

Planning Commission Meeting Minutes

February 4th, 2026

9:00 A.M.

City Hall Council Chambers. 200 W Erie. Lorain, OH.

Attendance:

Jack Bradley; Chair, Rey Carrion; Member, Kenneth Kramer; Member, Brandon Wysocki; Member, Henry Patterson; Member, Ben Webber; Member, Evelisse Atkinson; Zoning Administrator, Megan Warrens; Secretary, Keneth Resar; Legal Advisor, Mary Springowski; Council at Large and Chris Yates; Commercial Building Inspector.

A Quorum was established

Minutes:

Wysocki made a motion to approve the January 7th meeting minutes. Kramer seconded this motion. Motion carried unanimously.

Matters of Consideration:

C.U.P. 01-2026 (Held In abeyance until March 4, 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.

Carrion recused himself regarding this application.

Wysocki made a motion to hold this application in abeyance until the March 4th 2026 meeting. Kramer seconded this motion.

C.U.P. 02-2026 (Held In abeyance until March 4, 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.

Carrion recused himself regarding this application.

Kramer made a motion to hold this application in abeyance until the March 4th, 2026, meeting. Wysocki seconded this motion. Motion carried unanimously.

P.D.P. 01-2026, (Previously held in abeyance) 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.

Benjamin spoke regarding this matter. Bradley spoke regarding this matter. Wysocki spoke regarding this matter. Atkinson spoke regarding this matter. Resar spoke regarding this matter. Casto spoke regarding this matter. Patterson spoke regarding this matter. Kramer spoke regarding this matter. Springowski spoke regarding this matter. Kuznir spoke regarding this matter. Carrion spoke regarding this matter. Farnsworth spoke regarding this matter.

Kramer made a motion to approve this application with conditions as stated by this commission. Wysocki seconded this motion. Motion carried unanimously.

F.D.P. 02-2026, Submission for Planning Commission's review and consideration, a Final Development Plan for Commercial new construction (rental office and storage), in a B-2 Business Commercial district, Chapter 1125 and Section 1145 Site Development Plans located at, 2767 W 21st St. Robert Gonzalez- Gonzalez Properties, applicant.

Bradley spoke regarding this matter. Atkinson spoke regarding this matter. Anderson spoke regarding this matter. Carrion spoke regarding this matter. Resar spoke regarding this matter. Gonzalez spoke regarding this matter. Kramer spoke regarding this matter.

Wysocki made a motion to approve this application with conditions as stated by the board. Kramer seconded this motion. Motion carried unanimously.

C.U.P. 03-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for a Vehicle Service Station, Section 1143.07(o) in a B-2 Business Commercial district, and Section 1125.02 Schedule of Allowed Uses at, 2217 E 42nd St. Carlton Moore, agent, Rakesh Patel, applicant.

Atkinson spoke regarding this matter. Moore spoke regarding this matter. Resar spoke regarding this matter.

Wysocki made a motion to hold this application in abeyance. Kramer seconded this motion. Motion carried unanimously.

Z.C.A. 01-2026 Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 1051 Meister Rd, PPN 02-01-006-184-022 from a B-2 General Commercial District to an I-1 district. TDI Lorain, LLC, applicant.

Bradley recused himself regarding this application.

Wysfrod spoke regarding this matter. Wysocki spoke regarding this matter. Carrion spoke regarding this matter. Patterson spoke regarding this matter. Moore spoke regarding this matter. Kempton spoke regarding this matter. Springowski spoke regarding this matter.

Wysocki made a motion to deny this application as submitted. Kramer seconded this motion. Motion carried unanimously.

MISCELLANEOUS CONCERNS:

Correspondence regarding a Moratorium on the Development of Additional Storage Units at 1051 Meister Rd., Lorain, OH 44052

Adjournment:

This meeting was adjourned at 12:08 P.M.

Evelisse Atkinson, Planning and Zoning Administrator

Mayor Jack Bradley, Chairman

Recorded by: Chris Yates

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

