



# The City of Lorain, Ohio

## Division of Buildings

*Rey Carrion, Safety/Service Director*

### PLANNING COMMISSION

**DATE: March 4, 2026**

**TIME: 9:00 A.M.**

**PLACE: Council Chambers**

### PLANNING COMMISSION AGENDA

ROLL CALL:

DISPOSITION OF MINUTES

Meeting Minutes 2/4/2026

MATTERS FOR CONSIDERATION:

C.U.P. 01-2026 (Previously held in abeyance) 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 (Previously held in abeyance) 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.

C.U.P. 03-2026 (Previously held in abeyance) 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.

C.U.P. 04-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for a Boarding House, Section 1143.06(c), and Section 1123.02 Schedule of Allowed Uses in a R-3 High Density Residential district at, 514 E 32nd St. Sarah Simpson, agent, New Horizons Home Solution 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

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## **Planning Commission**

Meeting Date: 03/04/2026

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Subject:

Meeting Minutes 2/4/2026

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Attachments

Meeting Minutes 2/4/26

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# Planning Commission Meeting Minutes

February 4<sup>th</sup>, 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 7<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup>, 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.

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**Evelisse Atkinson, Planning and Zoning Administrator**

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**Mayor Jack Bradley, Chairman**

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**Recorded by: Chris Yates**

**\*\* A full recording of this meeting can be found at [www.cityoflorain.org](http://www.cityoflorain.org).**





## CITY OF LORAIN

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### Planning Commission

4. A.

Meeting Date: 03/04/2026

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Subject:

C.U.P. 01-2026 (Previously held in abeyance) 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.

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#### Attachments

Application and Site Plan

Recommendation and Petition Letter

Correspondence Letter

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Jack Bradley  
Mayor

# CITY OF LORAIN PLANNING COMMISSION

NO. 41025218  
\$500.00  
1-2-2026  
2026-000

CONDITIONAL USE PERMIT

01-2026

## 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 Laboy

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

CITY: Lorain STATE: Ohio ZIP CODE: 44052

PHONE: (BUSINESS) 440258 6433 (RESIDENTIAL) \_\_\_\_\_

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

1305 Oberlin Ave Lorain, Ohio 44052

PLOT PLAN SUBMITTED: YES  NO

LETTER SUBMITTED: YES  NO

SECTION OF THE ZONING CODE INVOLVED: \_\_\_\_\_

REASON FOR REQUESTING THE CONDITIONAL USE: Use of designated parking  
and storage areas for industrial vehicles and equipment

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

Jose Laboy  
Applicant's Signature

12-15-25  
Date

Industrial Storages and Parking LLC  
Jose Laboy  
Managing Member  
1305 Oberlin Avenue  
Lorain, Ohio 44052  
Phone: 440-258-6433  
Email: LaboyrealestateLLC@gmail.com

Date: 12-10-2025

City of Lorain Planning Commission  
Attn: Evelisse Atkinson, Planning & Zoning Administrator  
City of Lorain – Building, Housing & Planning  
200 West Erie Avenue, 5th Floor  
Lorain, Ohio 44052

**Re: Conditional Use Permit Application – Industrial Storages and Parking LLC**

Dear Ms. Atkinson and Members of the Planning Commission,

I am writing to formally submit this cover letter in support of my application for a Conditional Use Permit for the operation of an Industrial Storages and Parking LLC at the property located at 1305 Oberlin Avenue, Lorain, Ohio.

The proposed use consists of designated parking and storage areas for industrial vehicles and equipment, including but not limited to semi-trucks, trailers, commercial vehicles, RVs, and related industrial storage, within clearly defined areas of the property. This facility is intended to serve local businesses, contractors, logistics operators, and vehicle owners who require secure, off-street parking and storage.

The property is well-suited for this use due to its size, existing layout, and proximity to industrial corridors. Parking areas will be clearly marked and organized to maintain safe vehicle circulation, appropriate setbacks, and controlled access. Operations will be managed to minimize potential impacts on surrounding properties, including noise control, traffic management, and routine property maintenance.

This request is being made in accordance with Chapter 1143 of the Codified Ordinances of the City of Lorain. All required materials are included with this submission, including:

- A completed Conditional Use Permit application
- A list of abutting property owners
- A plot plan showing parking areas, access points, and setbacks

- The required non-refundable application fee

The proposed conditional use supports the City of Lorain's industrial and economic activity while providing an organized and compliant solution for industrial vehicle parking that reduces congestion on public streets.

I respectfully request the Planning Commission's review and approval of this Conditional Use Permit. I appreciate your time and consideration and will be present at the scheduled meeting to address any questions or concerns.

Thank you for your consideration.

Sincerely,

Jose Laboy  
Managing Member  
Industrial Storages and Parking LLC

## PLOT PLAN NARRATIVE

Industrial Storages and Parking LLC  
1305 Oberlin Avenue, Lorain, Ohio

This plot plan narrative accompanies the attached aerial image obtained from the Lorain County Auditor's website and is submitted in support of the Conditional Use Permit application for Industrial Storages and Parking LLC.

The aerial image is used as a base map for illustrative purposes only, to clearly depict the proposed layout, circulation, and designated use areas within the existing property boundaries.

### Industrial and Recreational Vehicle Parking Areas (Red Highlighted Areas)

The areas outlined in red on the attached image represent the only designated locations for industrial vehicle and recreational vehicle (RV) parking on the property. These areas are confined to existing paved and gravel surfaces and are located away from residential properties. No industrial or recreational vehicles will be parked outside of the red-designated areas.

The red-highlighted areas are intended for:

- Semi-trucks
- Trailers
- Commercial vehicles
- Recreational vehicles (RVs)

### Vehicle Access and Entrance

All industrial and recreational vehicles will access the site exclusively through the gated entrance off Oberlin Avenue. No industrial or recreational vehicle access is proposed from any residential streets. This controlled access point allows for traffic management, safety, and reduced impact on surrounding neighborhoods.

### Equipment Storage and Non-Industrial Parking (Yellow and Blue Highlighted Areas)

The areas highlighted in yellow and blue identify existing building structures on the property. These buildings are proposed for equipment storage, material storage, and general vehicle parking associated with the storage units.

Parking within the yellow and blue areas is limited to passenger vehicles and light-duty vehicles related to storage unit use only. No industrial or recreational vehicle parking is permitted within the yellow or blue designated areas.

### Separation of Uses

Industrial and recreational vehicle parking is clearly separated from the storage building areas and standard vehicle parking. This separation ensures orderly site operation, compliance with zoning intent, and minimal impact to surrounding residential properties.

No expansion beyond the highlighted areas is proposed, and all uses will remain within the existing site boundaries.

# 1305 Oberlin Ave. Lorain, Ohio



1143.07

(j) Truck Livery.

(1) Minimum site size shall be one (1) acre.

**REQUIREMENTS MET**

(2) All portions of the site to be used for the storage or parking of semi-tractors or trailers shall be paved.

**REQUIREMENTS MET**

(3) Security lighting shall be provided in accordance with the requirements of this Ordinance.

**REQUIREMENTS MET**

(4) A six (6) foot high security fence shall be installed around the perimeter of the area in which vehicles are parked or stored.

**REQUIREMENTS MET**

(5) No truck or trailer shall be parked or stored within 200 feet of a residential zoning district.

**VARIANCE SUBMITTED**

**Abutting Property Owners – 1305 Oberlin Ave, Lorain, OH Industrial  
Parking and Storages LLC**

**Martha Ann Stalinski**  
1133 W. 12th St

**James Scott**  
1129 W. 12th St

**Jasmine Opps LLC**  
1125 W. 12th St

**Charles York**  
1121 W. 12th St

**JS Opportunities LLC**  
1119 W. 12th St

**Helen Mullins**  
1115 W. 12th St

**Potter Hank Russell & Katherine**  
1113 W. 12th St

**Potter Hank R & Catherine**  
1111 W. 12th St

**David Morales**  
1228 Oberlin Ave

**Lisa Mcie**  
1204 W. 13th St

**Bradley Smith / Deborah Smith**  
1245 Oberlin Ave

**Felix Rosario**  
1239 Oberlin Ave

**HSP Holdings LLC**  
1229 Oberlin Ave

**Alexis Crispin Mojica / Maria Yvette Mojica**  
1145 W. 12th St

**Danielle Price**  
1143 W. 12th St

**Brian Mcdermott**  
1141 W. 12th St

**Javier Gonzalo Ambrosi Devera Sr**  
1135 W. 12th St

**Abutting Property Owners – 1305 Oberlin Ave. Lorain, Ohio Industrial  
Storages and Parking LLC**

**Community Animal Task Force Inc**  
1109 W. 12th St

**Prugreen Properties LLC**  
1105 W. 12th St

**Keenan Adams**  
1101 W. 12th St

**Next Chapter Capital LLC**  
1055 W. 12th St

**Timothy Alan Long**  
1227 Hamilton Ave

Thank you for your consideration.

Sincerely,  
Joe Rewak

Joe Rewak  
Owner  
Rewak Mechanical  
440-396-4373



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. 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

# PETITION FOR STREET ZONING THAT WAS A DEAD END STREET FOR OVER 50 YEARS

WE THE PEOPLE OF THE NEIGHBORHOOD DO NOT WANT THE GATE ON 12<sup>TH</sup> AN HAMILTON TO BE OPENED...TO MUCH TRAFFIC, TO DANGEROUS FOR THE KIDS THAT PLAY THERE LIKE THEY ALWAYS HAVE FOR THE LAST 40 YEARS, TEARING UP THE STREET, LOITERING, THE NOISE, BRINGING MORE TRAFFIC, EXCESSIVE SPEEDING IN THE NEIGHBORHOOD, MORE PEOPLE THAT DO NOT LIVE THERE. IT'S BEEN VERY QUIET IN OUR NEIGHBORHOOD AND WE WANT IT TO REMAIN THAT WAY.. HE HAS OVER 5 ACRES AND A HUGE OBERLIN AVE ENTRANCE. WE DO NOT USE HIS ENTRANCE AT ALL, HE DON'T NEED OURS, ITS USED FOR FIRE USAGE ONLY, EMERGENCIES

#	Name	Signature	Phone Number	Date
1	Catherine Potten	Catherine Potter	440-674-0676	Jan 4 <sup>th</sup> 2026
2	Shanna Jackson	[Signature]	304-3089 440- <del>011</del>	1-4-2026
3	Ron Piquet	Ron Piquet	440-654-9710	1-4-2026
4	Kathy Piquet	Kathy Piquet	N/A	1-4-2026
5	Phil Lott's	Phil Lott	(440)810-0136	1-4-2026
6	Sarah Mason	Sarah Mason	440 219 5307	1-5-2026
7	Gerald Koder	Gerald Koder	440 245 0002	1-5-2026
8	Marian Jenkins	Marian Jenkins	(440) 444-2672	1-5-2026
9	BLAKE JAMERSON	[Signature]	(23)291-8408	1-5-2026
10	Shawn Davis	[Signature]	781-809-1210	1-5-2026
11	Leilani Medina	[Signature]	440-671-8294	1-6-26
12	Anthony Lara	[Signature]	440)222-9540	1-6-26
13	Richard Pyle	[Signature]	440-830-049	1-6-26
14	Barbara Smith	Barbara Smith	440 752-6824	1-6-26
15	Edna Church	[Signature]	440-79569	

# More reasons why the gate should not be open!

1..We need our space to park our cars way to congested, other cars in an out of the residents with nowhere to park.

2..We are not in and out of his area, we stay on our side of the fence but he wants to interrupt an intrude on our territory/not fair. If he opens up the gate then everybody should be able to go in and out towards Oberlin ave.

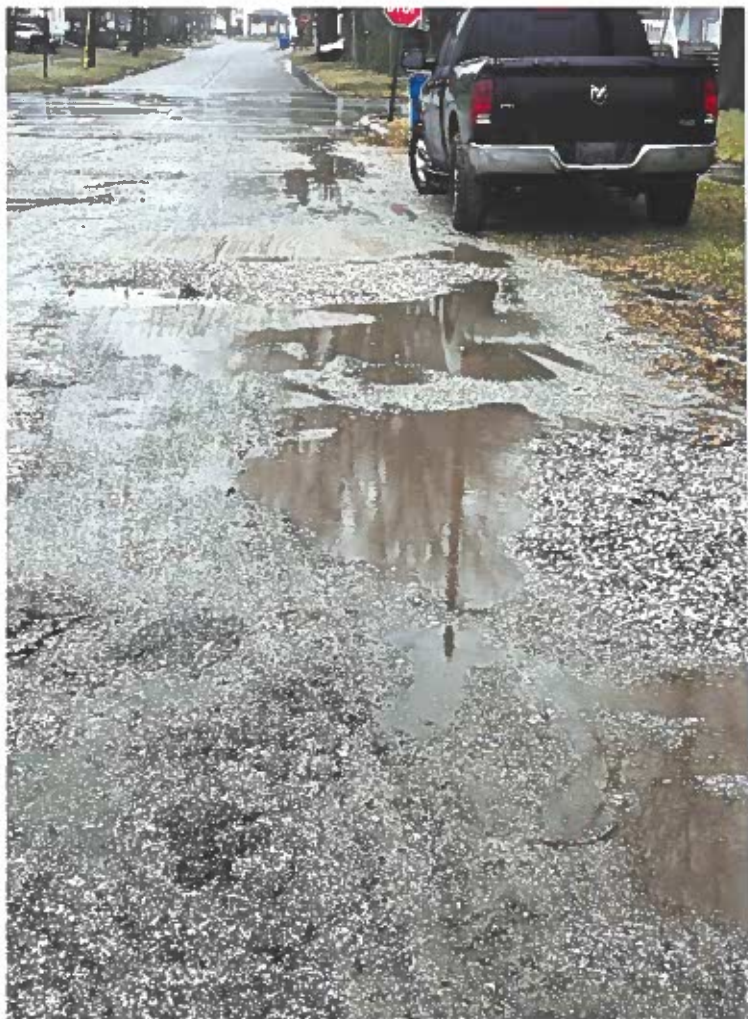
3..There are some people who have serious health issues by the gate being opened. Residences that suffer from multiple situations mentally and physically.

4..The bottom line is we've had our privacy for over years 40 plus and we don't need his traffic. The place where we park our cars is not even a street, its just stones and broken up tar and hard grass.







