

**ZONING BOARD OF APPEALS-SPECIAL CALL
MINUTES**

**DATE: July 14th, 2021
TIME: 9:00 a.m.
PLACE: Council Chambers**

Mr. Washington: Good morning, everyone. The date is the 14th of July. The time right now is about 9:02am. I'd like to call the Zoning Board of Appeals to commence at this time. Can I get a roll call, please?

Mr. Crawford: Mr. Washington?

Mr. Washington: Present.

Mr. Crawford: Fire Department?

Chief Radman: Present.

Mr. Crawford: So, Chief Radman in place of Assistant Chief Neal. Correct statement?

Chief Radman: Yes.

Mr. Crawford: Mr. Kramer?

Mr. Kramer: Present.

Mr. Crawford: Mr. Patterson?

Mr. Patterson: Present.

Mr. Crawford: Mr. Nardini? I know he is absent. We do have a quorum.

Mr. Washington: If you'd like, please at this time, do we have members of the audience that need to be sworn in?

Mr. Zaleski: What's your first item up?

Mr. Washington: First item for matters of consideration, Drew would you read that please?

Mr. Crawford: Yes. The first item today, which was held over from the July 7th's Zoning Board of Appeals is B.A. #13-2021, 1730 West 19th Street, Variance requested for front, rear, and side setbacks in I-1 (Industrial-1) zoning. Section 6.03, table 6.03-1, Area, Height,

and Placement Requirements. Front—30 feet setback, Rear—35 feet setback, Side (interior) setback—20 feet. I-1 zoning. Jas Gill, applicant. Matthew Hasel, representative.

Mr. Zaleski: Sir, will you raise your right hand? Do you promise to tell the truth, the whole truth and nothing but the truth? Thank you.

Mr. Crawford: Just for the board's consideration you should have the full packet that was provided by Mr. Hasel a couple days ago, which is updated from last week. Yes. Thanks.

Mr. Hasel: Good morning. My name is Matt Hasel, with Adaptive Engineering. Address 5065 Oberlin Avenue, Lorain Ohio. And I'm here representing the applicant for 1730 West 19th Street, who is under conditional contract to purchase the property to use as a self-storage facility pending conditional use and variance approval. So, this site is the former Cleveland Demolition site it is zoned I-1. Setbacks are front- 30 foot, side- 20 foot, rear- 35 foot. As Mr. Crawford mentioned we're here to seek a variance for said setbacks. Adjoining properties are residential across the street, a City of Lorain Schools maintenance and deliveries complex to the west, a vacant lot owned by Lorain County Habitat for Humanity to the east as well as an exterior storage with some buildings to the northeast. All of the adjoining on the east, west and northeast are also zone I-1. Across the street would be the residential, to the south. Our request is to remove the side and rear setbacks and reduce the front to five foot. Last week we were here and we were requesting a zero foot setback at the frontage as well, but I have since met with Mr. Crawford and Councilwoman Carter to kind of discuss the plan. We've pushed them five foot off the front setback to accommodate a five foot landscape buffer. The fortress style arrangement decreases the exposure of the doors to public streets and increase the security by channeling all of the traffic through key openings that will be gated. The side and rear perimeter fence is to remain with the storage buildings mostly being portable being placed against it. The frontage fence is to be removed with backside wall, the portables, to serve as a screening barrier. This wall, it's a ten foot wall with a finished metal. No doors or openings would be facing the street. The wall color would be sterling white with royal blue accent to match the adjoining property, which is white—which is a metal building from the school. That was one of councilwoman Carter's requests to kinda match the adjoining buildings, and the blue would be matching the theme of the school colors and also kind of in line with the applicants other storage facility located in Elyria. As mentioned the five foot landscape between the right of way and the building backs, per the meeting with Mr. Crawford and Councilwoman Carter. Per code, it would have eight trees and sixty shrubs minimum to be included in the landscape plan that would be submitted as part of the final site plan submittal, and final approval process. A 36 inch fence could be included as part of that area up front if it would be required by the city. It is our opinion that the backs of these walls would serve the same intended purpose of any type of fence. But if we have to meet the fence requirement, per code it said it had to be a 36 inch in the front yard. If that's something we had to, and the back walls weren't seen as serving the purpose of the fence we could install some type of landscape fence if necessary. The curb appeal is very important to the project's success, and he has \$250,000 budgeted for landscaping and \$50,000 budgeted for fencing and gates, which was part of that power point submittal which kind of showed his overall project budget. The lighting was kind of questioned as

