

# **BRUNSWICK CITY PLANNING & ZONING COMMITTEE**

## **Agenda**

**FEBRUARY 24, 2025**

**6:00 PM**

**or Immediately Following  
Economic Development Committee**

1. Discussion Items
  - (a) **ORD. NO. 22-2025** - An ordinance rezoning the northerly portion of the 0.8183-acre parcel of real property located at 3695 Center Road and further identified as PPN 003-18B-44-118 from the R-L Low Density Residential District to the C-G General Commercial District. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment

PROPOSED LEGISLATION



**DATE:** 2/24/2025

**TO:** Vice Mayor Nicholas Hanek and Members of City Council

**FROM:** Carl S. DeForest, City Manager  
Grant Aungst

**COPY:** Mayor Ron Falconi

**LEGISLATION:** **ORD. NO. 22-2025** - An ordinance rezoning the northerly portion of the 0.8183-acre parcel of real property located at 3695 Center Road and further identified as PPN 003-18B-44-118 from the R-L Low Density Residential District to the C-G General Commercial District. - **1st Reading** (To be brought from Planning & Zoning Committee, Administration/Grant Aungst)

**BACKGROUND:** On February 6, 2025, the Planning Commission held a public hearing and voted to recommend approval to City Council of the proposed rezoning of the northerly portion of the Property from the R-L Low Density Residential District to the C-G General Commercial District to allow for commercial development.

**PURPOSE AND EXPLANATION:** That upon application of the property owner, the northerly portion of the 0.8183- acre parcel of real property located at 3695 Center Road and further identified as PPN 003-18B-44-118 is hereby rezoned from the R-L Low Density Residential District to the C-G General Commercial District.

**IMPLEMENTATION SCHEDULE:** First reading on February 24, 2025.

**FINANCIAL INFORMATION:**

**FINANCIAL SUMMARY:**

**RECOMMENDED ACTION:**

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

**ADDITIONAL  
INFORMATION:**

CITY OF BRUNSWICK, OHIO  
ORDINANCE NO. 22-2025

BY: Mr. Delsanter, Mr. Lambert, and Mr. Kuczma

AN ORDINANCE REZONING THE NORTHERLY PORTION OF THE 0.8183 ACRE PARCEL OF REAL PROPERTY LOCATED AT 3695 CENTER ROAD AND FURTHER IDENTIFIED AS PPN 003-18B-44-118 FROM THE R-L LOW DENSITY RESIDENTIAL DISTRICT TO THE C-G GENERAL COMMERCIAL DISTRICT.

WHEREAS: Upon application of the property owner to rezone the northerly portion of the 0.8183 acre parcel of real property located at 3695 Center Road and further identified as PPN 003-18B-44-118 (the "Property") from the R-L Low Density Residential District to the C-G General Commercial District, on February 6, 2025, the Planning Commission held a public hearing on the requested rezoning;

WHEREAS: The northerly portion of the subject Property is located in the R-L Low Density Residential District with the remainder of the Property located in the C-G General Commercial District; and

WHEREAS: On February 6, 2025, the Planning Commission voted to recommend approval to City Council of the proposed rezoning of the northerly portion of the Property from the R-L Low Density Residential District to the C-G General Commercial District to allow for commercial development.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That upon application of the property owner, the northerly portion of the 0.8183 acre parcel of real property located at 3695 Center Road and further identified as PPN 003-18B-44-118 is hereby rezoned from the R-L Low Density Residential District to the C-G General Commercial District.

SECTION 2: Upon the effective date of this Ordinance, the City Engineer shall cause the Official Zoning Map of the City of Brunswick to be revised to reflect such rezoning.

SECTION 3: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

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PASSED: 1<sup>st</sup> Reading \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_  
3<sup>rd</sup> Reading \_\_\_\_\_

ADOPTED: \_\_\_\_\_ AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Clerk of Council  
Laura E. Timura, CMC

# ACCEPTANCE

I (we) the undersigned owner(s) of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my (our) free act and deed. I (we) certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision.

Bid Red Property Management IV, LLC  
 Print Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

STATE of OHIO  
 COUNTY of MEDINA

Before me a Notary Public in and for said county and state, personally appeared the above named owner who acknowledged the making of the foregoing instrument and signing of this plat to be their free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at

\_\_\_\_\_ Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public

My Commission Expires \_\_\_\_\_

# APPROVALS

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City of Brunswick Engineer

City of Brunswick Engineer

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City of Brunswick Planning Commission

City of Brunswick Planning Commission

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Medina County Tax Map Department

Tax Map Draftsman

Received for transfer on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Medina County Auditor

Medina County Auditor

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Medina County Recorder

Medina County Recorder

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ am/pm in Vol \_\_\_\_\_, Page \_\_\_\_\_.