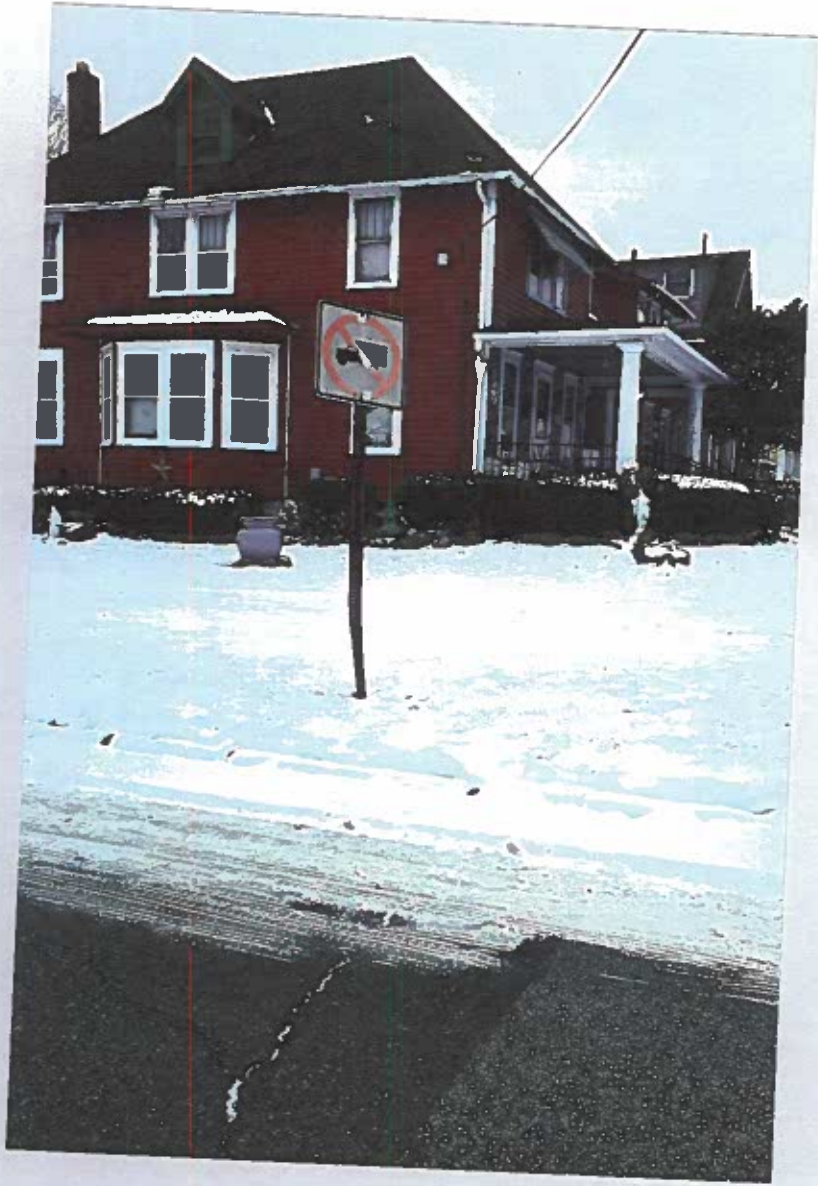




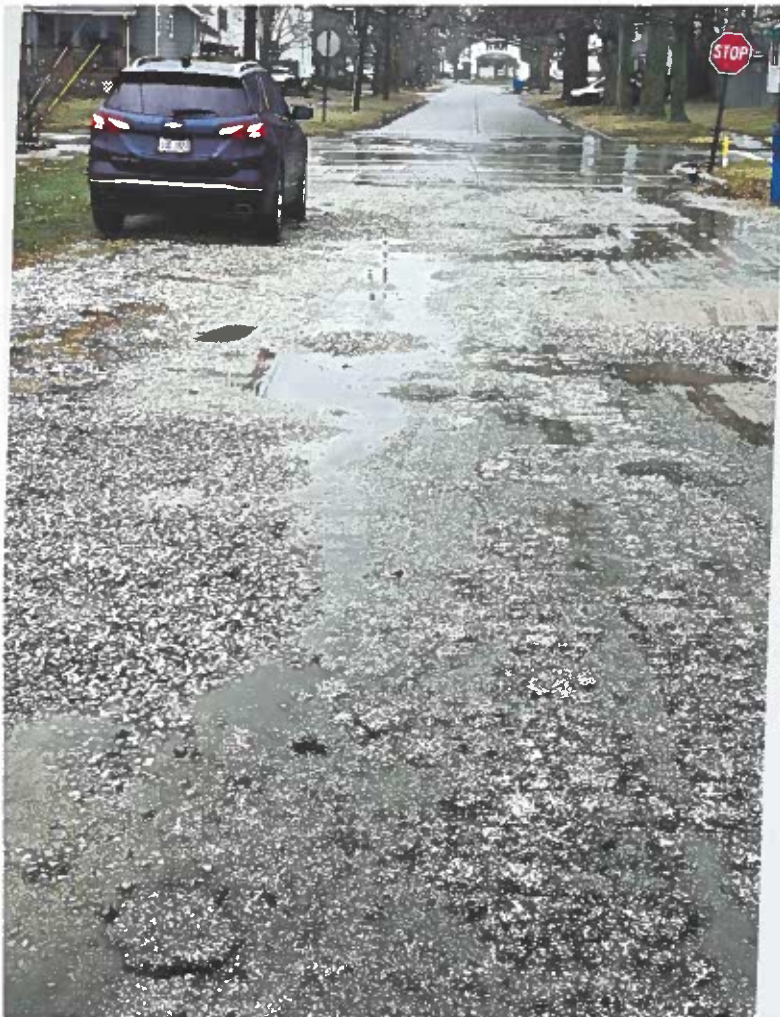
















# Memo

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To: Planning Commission and Zoning Board of Appeals

From: Evelisse Atkinson

Date: January 28, 2026

Re: Industrial Storages and Parking LLC 1305 Oberlin Ave

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Attached you will find correspondence received regarding Industrial Storages and Parking LLC, 1305 Oberlin Ave., marked as exhibits, A through D.

## Atkinson, Evelisse

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**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](#)

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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

61%

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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

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# More reasons why the gate should not be open!

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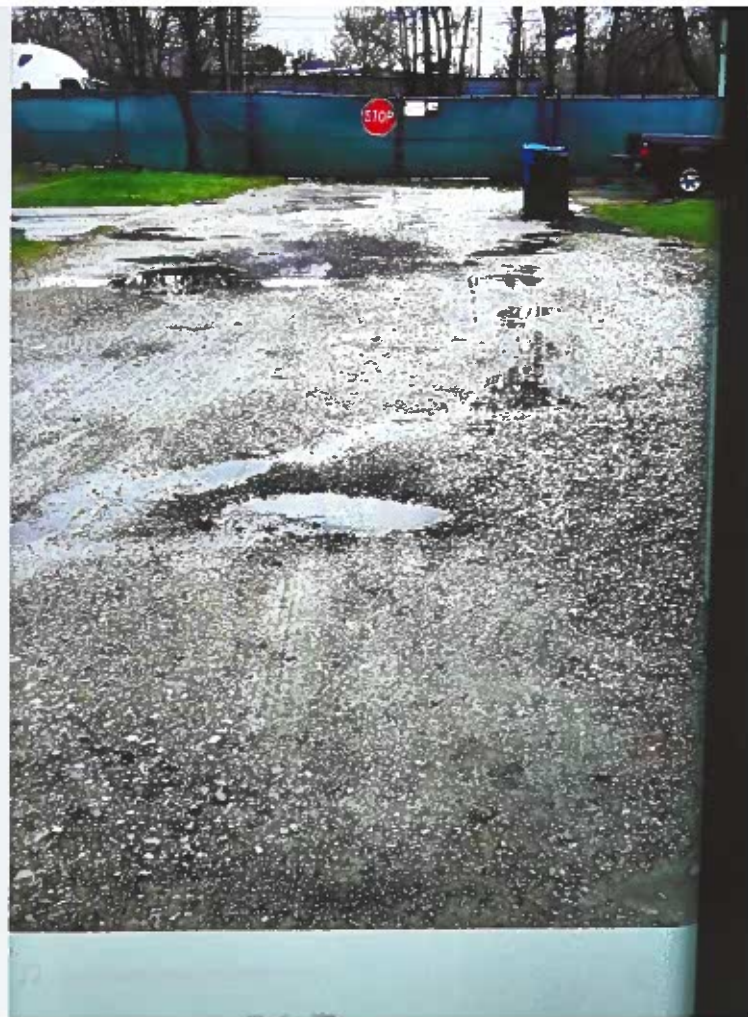
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# PETITION FOR STREET ZONING THAT WAS A DEAD END STREET FOR OVER 50 YEARS

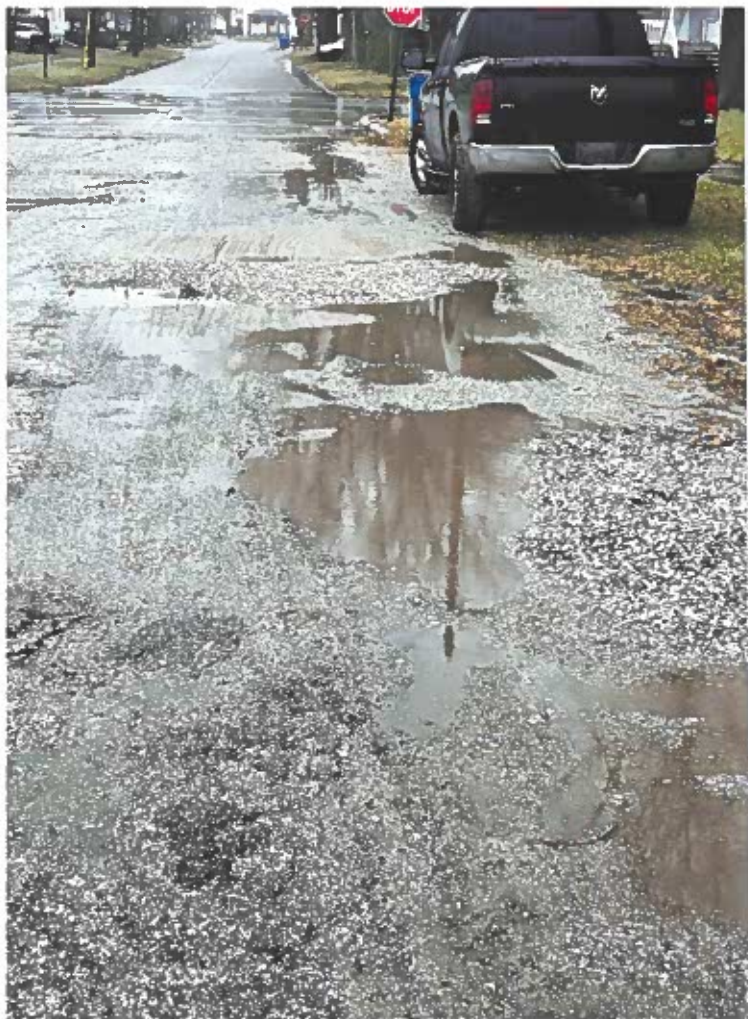
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11	Leilani Medina		440-671-8299	1-6-26
12	Anthony Lara		440)222-9540	1-6-26
13	Richard Pyle		440-830-049	1-6-26
14	Barbara Smith	Barbara Smith	440 752-6824	1-6-26
15	Edna Church		440-79569	