well, the interior lighting will be the LED wall packs that shine downwards, the pavement will be black asphalt which kind of absorbs the light verse reflecting it, and the fortress style arrangement would kind of keep all of that lighting contained by the perimeter walls. The fortress style arrangement also shields against headlights, so if anybody were entering the facility at evening this ten foot wall around the perimeter would shield from that, because I know that was one of Councilwoman Carter's major concerns was with the residential area across the street what was being done to protect from any headlights shining into the front of those homes. Last Wednesday traffic was brought up. So, as I mentioned, the applicant has a storage facility on Oberlin/Elyria Road in Elyria. So, he has some pretty accurate data for the area. Currently that site is 100% occupied. He has 160 units and he's average a customer every one and a half days. So using that data we recognize that there's going to be a little bit of an increase of moving in from the start, because it's not occupied yet, but he's estimating eleven trips per day. Three move ins and outs, and eight visiting their units. Kind of comparing that to, I guess the past uses, which was a call center and based on the parking lot we could estimate at least over 100 cars when it was a call center. Last use was a demolition site with heavy equipment. So, assuming we had some heavy equipment coming in and out of this site on a daily basis and using that road. So, it's our opinion that this will be less of an impact on the traffic, with the eleven cars being estimated per day. And data shows that once a customer moves in that they're usually staying 12-24 months, and only visiting their unit once every three months. The project need, Lorain has about two square foot of storage per person verse the national average of about six square foot of storage per person. As I mentioned, less traffic would be expected as the facility were to fill up. And the business plan is based on maximizing the site usage which relies on said variance.

Mr. Washington: Thank you very much for that detailed report. Are there any questions from committee members?

Mr. Crawford: Mr. Chairman, if I could just read a statement from the councilwoman?

Mr. Washington: Yes.

Mr. Crawford: Mr. Hasel met with Councilwoman Carter and myself last week, and thank you so much for your time and thoroughness on this. Councilwoman Carter had asked me to read her statement, emailed to me last night Tuesday, July 13th 2021 at 9:36pm, which is regarding the 1730 West 19th storage facility. "Good morning, Drew. Please read my statement into the record due to my absence. I reviewed the PDF provided by Matt Hasel, and I've also shared them with the abutting residents. We are fine with what has been shared and the consideration of including the suggestions we discussed. Best wishes to you. Thanks"

Mr. Washington: Thank you very much, Mr. Crawford. Board members, at this time any questions or comments? Okay. I'd like to entertain a motion then. Excuse me. Let me back up. Are there any comments from the public at this time? There being none, I'd like to entertain a motion now from the board members.

Mr. Patterson: Motion to approve.

Mr. Kramer: Support.

Mr. Washington: Motion has been moved and properly supported. All those in favor please state aye?

All: Aye.

Mr. Washington: Any opposed? Mr. Hasel, you have your answer.

Mr. Hasel: Thank you. So, this is only for the variance I'll have to come back up for the Conditional?

Mr. Washington: That's correct.

Mr. Hasel: Thank you very much.

Mr. Washington: Second item on the agenda, Mr. Crawford?

Mr. Crawford: The second item is B.A. #15-2021, 822 Broadway, Variance requested to erect a balcony in the public right-of-way. Section 10.19, No buildings, structures, services areas, or off-street parking and loading facilities, except driveways, shall be permitted to encroach on public rights-of-way. Mixed-Use zoning. N and H LLC (Jeff Neal/Tony Horn), applicants.

