

BRUNSWICK CITY PLANNING COMMISSION

September 18, 2025 - Caucus

6:43 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Kristy Carter, 211 Commerce Drive
Dave Pontia, 39 E. Main Street
Carl Frey, Labella, Mayfield Heights, OH
Myrna George, 15360 Prospect Road, Strongsville, OH
Linda Hudson, 314 Pearl Road, Brunswick, OH
Matt Largen, Via WebEx

Chairman Shirilla called the meeting to order at 6:43 p.m.

The first item was **Mapco Gas Station electronic moving message/digital display sign**

(Public hearing – conditional zoning certificate)

Location: 521 Pearl Road (former Circle K)

Chairman Shirilla wanted clarification that they received a 5 sq. ft. size variance through Board of Zoning Appeals and Mr. Aungst stated that they did receive that size variance. They are here before the Planning Commission for approval on the location and Mr. Aungst mentioned that the sign is going to remain in the same location.

The second item was **Discount Drug Mart**

(Detailed Site Plan)

Location: 2736 Center Road, Brunswick, Ohio

The Planning Commission talked about the traffic study and the confusion they have with it. Mr. Aungst said we passed on the Commission's questions to the applicant and he does have the answers to some of the questions. Mr. Hasan said we can go over those during the meeting. Chairman Shirilla wanted to know if the site plan had changed since the last meeting and Mr. Aungst said there have been no changes.

Chairman Shirilla adjourned the meeting at 6:47 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

September 18, 2025

6:55 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Jennie Lods, Planning and Zoning Coordinator
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Linda Hudson, 314 Pearl Road, Brunswick, OH
Matt Largen, Via WebEx

Item 1

Chairman Shirilla called the meeting to order at 6:55 p.m.

Miss Lods called the roll: 4 Present, 1 Absent (Jeff Arona)

Chairman Shirilla made a motion to excuse Jeff Arona for just cause.

Vice-Chairman Saeger seconded

4 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of September 4, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM SEPTEMBER 4, 2025.

Mr. Hasan seconded.

4 Ayes, 1 Abstain (Vice-Chairman Saeger)

The Planning Commission moved the cases around because the applicant for Mapco was not present so that case was moved to the last case.

Item 4 (b)

Discount Drug Mart

(Detailed site plan)

Location: 2736 Center Road, Brunswick, Ohio.

GW-C District

Regarding the detailed site plan, Dave Pontia and Kristy Carter were present. He gave an overview of the project. Chairman Shirilla said that they did meet the requirements for a modification to be granted for exceeding the allowed amount of parking spaces. Ms. Carter said she is not opposed to adding some perennial flowers to the interior landscaping as well. Vice-Chairman Saeger wanted to make sure the sign location met the setbacks, Mr. Aungst confirmed it had to be 50 feet and Ms. Zoldak was checking the plans to confirm this.

Chairman Shirilla wanted to go over the staff review comments: See bold comments after each staff review comment below.

Mr. Hasan had a question about the east elevation: He was confused about the right-hand side having the enhanced façade and wanted to know if this was the back of the building? Mr. Pontia confirmed this was the back of the building. Mr. Hasan wanted to emphasize this is the gateway to the city and mentioned you will see the east elevation but you will see more of the north side which is the unenhanced left side of the building. Therefore, he sees the north side as being the more prominent side needing to be enhanced. Chairman Shirilla said if you look at L200, he believes those are of substantial height to create some screening before they see the enhanced side of the building.

Chairman Shirilla wanted to take a look at the traffic study. Mr. Hasan had voiced his concerns with the traffic study. Mr. Aungst stated that traffic studies are approved through engineering and Mr. Hasan still wanted to ask his question. He said it's in appendix D, the second page. After discussion between the Commission, the applicant and the City Engineer, Ms. Zoldak agreed with the report and feels it's acceptable.

Chairman Shirilla asked Ms. Zoldak if she feels there will be any lane changes and Ms. Zoldak said that the traffic study showed its currently operating at an acceptable level the way it is now with no lane changes.