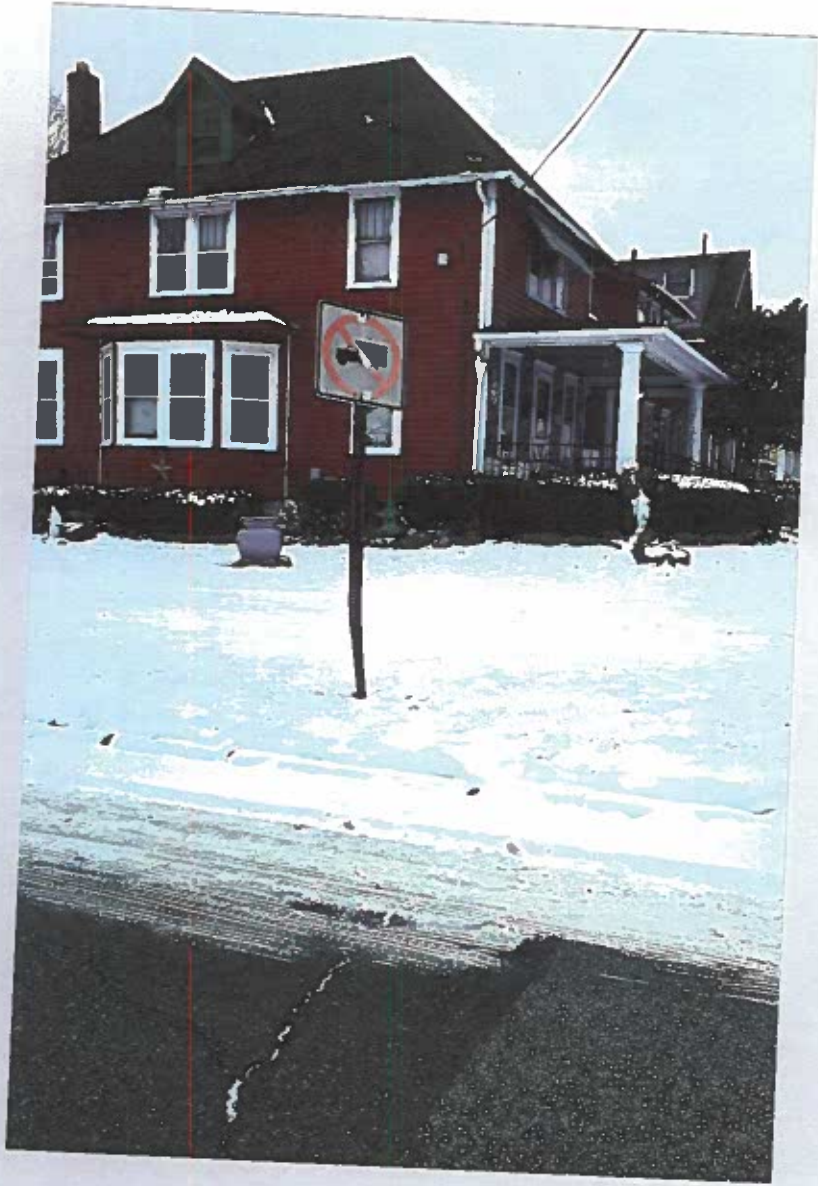




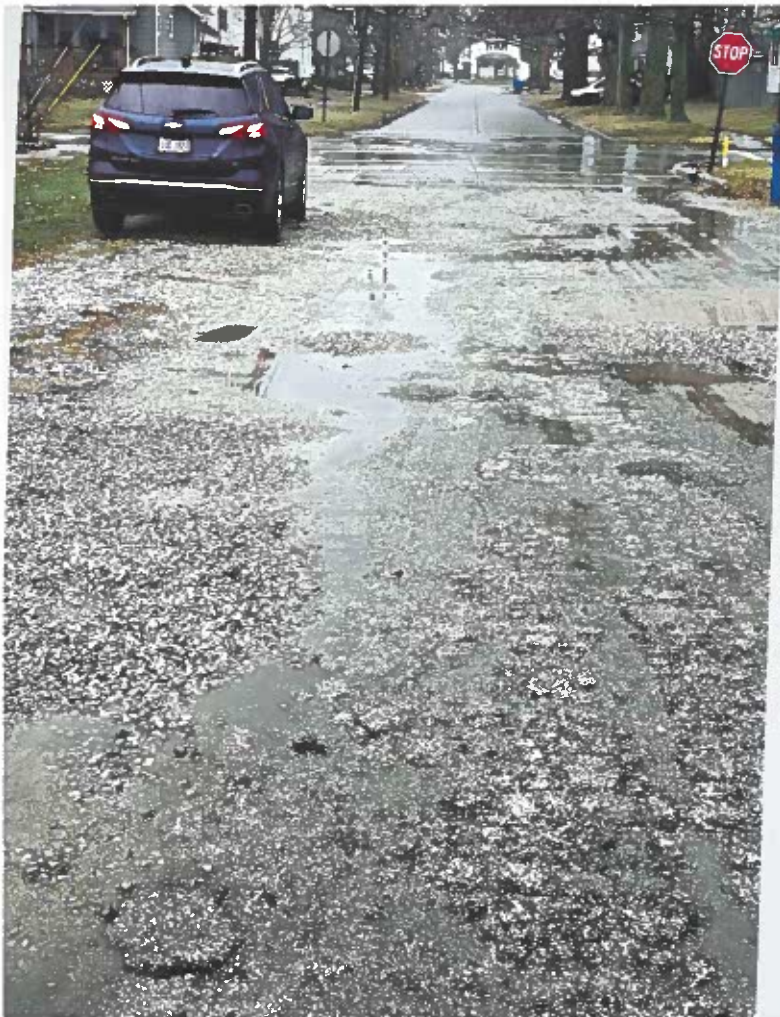






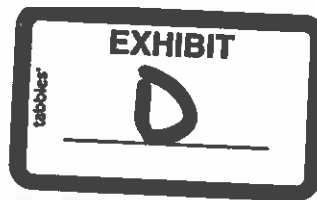












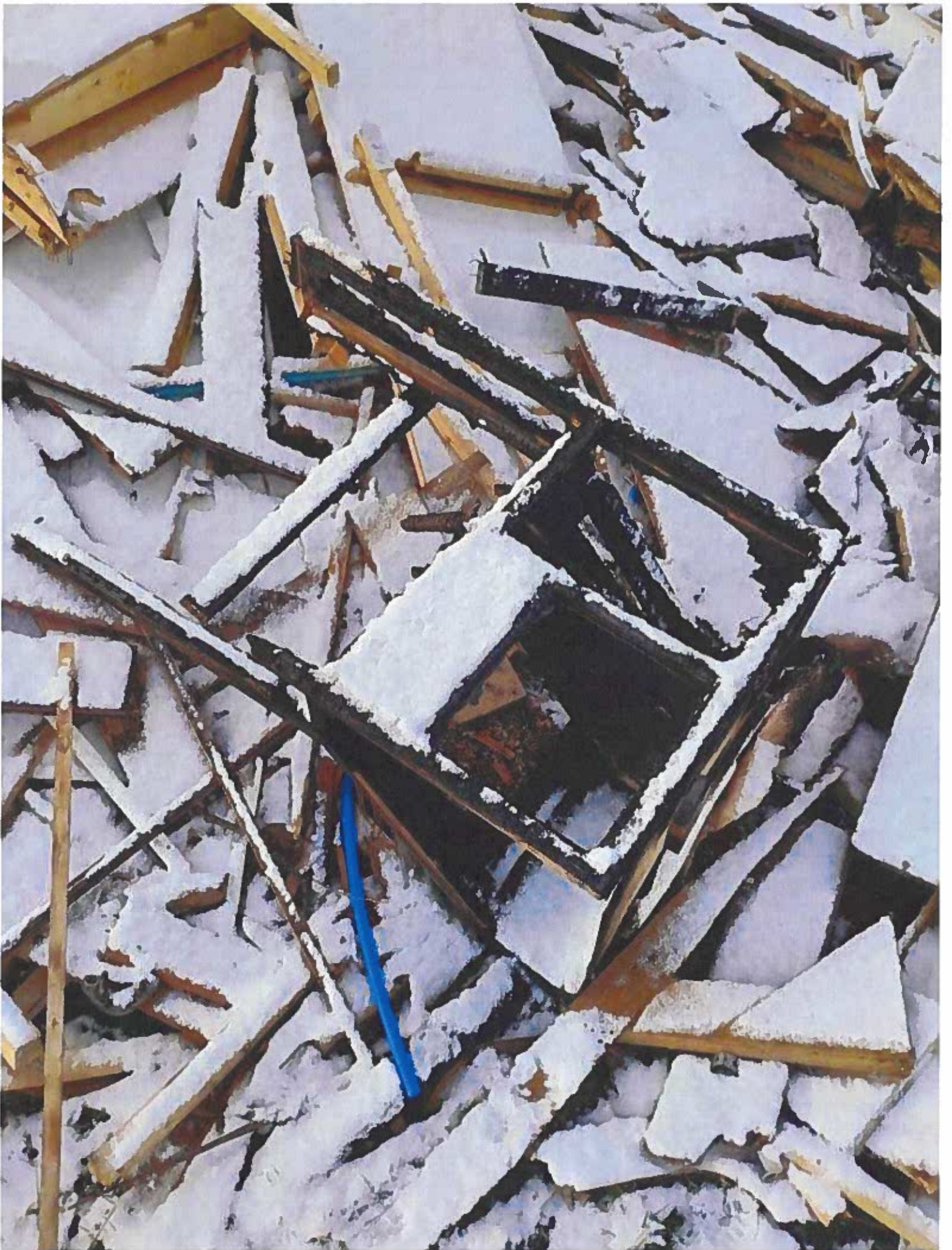
**Atkinson, Evelisse**

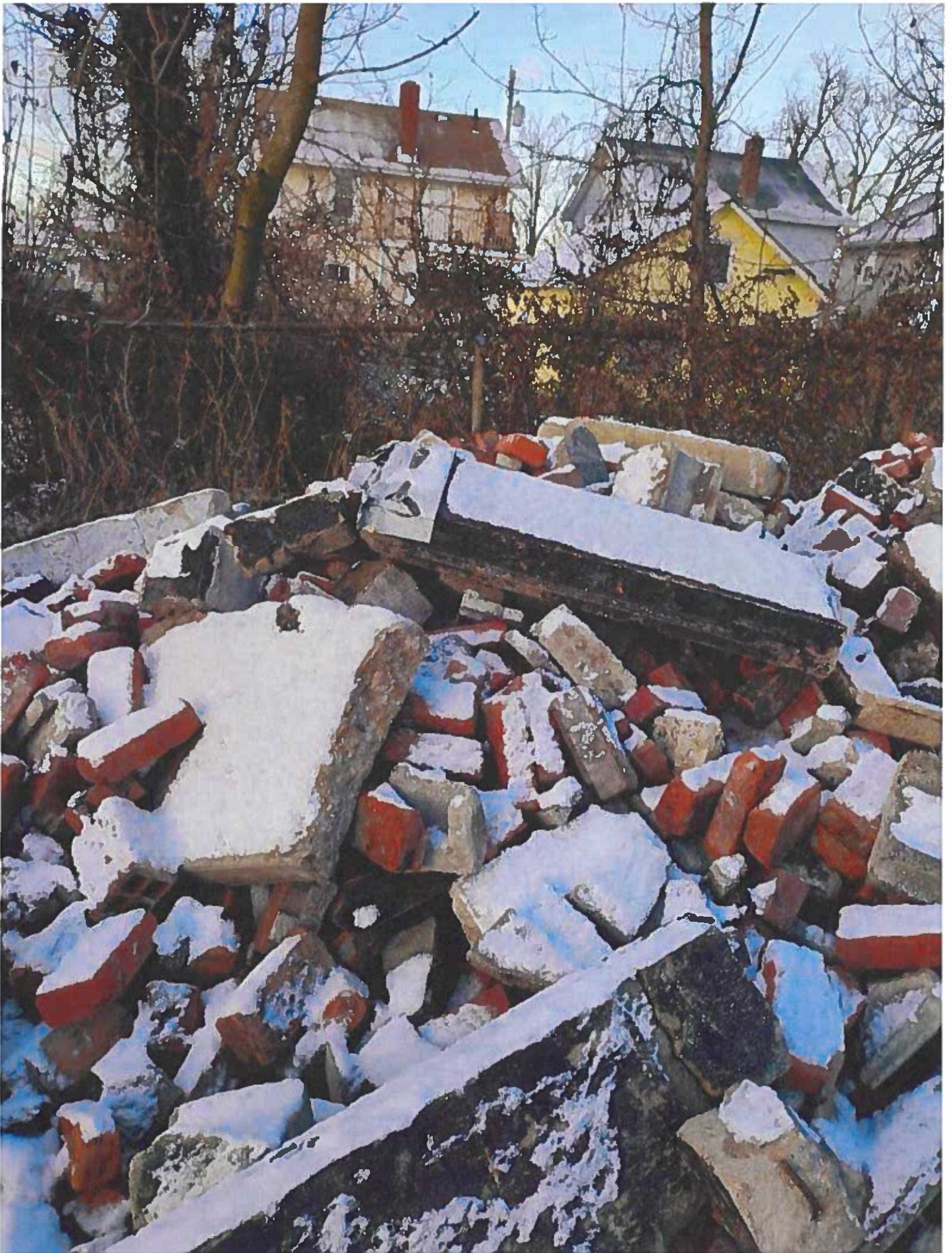
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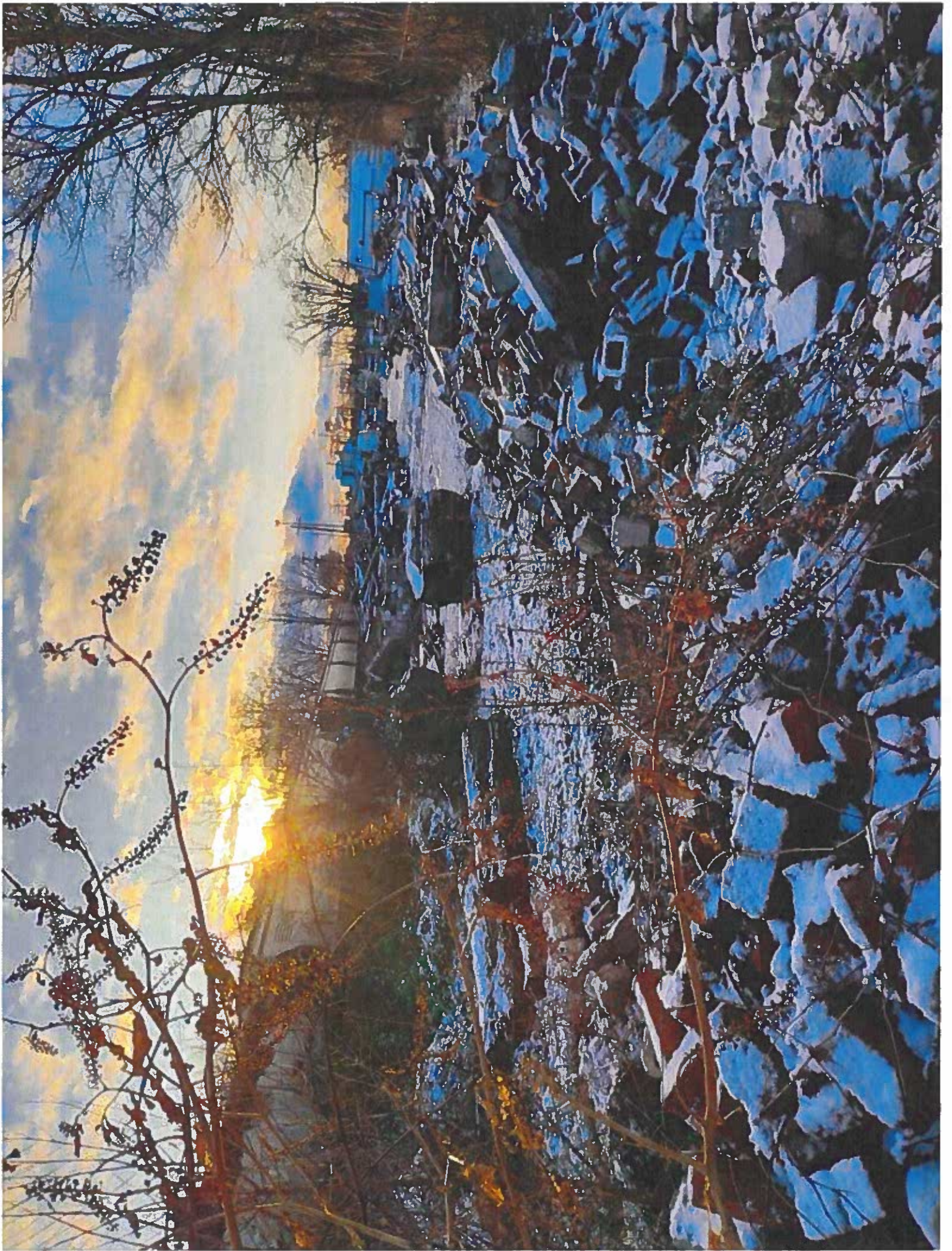
**From:** Springowski, Mary  
**Sent:** Sunday, January 11, 2026 6:30 PM  
**To:** Faciana, David; Kuszniir, Matt; Arocho, Andres  
**Subject:** American Crucible  
**Attachments:** image000006.jpeg; image000005.jpeg; image000004.jpeg; image000001.jpeg;  
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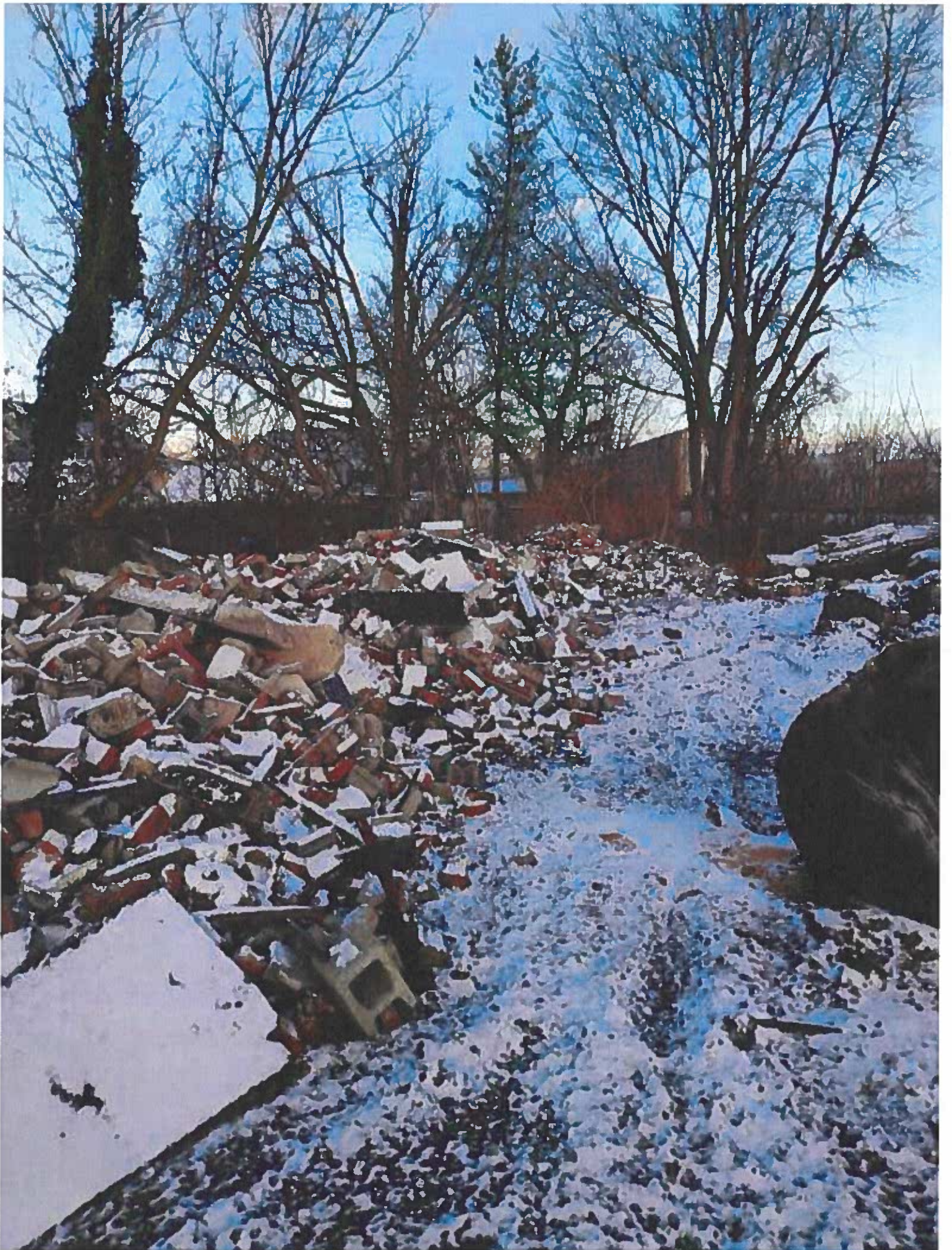
Get [Outlook for iOS](#)