Mr. Washington: Before we get started, Mr. Patterson had to leave. He is conflicted out, so he would not have the ability to have a statement here on that. So, therefore he's gone back to his own internal businesses. We will carry on without him at this point in time. At this point in time, do we have any of the applicants that need to be sworn in?

Mr. Zaleski: Raise your right hand. Do you promise to tell the truth, the whole truth and nothing but the truth?

Mr. Fischer: Good Morning. Gary Fischer, 554 W. 9th St Lorain Ohio, Architect.

Mr. Neal: Jeff Neal, Managing Partner of N&H, LLC.

Mr. Washington: Good morning, gentleman.

Mr. Neal: Before we get started, I just want to apologize for Wednesday's outburst and my rhetoric with Mr. Kramer. I apologize and I wasn't professional to handle it the way I did and that's why I brought Mr. Fischer here today to explain where we're at. Thank you.

Mr. Fischer: Thank you. If we go back through the history of this, this was submitted quite a while ago, and something happened internally and it didn't get to the proper people that

were supposed to review it. Footings were dug, inspected, dug, poured. So, we're kinda backtracking at this point on what's going on. However, we did have a meeting with engineering and Drew, and we believe we have a solution that is workable for both engineering and the city. In addition we in deference to a question that was asked to have a secondary engineer review this, and just for the record an architect is allowed to design a simple structure—we do it all the time when we design buildings. So, my stamp on there puts me responsible for the design of that structure. We were happy to have our structural engineer take another look at it, and his response as of yesterday was this well over structured what you need. So, we always build in a factor of safety with everything that we do. I should have a letter from him in a day or so, if not later on today, which I will forward to building and engineering if you'd like it as well. At this point what we've done is we've taken what is, I guess described as the handicapped or the walking lane, which is an area of concrete that's brushed. I do have a drawing if you'd like me to bring that up for you guys to take a look at. So the diagram that you see has an area that is shaded. The shaded area is the current ADA walk path, and then you see where it goes underneath our balcony I've shown it dashed. And then out and around that I show like an aggregate—you'll see little diamonds or triangles in there, those triangles represent the new concrete area, which would then be brushed to match the ADA. This is similar to what they did right up the block at Marzavas to go around the clock that's in the sidewalk. And it's really a typical answer for moving people out and around an obstruction. Does it make sense?

Mr. Kramer: Do you want these back, Mr. Fischer?

Mr. Fischer: If it helps you can keep them.

Mr. Washington: Mr. Kramer, I probably believe that if we're done with them we can give them to The Building Department—BHP. Or maybe Drew here.

Mr. Fisher: Actually, Drew I think you may have—did we leave you with a copy? Or I think we gave them to Engineering, didn't we? But you're welcome to those.

Mr. Crawford: I believe so, but I'll take these copies just to be sure.

Mr. Fischer: Not a problem.

Mr. Crawford: Mr. Chairman, if I may I just have a couple pieces of information to perhaps read into the record, as well as seek some professional information from our Engineering Department?

Mr. Washington: I was going to ask you to do that, and hand you this back if you don't have a copy of it.

Mr. Fischer: One more thing on the structure itself. The minimum requirement for the floor structure in a commercial area is 100 pounds per square foot. We've structured it to be well above that 100 pounds of square foot. So, we'll have those calculations for Building to review.

Mr. Kramer: Roughly how many people will be sitting up there? Or standing?

Mr. Fischer: That's why we go to 100 pounds of square foot, because theoretically you could have the area filled with people. 15 square feet per person, so we calculate it as—okay it's full and then add a factor of safety on top of that. It's really no different than a floor structure inside the building, which you could have the same thing.

Mr. Kramer: A structure engineer has signed off on this.

Mr. Fischer: He's actually—he just got the stuff yesterday. We just met. So I sent it to him right away. But I'm fully qualified to sign off as well.

