

The COMMUNITY DEVELOPMENT COMMITTEE held a Meeting on MONDAY, NOVEMBER 25TH, 2024 which began at 6:00 P.M.

CD PRESENT: Chair Callahan, Mitchell, Oswald, Schneider, Lipian

FINANCE PRESENT: Vice Chair Tollett, Cerra, Davis, Schneider, Absent: Stewart

OTHERS PRESENT: Law Dir Breunig, Safety Svc Dir Brubaker, Finance Dir Pileski, Police Chief Pelko, Engineer McKillips, Public Works Dir Conner, Fire Chief Pronesti

1. The matter of approval of the October 28th, 2024 CD Meeting Minutes as circulated.

Mr. Schneider moved, second by Mrs. Mitchell to approved these meeting minutes.

MOTION CARRIES

2. The matter of Rezoning Permanent Parcel Number 06-24-002-000-017 located at the corner of Brunswick Drive and West Ridge Rd., from Business Neighborhood to Residential-Medium Density.

(This matter was approved by PC on Nov. 5th, 2024)

Referred By: Bob Yost of Ridge Water, LLC.

Mr. Schneider asked to recuse himself on discussion of this matter due to a potential business conflict of interest and he will abstain from voting on agenda items #'s 2 and 3.

Mr. Bob Yost of Yost Construction, 260 S. Logan said they are pursuing the property at the corner of Brunswick and West Ridge Road for cluster housing, similar to what they've done at Ridge Water and Oak Tree. It will be 50 units and sets on 8 acres and there will be about 40% open space. He did submit preliminary plans. The only change that was made was the location of the retention basin based on the outlet from the property.

Dir Deery wanted the committee to know that PC approved this matter on November 5th and there were no conditions.

Mr. Lipian asked to recuse himself on the discussion of this matter and will also abstain on voting on this matter as well.

Motion made by Mr. Oswald and second by Mrs. Mitchell to authorize the approval of the final plat for the 'said' subdivision.

AYES – Mr. Oswald, Mrs. Mitchell, Mr. Callahan

Recused – Mr. Lipian, Mr. Schneider

MOTION CARRIES

3. The matter of a Conditional Use Permit for Permanent Parcel Number 06-24-002-000-017 located at the corner of Brunswick Drive and West Ridge Rd., for a proposed subdivision to be constructed. *(This matter was approved by PC on Nov. 5th, 2024)*

Referred By: Bob Yost of Ridge Water, LLC.

Mr. Bob Yost of Yost Construction, 260 S. Logan said this does require a conditional use based on the zoning.

Mr. Lipian asked to recuse himself on the discussion of this matter and will also abstain on voting on this matter as well.

There were no questions or concerns on this matter.

Motion made by Mrs. Mitchell and second by Mr. Oswald to authorize the approval of the 'said' conditional use permit request.

AYES – Mr. Oswald, Mrs. Mitchell, Mr. Callahan

Recused – Mr. Lipian, Mr. Schneider

MOTION CARRIES

4. The matter of Rezoning of multiple Permanent Parcels located along Lorain Blvd. and Morgan and Brace Avenues from Residential-Medium Density and Business-Neighborhood District to Business-General District.

(This matter was approved by PC on Nov. 5th, 2024)

Referred By: Fleet Management, Inc.

Jason Hammond, Economic Development/Real Estate Broker, working with Fleet Management, Inc., 4152 Ford Ln., Vermilion, Ohio.

Mr. Hammond said this is his client's property and is bisected by Brace Avenue, approximately 1.5 acres of frontage along Lorain Blvd. and under 1 acre on the south side of Brace Ave. There is a total of 14 parcels that consist of the property. They had the property surveyed and are proposing a lot consolidation for all the lots on Brace into one parcel and then they reconfigured the parcels on the south side to have one group to be rezoned as General Business, those would be the parcels that have frontage along Lorain Blvd., and then four that have frontage along Brace. They agreed for those parcels to remain as residential R-MD, which is the current zoning. Note: some of these parcels are already zoned Neighborhood Business, but they would like the General Business designation better because it offers a greater flexibility of potential commercial uses for the parcels with frontage along Lorain Blvd.

Mr. Hammond said the client, Julie Cox is in the audience and available for questions. Fleet Management is a holding company that is owned by Ms. Cox's father who is 92 and not able to be here. She is looking to dispose of some of his assets. They are not looking to develop the property themselves, they are looking to dispose of it.

Mr. Hammond said they would be happy to work with City officials on a redevelopment plan for potential use that would fit in nicely with the surrounding neighborhood.