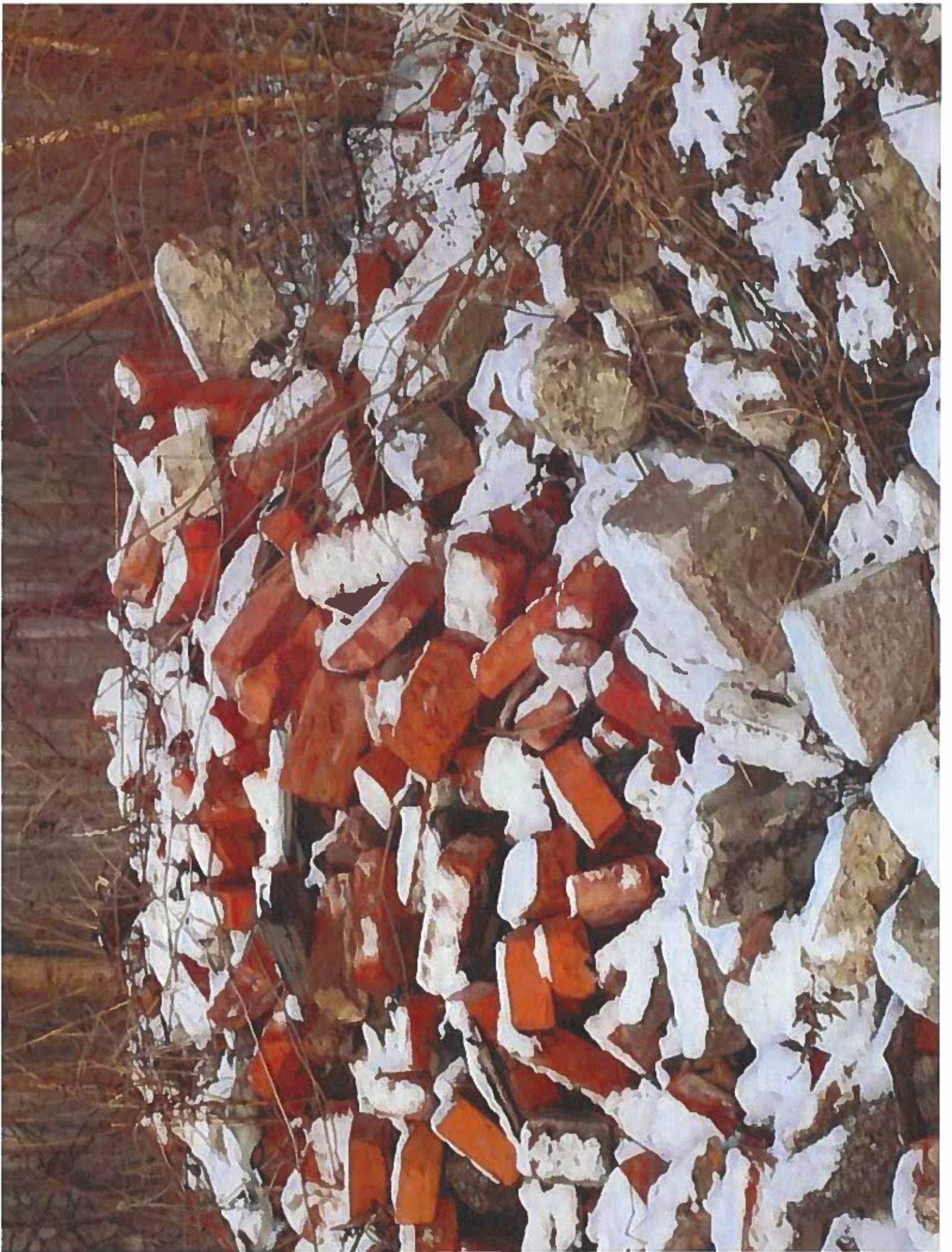
















# CITY OF LORAIN

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## Planning Commission

4. B.

Meeting Date: 03/04/2026

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Subject:

C.U.P. 02-2026 (Previously held in abeyance) 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

Application and Site Plan

Recommendation and Petition Letter

Correspondence Letter

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# 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.

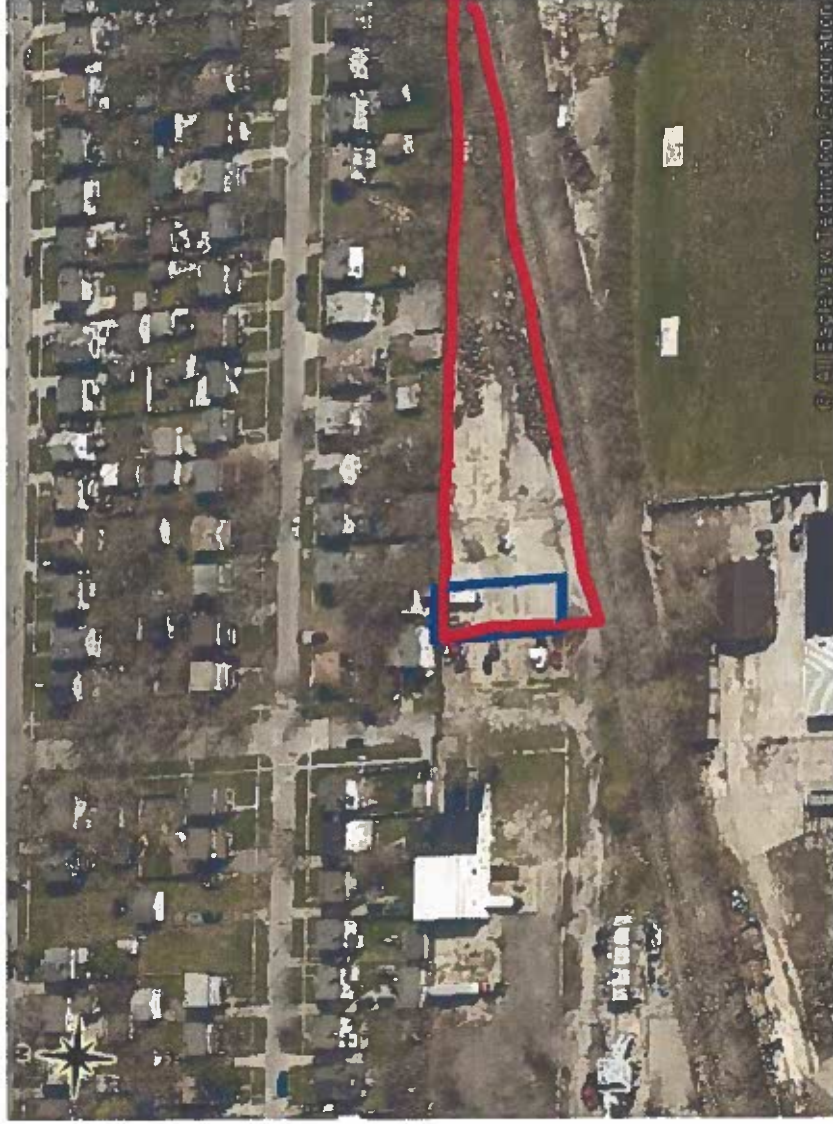
Lumber operations will remain within the designated area and will not interfere with parking, access drives, or adjacent uses.

#### 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**



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

# PETITION FOR STREET ZONING THAT WAS A DEAD END STREET FOR OVER 50 YEARS

WE THE PEOPLE OF THE NEIGHBORHOOD DO NOT WANT THE GATE ON 12<sup>TH</sup> AN HAMILTON TO BE OPENED...TO MUCH TRAFFIC, TO DANGEROUS FOR THE KIDS THAT PLAY THERE LIKE THEY ALWAYS HAVE FOR THE LAST 40 YEARS, TEARING UP THE STREET, LOITERING, THE NOISE, BRINGING MORE TRAFFIC, EXCESSIVE SPEEDING IN THE NEIGHBORHOOD, MORE PEOPLE THAT DO NOT LIVE THERE. IT'S BEEN VERY QUIET IN OUR NEIGHBORHOOD AND WE WANT IT TO REMAIN THAT WAY.. HE HAS OVER 5 ACRES AND A HUGE OBERLIN AVE ENTRANCE. WE DO NOT USE HIS ENTRANCE AT ALL, HE DON'T NEED OURS, ITS USED FOR FIRE USAGE ONLY, EMERGENCIES

#	Name	Signature	Phone Number	Date
1	Catherine Potten	Catherine Potter	440-674-0676	Jan 4 <sup>th</sup> 2026
2	Shanna Jackson		304-3089 440- <del>011</del>	1-4-2026
3	Ron Piquet	Ron Piquet	440-654-9710	1-4-2026
4	Kathy Piquet	Kathy Piquet	N/A	1-4-2026
5	Phil Lott's	Phil Lott	(440)810-0136	1-4-2026
6	Sarah Mason	Sarah Mason	440 219 5307	1-5-2026
7	Gerald Koder	Gerald Koder	440 245 0002	1-5-2026
8	Marian Jenkins	Marian Jenkins	(440) 444-2672	1-5-2026
9	BLAKE JAMERSON		(23)291-8408	1-5-2026
10	Shawn Davis	Shawn Davis	781-809-1210	1-5-2026
11	Leilani Medina		440)671-8294	1-6-26
12	Anthony Iara		440)222-9540	1-6-26
13	Richard Pyle		440-830-049	1-6-26
14	Barbara Smith	Barbara Smith	440 752-6824	1-6-26
15	Edw to church		440-79569	

# More reasons why the gate should not be open!

1..We need our space to park our cars way to congested, other cars in an out of the residents with nowhere to park.

2..We are not in and out of his area, we stay on our side of the fence but he wants to interrupt an intrude on our territory/not fair. If he opens up the gate then everybody should be able to go in and out towards Oberlin ave.

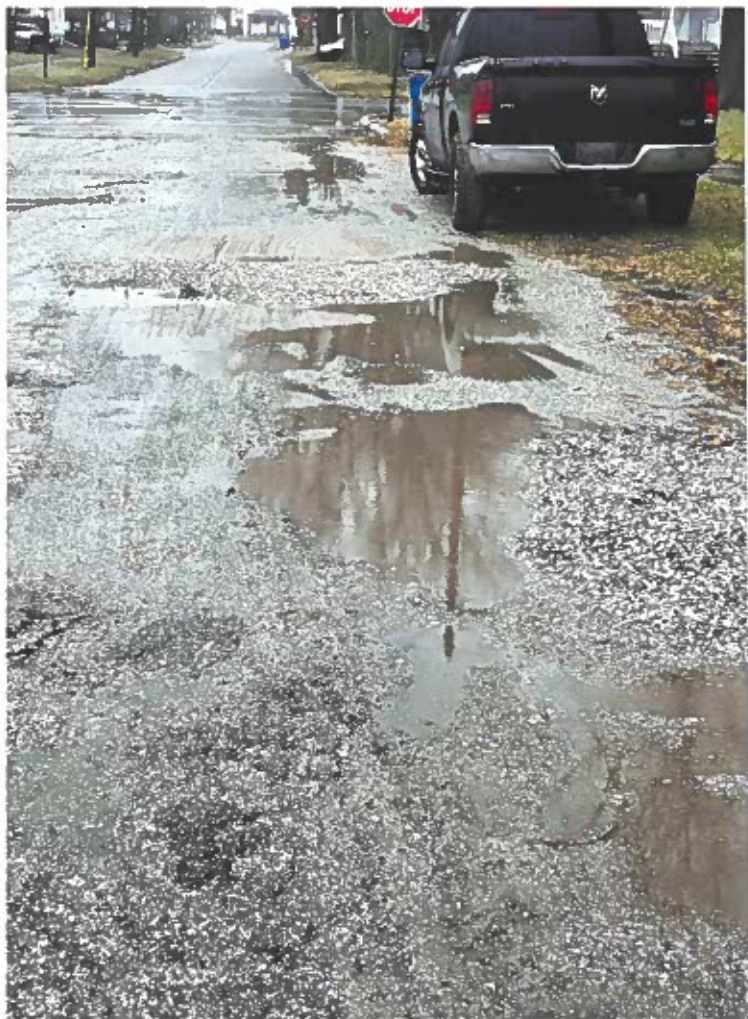
3..There are some people who have serious health issues by the gate being opened. Residences that suffer from multiple situations mentally and physically.

4..The bottom line is we've had our privacy for over years 40 plus and we don't need his traffic. The place where we park our cars is not even a street, its just stones and broken up tar and hard grass.







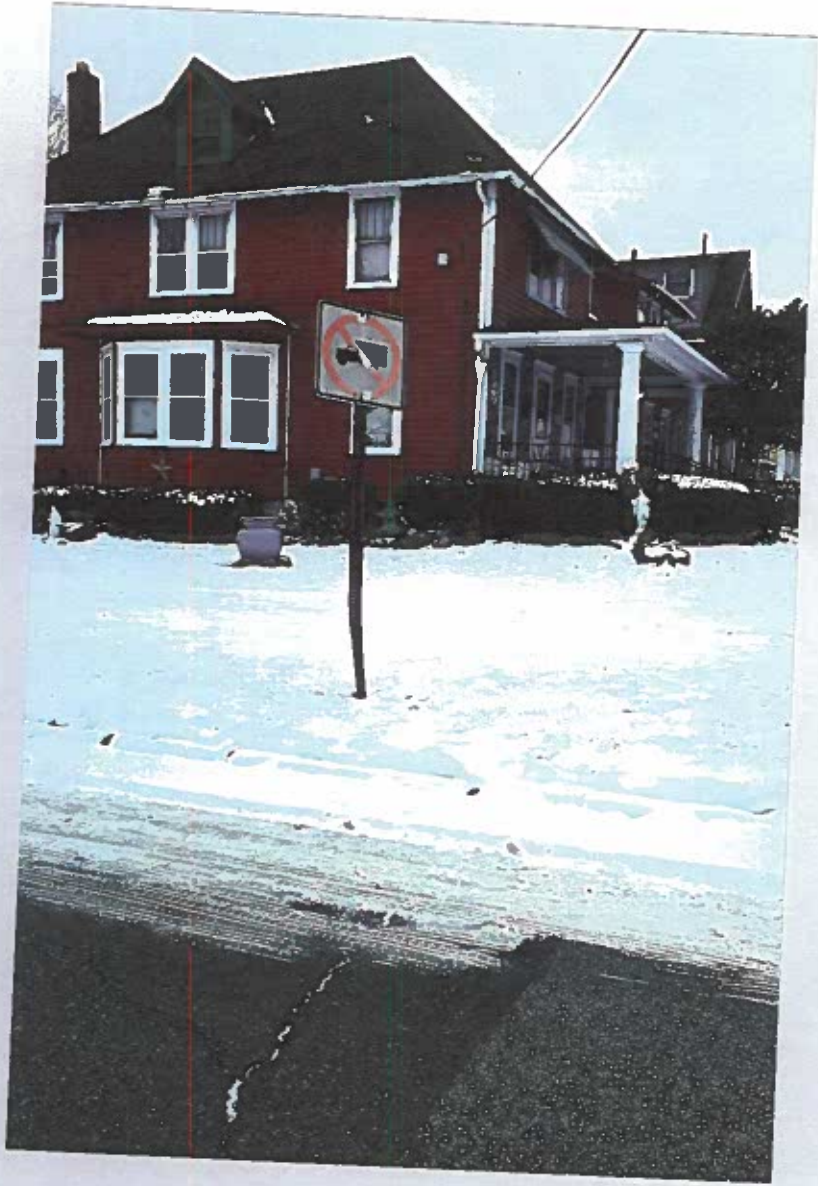




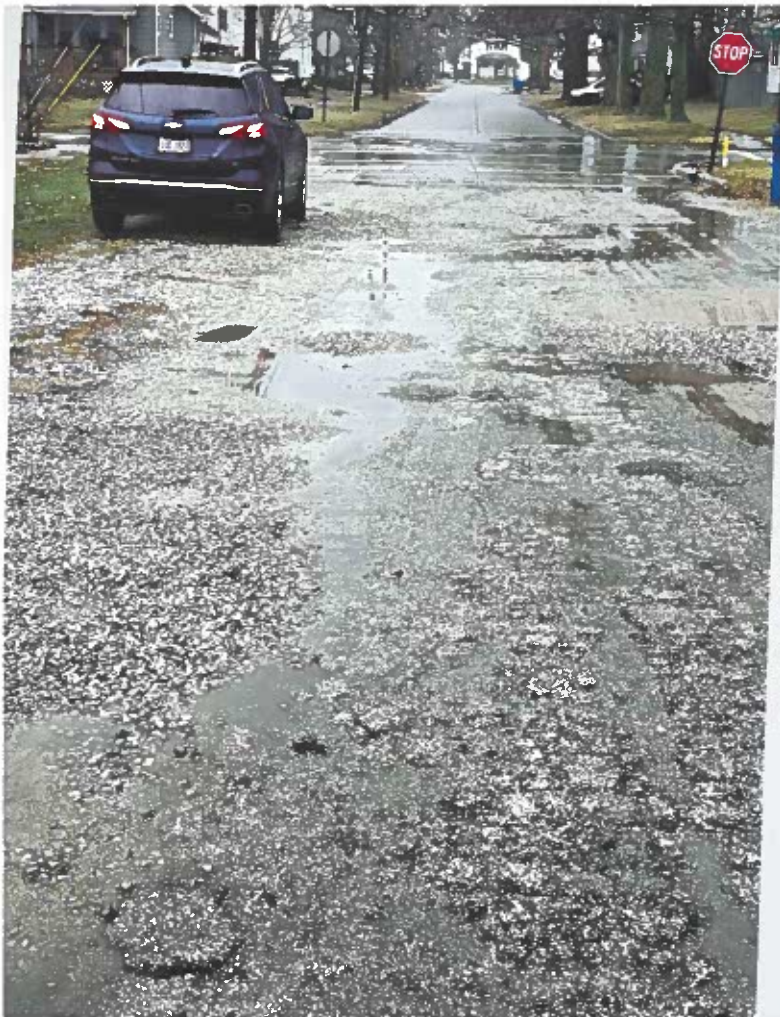
















# Memo

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To: Planning Commission and Zoning Board of Appeals

From: Evelisse Atkinson

Date: January 28, 2026

Re: Industrial Storages and Parking LLC 1305 Oberlin Ave

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Attached you will find correspondence received regarding Industrial Storages and Parking LLC, 1305 Oberlin Ave., marked as exhibits, A through D.