Mr. Kramer: How do you tie the beams into the building?

Mr. Fischer: What's that?

Mr. Kramer: How are you going to tie these beams into the building?

Mr. Fischer: Well, everything's anchored into the masonry at the front wall.

Mr. Kramer: The front wall?

Mr. Fischer: Yes. It will go deep into that front wall. So, your loading on that is primarily sheer at the front of the building. So, it wants to sheer off this way, so it's bolted into the front of the building.

Chief Radman: How many people will it hold?

Mr. Fischer: Well, we can certainly restrict that, but it would be—you know if we take that area, which I don't have the area calculation in front of me.

Mr. Crawford: It's 180 square feet.

Mr. Fischer: I'm doing the rest of the math. About twelve if take what the code says, and we've structured it for much more than 12. Just in case.

Mr. Kramer: Couple other questions I have. Was a building permit issued to do this?

Mr. Fischer: So a building permit was originally issued on the building, and then we submitted an addendum after the owners had met with City Hall about doing the balcony with the posts. We then submitted drawings, which somewhere got lost in the shuffle up here. Then when the contractor dug the footings, and normally the city doesn't notify when you have an addendum that doesn't affect the code. So, footings were dug, inspections done appropriately, concrete was poured. So, everybody thought you know the process was just moving along like it should.

Mr. Kramer: And who inspected this footer?

Mr. Fischer: I believe—Jose Pallens.

Mr. Kramer: That's from the Engineering Department?

Mr. Crawford: Building, Housing and Planning. My department. Just a few items for the record, if I may?

Mr. Washington: Please proceed.

Mr. Crawford: So, in terms of the updated building plans. My understanding was that those were never submitted to our Plans Examiner, Mr. Mark Wagner. I don't know if that was an error on The Building Department's behalf or if we were waiting for something. So, I apologize if there was confusion on our end as our Chief Building Official retired two weeks ago now, I believe. Mr. Wagner was able to review the plans yesterday evening and provided a return on what was reviewed. Also, for the record we can still—the board can vote to either allow the variance or not allow the variance. But it was indicated that they are insufficient construction documents and a couple review corrections. Number one, Ohio Building Code Chapter 16 indicate design loads for balcony and guards. Number two, Ohio Building Code 1604.8.3 requires balconies and decks to be positively anchored to the primary structure and designed for both vertical and lateral load. Show detail. Ohio Building Code 106.2 evidence of responsibility is missing. Ohio Building Code 106.2.1 construction documents shall bare the seal of a registered design professional. And for the posts and other structural members on the initial plans do not match the balcony shop drawing. The post appears smaller than the structural tubes in the original design, please clarify the post design meets Ohio Building Code Chapter 16.

Mr. Fischer: We've been in touch with Mark already.

Mr. Crawford: Okay. Thank you.

Mr. Fischer: Mark is reacting to the shop drawing that was sent by the metal fabricator, which we reviewed and counter stamped, which is also at the engineers to have a secondary review. Thank you. It's no issue. It's house keeping.

Mr. Crawford: I also know that, I believe there were some public comments in regards to the balcony post in the right of way. I want to bring that up. I don't know if there's any member of either the administration, employees of the city, or members of the public that would like to speak on that. But I do know that there were some comments mentioned to the city administration on the balcony posts.

Mr. Soto: Good morning. Rick Soto, 1026 Lakeview Drive. During Monday's public hearing on the door—the outdoor refreshment area, we had a member of the public who is wheelchair bound by the name of Laurie Olsen. She commented in regards to the door, and just stated that The Uniontown Provisions has outdoor dining and that she was not in favor

of that or anything that obstructs the right of way, because when she goes down Broadway, especially at Uniontown, she has to remove the furniture there in order for her to proceed up and down Broadway. So, she wanted to make that comment, and we just wanted to share that with the board this morning. Thank you.

Mr. Washington: She has a motorized wheelchair that she uses for her mobility throughout the area.

