

BRUNSWICK CITY PLANNING COMMISSION

February 20, 2025 - Caucus

6:44 p.m.

**Attendance:**

Joe Shirilla, Chairman  
Brad Saeger, Vice-Chairman  
Abbas Hasan, Member  
Jeff Arona, Member  
John Rocha, Secretary  
Brandon Lambert, Council Representative  
Jenny Zoldak, City Engineer  
Jennie Lods, Planning and Zoning Coordinator  
Santo Incorvaia, Assistant Law Director WebEx  
Grant Aungst, Community and Economic Development Director WebEx  
Robert Berg, 2662 Akins Road, Broadview Heights  
David Aulger, 1159 Blachleyville Road, Wooster Ohio  
Justin Crasi, WebEx  
Justin Alvey, WebEx  
Spencer Koch, WebEx  
Thomas Werling, WebEx  
Ryan T., WebEx  
John Hanks, WebEx

Chairman Shirilla called the meeting to order at 6:44 p.m.

The first item was **SiteOne Landscape Supply outdoor storage**

(Site plan review)

Location: (Former Precision Supply) 2845 Interstate Parkway, Brunswick, Ohio  
I-L District

Madam Secretary read the proposed project. Mr. Hasan wanted to know if loose mulch or top soil would be stored on the property. Chairman Shirilla said we can ask the applicant that question during the regular meeting. Mr. Werling, via WebEx, said there will be no bulk bins. There were no further comments.

The second item was **Tribal Balance Fitness and 68 Tattoo**

(Public hearing – conditional zoning certificate)

Location: 1789 Pearl Road, Brunswick, Ohio  
C-G District

Madam Secretary read the proposed project. Mr. Arona wanted to know if they were going to be open on Saturday and if so, that would need to be added to the conditional zoning certificate. Also, he wanted to know what is going to be sold. There were no further comments.

Chairman Shirilla adjourned the meeting at 6:51 p.m.

Respectfully,



Jennie Lods



# BRUNSWICK CITY PLANNING COMMISSION

February 20, 2025

6:59 p.m.

## **Attendance:**

Joe Shirilla, Chairman  
Brad Saeger, Vice-Chairman  
Abbas Hasan, Member  
Jeff Arona, Member  
John Rocha, Secretary  
Brandon Lambert, Council Representative  
Jenny Zoldak, City Engineer  
Jennie Lods, Planning and Zoning Coordinator  
Santo Incorvaia, Assistant Law Director WebEx  
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Robert Berg, 2662 Akins Road, Broadview Heights  
David Aulger, 1159 Blachleyville Road, Wooster Ohio  
Justin Crasi, WebEx  
Justin Alvey, WebEx  
Spencer Koch, WebEx  
Thomas Werling, WebEx  
Ryan T., WebEx  
John Hanks, WebEx

## Item 1

Chairman Shirilla called the meeting to order at 6:59 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

## Item 2

Announcements or Correspondence. There were none.

## Item 3

Approval of February 6, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM FEBRUARY 6, 2025.  
VICE-CHAIRMAN SAEGER SECONDED THE MOTION.  
THE VOTE WAS 5 AYES, 0 NAYS

## Item 4 (a)

**SiteOne Landscape Supply outdoor storage**  
(Site plan review)

Location: (Former Precision Supply) 2845 Interstate Parkway, Brunswick, Ohio.  
I-L District

Regarding the site plan review, Mr. David Aulger was present. Mr. Aulger stated that he was hired by the building owner to do some remodeling and they are here for the fence and outdoor storage. He said that a letter was submitted providing what will be stored within this fenced area and a letter regarding the business standards.

Vice-Chairman Saeger wanted to know if anything will be visibly protruding over the fence and Mr. Werling answered that nothing will be stored above the fence line.