## 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

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



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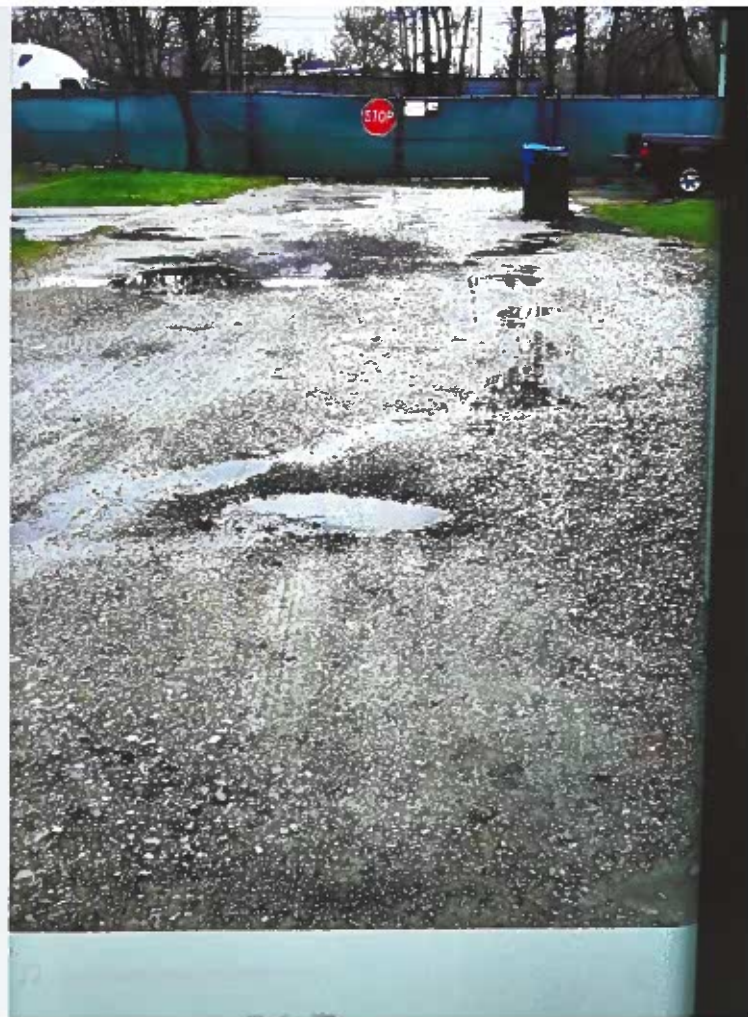
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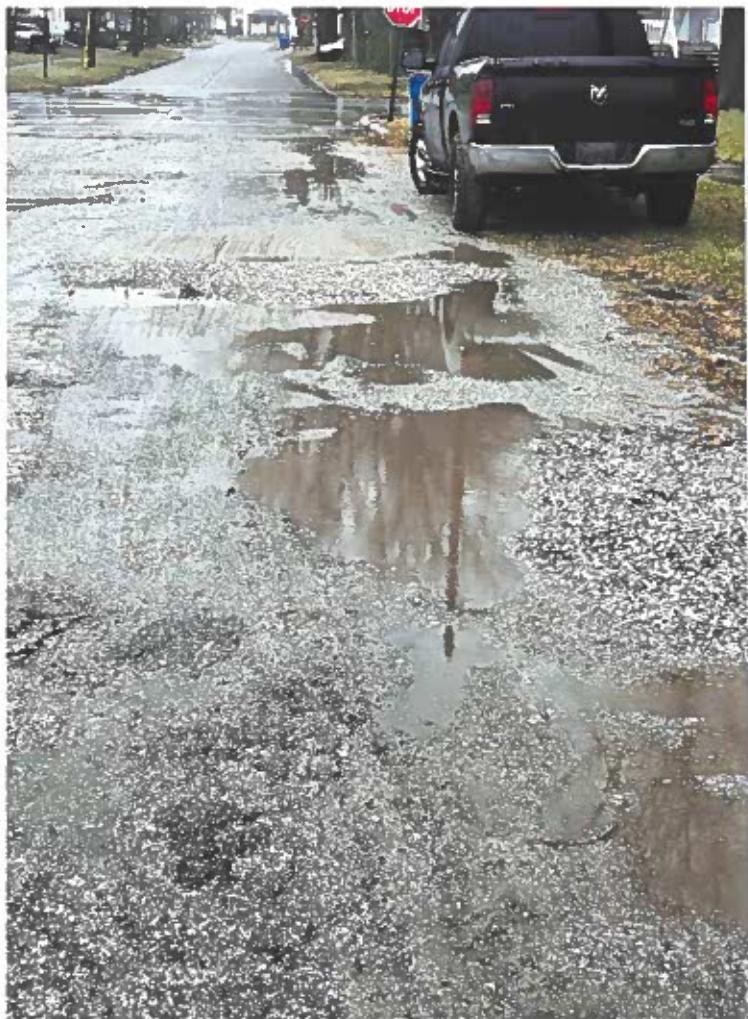
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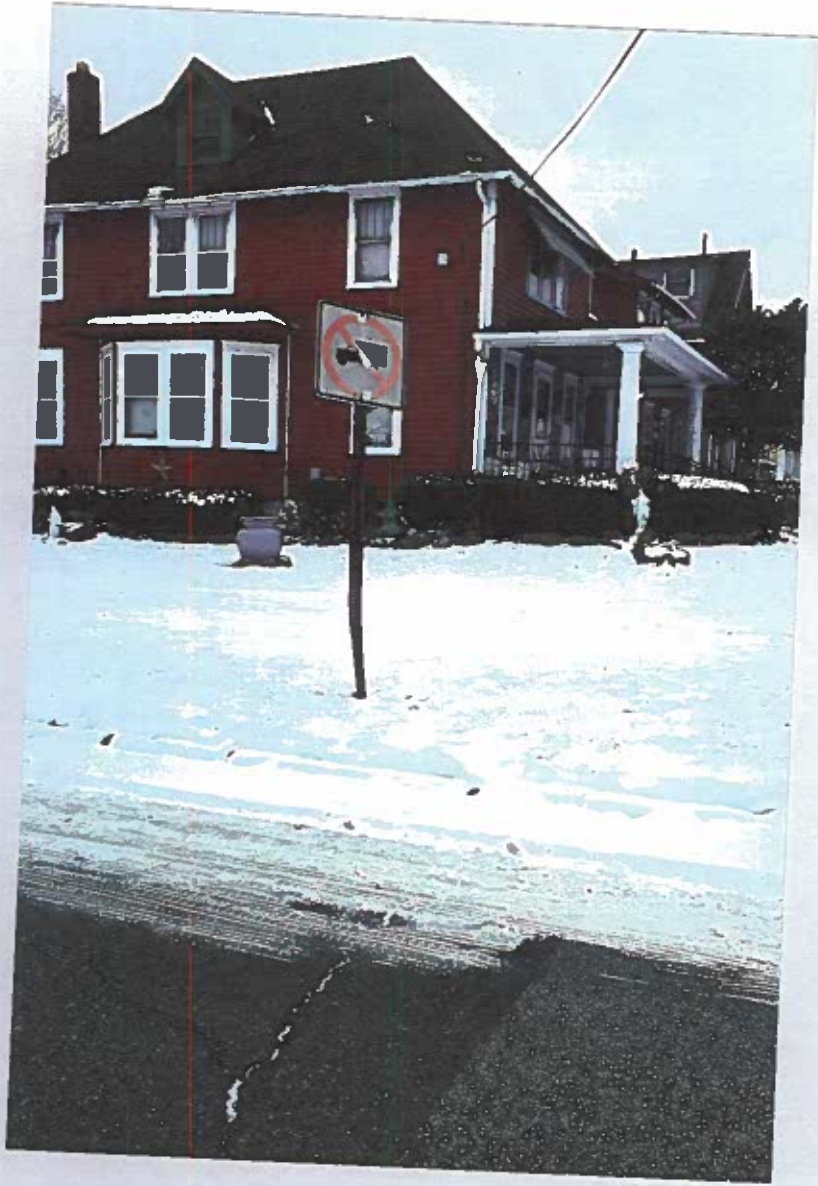