Mrs. Davis said General District opens up a lot of possibilities of what can be put there.

Building Official Farkas listed what possibilities of General District could be.

Those of what would be permitted outright are; allied health facilities, automotive sales, child care facilities, clubs, commercial recreation, commercial schools, convenient businesses, dental and medical clinics, drive-in facilities, educational institutions, fast food restaurants, financial institutions, government buildings, health unit offices,

hospitals, hotels, motels, kennels, neighborhood retail business, non-commercial recreation, nursing homes, off-premise signs office, public parking, personal services, printing and publishing, religious places of worship, research and development laboratories, residential (except 3-household or less), restaurants, retail business, shopping centers, taverns, veterinarian offices, animal hospitals, wholesale business and any other use determined by the building inspector to be the same general characteristic.

Mrs. Davis said with all of those options, to turn it into this district, there are residential homes there now with kids and families and there is no worry of traffic and they would prefer to leave it as neighborhood district, so that homes can be built there but none of those other type of businesses. She is not in favor of this.

Mr. Hammond said some of these parcels are already zoned neighborhood business, what is allowed as neighborhood business vs general business?

Official Farkas listed what is permitted in a business neighborhood district; child care facilities, clubs, educational institutions, financial institutions, neighborhood retail business, non-commercial recreation, offices, personal services, places of worship, restaurant, (seating not to exceed 20), any other use determined by the building official to best fit.

Law Dir Deery said the original application that was okayed by PC was the parcels fronting Lorain Blvd., the parcels up near Brace have been removed and will remain as residential.

Mr. Schneider asked about the parcels that are currently neighborhood business. Mr. Hammond said those are the parcels that have frontage along Lorain Blvd. and southernmost part of these parcels. The half of the property that is south of Brace in the neighborhood business have frontage along Lorain Blvd. They thought it would be a compromise to remove the parcels along Brace from further consideration for commercial and just have them retain their current R-MD zoning.

Mr. Lipian said he's looking at the general business vs neighborhood district. There is overlap between neighborhood district, but there are some things in the general district that aren't allowed in neighborhood district and based on a quick audit, that looks to be automotive sales, clubs, convenience business, health unit office, hotels, motels, kennels, publishing, laboratories, things of that nature which are things on general but not on the current zoning for the neighborhood district.

Mr. Hammond said by removing the four parcels with the frontage on Brace, we are now taking the southern part of that property down to 2/3rd of an acre and most new commercial development won't touch anything under an acre, therefore the possible fits is going to be limited by the size of the property. With respect to traffic flow for the neighborhood, there will never be a fast food restaurant or gas station off of a main road and onto a marginal street. The most likely development would be some sort of service like a salon or some kind of office, to benefit from street visibility, but doesn't rely on retail traffic.

Mrs. Mitchell said there was a retail store for many years as she was growing up. They have to take the entire neighborhood into consideration. No one wants a car lot or salon as their neighbor. We have to think about our residents that we represent and support.

Mr. Hammond brought up the business that is there, Action Door and asked if that creates a nuisance for the neighborhood?

Mr. Schneider asked if it was rezoned and there was a request for something to be built, is there required screening between the commercial and residential?

Official Farkas said there would first be a zoning request to see what proposed use could be? If it made it through the zoning filter of being a permitted use, the next step is plan submittal and aesthetics.

Mrs. Davis asked that we think about this before we move forward and turn it into this business district.

Mr. Oswald asked if they can combine all the parcels so that a business could be built on all of them combined?

Official Farkas said that is what they plan to do.

Mr. Hammond said the property currently consists of 14 small parcels and has been on the market several times in the last decade and no offers made. He doesn't see new houses being built there in the foreseeable future and keeping it as is, it will continue to be an empty field that generates little to no economic impact to the City.

Law Dir Deery asked the total size of all the parcels?

Mr. Hammond said it's about 2.5 acres, 1 and a half acres north of Brace and just under one acre is south of Brace and bisected by the street.

Mr. Lipian said there appears to be concerns and asked if there is a next more restrictive zoning behind the business-general?

Mr. Hammond said it would be neighborhood-business which part of the property is currently zoned. He will talk to his client to make sure that would be an acceptable compromise. It was more prevalent years ago to have retail and commercial businesses mixed in with neighborhoods, but, that's not how it's done today. Additional uses that business general contains that are outside of business neighborhood are probably not likely end used for many reasons. He would encourage his client to consider business neighborhood as a compromise for the remainder of the properties.

Dir Deery said City Charter indicates that when PC makes a recommendation, Council shall hold a Public Hearing and that would be the case because there are no exceptions listed in the charter provision, so even if the committee votes against this, there would still be a Public Hearing held.

