

BRUNSWICK CITY PLANNING COMMISSION

July 24, 2025 - Caucus

6:41 p.m.

Attendance:

Joe Shirilla, Chairman
Abbas Hasan, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Scott Alleman, 3643 Center Road
Jason Niedermeyer, 3643 Center Road

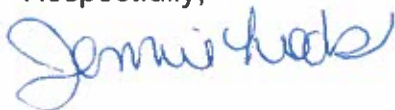
Chairman Shirilla called the meeting to order at 6:41 p.m.

The first item was **Brunswick High School electric sign**
(Public hearing-conditional zoning certificate)
R-L District
Location: 3581 Center Road, Brunswick, Ohio

Chairman Shirilla motioned to adjourn caucus at 6:42 p.m. with no objections from the Planning Commission members.

Chairman Shirilla adjourned the meeting at 6:42 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

July 24, 2025

6:42 p.m.

Attendance:

Joe Shirilla, Chairman
Abbas Hasan, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Scott Alleman, 3643 Center Road
Jason Niedermeyer, 3643 Center Road

Item 1

Chairman Shirilla called the meeting to order at 6:42 p.m.

Miss Lods called the roll: 3 Present, 2 Absent (Vice-Chairman Saeger and Jeff Arona)

Chairman Shirilla made a motion to excuse Vice-Chairman Saeger and Jeff Arona for just cause.

Mr. Hasan seconded.

3 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of July 10, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM July 10, 2025.

Mr. Hasan seconded.

3 Ayes, 0 Nays

Item 4 (a)

Brunswick High School electric sign

(Public hearing and conditional zoning certificate)

Location: 3581 Center Road, Brunswick, Ohio.

C-G District

Regarding the public hearing and conditional zoning certificate, Scott Alleman and Jason Niedermeyer were present. Mr. Alleman shared his screen with the Commission.

Chairman Shirilla asked if they were still planning to have 12" numbers for the address on the side of the sign. Mr. Aungst stated that was one of the conditions for the Board of Zoning Appeals to grant the variances.

Public Hearing was opened at 6:50 p.m. No one spoke during the public hearing so the public hearing was closed at 6:50 p.m.

Mr. Hasan wanted to know in which order were they planning to remove the old sign, before or after the new sign is installed. Mr. Niedermeyer stated that the current sign is not currently functioning so it will be removed before the new sign goes up.

Staff Review Comments:

1. Although the total 7' height of the electronic sign complies with Sections 1270.17(b) and 1270.05 – Table B, the sign face area height of 6'-1" exceeds the maximum 5' height permitted by the above. Additionally, the 53.79 sq. ft. sign face area exceeds the maximum 40 sq. ft. permitted by code. Variances were granted from the Board of Zoning Appeals at their meeting on July 21, 2025.
2. Pursuant to Section 1270.17(a)(3), verify the changeable copy will be limited to two colors with a uniform and non-changing contrasting background. Colors shall remain uniform and shall not alternate within any word or message. The applicant will comply.
3. In accordance with Section 1270.17(a)(4), provide a photometrics plan outlining proposed illumination levels in footcandles. Illumination levels shall not exceed one footcandle, as measured from the Center Road right-of-way and residential uses and districts. The applicant will submit to engineering and administration for approval.
4. Confirm the electronic sign is located 25' from a residential district, pursuant to Section 1270.05 – Table B. The applicant will comply.
5. All requirements shall be adhered to on the conditional zoning certificate. The applicant will comply.
6. Necessary permits and inspections shall be obtained from the Division of Building. The applicant will comply.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, pending variances being granted by the Board of Zoning Appeals, and provided the above items are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR BRUNSWICK HIGH SCHOOL, 3581 CENTER ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: REGARDING STAFF REVIEW COMMENT NUMBER 1, THE APPLICANT HAS INDICATED THEY WILL COMPLY WITH STAFF REVIEW COMMENT NUMBER 2. REGARDING NUMBER 3 PERTAINING TO THE PHOTOMETRICS, THE APPLICANT WILL SUBMIT TO ENGINEERING AND ADMINISTRATION FOR APPROVAL. THE APPLICANT WILL ALSO COMPLY WITH STAFF REVIEW COMMENTS NUMBER 4, 5, AND 6.

Mr. Rocha seconded.
3 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Westway Small Business Campus detailed site plan and New Brunswick Development SPD-9 detailed site plan.

Item 7

Public Comment Period – There were no comments.

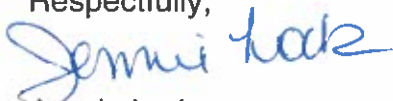
Item 8

Council Representative's Report – No report.

MR. ROCHA MADE A MOTION TO ADJOURN
Mr. Hasan seconded the motion.
The vote was 3 Ayes 0 Nays.

The meeting was adjourned at 6:56 p.m.

Respectfully,


Jennie Lods

PLANNING COMMISSION STAFF REPORT

July 24, 2025

Brunswick High School electronic sign

(Public hearing – conditional zoning certificate)

Location: 3581 Center Road
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to erect a 7' high electronic moving message/digital display ground sign with a sign face area of 53.79 sq. ft. The changeable copy is less than 50% of the sign face area, as required by Section 1270.17(b). The sign is located 235'-8" from the existing Brunswick University Center electronic sign, in compliance with the minimum 70' required by Section 1270.17(a)(5), and is 46' from the Center Road right-of-way, in accordance with the minimum 2' stated in Table 1270.05 – Table B.

The sign will consist of a prefabricated aluminum cabinet with color graphics, incorporating a two-sided LED panel for the moving message/digital display portion. The base will be constructed with concrete masonry units (CMU) and masonry veneer units in a color to match the high school building, in accordance with Section 1278.10(b).

Electronic moving message/digital display signs are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(r), subject to Sections 1270.05 – Table B and 1270.17(b) of the Zoning Code.

Staff Review Comments:

1. Although the total 7' height of the electronic sign complies with Sections 1270.17(b) and 1270.05 – Table B, the sign face area height of 6'-1" exceeds the maximum 5' height permitted by the above. Additionally, the 53.79 sq. ft. sign face area exceeds the maximum 40 sq. ft. permitted by code. Variances are being requested from the Board of Zoning Appeals at their meeting on July 21, 2025.
2. Pursuant to Section 1270.17(a)(3), verify the changeable copy will be limited to two colors with a uniform and non-changing contrasting background. Colors shall remain uniform and shall not alternate within any word or message.
3. In accordance with Section 1270.17(a)(4), provide a photometrics plan outlining proposed illumination levels in footcandles. Illumination levels shall not exceed one footcandle, as measured from the Center Road right-of-way and residential uses and districts.

4. Confirm the electronic sign is located 25' from a residential district, pursuant to Section 1270.05 – Table B.
5. All requirements shall be adhered to on the conditional zoning certificate.
6. Necessary permits and inspections shall be obtained from the Division of Building.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, pending variances being granted by the Board of Zoning Appeals, and provided the above items are addressed.