

**The Community Development Committee** held a meeting on **Monday, April 29<sup>th</sup>, 2024** beginning at 6:00 P.M.

**Committee Members Present:**

CD: Chair Callahan, Mitchell, Schneider, Oswald  
Finance: Chair Tollett, Davis, Schneider, Cerra, Siwierka  
Utilities: Chair Mitchell, Davis, Oswald, Armstrong, Stewart  
Absent: Lipian

**Administration and Department Heads Present:** Mayor Brubaker, Safety Service Dir Pyanowski, Law Dir Deery, Finance Dir Pileski, Asst Finance Dir Farrell, Engineer McKillips, Building Official Farkas, CD Dir Scott and Engineers Schneider, Dietz and Forthofer

**1. Approval of Community Development Mtg Minutes ~ April 9<sup>th</sup>, 2024.**

Mrs. Mitchell moved and that was second by Mr. Schneider to approve these minutes.

**MOTION CARRIES**

**2. The matter of a request to vacate a portion of 51<sup>st</sup> Street between Leona Street and Perkins Street.**

Referred By: McGregor, Pace and CHN Housing

*\* Note: This matter was passed by Planning Commission on 4/2/2024.*

A representative from McGregor PACE introduced herself, Lori Loesher, 9112 Fern Cove, Olmsted Falls. PACE is the program for the all-inclusive care for elderly. They've been awarded by the state to open a PACE Program in Lorain County. There is currently a PACE Program only in Cuyahoga County, so this is exciting. Most of their patients are nursing home eligible people and their goal is to keep them out of those nursing homes. Many of them are dual eligible; both Medicare and Medicaid. They provide medical and nursing care. Provide therapy, nurse practitioners, dietitians, meals, socialization. It's an all-encompassing program to keep the older adult in the community.

Law Dir Deery said since this is a vacation or partial vacation and she asked if there are any issues as far as utilities or anything like that that were discussed at Planning Commission.

Engineer McKillips said there are no issues and Building Official said there were no issues.

Mrs. Davis said this facility will be built in her area, which she welcomes. She asked for more details on this vacation request.

Law Dir Deery said this is a vacation of 51<sup>st</sup> Street and these parcels are owned by McGregor PACE who own everything on either side of 51<sup>st</sup> Street. So, the vacation of the street will not affect anything, based on the blueprint of the building.

Dir Pyanowski said it is a paper street which goes thru multiple parcels. There is no street in place. It may have been on the books for a long time and due to the desire to develop it, they are asking to take it off the paper.

Dir Deery said in order to complete the prior request that went thru, they are reworking these parcels in order for their building plan to go thru. The street that's not really there, but in formality, is there, so therefore the request for vacation needs to take place and that is what is being considered. Right now, that land is a street, but it was never used and is a right-of-way. By vacating it, it would be absorbed back into the adjoining parcels.

Mrs. Siwierka asked if 51<sup>st</sup> Street will be cut off and will be a stub street?

Dir Deery said right now 51<sup>st</sup> Street goes from Perkins and Leona but doesn't go any further.

Dir Pyanowski said it was a paper street which was on a plat, it was never built. When they separated parcel, they put a paper street with the idea that maybe someday it would be developed. McGregor now owns it and wants to build on it. What this vacation is saying is to take that proposed street, from a long time ago, so they can build in confidence on that property. Until recently, most of the area was wooded area, a street never actually existed.

Mr. Oswald said that during the PC meeting, it was brought up there are no underground sewers, storm drains, nothing.

**Motion Made by Mr. Oswald and second by Mrs. Mitchell to authorize an ordinance for the vacation of the 'said' street.**

**MOTION CARRIES COMMITTEE REPORT WRITTEN**

**3. The matter of a rezoning request of property located at 1267 Lowell Street.**

Referred by: Ty Stewart of Liberty Development

*\* Note: This matter was passed by Planning Commission 11/7/23 and Tabled at CD Committee 11/13/23*

Chair Callahan said this item will be Tabled again. There are currently numerous parties working on this matter.

*The evening's meetings continued with the JOINT Meeting which began at 6:15 P.M.*

*Once the JOINT meeting concluded, Chair Callahan asked for motion to adjourn the Community Development portion of this evening's meetings.*

**Motion was made by Mr. Oswald and seconded by Mrs. Mitchell to adjourn the Community Development portion of this evening's meeting at 6:48 P.M.**

**MOTION CARRIES**

***The evening's meetings continued with the Finance Committee Meeting which began at 6:50 P.M.***

*Respectfully Submitted by,  
Colleen Rosado, Secretary/Administrative Assistant*