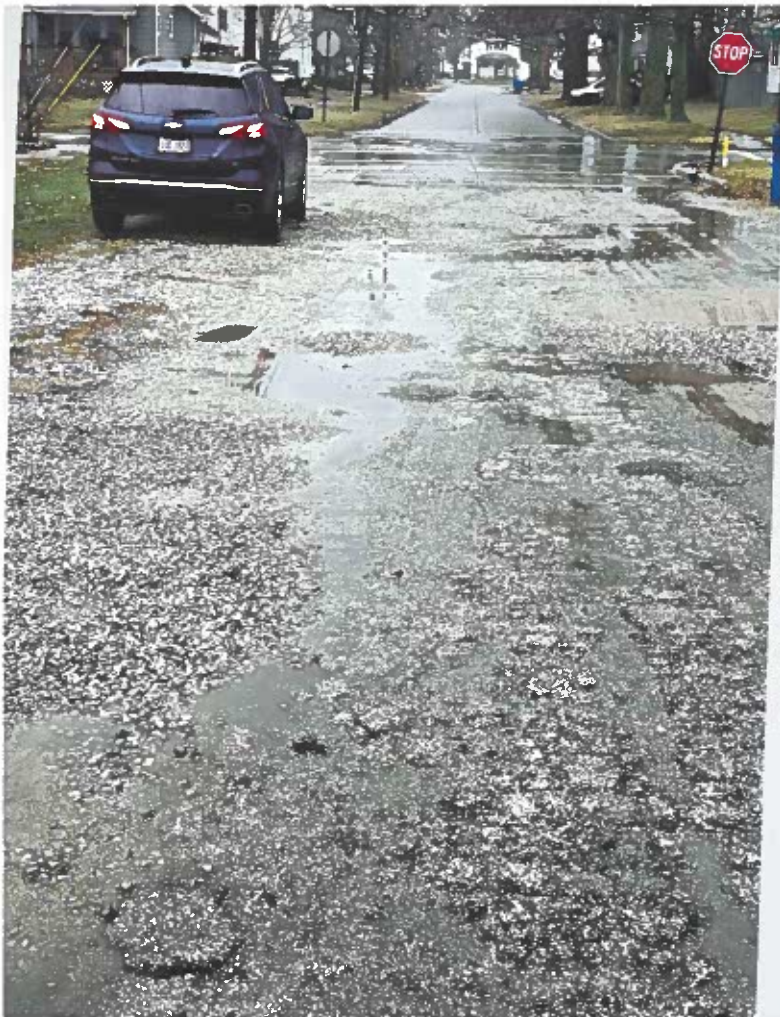


















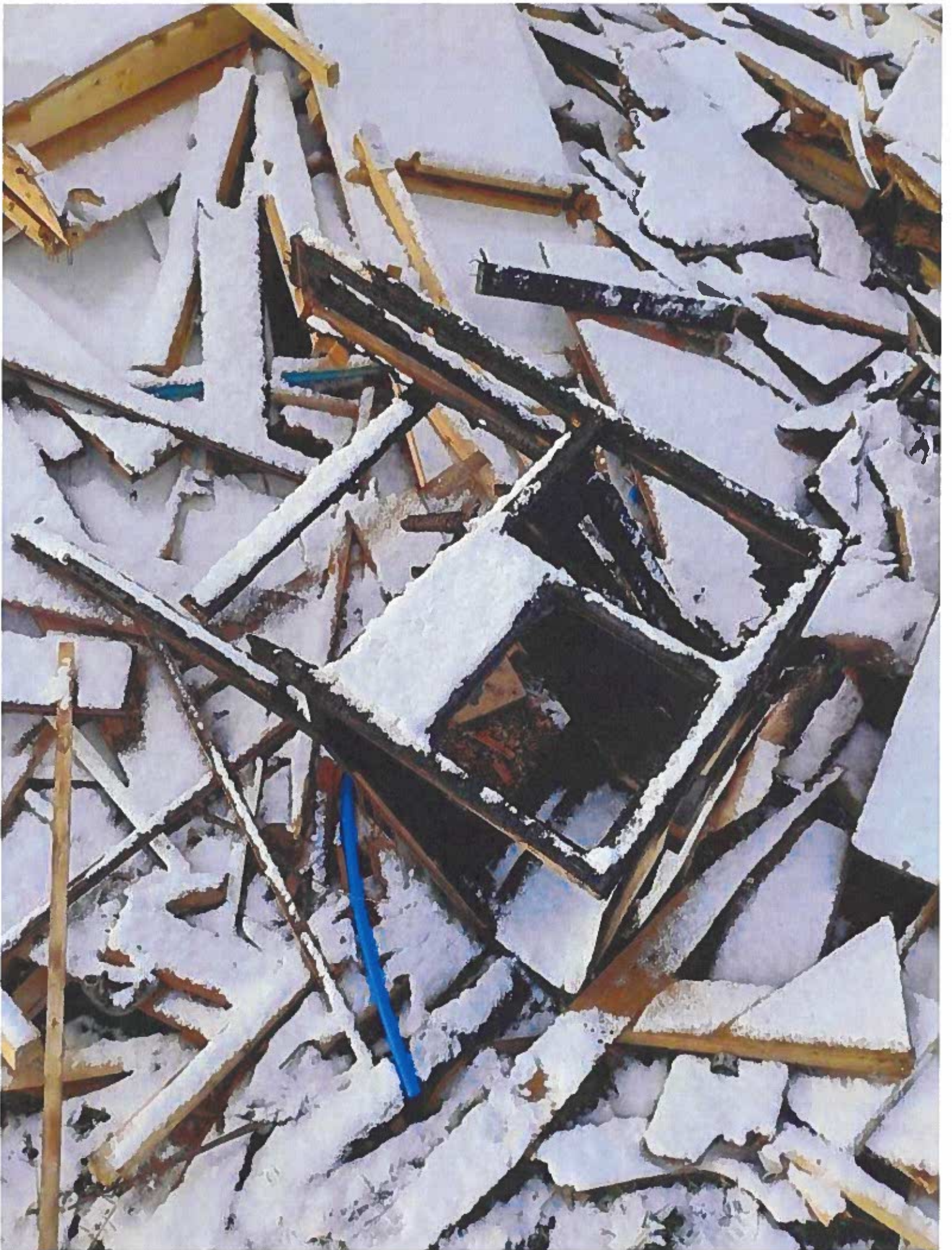
**Atkinson, Evelisse**

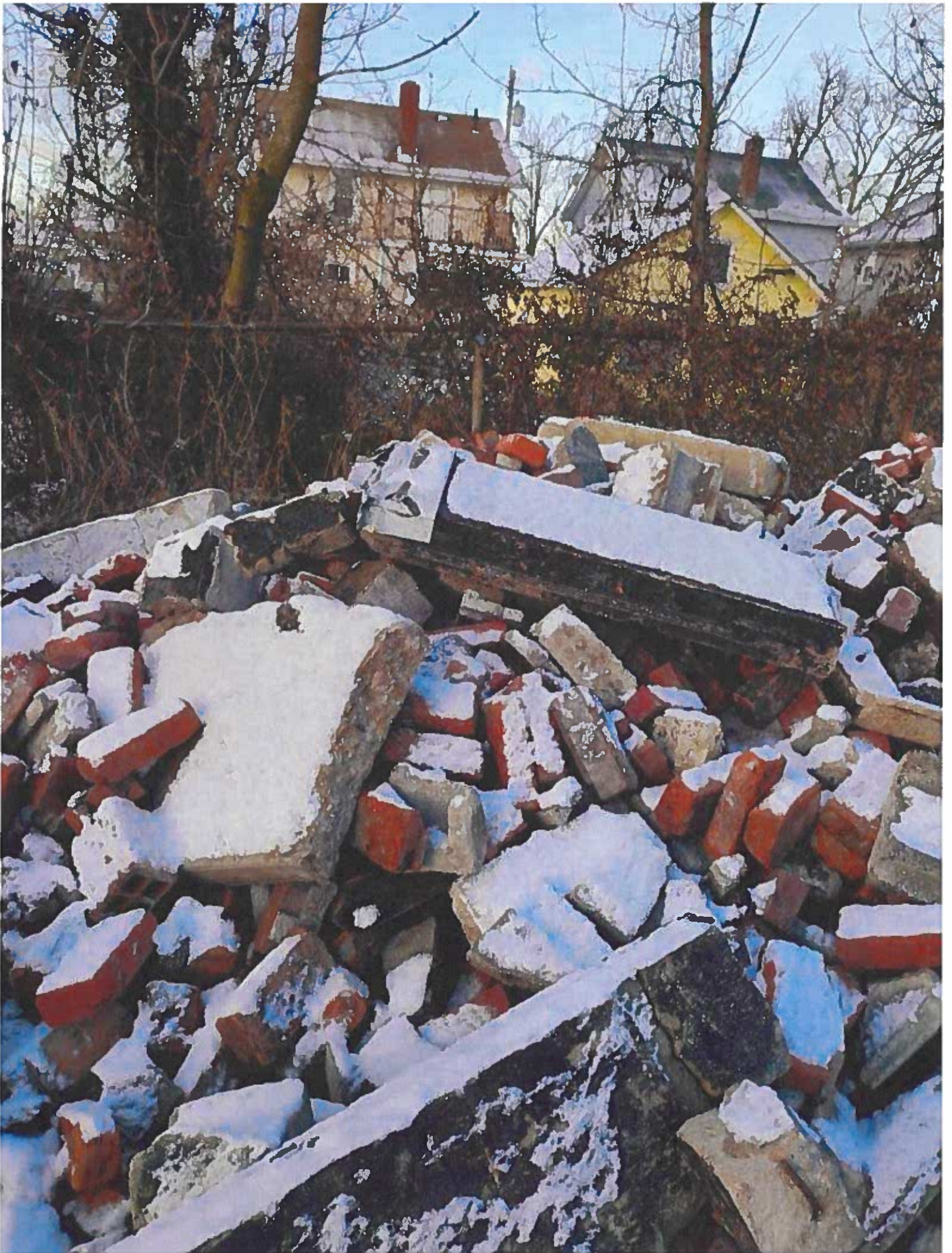
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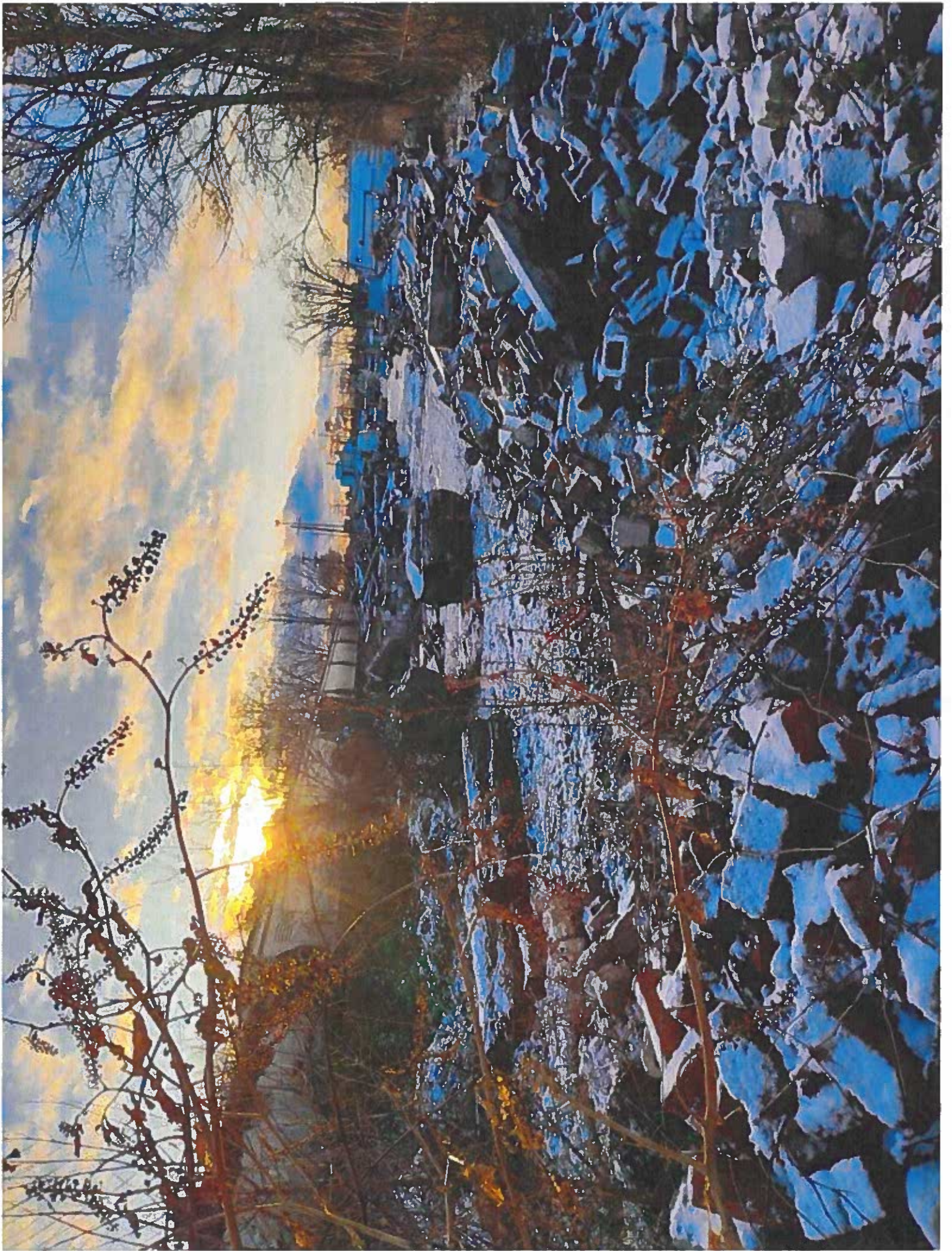
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**Subject:** American Crucible  
**Attachments:** image000006.jpeg; image000005.jpeg; image000004.jpeg; image000001.jpeg;  
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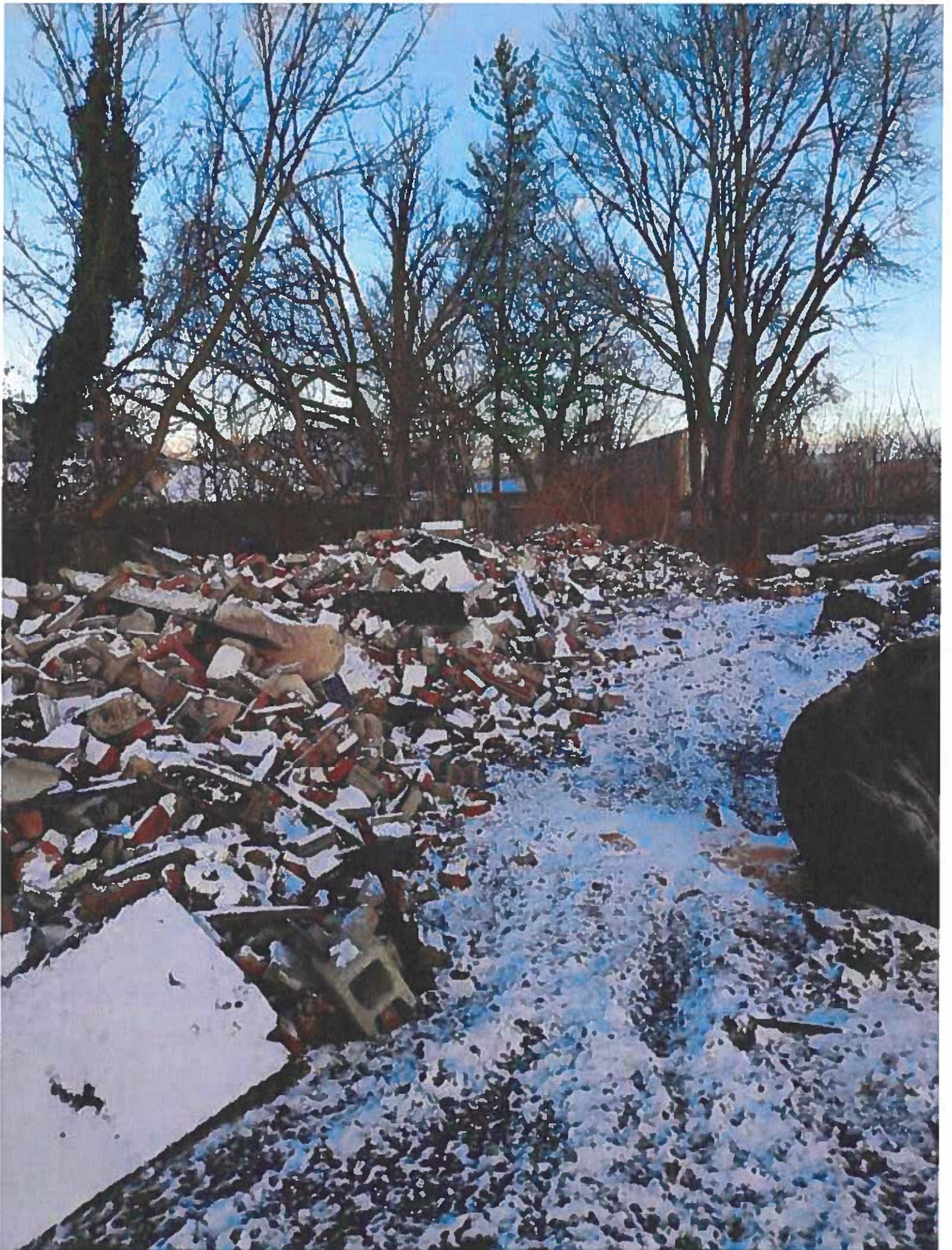
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# CITY OF LORAIN

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## Planning Commission

4. C.

Meeting Date: 03/04/2026

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Subject:

C.U.P. 03-2026 (Previously held in abeyance) 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.

---

### Attachments

Application and Site Plan

---



# CITY OF LORAIN

## PLANNING COMMISSION

Jack Bradley  
Mayor

CONDITIONAL USE PERMIT 03-2026

### 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 OF OWNER: RAKESH PATEL

ADDRESS OF OWNER: 35 OLD BROADWAY

CITY: GARDEN CITY <sup>PARK</sup> STATE: NEW YORK ZIP CODE: 11040

PHONE: (BUSINESS) (917) 405-0211 (RESIDENTIAL) \_\_\_\_\_

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

2217 EAST 42<sup>ND</sup> STREET LORAIN, 44055

SITE PLAN SUBMITTED: YES  NO

LETTER SUBMITTED: YES  NO

SECTION OF THE ZONING CODE INVOLVED: 143.07 (0) VEHICLE SERVICE STATION

REASON FOR REQUESTING THE CONDITIONAL USE: TO ADD NEW CANOPY AND (3) FUELING PUMPS TO EXISTING CONVENIENCE STORE-SEE ATTACHED COVER LETTER AND PROJECT DESCRIPTION

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

CONTACT PERSON:  
CARLETON MOORE!  
(216) 272-7653  
Applicant's Signature

12-13-2025  
Date

CWMSERVICES2015@GMAIL.COM

---

**lorain**

1 message

---

**CARLETON MOORE!** <cwmservices2015@gmail.com>

Thu, Jan 8, 2026 at 5:07 PM

To: CARLETON MOORE! &lt;cwmservices2015@gmail.com&gt;

## **COVER LETTER AND PROJECT DESCRIPTION**

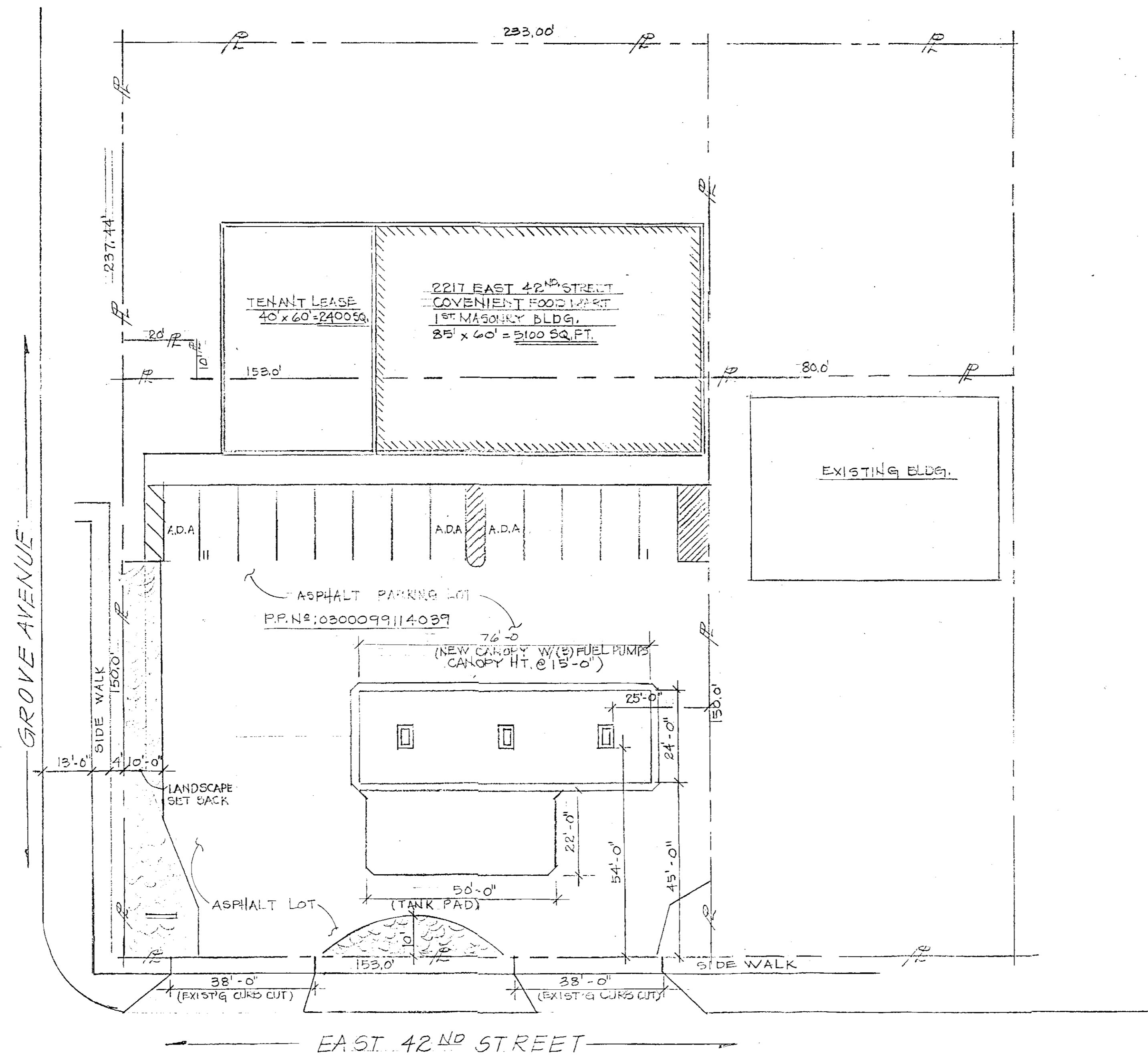
### **FOR NEW GAS STATION FUEL PUMPS AND CANOPY AT 2217 EAST 42<sup>nd</sup> STREET**

The following are references to Section 1143.07 (O) Vehicle Service Station

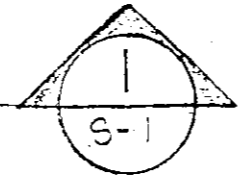
1. Yes- Lot width is 153ft.
- 2.No- The location is closer than 125ft to the intersection
- 3.No- There are two driveway entrances on East 42<sup>nd</sup>. Street
4. Yes- Landscaping is 10ft wide
- 5.No- Residential district is within 50ft. of this parcel
6. Yes- Over 43ft. away
7. Yes- Inside the store only. No items will be located outside the store
8. Yes- The height of the canopy is 15ft, and it is 45ft back from the property line  
LED downward directional lighting will be used in the canopy.
9. Yes- No rentals at this location
10. Yes- Does not apply
11. Yes- Does not apply
- 12.No- Does not meet the minimum parking spaces required

PROJECT DESCRIPTION

INSTALLATION OF NEW CANOPY WITH (3) FUELING PUMP DISPENSERS



SITE PLAN  
SCALE: 1" = 20'-0"



REVISIONS	BY

CWMI DEVELOPERS, INC  
cwmiservices2015@gmail.com  
(216) 831-6878

NEW FUEL PUMPS & CANOPY  
2217 EAST 42ND STREET

SITE PLAN

Date	12-15-23
Scale	AS NOTED
Drawn	CM!
Job	
Sheet	S-1
Of	Sheets

NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS.