Mr. Fischer: In response to that, that's why we did the out and around path. So it does give her a clear path, as wide as is required for ADA. At Uniontown they're actually seating out over the right of way, which restricts everybody's flow of traffic down there, not just wheelchair bound.

Mr. Kramer: What precautions would you be taking for people drinking up there? In case a glass falls over? Spilling stuff?

Mr. Neal: Again, this isn't—I guess what we want to say, the clientele won't be like Game On, per say. It's not that sports bar. It's gonna be higher end cocktail club. I don't think that will happen, but in that case we would probably prepare by, again plastic glasses—same as they use at The Shipyards for outside dining and that type of stuff. Stuff that's non-breakable, non-offensive.

Mr. Kramer: I would like to hear from The Building dep—not Building Department, from The Engineering Department. Their take on this, plus the Fire Department's take.

Mr. Vandersommen: Dale Vandersommen, City Engineer. The architect proposed a revised sidewalk layout to circumvent the post in the right of way. We're not opposed to it. As we mentioned, ADA compliance was important during the streetscape project. The only concern that we were talking about the other day is vision impaired handicapped people. We'd like the architect to explore possibilities to let people with vision impairments that the sidewalk takes a turn like that.

Mr. Kramer: You have no problem with this?

Mr. Vandersommen: No. It will comply for a wheelchair, and pedestrians.

Chief Radman: From the Fire Department we had a few concerns regarding occupancy load for the whole entire structure. You can speak and let me know what the loads gonna be.

Mr. Fischer: I'm sorry. I didn't hear what you said last.

Chief Radman: What is the occupancy load going to be on this building?

Mr. Fischer: It's actually posted on the drawing, which I didn't bring along. But they are approved for the occupancy listed in there. It's under 100 on the first floor, and I believe it

drops down on that second floor as well. I think that was even less. I think that was like 48 on that second floor.

Chief Radman: Does that include the balcony.

Mr. Fischer: Yes.

Chief Radman: One of the concerns coming from my fire prevention bureau is the number of exits.

Mr. Fischer: There's two exits from each floor, which is what's required.

Chief Radman: There are two exits?

Mr. Fischer: Yeah, we have a rear exit down to the alley in the back. Then the front exit which is a stair that goes out to Broadway. It's on the north side of the building approximately 30 feet back from the front of the building on the right hand side.

Mr. Kramer: Is this building required to have a sprinkler system?

Mr. Fischer: It is not.

Chief Radman: I see Mark Wagner has fire suppression required.

Mr. Fischer: I don't know where you're looking at that.

Chief Radman: July 13th 2021.

Mr. Fischer: Yeah, you're looking at the probably the initial review. We did what is called a Chapter 34 Review of the building for historic existing buildings, and basically that code says it can be made no less safe than it already is, and give then history of this building, which was actually a bar on the third floor, public access on the second floor and bar on the first floor originally—it is no less safe than it already is, and in fact the general safety of the building is being brought up.

Mr. Kramer: I imagine if we approve this we'd probably be setting precedent up and down Broadway?

Mr. Fischer: I don't know that you'd set a precedent for anything. Each case, I believe, stands on it's own merit. At least that's how we treat things at Design Review, that each case is reviewed individually on it's merit.

Mr. Kramer: Are these posts going to be in the same spot that—on this drawing? Where the footers are?

Mr. Fischer: Yes. So that stays—it would end up in board of where the new path is.

Mr. Kramer: And city engineers are fine with this? That's a yes?

Mr. Fischer: That's what they said.

Mr. Kramer: I have no further questions. Pretty much answered everything that I required and asked from the last meeting.

Mr. Fischer: Thank you.

Chief Radman: I have no further questions at this time.

Mr. Washington: There's no more questions or comments from the board members. Any questions or comments from the public, or administration at this time? Okay. I too—just some personal comments for the record. I'm seeing a lot of this information for the first time, so I'm kinda quickly coming up to speed on things. So, understand my hesitancy as we move forward. At this time I'd like to entertain any motions from the board.