Chairman Shirilla wanted to go through the staff review comments:

**Staff Review Comments:**

1. Pursuant to Section 1266.06, outdoor storage is subject to Planning Commission approval and shall be permitted only as an accessory use and shall be incidental and subordinate to a principally permitted use, subject to the following:
  - (a) Outdoor storage shall be screened from view from all streets (including Interstate 71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping or any combination thereof which forms a year-round solid screen. **This has been fulfilled by the applicant.**
  - (b) All materials or waste which might cause fumes or dust or which constitute a fire hazard or which may be attractive to rodents or insects shall be stored outdoors only in closed containers designed for that purpose. **This does not apply because the applicant will not be storing those type of materials.**
2. In accordance with Section 1266.07, Performance Standards shall be submitted verifying any assembly, production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products within the I-L District shall be conducted so as not to create odor, dust, noise, vibrations, smoke, glare, radiation, or electromagnetic interference in amounts greater than those permitted by appropriate Federal, State and/or performance standards established in this section.

Vice-Chairman Saeger stated that the Economic Director wanted the Commission to add that this needs to be approved by the city engineer. Ms. Zoldak, the engineer, stated that she is okay with what has been provided and is not looking for any additional engineering information. She does not feel the need for this to go through engineering for approval. Mr. Aungst said if engineering is good with it then the final review will be done by administration and will have to go through building for final confirmation. Mr. Hasan wanted to clarify that during the motion, the applicant will comply with b and no loose soil will be stored. The applicant had no issue with that. Mr. Aulger stated that nothing will be changing once they submit to building. Vice-Chairman Saeger wanted to add that this is already a screened area by trees so he feels this is appropriate

regarding the fencing. Mr. Hasan asked if they need to submit anything further and Mr. Aungst and Ms. Zoldak said the performance letter is sufficient enough.

**Staff Recommendations:**

Staff recommends approval of the outdoor storage, provided the above items are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE SITE PLAN REVIEW FOR SITEONE LANDSCAPE SUPPLY OUTDOOR STORAGE, FORMER PRECISION SUPPLY, 2845 INTERSTATE PARKWAY, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS INDICATED THEY WILL COMPLY WITH (a) AND FOR THE INTEREST OF CLARITY, HE WOULD LIKE TO ADD (c) THAT THE APPROVAL DOES NOT INCLUDE PERMISSION TO STOR LOOSE SOIL OR UNCOVERED EARTHY MATERIALS. REGARDING NUMBER 2, THE APPLICANT HAS SUBMITTED A LETTER ADDRESSED TO THE PLANNING COMMISSION AND THIS LETTER IS APPROPRIATE FOR THE PERFORMANCE STANDARDS. MR. ARONA SAID MR. HASAN SUGGESTED ADDING A (c) BUT THAT IS NOT PART OF THE CODE SO THEY ARE SIMPLY ADDING A CONDITION. CHAIRMAN SHIRILLA IS ADDING THE PERFORMANCE LETTER HAS BEEN ACCEPTED BY ENGINEERING.

Mr. Rocha seconded.

5 Ayes, 0 Nays

Item 4 (b)

**Tribal Balance Fitness and 68 Tattoo**

(Public hearing – conditional zoning certificate)

Location: 1789 Pearl Road, Archway Plaza, Brunswick, Ohio  
C-G District

Regarding the conditional zoning certificate, Robert Berg was present. Mr. Berg's goal is to provide a health and wellness establishment. The retail portion of the business would include things like the sale of yoga mats, supplements such as vitamins and protein powders. The yoga instructor is a painter and would like to display her paintings with price tags for possible sale. Mr. Berg also added they were accepted as a produce pickup area Friday from 3:30 p.m. to 7:00 p.m. that promotes local farmers. It would start in June and pick up would happen indoors. Mr. Arona asked Mr. Aungst if they would have to apply for a different conditional zoning certificate in order to become a pickup for produce. Mr. Aungst stated that because we were not made aware of this ahead of time and are just finding out about this during the meeting, this is something that would have to be looked at before it could be approved. An additional occupancy would have to be obtained from the building department with a submittal of a business

plan so the building could look at potential issues like traffic and parking. The Commission does not feel that the parking lot is equipped for that. Mr. Incorvaia said the Commission could move forward with what they have right now in front of them and any additional information could be picked up at a future meeting or be submitted to the Building Department. Chairman Shirilla wanted to know who approved them as a pickup spot. Mr. Berg said he shops at Grace Brothers and Brunswick is one of the locations that they do not have a pickup spot at. Chairman Shirilla felt that Grace Brothers should reach out to administration and explain this through an outline or letter explaining this program.

