

ELYRIA PLANNING COMMISSION

MEETING AGENDA (**REVISED**)

REV 1/1

MEETING DATE: Tuesday, April 1, 2025

TIME: 11:00 A.M.

PLACE: Council Chambers, Elyria City Hall, 131 Court St.

1. CALL TO ORDER

2. ROLL CALL

- Tom Aden _____ Sam Battle _____ Barry Hubbard _____ Jim Onderko _____
- Chris Pyanowski _____ Mayor Brubaker _____ Derrick Tedrow _____

3. APPROVAL OF MINUTES- March 4, 2025

4. MISCELLANEOUS CORRESPONDENCE – None

5. NEW BUSINESS- None

6. OLD BUSINESS: None

7. PUBLIC HEARING: 7

- 2025-100026: University Hospitals Elyria Medical Center, 620 East River St., Elyria, OH 44035, request for a re-zone from R-TH (residential two household) to B-G (Business General).
- 2025-100027: University Hospitals Elyria Medical Center, 630 East River St., Elyria, OH 44035, request for a re-zone from R-TH (residential two household) to B-G (Business General).
- 2025-100028: Ridgewater Development, 101 Brunswick Dr., request for a variance from section 1179.04 of the Elyria Codified Ordinances for 7.2 units per acre as opposed to the required 5 units per acre.

- 2025-100029: Jeanette’s Sanctuary Foundation, 38780 Chestnut Ridge Rd., Elyria, OH 44035, request a conditional use for the residence to be a short -term mental health facility in partnership with the Lorain County Veterans Services.
- 2025-100030: SGTAYLOR LLC, 910 Taylor St., Unit C, Elyria, OH 44035, request a conditional use for personal services.
- 2025-100031: Rodney Hilton, Xpress Asphalt Solutions, 131 Williams St, request a re-zone from R-TH (Residential-Two Household) to L-I (Light Industrial).
- Amending relevant ordinances for adult use marijuana facilities within city limits.

8. PLANNING COMMISSION CASES: 0

9. SUMMARY REPORTS OF DR APPLICATIONS THAT HAVE BEEN APPROVED BY THE DESIGN REVIEW STAFF –

- 2025-100020 – 344 Griswold Rd., Achieve Credit Union, the installation of signage.
- 2025-100023 – 140 Middle Ave., repainting exterior of buildings located at 140-142 Middle Ave and tuckpoint brick where applicable.
- 2025-100019 – 1100 Abbe Rd N., install one double sided aluminum monument Sign, non-illuminated with tenant names.
- 2025-100009 – 860 Cleveland St., Feliciano Towing, the installation of fencing.
- 2025-100010 – 250 Winckles St., installation of 6’ vinyl fence.
- 2025-100022 – 107 Oberlin Rd., Head Start Preschool, the installation of a playground.
- 2025-100015 – 540 Abbe Rd N., the installation of signage.

10. STAFF AND COMMISSION REPORTS: Zoning Code Update (Revision received 3-7-2025 from Consultant. (information emailed to members via email by Chris Schoenig on 3-17-2025).

11. ADJOURNMENT-

12. NEXT MEETING DATE: May 6, 2025