Mr. Kramer: Got awful quiet in here. As much as I—I make a motion to approve.

Mr. Washington: Any support for that? It's just the three of us here along with—

Mr. Crawford: And I'm not on the board.

Mr. Washington: You're not a voting member.

Mr. Crawford: I'm not a voting member.

Mr. Washington: From my point I would have abstain because of the fact that I still need to review the information. So, I'm not going to support that at this time.

Mr. Crawford: If I could ask our—

Mr. Zaleski: You can hold it in abeyance until the next meeting and take a vote at that meeting if Sanford needs more time to review. Hold it in abeyance until the next meeting.

Mr. Washington: I would move—based on Legals interpretation, and also suggestions I would state that we would place this in abeyance.

Mr. Kramer: I'll support.

Mr. Washington: That's been moved—well stated and motioned into abeyance until the next meeting. All those in favor of this please state Aye?

All: Aye.

Mr. Washington: Any opposed? We have a stay. Are there any additional information for The Zoning Board of Appeals?

Mr. Crawford: Not that I'm aware of.

Mr. Washington: Motion to adjourn.

Mr. Kramer: Second.

Mr. Washington: Motion has been made and properly supported to adjourn the meeting. All those in favor please state Aye.

All: Aye.

Mr. Washington: Meeting is adjourned at 9:34am.

Drew Crawford, Planning & Zoning Administrator

Sanford Washington, Chairman

**Planning Commission-SPECIAL CALL
MINUTES**

**DATE: July 14th, 2021
TIME: 9:00 a.m.
PLACE: Council Chambers**

Mayor Bradley: I'd like to call the Planning Commission to order. July 14th, 2021 this is a Special Call and we're going to be considering two matters today. But before we do that Drew would you please take the roll?

Mr. Crawford: Yes. Roll call for The Planning Commission Special Call. Chairperson Mayor Bradley?

Mayor Bradley: Here.

Mr. Crawford: Mr. Washington?

Mr. Washington: Present.

Mr. Crawford: Mr. Kramer?

Mr. Kramer: Present.

Mr. Crawford: Mr. Patterson? Absent. And Mr. Nardini? Absent. We have three members and a quorum.

Mayor Bradley: Okay. So, our first matter for review is Z.C.A. #12-2021, Submission for Planning Commission's recommendation to Lorain City Council, for the rezoning of PPN # 02-01-003-150-016 and PPN # 02-01-003-150-001 from I-2 to I-1. The address is 1657 Broadway. And the applicant is Vermillion Shores LLC, applicant. Chris Russo, representative. Mr. Russo here?

Mr. Russo: Yes.

Mayor Bradley: Oh, good. And you have also Mr. Fischer with you?

Mr. Russo: That's correct.

Mayor Bradley: So, one of you would like to explain to the board?

Mr. Zaleski: Can you both raise your right hands? Do you promise to tell the truth, the whole truth and nothing but the truth?

Mr. Russo and Mr. Fischer: I do.

Mr. Fischer: This is for the old former Lorain Journal Building.

Mayor Bradley: I'll recognize you Mr. Fischer. You've already been identified in the previous meeting, so we'll recognize you for this meeting also.

Mr. Fischer: Thank you. This is the former Lorain Journal Building. The main office structure and the other printing building structure to re-zone from I-2 to I-1. The purpose is to create obviously the storage facility that will go into the original office portion, and then in your secondary portion really for your use for.

Mr. Russo: It'll be used for warehousing and then also we're planning.

Mayor Bradley: Mr. Russo, would you please identify yourself and your address for the record?

Mr. Russo: I'm sorry. It's Chris Russo, 6397 Manor Glen Drive, Medina Ohio.

Mayor Bradley: Thank you.

Mr. Russo: And the warehouse side will be used for warehousing and also we're gonna plan on doing a sleeve canning operation for our brewery.

Mayor Bradley: Where's your brewery located?

