

**The COMMUNITY DEVELOPMENT COMMITTEE held a Meeting on MONDAY, MARCH 10<sup>TH</sup>, 2025 beginning at 6:00 P.M.**

**COM DEV PRESENT:** Chair Schneider, Mitchell, Oswald, Callahan

**FINANCE PRESENT:** Chair Tollett, Cerra, Davis, Schneider

**OTHERS:** Stewart, Armstrong

**EXCUSED ABSENSE:** Lipian, Siwierka

**OTHERS PRESENT:** Law Dir Deery, Mayor Brubaker, Safety Svc Dir Pyanowski, Asst Dir Calvert, Finance Dir Pileski, Fin Dir Farrell, Engineer Schneider, Planning Dir Schoenig, Public Works Sup Curtiss, Public Works Sup Conner, Building Official Farkas

**1. The matter of approval of meeting minutes from the Community Development Committee Meetings, as circulated, from:**

**November 25<sup>th</sup>, 2024, December 16<sup>th</sup>, 2024 and January 13<sup>th</sup>, 2025.**

**Motion made by Mrs. Mitchell and seconded by Mr. Oswald to approve the ‘said’ meeting minutes as circulated.**

**MOTION CARRIES**

**2. The matter of a Conditional Use Permit for 1000 Lowell Street.**

Referred By: 1000 Lowell, LLC

*(This matter was approved by Planning Commission on 3/4/2025)*

The applicant, Glenn Pickens, 2150 St. Clair Ave., Cleveland, 44114. Mr. Pickens owns a salon suite building at 1000 Lowell St., which is the old EST Bank Building. The building houses 15 suites of anyone in the beauty industry, aestheticians, hair stylists, nail techs, tattoo artists. He thought the conditional use permit he got in 2022 was a catch all for these salons. He is now seeking a conditional use for this salon.

Mr. Callahan said he happened to drive past it earlier in the day and he said the building looks very nice and he thanked Mr. Pickens for improving the building and bringing business into Elyria.

Planning Dir Schoenig said this is a request for a conditional use for tattooing, aesthetician, permanent make-up, nail tech, licensed beauty providers. The initial request for conditional use in 2022 covered for the terms of personal services for a shop and salon. This is in a light industrial area where personal services are permitted and they are recommending approval.

**Motion was made by Mrs. Mitchell and second by Mr. Oswald to authorize an ordinance to approve the ‘said’ conditional use request.**

**MOTION CARRIED COMMITTEE REPORT WRITTEN**

**3. The matter of discussion of Chapter 735 of the Elyria Codified Ordinances, regarding Massage Parlor Establishments.**

Referred By: Ward 7 Council Member Cerra and Asst. Dir Calvert

Dir Calvert said this matter was brought to her attention during one of the town hall meetings for the zoning code update by Ms. Young who is the owner of Studio 828 on Cleveland Street. It was brought to the attention that there were a number of outdated requirements that the city had in order for her to get approval to offer massage services at the salon that she owns. They were all in agreement that some of the requirements did seem to be outdated. Dir Calvert met with Law Dir Deery and Mr. Cerra about how to move forward and changes needed to be required to meet the intent of the code but to make it easier for salon owners to be able to offer these services.

Ms. Young's situation has been resolved, but, she was kind enough to be here this evening to share her experience and suggestions on the City can better support business owners like her.

Shakana Young, 313 Olive St. introduced herself to the committee. She is a salon owner for 10 years and recently relocated to Cleveland Street. When she went in for her permit for her salon and spa and was questioned what the spa will consist of. She does hair, nails, esthetician and massage. The zoning for the business was fine. Then she was given the ordinances and she noticed they were outdated. There were rules about having children in the business and having unobstructed windows on the massage room door. She was required to get a business license thru the City, though she is already licensed thru the state as well as for the employee that she was going to hire. She was told there needed to be a window on the door so that if the police were called, they can look inside. Having a window is a violation of privacy and hippo privacy because they are licensed medical massage therapists. These old rules didn't make sense. She asked Mr. Farkas and Mr. Schoenig come to the salon so they can see first hand how her business works. She was then invited to the zoning meeting where she met with Dir Calvert and they were able to discuss and get approvals.

Chair Schneider thanked Ms. Young for sharing her experience with the committee.

Law Dir Deery thanked Dir Calvert and Councilman Cerra for bringing this forward. These ordinances are from 1988. Unfortunately, there are certain businesses that do engage in practices that do necessitate for the city to have regulations. There is a category of businesses that are regulated by the state of Ohio that follow those rules and not knowing why, we as a city would try to supersede those rules. If someone is a certified licensed massage therapist through the State, and they meet zoning and building codes, why would all these extra rules be needed? She did some research on other cities and has passed out the ordinance from city of Huber Heights. If a business has a licensed or certified massage therapist as defined by the Ohio Revised Code, on staff, our city ordinances would not apply. It would be up to council if they would want that business to go through our permitting process in addition to the State requirements. This is only for discussion this evening and she welcomes feedback.

Dir Calvert added that she thinks there are a number of rules that need to be reconsidered.

Mrs. Mitchell thanked Dir Calvert and Ms. Young for this conversation. She agrees that it would benefit these business owners if the committee looks into these rules and updates them.

Mr. Armstrong asked how many massage parlors are in the city?  
Are we checking in on these businesses every year?

Dir Pyanowski said he did not have the number of massage parlors in the city. He said they have gotten reports on occasion on something that didn't look right and they used that as an opportunity to inspect and we shut one down through that process.

Mr. Armstrong asked why Ms. Young had to go through the process even though she is state certified?

Dir Pyanowski said the individual Ms. Young was going to hire was state licensed and he made the building department aware of that and that is when they decided that the exemption did apply. There was a little change of direction and once we had the information and that did apply.

Mr. Oswald asked if we can defer to state license or do we have to change our rules?

Law Dir Deery said that council will have to take action to repeal the old language and she will work something up and if council chooses, our ordinances could state that if an entity has on staff someone who is regulated by the state, then they do not need to go through the process of getting a local permit. However, if someone is not, then they would need to abide to our rules and go through the local process.

Ms. Young said because this is a state license thing, anyone that is not state licensed, should not even have the opportunity to work in that field.

Dir Pyanowski said there are instances where someone has a state license and we still have local requirements, such as marijuana, it's not hands off just because the state issues a license. There is a balance to be had.

Mrs. Davis welcomed Ms. Young to the city and the council is openminded and they are willing to go the extra mile to see what they can do help Ms. Young and what would be beneficial to bring other businesses to the city.

Law Dir Deery said there have been no finalized changes and she suggested that this be continued for further discussion and she could bring a draft back to the committee at the next meeting.

***Chair Schneider said this matter has been tabled and will be on the March 31<sup>st</sup> Community Development Committee Meeting Agenda.***

***Chair Tollett called Finance Committee to order for the JOINT Meeting which began at 6:26 P.M.***

*Chair Schneider asked for a motion to adjourn this evening's Community Development Committee Meeting.*

**Motion made by Mr. Callahan and seconded by Mrs. Mitchell to adjourn the Community Development Committee Meeting at 6:43 P.M.  
MOTION CARRIED**

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