1. LORAIN CSD BOARD OF EDUCATION  
E. 42 STREET LORAIN, OH 44055  
PARCEL N<sup>o</sup>: 030009116001  
MAILING ADDRESS: 2601 POLE AVE,  
LORAIN, OH. 44052
2. FIRST FEDERAL SAVINGS & LOAN ASSOC  
2233 E. 42 ST., LORAIN, OH, 44052  
PARCEL N<sup>o</sup>: 030009114032  
MAILING ADDRESS: 3721 OBERLIN RD,  
LORAIN, OHIO 44053
3. ARBOR GROVE LLC  
4112 GARY AVE  
APT. 102 LORAIN, OH. 44055  
PARCEL N<sup>o</sup>: 0300099114036  
MAILING ADDRESS: 301 W. MICHIGAN AVE,  
SUITE 411  
YPSILANTI, MI. 48197
4. LORAIN PLAZA LLC  
2225 E. 42<sup>ND</sup> ST,  
LORAIN, OH. 44055  
PARCEL N<sup>o</sup>: 0300099114028  
MAILING ADDRESS: 35 OLD BROADWAY  
GARDEN CITY PARK, NY.  
11040



# CITY OF LORAIN

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## Planning Commission

4. D.

Meeting Date: 03/04/2026

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Subject:

C.U.P. 04-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for a Boarding House, Section 1143.06(c), and Section 1123.02 Schedule of Allowed Uses in a R-3 High Density Residential district at, 514 E 32nd St. Sarah Simpson, agent, New Horizons Home Solution LLC, applicant.

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### Attachments

Application and Site Plan  
Recommendation Letter

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Jack Bradley  
Mayor

# CITY OF LORAIN

## PLANNING COMMISSION

CONDITIONAL USE PERMIT 04-2026

### 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 OF OWNER: Sara Simpson, New Horizons Home Solutions LLC  
ADDRESS OF OWNER: 482 Prospect St  
CITY: Berea STATE: Oh ZIP CODE: 44017  
PHONE: (BUSINESS) (216)288-8705 (RESIDENTIAL) \_\_\_\_\_

ADDRESS OF PROPERTY REQUIRING A CONDITIONAL USE IF DIFFERENT FROM ABOVE:  
~~18021~~ ~~18021~~ 514 e 32<sup>nd</sup> St Lorain OH 44055

SITE PLAN SUBMITTED: YES  NO   
LETTER SUBMITTED: YES  NO

SECTION OF THE ZONING CODE INVOLVED: 1143

REASON FOR REQUESTING THE CONDITIONAL USE: To utilize the home as boarding house

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

Sara Simpson

1/20/2026

Applicant's Signature

Date

## Re: Conditional Use Permit Application – Boarding House

Property Address: 514 E 32nd Street, Lorain, Ohio 44055

1

Applicant: New Horizons Home Solutions, LLC

Dear Members of the Planning Commission,

On behalf of New Horizons Home Solutions, LLC, this letter is submitted in support of our application for a Conditional Use Permit (CUP) to operate a boarding house at 514 E 32nd Street, Lorain, Ohio. The proposed use is a small, structured residential setting serving children in need of a stable, supervised home environment. The property and operations have been intentionally designed to fully comply with the City of Lorain's boarding house requirements while preserving the residential character of the surrounding neighborhood.

### Compliance with Boarding House Requirements

- 1. Health, Safety, and Neighborhood Compatibility:** The boarding house will be designed, maintained, and operated in compliance with all applicable city, county, and state health, safety, and building codes. Operations will be structured to minimize any potential disruptive impact on neighboring properties through on-site supervision, clear house rules, controlled occupancy, and consistent owner oversight.
- 2. Owner Residency and On-Site Management:** The property will have a live-in Resident Advisor (RA) residing on-site at all times. The owners of New Horizons Home Solutions, LLC will be present at the property on a weekly—and often daily—basis. This management structure meets and exceeds the ordinance requirement for owner presence or a resident manager.
- 3. Minimum Square Footage:** The dwelling contains approximately 2,784 square feet of livable area, exceeding the minimum requirement of 2,000 square feet.
- 4. Maximum Number of Boarders:** The boarding house will serve a maximum of five (5) resident children, in full compliance with the ordinance.
- 5. Parking:** The property provides nine (9) paved, on-site parking spaces, exceeding the required ratio of one (1) space per boarder plus two (2) spaces for the principal dwelling. All parking areas are existing and paved.
- 6. Utilities and Fire Safety:** The property is served by approved public sanitary sewer and water systems and meets all applicable fire and safety standards.
- 7. Meals:** Meals may be prepared and served in a common dining area exclusively for residents. No meals will be offered to the general public.
- 8. Cooking Facilities:** Cooking facilities are prohibited in resident bedrooms. All food preparation will occur in common kitchen areas only.
- 9. Refuse Storage and Screening:** Exterior refuse storage areas are fully screened from view by a six (6) foot privacy fence enclosing the backyard perimeter.
- 10. Floor Plan and Room Usage:** A detailed floor plan is submitted identifying the use of each room. All first-floor rooms will be utilized as titled in the layouts. Bedrooms include one (1) single-occupancy resident room, two (2) shared rooms with two beds each for four (4) residents, and one (1) single-occupancy room for the live-in Resident Advisor.

The property also includes a fully enclosed backyard secured by a six (6) foot privacy fence around the entire perimeter, providing a safe and contained outdoor space.

New Horizons Home Solutions, LLC respectfully requests approval of this Conditional Use Permit. We are committed to responsible operation, full compliance, and positive neighborhood integration.

Sincerely,

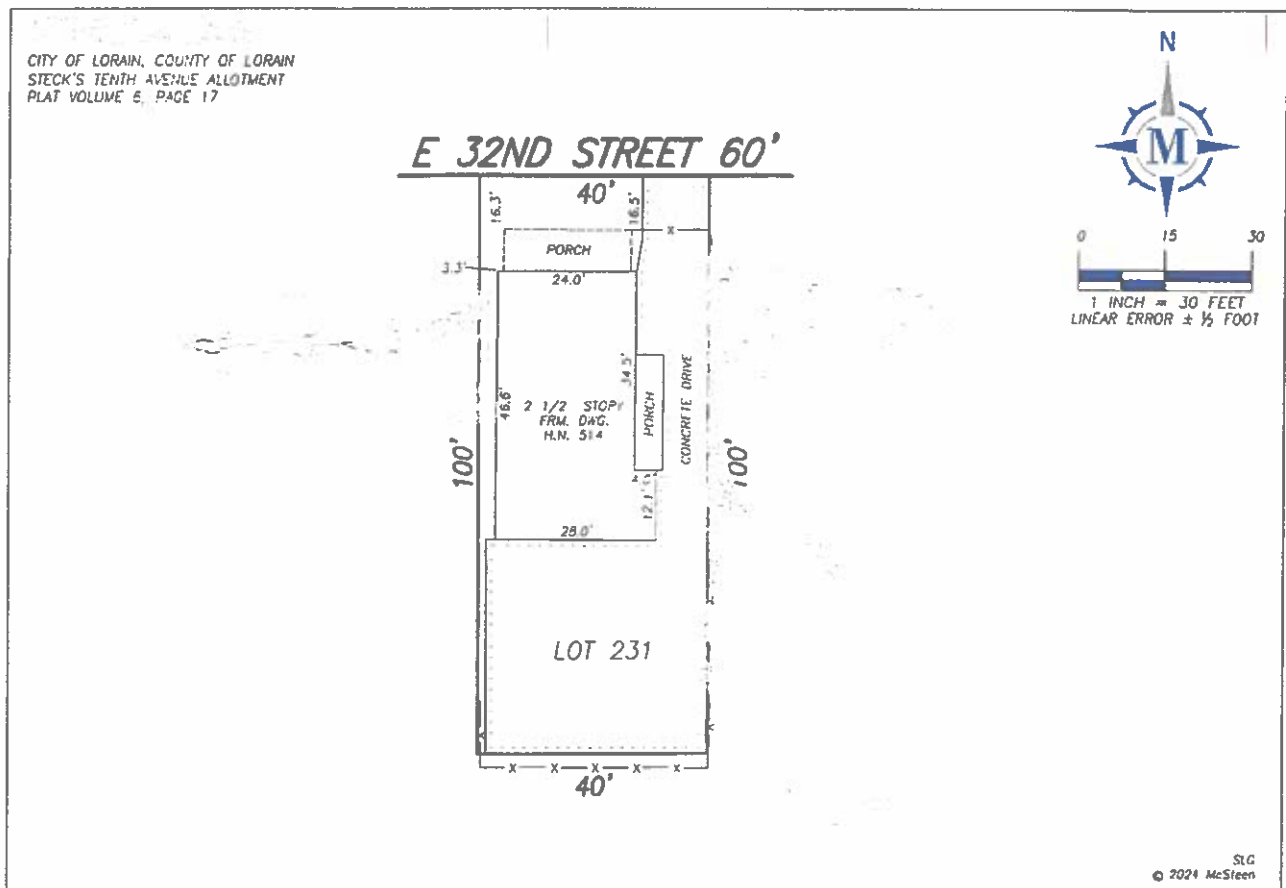
New Horizons Home Solutions, LLC

**Prepared for:** First USA Title Agency, LP  
 Synergy One Lending  
**Present Owner:** LUISA M. ORTIZ AND OMAR FELICIE  
 MIRANDA  
**New Owner:** NEW HORIZONS HOME SOLUTIONS LLC  
**Occupied by:** Vacant  
**Work:** None  
**Street Improvements:** None  
**Title Co. File #:** 43526



**Property:** 514 East 32nd Street  
 Lorain, OH, 44055

**Date:** 8/9/24 **Time:** 11:20am **Order #:** 2024-08-0128



**PROUDLY SERVING SINCE 1970**

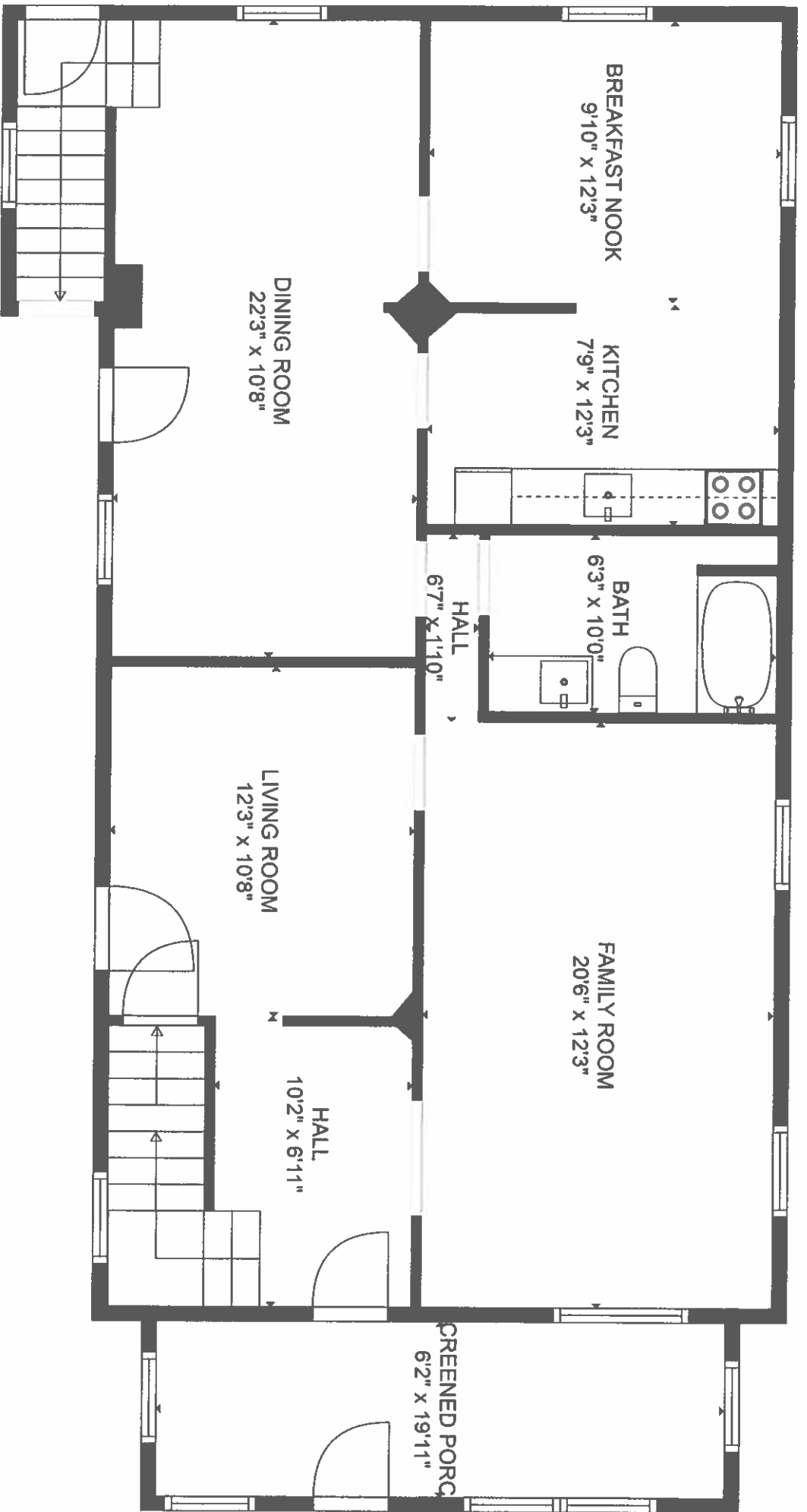
THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING PURPOSES ONLY. ANY OTHER USE OF THIS SURVEY IS UNAUTHORIZED, AND THE USER ASSUMES ALL RISK. LIABILITY FOR THIS SURVEY IS LIMITED TO FEES CHARGED IN PREPARATION.