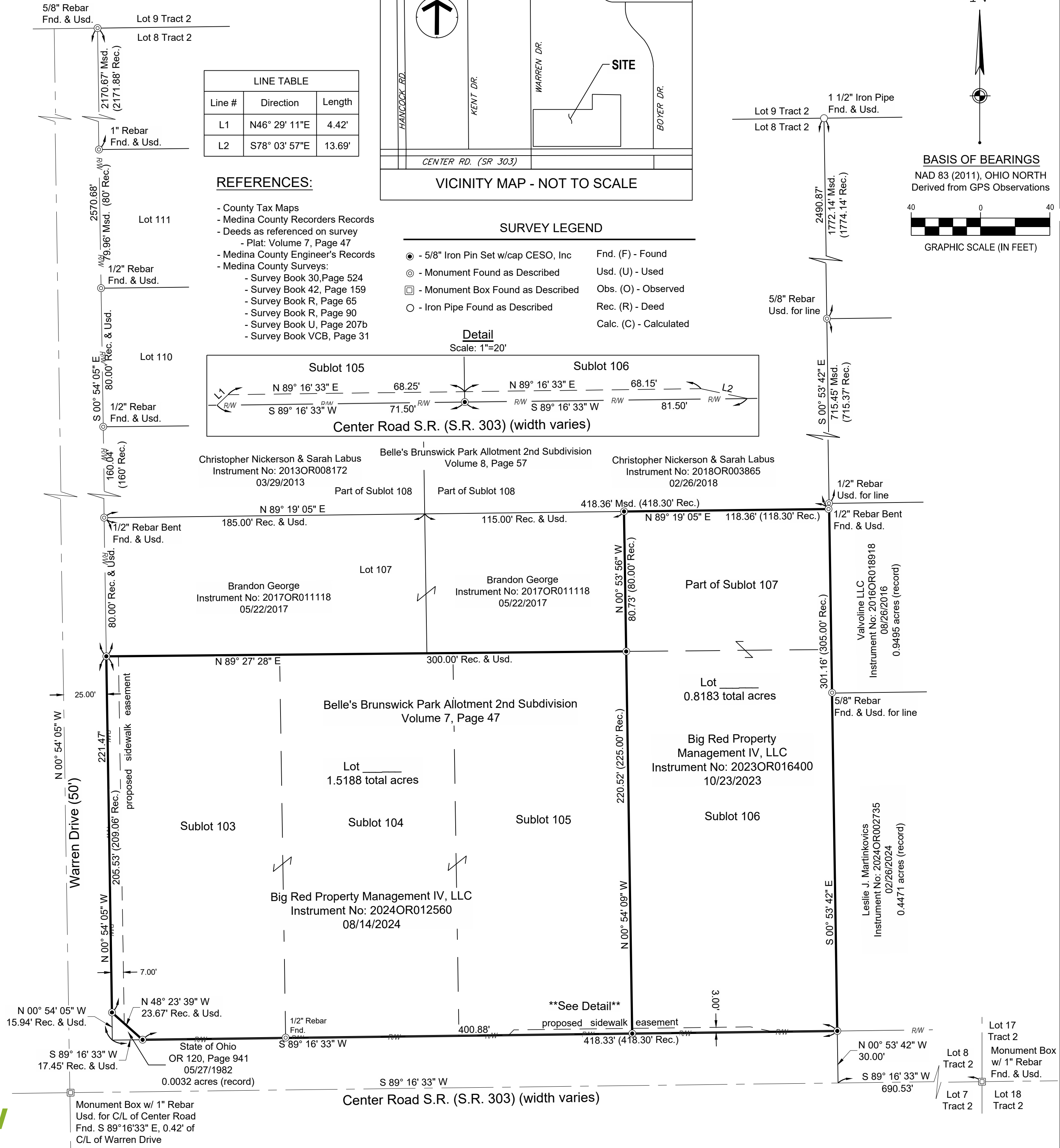
Fee: \_\_\_\_\_

# SURVEYOR'S CERTIFICATION:

I hereby certify that this plat was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code, and all monuments were either found or set as shown hereon.

Steven W. Clutter PS No. 7655  
 clutter@cesoinc.com  
 175 Montrose West Ave.  
 Suite 400  
 Akron, OH 44321  
 (330) 665-0660

Date  
**For Review**  
 09/12/2024 10:35:10 AM



**Big Red Property Management V LLC**  
**Belle's Brunswick Park Allotment 2nd Subdivision Replat No. 2**  
 Part of Lot 8, Tract 2 in Original Brunswick Township, Sublots 103, 104, 105, 106 and Part of Sublot 107 in Belle's Brunswick Park Allotment 2nd Subdivision  
 City of Brunswick, County of Medina, State of Ohio

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number: 763020  
 Scale: 1"=40'  
 Drawn By: ATW  
 Checked By: SWC  
 Date: September 12, 2024  
 Issue:

Drawing Title:  
**1 of 1**

# CITY OF BRUNSWICK

MAYOR  
RON FALCONI

COUNCIL  
MICHAEL J. ABELLA, JR  
JOSEPH P. DELSANTER  
NICHOLAS HANEK  
KEITH A. KUCZMA  
BRANDON LAMBERT  
KRISTY PIPER  
TIM SMITH

CITY MANAGER / SAFETY DIRECTOR  
CARL S. DEFOREST

February 7, 2025

Josh Clark  
Big Red Property Management IV LLC  
PO Box 591  
Rhineland, WI 54501

RE: Culver's Restaurant outparcel rezoning  
North of former 3695 Center Road, Brunswick Ohio.

Dear Mr. Clark:

The Brunswick City Planning Commission, at their meeting on February 6, 2025, voted to **recommend approval** to City Council for a map amendment to rezone Permanent Parcel No. 003-18B-44-051, located north of former 3695 Center Road, Brunswick, from the existing R-L Low Density Residential District to the C-G General Commercial District.

Pursuant to Section 6.02(c)(6) of the City Charter, three readings of the proposed legislation are required by City Council; the ordinance will become effective thirty (30) days after the third reading. The first reading on the proposed map amendment is scheduled for City Council's meeting on Monday February 24, 2025. Please contact Laura Timura, Clerk of Council, at (330) 558-6845 regarding City Council meeting time.

If you have any questions, please contact me at (330) 558-6830.

Sincerely,



Jennie Lods,  
Planning & Zoning Coordinator

c: City Council  
Carl Deforest, City Manager  
Dennis Nevar, Law Director  
Jenny Zoldak, City Engineer  
James Urankar, C.B.O.  
Andy Schall



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002  
<http://www.brunswick.oh.us>