Justin Crasi, 6477 Hamney Road, is the architect and feels that this should be brought up at a different meeting.

Vice-Chairman Saeger questioned if this location being a pick-up spot would be considered a conditional use. Mr. Incorvaia felt that this new information should not hold up the project, but they could come back at a later meeting to present this idea. Mr. Lambert mentioned that the parking lot fills up during those hours because of the outdoor establishment that is next door and felt he needed to put that out there in case they wanted to potentially change the pick-up time due to parking and flow of traffic issues.

Chairman Shirilla wanted to go over the staff review comments:

Mr. Arona wanted to specify that Saturday be added to the conditional zoning certificate as well as the hours of operation which per the applicant will be 11:00 a.m. to 9:00 p.m. 7 days a week. Mr. Arona was discussing a way it could be worded regarding the merchandise sales on the conditional zoning certificate. He suggested that any items for retail sale shall be solely related to the scope of the business, or, accessory to the business. Mr. Incorvaia suggested, limit it to what we heard from the applicant such as, the paintings from the yoga instructor, yoga mats for yoga, the wording including but not limited to could be added. Mr. Berg added additional merchandise such as t-shirts and sweatshirts. Mr. Arona stated his comment again to Mr. Incorvaia and Mr. Incorvaia wanted to narrow it down a bit but it is Planning Commissions call. Chairman Shirilla agrees that Mr. Arona's statement could be a blanket statement and then we could add some things.

Mr. Arona asked Mr. Berg is this is one owner and one operator? Mr. Berg said the owner, also his partner, is part of the tattoos and the jiu-jitsu part of the business.

#### **Staff Review Comments:**

1. All requirements shall be adhered to on the conditional zoning certificate. **THE COMMISSION WANTS HOURS OF OPERATION ARE FROM 11:00 A.M. TO 9:00 P.M. 7 DAYS A WEEK ADDED TO THE CONDITIONAL ZONING CERTIFICATE.**

2. Upon receiving Planning Commission approval, a certificate of occupancy shall be obtained from the Division of Building, in addition to any applicable permits and inspections. **THE APPLICANT UNDERSTANDS THAT IF THIS LOCATION IS GOING TO SERVICE AS A PICK-UP ZONE FOR PRODUCE FROM GRACE BROTHERS, THEY WILL NEED TO SUBMIT AN OCCUPANCY AND BUSINESS PLAN TO THE BUILDING DEPARTMENT FOR APPROVAL.**

**Staff Recommendations:**

Staff recommends approval of the conditional zoning certificate, provided the above items are addressed.

There were no further discussions from the Commission.

The public hearing was opened at 7:39 p.m. and no one appeared so the public hearing was closed at 7:39 p.m.

MR. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR TRIBAL BALANCE FITNESS, 1789 PEARL ROAD, ARCHWAY PLAZA, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT WILL COMPLY WITH ALL REQUIREMENTS SPECIFIED IN THE CONDITIONAL ZONING CERTIFICATE UPON PLANNING COMMISSION APPROVAL. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED FROM THE DIVISION OF BUILDING IN ADDITION TO ANY APPLICABLE PERMITS AND INSPECTIONS. THE PLANNING COMMISSION REQUESTS THE FOLLOWING: THAT THIS CHANGE TO CONDITIONAL ZONING NUMBER 9 – TO CLARIFY THE HOURS OF OPERATION, THE HOURS OF OPERATION WILL BE 11:00 A.M. TO 9:00 P.M. WEEKDAY, SATURDAY AND SUNDAY. IN ADDITION, THE PLANNING COMMISSION WOULD LIKE TO ADD AN ADDITIONAL CONDITIONAL STATEMENT NUMBER 10 – MERCHANDISE DISPLAYED FOR SALE SHALL BE RELATED TO THE SERVICES PROVIDED AND FOR THE BUSINESS BRAND INCLUDING BUT NOT LIMITED TO THE BIOTICS RESEARCH SUPPLEMENTS, YOGA MERCHANDISE INCLUDING MATS AND APPAREL, JIU-JITSU T-SHIRTS AND UNIFORMS AND LASTLY ARTWORK CREATED AND DISPLAYED BY THE EMPLOYEES.