Phone: (440) 585-9800

1415 E. 286th St., Wickliffe, OH 44092

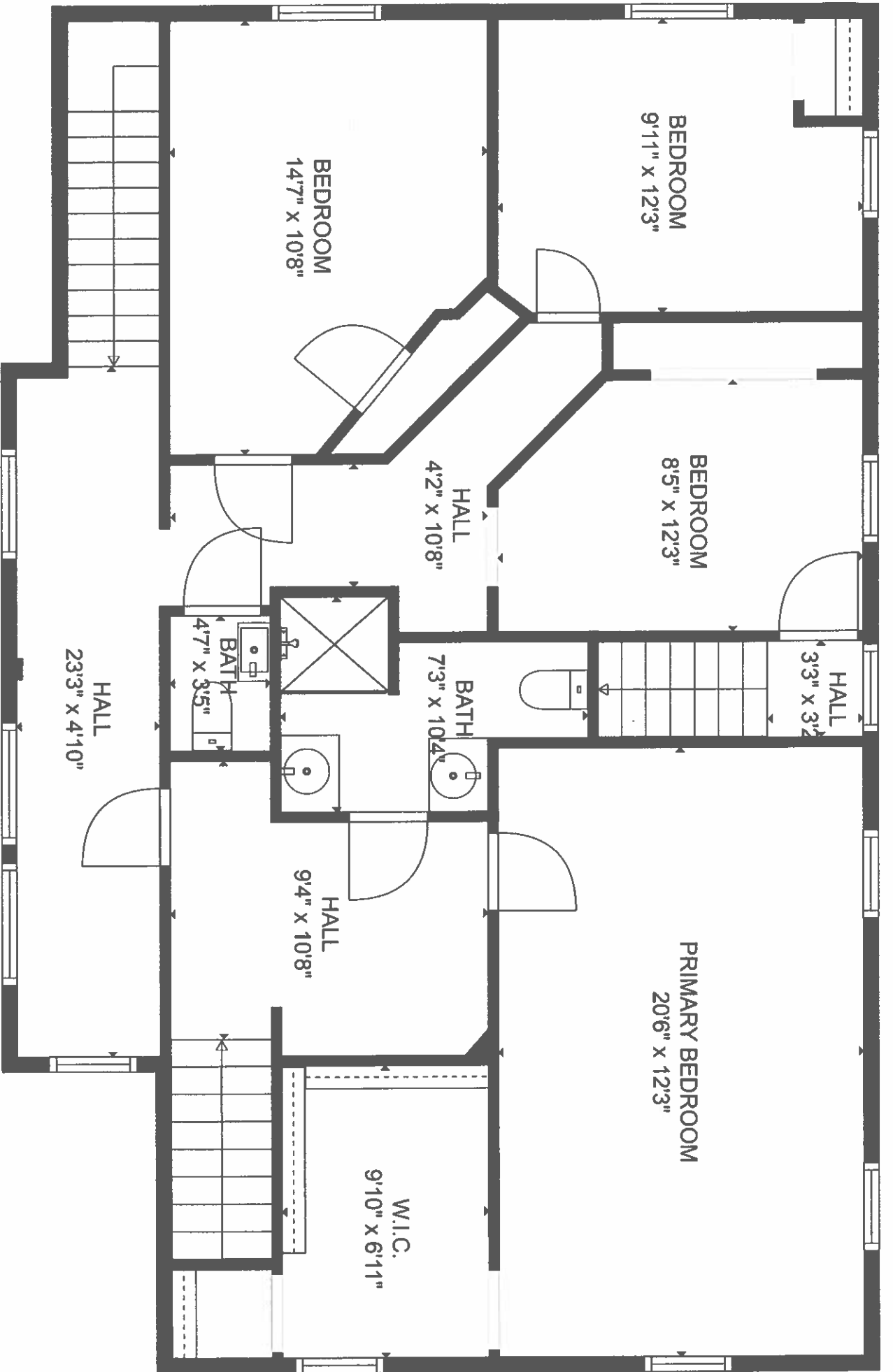
www.McSteen.com



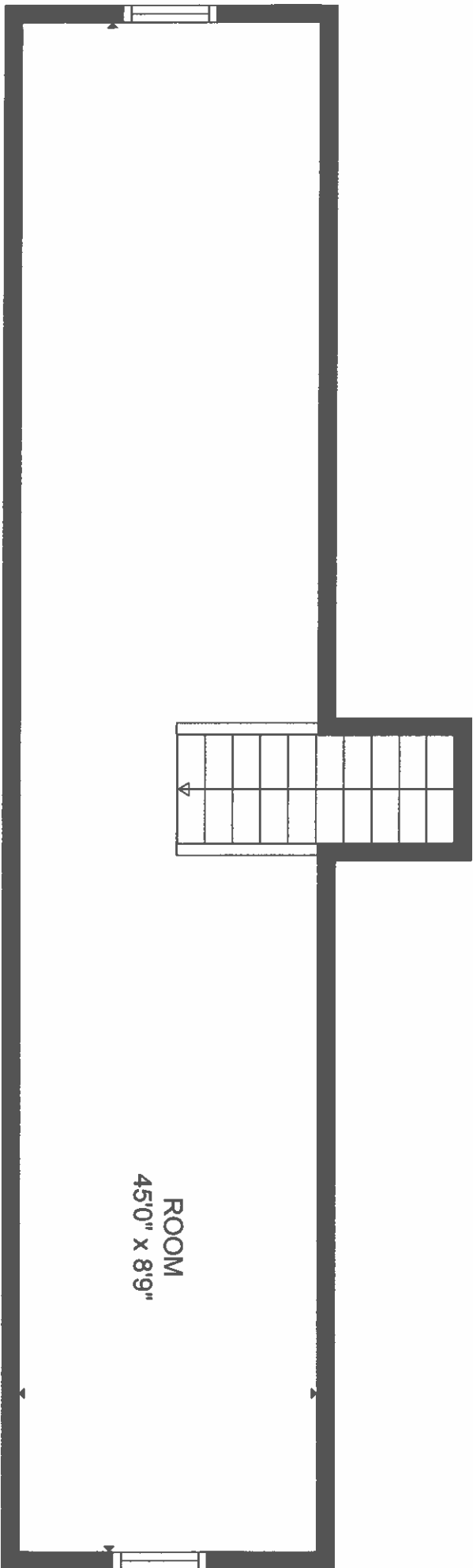
**TOTAL: 2628 sq. ft.**

FLOOR 1: 1081 sq. ft, FLOOR 2: 1206 sq. ft, FLOOR 3: 341 sq. ft  
 EXCLUDED AREAS: SCREENED PORCH: 123 sq. ft, LOW CEILING: 67 sq. ft, WALLS: 221 sq. ft

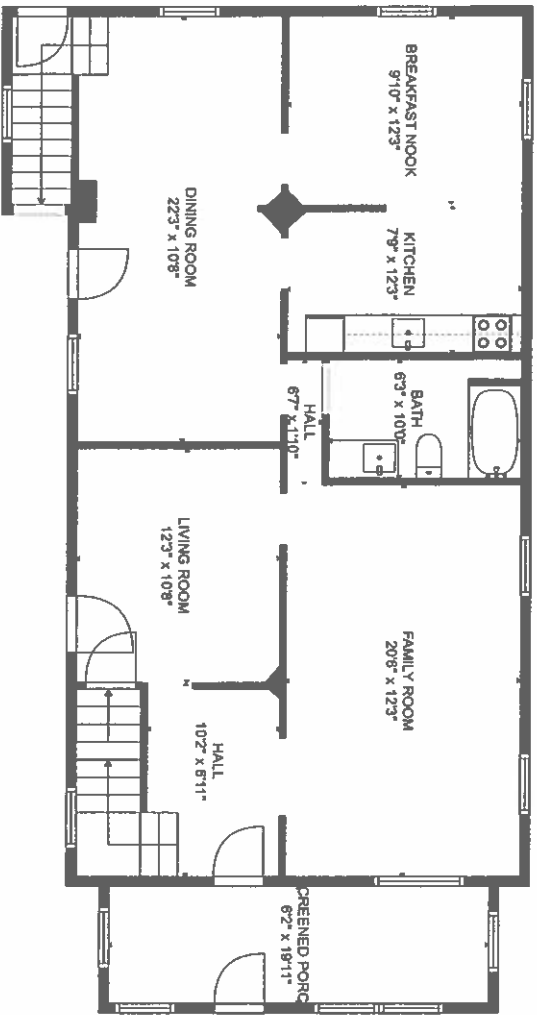
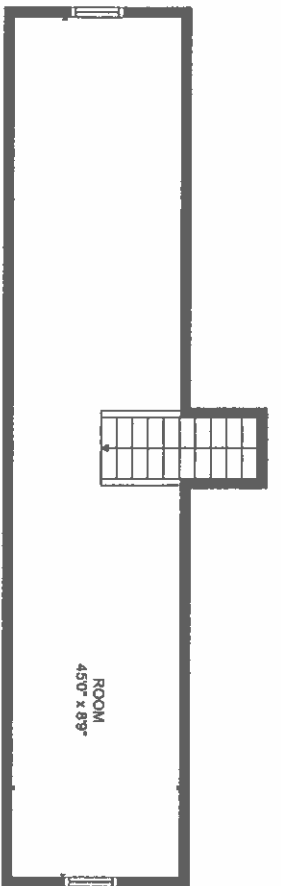
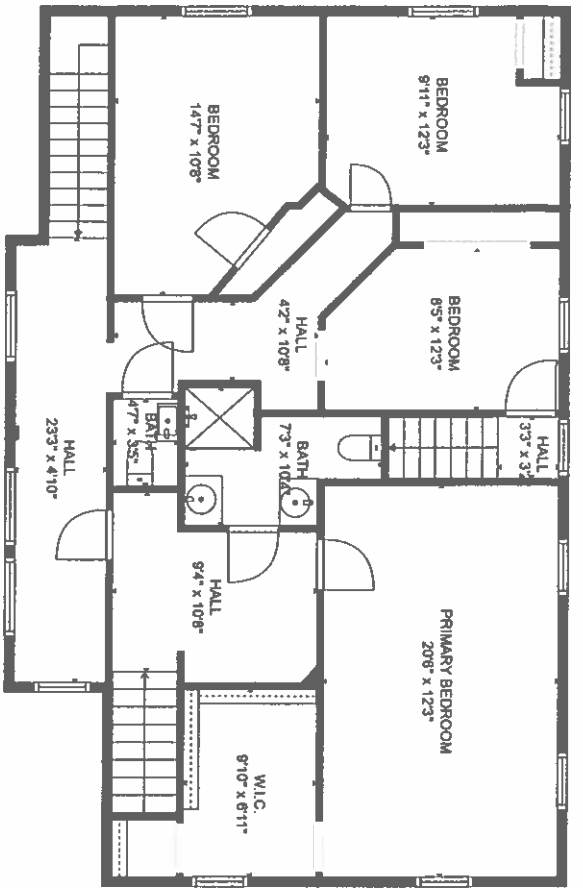
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**TOTAL: 2628 sq. ft**  
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 FLOOR 1: 1081 sq. ft., FLOOR 2: 1206 sq. ft., FLOOR 3: 341 sq. ft.  
 EXCLUDED AREAS: SCREENED PORCH: 123 sq. ft., LOW CEILING: 67 sq. ft., WALLS: 221 sq. ft.  
 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## **List of Abutting Property Owners**

Property Address: 514 E 32nd St., Lorain, OH 44055

1. 512 E 32nd St., Lorain, OH 44055 – Maria Silvia
2. 516 E 32nd St., Lorain, OH 44055 – Cedric and Amber Peyton
3. 505 E 33rd St., Lorain, OH 44055 – Sylvia R. Hickey
4. 513 E 33rd St., Lorain, OH 44055 – BSDA, LLC
5. Directly across the street: Vacant lot (no property owner)



Sara,

I received your voicemail and I did not forget about you. I think we have discovered a path forward.

I would recommend you submit a conditional use permit for a Boarding House.

<https://www.cityoflorain.org/DocumentCenter/View/4956/Conditional-Use-Permit-Application?bidId=>

Here are the requirements:

**A. Boarding House.**

1. The boarding house uses shall be so designed, maintained and operated as to comply with inspection and rules of applicable city or county health agencies and the regulations of all other applicable City codes, and to minimize possible disruptive effects on the character of adjacent and nearby properties.
2. The boarding house shall be the principal residence of the owner, who shall reside there when the boarding house is in operation. If the owner is not in residence in the dwelling unit for 14 consecutive days or more, a resident manager shall reside on the premises. In no case, however, shall the owner be absent for a period exceeding 60 days.
3. The boarding house shall contain a minimum of 2,000 square feet of livable area.
4. A maximum of five boarders shall be permitted, regardless of the size of the dwelling.
5. Parking shall be provided in accordance with *Chapter 14* at a ratio of one (1) space per boarder, plus two (2) for the principal dwelling. The design and construction of parking areas, service areas and access drives shall be as approved by the planning commission.
6. The property must have approved public sanitary sewer and water facilities and meet applicable fire and safety standards.
7. Meals may be served in a common dining area to boarders but shall not be made available on a commercial basis to the general public.
8. Cooking facilities in guest rooms are prohibited.
9. Exterior refuse storage facilities shall be screened from view on all sides by a six (6) foot solid decorative fence or wall, or by other screening approved by the planning commission.
10. In addition to the site plan required by this ordinance, a floor plan of the dwelling unit and the use of each room shall also be submitted with the conditional use application.

Please let me know if you have any questions.

Thanks,  
Matt





Jack Bradley  
Mayor

# CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir  
Director

David Faciana  
Chief Building Official

February 25, 2026

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: C.U.P. 04-2026 Submission for Planning Commission's review and consideration, a Conditional Use Permit for a Boarding House, Section 1143.06(c), and Section 1123.02 Schedule of Allowed Uses in a R-3 High Density Residential district at, 514 E 32nd St. Sarah Simpson, agent, New Horizons Home Solution LLC, applicant. **My responses are below in bold.**

Requirements for Conditional Use Permit 1143.06(c) Boarding House:

(1) The boarding house uses shall be so designed, maintained, and operated as to comply with inspection and rules of applicable city or county health agencies and the regulations of all other applicable City codes, and to minimize possible disruptive effects on the character of adjacent and nearby properties.

- **Currently in compliance with City standards**

(2) The boarding house shall be the principal residence of the owner, who shall reside there when the boarding house is in operation. If the owner is not in residence in the dwelling unit for fourteen (14) consecutive days or more, a resident manager shall reside on the premises. In no case, however, shall the owner be absent for a period exceeding sixty (60) days.

- **Not in compliance. See Zoning Board of Appeals application, BA 12-2026.**

(3) The boarding house shall contain a minimum of 2,000 square feet of livable area.

- **In compliance**

(4) A maximum of five boarders shall be permitted, regardless of the size of the dwelling.

- **In compliance (see cover letter)**

(5) Parking shall be provided in accordance with Chapter 1149 at a ratio of one (1) space per boarder, plus two (2) for the principal dwelling. The design and construction of parking areas, service areas and access drives shall be as approved by the planning commission.

- **In compliance**

(6) The property must have approved public sanitary sewer and water facilities and meet applicable fire and safety standards.

- **In compliance**

(7) Meals may be served in a common dining area to boarders but shall not be made available on a commercial basis to the general public.

➤ **In compliance (see cover letter)**

(8) Cooking facilities in guest rooms are prohibited.

➤ **In compliance (see cover letter)**

(9) Exterior refuse storage facilities shall be screened from view on all sides by a six (6) foot solid decorative fence or wall, or by other screening approved by the Planning Commission.

➤ **In compliance**

(10) In addition to the site plan required by this Ordinance, a floor plan of the dwelling unit and the use of each room shall also be submitted with the conditional use application.

➤ **Submitted, in compliance.**

Section 1143.03 General Review Standards

In addition to the specific requirements for conditionally permissible uses as specified in this chapter, the planning commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall determine that each use at the proposed location:

A. Is, in fact, a conditionally permissible use within the zoning district in which the property is located.

B. Will be consistent with the city's comprehensive plan and zoning ordinance.

C. Will be designed, constructed, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the vicinity.

D. Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

E. Will not involve uses, activities, processes, material, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

F. Will have vehicular approaches to the property that are the minimum necessary to provide adequate and safe access to the property.

G. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of significant importance.

Respectfully,



Evelisse Atkinson

Planning & Zoning Administrator