Mr. Russo: It's on Sheldon Road in Middleburg Heights. And then we have an operation at every one of the pubs, but the main facility is in Middleburg Heights.

Mayor Bradley: Okay. Thank you.

Mr. Fischer: Next we'll try to convince him to move the brewery out here.

Mayor Bradley: Right.

Mr. Fischer: And really that's the purpose to get it re-zoned so we can allow for the storage facility.

Mayor Bradley: Okay. Does anyone from the commission have any questions or comments they'd like to make? Mr. Upton you had something you wanted to say?

Mr. Upton: Yes, Mayor. For the members of the board, I met with Mr. Russo last Friday to tour the progress. I met with the listing agent prior to the listing. The old tenant--the property was in a condition where it seems that they closed the business on Friday and never came back on Monday, and it was a complete disaster. I toured the building with Mr. Russo, the difference is night and day, and it continues to be a significant improvement to

the area. And we've been working with Mr. Russo for about five months now on this project and are happy that's to the board. Signals a creation of about 10-20 jobs, about \$400,000 in new payroll to The City of Lorain. Just for the edification of the members of the board.

Mayor Bradley: So, your department is recommending?

Mr. Upton: Absolutely. With this particular parcel it's very challenging. It's 100,000 plus square feet. There's not a whole lot of positive uses, so close to residential uses. And I feel as though Mr. Russo's proposal is a good one. One that brings investment and most importantly employees people in The City of Lorain. So we are very supportive of this application.

Mayor Bradley: Mr. Crawford, did you want to tell us your analysis of this request according to the standards that you use.

Mr. Crawford: Absolutely. I just want to second Director Upton's positive comments. It's been a pleasure to work with Mr. Russo. He's had to work with a lot of items and he's done phenomenal job working the bureaucratic matters the city and what we're asking. This is certainly in line with really the comprehensive plan for the city. It falls in line with zoning in the surrounding areas, it's also a pattern of development that would be very appropriate here. And really it's going from a heavier—the request is going from a heavier industrial zoning to a lighter industrial zoning from I-2 to I-1. So, our new zoning code does not allow for similar uses in I-2 that would be an I-1, that's a big change that I'm aware of from our previous zoning code. All is very much in line with the comprehensive plan, and I think it's a very positive aspect and positive development for the city.

Mr. Fischer: And from an internal review of the structure, the way that the original building is chopped up it doesn't allow itself to—if it were to maintain the original zoning it's really a difficult building to use the northern portion of the building. So, this really is really nice fit. It takes advantage of what the building already has, and makes it something very productive versus a white elephant in town.

Mayor Bradley: Okay. Is there anyone from the public who would like to make any comments? Seeing or hearing from no one. I know that Mr. Russo has several businesses. How many businesses do you have Mr. Russo?

Mr. Russo: 34 or 35.

Mayor Bradley: You have a lot of businesses in the City of Amherst?

Mr. Russo: Yeah. We actually started Hot Dog Heaven yesterday. So, we're gonna rebuild Hot Dog Heaven.

Mayor Bradley: Yeah, I saw that in the paper this morning. That's a good thing.

Mr. Russo: Yeah. We're excited about it.

Mayor Bradley: You know we're kinda happy that you're deciding to locate here in the City of Lorain, and hopefully this is successful and it will cause you to even want to locate some other businesses here in the city.

Mr. Russo: I appreciate that. I like it a lot.

Mayor Bradley: So, we definitely welcome you. With that being said, do we have a motion?

Mr. Washington: I'll make a motion.

Mayor Bradley: Okay. Second?

Mr. Kramer: Second.

Mayor Bradley: Mr. Kramer seconds. All in favor?

All: Aye.

Mayor Bradley: So, that is approved. Thank you very much, and we'll present this to council.

Mr. Russo: Thank you for your time today.

Mayor Bradley: Thank you. And then we're gonna come back to Mr. Hasel. And you've been sworn in already. So, we're looking at a Planning Commission review and consideration. Does this need a vote, Drew?

