

PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, JANUARY 7TH, 2026
9:00 A.M.

Council Chambers. Lorain City Hall. 200 West Erie Ave. Lorain, OH

Call to Order: This meeting was called to order at 10:57 P.M.

Roll Call: Jack Bradley; Mayor, Kenneth Kramer; Member, Brandon Wysocki; Member, Rey Carrion; Member, Evelisse Atkinson; Planning and Zoning Administrator, Megan Warrens; Secretary, Dave Faciana; Chief Building Official and Chris Yates; Commercial Building Inspector.

Guests: Kate Golden; City of Lorain Engineering Dept, Kenneth Resar; Lorain Law Dept, Mary Springowski; Council at Large and Andres Arrocho, City of Lorain Code Enforcement.

Absent: Henry Patterson; Member.

Matters of 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 R-2 Transitional Residential District. Iraida Robles, Applicant.

Robles began this conversation by stating that the property in question had been abandoned for 20 years prior to him acquiring it. He added that although his plans for the use of this property have changed several times, his plan to convert this former commercial business use into a single-family residential occupancy will be his final decision, as he plans to occupy this property if approved. Robles added that if this application is denied, he will use this property for the commercial sale of automobiles. Carrion questioned if the blacktop would be replaced with grass as to adhere to residential standards. "Yes," replied Robles. He then supplied this commission with blueprints that showed a significant change in the appearance of this structure, turning this former storefront into the resemblance of a residential property. Atkinson added that if approved, the property in question will be a non-conforming use. She then suggested that the Board approve this application with the conditions that the property owner adheres to the building plans as submitted and substantially reduce the area of blacktop that exists in the front of the property listed. Bradley affirmed this suggestion.

Wysocki then made a motion to approve this application with the condition that the applicant adhere to the building plans submitted and significantly reduce the amount of blacktop that exists in the front of the property listed. Carrion seconded this motion. Motion Carried Unanimously.

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.

Bradley began this conversation by stating that this application should be held in abeyance due to the decision made by the Zoning Board of Appeals prior to this meeting. Atkinson informed the Board that they may entertain this case if it was their wish. Bradley further added that he would like to hold this case in abeyance so that the applicant can work to further meet the requirements of the code regarding the use of this property. Laboy agreed with Bradley.

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

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 members of this committee that this application meets all requirements as stated by the code. Bradley stated he would like to hold this application in abeyance for the reasons stated in C.U.P. 01-2026.

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

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. He added that the proposed development will also see the addition of 3250 linear Ft. of public roadway and a dog park to service this area. Denver Caskell, property owner of 3516 Yeager Rd stated that there has been an increase in traffic incidents regarding the current development of this area, two of which involved Mr. Caskell being struck from behind while exiting his driveway. Caskell further added that due to current development of this area, he has experienced flooding issues. Bradley then suggested that the applicant perform a traffic study regarding this application and that further

study into storm water retention be done. Resar suggested that no storm water runoff from this proposed development be directed to the storm water retention ponds that service the Wal-Mart department store. Golden also requested that no storm water detention basins be installed in the driveway aprons that service the proposed properties. The applicant agreed to the request of the traffic study and then informed this committee that all storm water will flow to the Northwest. Golden affirmed the applicant's statements and added that this would appease the requests of the Engineering Department. Kramer questioned if the Police or Fire Department had any issues with this amended application. "No," replied Atkinson. Bradley stated that this application should be held in abeyance for one month until further discovery can be made. Kramer affirmed Bradley's findings and made a motion to hold this application in abeyance. Wysocki seconded this motion. Motion carried unanimously.

F.D.P. 01-2026 Submission for Planning Commission's Review and Consideration, a Final Development Plan for Residential New Construction and 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.

Applicant Matthew Summer began this conversation by stating that all requested revisions by this commission were made and presented to City Council. Atkinson then informed this commission that approval of this application would be the final step of approval regarding this development. If approved, this development will consist of eight 3 story buildings and one clubhouse. Golden requested that the water lines that will service the proposed development connect to the existing 6-inch water main. She further added that all storm water runoff related to this project flows to the North. Dave Arselenk, property owner of 5520 W Erie Ave stated that he is concerned with storm water runoff affecting his property. Golden informed Arselenk that the storm water in question will be discharged to the lake via a drain that runs under the train tracks to the rear of the proposed development. She further added that all storm water infrastructure that services the proposed development will follow the guidelines of Lorain and State ordinances. Summer then informed Arselenk that the dumpsters that service the proposed development will be placed on the East side of the property. Arselenk affirmed this idea and suggested that the applicant consider installing a hedge row or fence on the property line that separates his property from the proposed development.

Wysocki then made a motion to approve this application on condition that the applicant adheres to the requests made by the engineering Department. Kramer seconded this motion. Motion carried unanimously.

Miscellaneous Comments: No miscellaneous comments were made at this meeting.

Adjournment: This meeting was adjourned at 12: 33 P.M.

Evelisse Atkinson. Planning and Zoning Administrator

Jack Bradley, Chairman

Recorded by: Chris Yates, Commercial Building Inspector