

PLANNING COMMISSION

MEETING MINUTES

May 6th, 2026

9:00 A.M.

Council Chambers. Lorain City Hall. 200 West Erie Ave

Call to Order: This meeting was called to order at 9:23 A.M.

Roll Call: Jack Bradley; Chair, Rey Carrion; Vice Chair, Brandon Wysocki, Member, Ken Kramer; Member, Evelisse Atkinson; Planning and Zoning Administrator, Matt Kuszniir; Planning and Development Director, Don Zaleski; Law Department, Ryan Bowers; Fire Chief, Andres Arrocho; Code Enforcement Supervisor, Mary Springowski; Council at Large and Chris Yates; Building Inspector.

Disposition of Minutes: Kramer made a motion to approve the minutes of April 1st, 2026. Wysocki seconded this motion. Motion carried Unanimously.

Matters of 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.

Carrion recused himself from this topic.

Zaleski spoke regarding this matter. Laboy spoke regarding this matter. Bradley spoke regarding this matter. Atkinson spoke regarding this matter. Wysocki spoke

regarding this matter. Kramer spoke regarding this matter. Kempton spoke regarding this matter. Potter spoke regarding this matter. Arocho spoke regarding this matter.

Wysocki made a motion to approve this application with the condition that the applicant strictly adheres to Lorain Codified ordinance 1143.07 (J). If the applicant does not adhere to this ordinance, The City of Lorain Planning Commission may revoke this application. Kramer seconded this motion. Motion carried unanimously.

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.

Carrion recused himself from this topic.

Bradley spoke regarding this matter. Atkinson spoke regarding this matter. Laboy spoke regarding this matter. Zaleski spoke regarding this matter. Springowski spoke regarding this matter. Kempton spoke regarding this matter. Arocho spoke regarding this matter. Kusznir spoke regarding this matter.

Kramer made a motion to approve this application with the condition that the applicant adheres to the guidelines as stated in City of Lorain Codified Ordinance # 1143.08. Wysocki seconded this motion. Motion carried unanimously.

F.D.P. 03-2026, Submission for Planning Commission's review and consideration, the Final Development Plan for an Indoor Self-Storage facility in an I-1 Light Industrial district, Chapter 1127- Industrial Districts and Section 1145- Site Development Plans located at, 2630 Colorado Ave. Jason Kucharski-agent, Rotar Industries LLC, applicant.

Zaleski spoke regarding this matter. Churski spoke regarding this matter. Bradley spoke regarding this matter. Atkinson spoke regarding this matter. Wysocki spoke regarding this matter. Carrion spoke regarding this matter.

Kramer made a motion to approve this application with the condition that the requirement of 8 parking spaces be adhered to and that the North and South entrances be installed in Phase 1 of this project subject to the approval of the variance previously granted to the applicant as stated in Zoning Board of Appeals application approval BA 12 – 2025. Wysocki seconded this motion. Motion carried unanimously.

Z.C.A. 02-2026 Submission for Planning Commission’s review and recommendation to Lorain City Council for the Zoning Reclassification of multiple parcels that require updated classifications and corrections, (see exhibits “A” through “K” for parcel information and maps). City of Lorain, applicant.

Wysocki spoke regarding this matter. Atkinson spoke regarding this matter. Bradley spoke regarding this matter.

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

Z.C.A. 03-2026 Submission for Planning Commission’s review and recommendation to Lorain City Council, the Zoning Reclassification of, 516 W 15th St, PPN 02-01-003-135-027 from an R-2, Transitional Residential District to a B-2 General Commercial District. 516 W 15 LLC, applicant.

Zaleski spoke regarding this matter. Bradley spoke regarding this matter. Plaza spoke regarding this matter. Carrion spoke regarding this matter. Wysocki spoke regarding this matter.

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

Miscellaneous Comments: There were no miscellaneous comments brought forth at this meeting.

Adjournment: This meeting was adjourned at 11:00 A.M.

Evelisse Atkinson, Planning and Zoning Administrator

Jack Bradley, Chairman

Recorded by: Chris Yates, Commercial Building Inspector