If the applicant wishes to amend their application, it would go back to PC.

Mrs. Mitchell reminded that yes, we can tell a business that a screening is needed, but getting them to do it is a different thing. It took many years to get screening at the old Moen Building.

Mr. Schneider asked for the parcels to be clarified.

Official Farkas said block one refers to the northern most section on Lorain Blvd., those parcels are zoned R-MD. Block two, going south, two of the parcels at the intersection labeled subplot one and two are currently zoned R-MD and as you go north, those are zoned B-N Business Neighborhood and if you go south west, the lots that were originally submitted but were withdrawn are also zoned R-MD, (those are now out of the rezoning request, per the applicant).

Mr. Schneider said the plan is actually bringing the commercial and residential further apart from what it currently is because R-MD butts up against B-N in two spaces and will be distancing the commercial and residential more with the proposed plan than it currently is.

Official Farkas said yes, that is how he reads it.

Mr. Hammond asked if the City would want to purchase the property, his client would be happy to sell for a development, green space or a park.

There are residents who were present to speak.

1. Charles Miller, 374 Parmely Ave. said he is against this. That neighborhood has been struggling for a number of years. He believes that the current administration is working to change this neighborhood. What they need is more homes, housing for people in this city. If this turns to Business you can't build houses there. It would be a disservice to the community if this moves forward.

No one else chose to speak.

Mr. Lipian asked if this should go back to PC.

Mrs. Davis said that she would prefer it to go back to PC.

Dir Deery said the only point of it going back to PC would be if the applicant was to change the request, otherwise there would be no point to ship it back and PC has already made their recommendation.

Dir Pyanowski asked if without an amendment asked for by the applicant, would PC even have jurisdiction to hear it again if nothing new would be brought before them.

Dir Deery said that is a fair point.

Mr. Hammond asked if this would go to City Council for a vote on the rezoning and as it was approved by PC, so at the Council meeting would it be B-G or could there be a compromise?

Dir Deery said there would be a public hearing and legislation which would be drawn up would be for the initial application request and what was approved by PC.

Mrs. Siwierka said that PC has already approved and any changes that would be made would have to go back to PC and applicant would have to resubmit and everyone would have to be notified.

Mr. Hammond said his client would like to move forward as the application was originally proposed.

Motion made by Mr. Schneider and second by Mrs. Mitchell to authorize the approval of the 'said' rezoning request.

Roll call vote:

Mitchell – Nay,

Callahan – Nay,

Lipian – Nay,

Oswald – Nay,

Schneider – Aye

(4 Nays, 1 Aye) Minority Report

MOTION CARRIES

5. The matter of the adoption of the CHIP Policy & Procedures Manual updates and submission to the Ohio Dept of Development Office of Community Enhancements.

Referred By: CD Manager Almobayyed

Manager Almobayyed said this is for the CHIP private owner Rehab activity which is to address problems throughout the house and in most cases it's mechanical systems, electrical, plumbing, heating and structural components; roofing and walls. When an applicant is awarded this, a mortgage is placed on the property for the cost. The proposed change would satisfy the remaining balances on mortgages that were extended prior to the CHIP program year 2021. They would follow in accordance with the current policy. Prior to 2021, there was an antiquated policy which would collect either the 20% balance of the loan or the entire amount if the homeowner moved out or the estate of the property was probated. In March 2021 the Ohio Development Services Agency issued a program policy which required that all loans be 100% forgiven at the end of the loan term, which is 5 years. This change would match the current policy which is a 0% deferred interest loan with a declining balance of 20% a year for 5 years and after that the loan is 100% forgiven.

There intentions are to request this change with our CHIP rep and they are in support of this. We are asking for approval to amend the policy so that all of the applicants who rec'd CHIP funding prior to these changes are placed under the same policy that the current applicants currently receive.

Mrs. Siwierka asked how many will this effect? How will they be notified?
There are 80 files with either 20% or 100% balance on the loans going back to 1993.
And they will be mailed a satisfaction letter.

Motion made by Mr. Oswald and second by Mr. Schneider to authorize an ordinance to authorize the adoption of the 'said' manual.

MOTION CARRIES

Chair Tollett called Finance to Order at 6:55 for the Joint Meeting with Community Development and Finance.

The evening's Community Development Committee Adjourned at 7:10 P.M.

Motion was made by Mrs. Mitchell and second by Mr. Lipian to adjourn the CD meeting at 7:07 P.M.

MOTION CARRIES

*Respectfully submitted by,
Colleen Rosado,
Council Clerk Secretary/Administrative Assistant*