to order at 9:00 A.M.

Roll Call: Rey Carrion; Chair, Kenneth Kramer; Member, Brandon Wysocki; Member, Ben Webber; Member, Evelisse Atkinson; Zoning Administrator, Megan Warrens; Secretary, Mary Springowski; Council at Large, Jack Bradley; Mayor and Chris Yates; Commercial Building Inspector.

Approval of December 3rd, 2025, Meeting Minutes.

Wysocki made a motion to approve these minutes as submitted. Kramer seconded this motion. Motion carried unanimously.

Matters of Consideration

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 the I-1 Light Industrial District, and Section 1127.02 Schedule of Allowed Uses at 1305 Oberlin Ave. Industrial Storages and Parking - Jose Laboy, Applicant.

Laboy stated that he respectfully requests approval of this application as submitted. He described the proposed use as indoor storage and outdoor parking on this 5-acre parcel. He added that no residential uses will exist on this property if approved. Laboy further added that the vehicles stored on this site will be owned and operated by clients. Carrion informed attendees that the property in question is the former Lorain Crucible property. Springowski stated that she has received negative feedback from owners and occupants of the surrounding properties adjacent to the property listed. These complaints revolved around the progress of the cleanup effort and the intended use of the property. Cathy Fogel, who is a resident of 12th street in Lorain stated that she has complained about the conditions of this property for the last three years. Her complaint revolves around the amount of discarded wood that exists on and around the property listed. She added that the property owner is currently transporting trees and dumping them on and adjacent to this property. Laboy stated that he has hired people that are currently working to remove the wood in question. He added that the property in question has been overgrown for twenty years and that it will take considerable time to achieve complete abatement. Ron Pickay, owner of 1211 Oberlin Ave, stated that the wood that exists on the listed property is being removed by burning it illegally. He added

that the Lorain Fire Department has been called to this property at least three times during the previous summer due to the burning of wood. Pickay further added that the owner and his agents set a mobile home on fire and then called the Fire Department to extinguish the blaze in an effort to open the gate that services this address. Webber requested information from Mr. Pickay regarding these accusations. Pickay then stated that the people employed by Laboy have drug addiction issues. Laboy denied this allegation.

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 the I-1 Light Industrial District and Section 1127.02 Schedule of Allowed Uses at 1305 Oberlin Ave. Industrial Storage and Parking - Jose Laboy Applicant.

Atkinson informed this commission that this application represents a request for outdoor storage related to the principal use of the property listed. Carrion then opened the floor for the applicant to add any additional information regarding this application. Laboy declined. Carrion then opened the floor for any public comment. No public comment.

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 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 and Surveying, (agent) applicant.

Hoffman briefly described this project as the installation of 57 residential ranch style duplexes, totaling 114 residential housing units on three separate parcels. He added that the proposed development will also see the addition of 3250 linear Ft. of public roadway, a stormwater retention basin and a dog park to service this area. Carrion then opened the floor for public comment. Denver Casto, property owner of 3515 Yeager Rd. stated that the current development of this area has increased the traffic flow in this area significantly. He added that the original submission of this plan indicated that the proposed development would foster three exit points. According to Casto, only one dedicated exit exists, and it is located adjacent to his property. Casto then informed this commission that he has been struck twice attempting to exit his property due to the increased volume of traffic. He then questioned if there was a plan to deal with the uptick in traffic related to the development of this area. Casto then stated that due to the development of this area, his and several of his neighbors' properties have flooding issues due to stormwater drainage. Wysocki then questioned Hoffman if a traffic study was completed regarding this proposed development. "No", stated Hoffman. He added that upon the approval of this plan, he intended to ask city engineering if a traffic study was required. Carrion affirmed

Hoffmans statement and added that the applicant will be subject to a final development plan that will have requirements that may address these issues as stated. Casto affirmed this statement and added that proper traffic study needs to take place regarding this application.

Adjournment:

Public comment was adjourned at 9:20 A.M.

Rey Carrion, Chairman

Evelisse Atkinson, Zoning Administrator

Recorded by: Chris Yates