Mr. Crawford: Yes. Because it is a conditional use permit it does require a vote, and then the decision goes into effect immediately because it does not require council approval.

Mayor Bradley: Okay, so this won't need to go to council. This is C.U.P. #5-2021, Submission for Planning Commission's review and consideration, a Conditional Use Permit for Indoor and Outdoor Storage at 1730 W. 19th Street. This is under Section 6.02, Table 6.02-1 Schedule of Uses. Jas Gill, applicant. Matthew Hasel, representative. Is there anything in addition that you wanted to add, Mr. Hasel, from the presentation to the Zoning Board.

Mr. Hasel: So, I do just want to clarify the outdoor storage component of it. He plans on using this for boats and RV's. Just so everybody is aware of that.

Mayor Bradley: But that would be within the compound base?

Mr. Hasel: Correct. Yes, it would be within that fortress area. But I didn't want anybody to—in case that question came up. It's all the intended use of your typical self-storage with outdoor storage being boats and RV's.

Mayor Bradley: Mr. Crawford, is congress woman Carter aware of all those things?

Mr. Crawford: Yes. Councilwoman Carter is aware of all those items. Yes, we met extensively I think it was last Friday to go over all of these items. And my understanding, again from both—well her email to me, but she's in support and in favor of this.

Mayor Bradley: So, I would take it that the letter that was submitted for the record for the Zoning Board would also apply for this particular Conditional Use?

Mr. Crawford: Yes. That is my understanding. Yes.

Mayor Bradley: Mr. Upton, you had something you wanted to say?

Mr. Upton. Yes, Mayor. Members of the board, members of the public, these Conditional Use Permits are new in our zoning code. And a represents a positive change in the community. I want to commend Mr. Hasel, Mr. Crawford and Councilwoman Carter for getting together. This new zoning code, for members of the press, really provides us the teeth to make sure that these uses that abut residential uses are visually appealing, they contribute to the neighborhood, and they are not an eyesore. So, want to commend Mr. Hasel, Mr. Crawford and obviously Councilwoman Carter for her advocacy for her ward. But this is an example of our new zoning code at work, delivering positive outcomes for the city.

Mayor Bradley: Okay. Mr. Hasel, what's your connection with this whole operation.

Mr. Hasel: I've represented Mr. Gill on another project, on Oberlin/Elyria Road in Carlyle Township, for a self-storage facility. I've worked with him on that one and got that one through the process. He came to me, he's out of town, and knew I was here local and asked me to see it through the approval process. So, I'm just his local boots on the ground civil engineer.

Mayor Bradley: Very good. Thank you for being here and thank you for your presentation. With that being said, anyone else want to make a comment or have a question? Alright, then I'd entertain a motio—

Mr. Kramer: That building is the old telephone building. Used to have 78 trucks go out of there and about 350 guys working there. They had a real fleet.

Mr. Hasel: I don't know if you've looked through the power point, but the power point shows the condition of the existing interior and it is pretty rough.

Mr. Kramer: I noticed that. I make a motion to approve.

Mr. Washington: Second.

Mayor Bradley: Okay, so we have the motion, second. All in favor?

All: Aye.

Mayor Bradley: Alright so that is approved. Mr. Hasel, thank you for coming back today with this additional information and for those modifications that you made, and making councilwoman Carter happy. That always makes it easier for us.

Mr. Hasel: And I wanted to speak on behalf of the applicant. He was very appreciative of giving us the opportunity to come back a week later, instead of having to wait a full month. So, thank you to the City of Lorain.

Mayor Bradley: Thank you very much, sir. Have a great day. Okay, no other business before the Planning Commission I would move to adjourn.

Mr. Washington: Support.

Mayor Bradley: All in favor?

All: Aye.

Mayor Bradley: So we are adjourned.

Drew Crawford, Planning & Zoning Administrator

Jack W. Bradley, Mayor