Vice-Chairman Saeger seconded.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Crunch Fitness public hearing and conditional zoning certificate, Owl Services EV Charging Stations and Provision Living SPD-5 senior development – The Villas on Pearl.

Item 7

Public Comment Period – None.

Item 8

Council Representative's Report – No report.

MR. ROCHA MADE A MOTION TO ADJOURN  
Vice-Chairman Saeger seconded the motion.  
The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 7:46 p.m.

Respectfully,



Jennie Lods

## **PLANNING COMMISSION STAFF REPORT**

**February 20, 2025**

### **SiteOne Landscape Supply outdoor storage**

(Site plan review)

Location: 2845 Interstate Parkway (former Precision Supply)  
I-L District

#### **Proposed Use & Background:**

An application has been submitted for outdoor storage on the north (rear) side of the former Precision Supply tenant space that will be enclosed by a 6' high black vinyl chain link fence with black PVC privacy slats, including a 20' wide chain link double-swing manual lockable gate for vehicles and a 3' wide lockable swinging man-gate. Materials that will be stored within the fenced area include irrigation products such as poly and PVC pipe, plastic valve boxes, and bulk bins of PVC fittings. Landscape supplies will also be stored in that area including wrapped and palleted 8' rolls of straw blankets; wrapped and palleted straw bales; and palleted paper/wood hydro mulch bales.

A contractor's headquarters is a permitted use in the I-L District, in accordance with Section 1266.02(c) of the Zoning Code. The tenant currently occupies a building at 2925 Interstate Parkway.

#### **Staff Review Comments:**

1. Pursuant to Section 1266.06, outdoor storage is subject to Planning Commission approval and shall be permitted only as an accessory use and shall be incidental and subordinate to a principally permitted use, subject to the following:
  - (a) Outdoor storage shall be screened from view from all streets (including Interstate 71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping or any combination thereof which forms a year-round solid screen.
  - (b) All materials or waste which might cause fumes or dust or which constitute a fire hazard or which may be attractive to rodents or insects shall be stored outdoors only in closed containers designed for that purpose.
2. In accordance with Section 1266.07, Performance Standards shall be submitted verifying any assembly, production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products within the I-L District shall be conducted so as not to create odor, dust, noise, vibrations, smoke, glare, radiation, or electromagnetic interference in amounts greater than those permitted by appropriate Federal, State and/or performance standards established in this section.

#### **Staff Recommendations:**

Staff recommends approval of the outdoor storage, provided the above items are addressed.



**Tribal Balance Fitness and 68 Tattoo**

(Public hearing – conditional zoning certificate)

Location: 1789 Pearl Road, Archway Plaza  
C-G District

**Proposed Use & Background:**

A conditional zoning certificate application has been submitted to operate a yoga class/Brazilian jiu-jitsu/tattoo establishment, along with conducting merchandise sales. Hours of operation will be from 11:00 a.m. to 9:00 p.m. on weekdays and Sunday.

Pursuant to Section 1260.04(e) and (w) of the Zoning Code, respectively, privately-owned recreational facilities and tattoo and body piercing parlors are conditionally permitted uses in the C-G General Commercial District, subject to Section 1274.08(a), (d), and (g) of the city's zoning code. The tenant spaces are located a minimum of 100' from the Camden Circle Cluster Homes multifamily property line, as required by Section 1274.08(a).

Tenant Space "A" (west wing), measuring 1,931 sq. ft., will be utilized for yoga classes; 1,070 sq. ft. will be for the classroom and 589 sq. ft. for check-in and merchandise area.

Tenant Space "B" (east wing), measuring 2,746 sq. ft., will accommodate Brazilian jiu-jitsu; 1,092 sq. ft. for classroom space and 351 sq. ft. for check-in and merchandise sales. 68 Tattoo will be located in a 209 sq. ft. room within the north side of the east wing.

**Staff Review Comments:**

1. All requirements shall be adhered to on the conditional zoning certificate.
2. Upon receiving Planning Commission approval, a certificate of occupancy shall be obtained from the Division of Building, in addition to any applicable permits and inspections.

**Staff Recommendations:**

Staff recommends approval of the conditional zoning certificate, provided the above items are addressed.