Vice Chairman Saeger asked Ms. Zoldak about the sign and Ms. Zoldak said she will look at this during the final site plan review. Mr. Delsanter wanted to know if there will be ADA access on the sidewalks. Mr. Frey said they are adding sidewalks to the entire front but do not have ramps. Mr. Aungst stated this is a requirement regarding the W. 130th and 303 corner, there should be a crosswalk at the traffic light. Ms. Zoldak said they will be required to install the ramp going east/west but not north/south because that belongs to the County.

Chairman Shirilla said he knows that all the businesses on 303 have to have access from the business to the sidewalk and wanted to know if that was on the site plan. Mr. Aungst corrected that they need a pathway in the parking lot to get to the sidewalk and it is in the landscape plan under C200.

No further discussions from the Commission.

Staff Review Comments:

1. In order to grant a modification to the front yard building setback and front yard parking zone width on West 130th Street and Center Road, as permitted by Section 1261.07(c), the Planning Commission may approve a greater front yard width or front yard parking zone width greater than the maximum in the following instances:
 - (1) The applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
 - (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right-of-way in compliance with the maximum front yard.
 - (3) The applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

The Planning Commission has granted a modification to allow.

As required by Section 1261.07(d), before approving a front yard or front yard parking zone width greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided below in Section 1261.07(e).

Pursuant to Section 1261.07(e), where the Planning Commission approves a front yard or front yard parking width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effect of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b); the minimum interior landscaping for 134 parking spaces is 2,640 sq. ft. x 2 = 5,360 sq. ft. The applicant has provided 9,987 sq. ft. of interior landscaping.

The Planning Commission has made a modification to allow.

2. The caliper of the "Ivory Silk Japanese lilac tree" is shown with a 2" caliper; Section 1282.04(b)(1) requires a minimum of 2-1/2". Additionally, the "Ultra Common Hackberry" and "Shademaster Honeylocust" are not listed in the Plant "A" species.

This will be address and noted by the applicant.

3. In order to allow 134 total parking spaces, which exceeds the maximum 130 spaces permitted by Table 1276-1(d)(3), the Planning Commission, as permitted by Section 1276-15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.

The Planning Commission has granted less restrictive parking.

4. A wetlands delineation report shall be submitted to the City Engineer.
This is currently in progress with the City Engineer.

5. Install a bike rack on the site.
The applicant has agreed and will install.

6. Signage will require variances from the Board of Zoning Appeals, as Section 1270.05 – Table B permits one wall sign per each street right-of-way.
The applicant will apply to the Board of Zoning Appeals.

7. Final site plan approval is subject to engineering approval.
The applicant acknowledges.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's ruling on a modification for the front yard building setback; front yard parking zone width; and number of parking spaces, and provided the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE DETAILED SITE PLAN FOR DISCOUNT DRUG MART, 2736 CENTER ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE PLANNING COMMISSION HAS AGREED TO MAKE A MODIFICATION FOR THE FRONT YARD SET-BACK AND THE FRONT PARKING ZONE. THE COMMISSION HAS GRANTED LESS RESTRICTIVE PARKING SPACES TO ALLOW FOR THE 134 PARKING SPOTS. A WETLAND DELINEATION REPORT IS IN PROGRESS WITH THE ENGINEER. THE BIKE RACK WILL BE PROVIDED. THE APPLICANT WILL SEEK PROPER VARIANCES WITH THE BOARD OF ZONING APPEALS FOR THE EXTRA SIGNAGE. FINAL SITE PLAN APPROVAL INCLUDING THE SIGN LOCATION IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded.
4 Ayes, 0 Nays

Item 4 (a)

Mapco Gas Station electronic moving message/digital display sign

(Public hearing – conditional zoning certificate)

Location: 521 Pearl Road (former Circle K)

C-G District

Regarding the public hearing and conditional zoning certificate, Matt Largen with Hendricks Sign Company was present via WebEx. Mr. Aungst stated that they received variances for the height and the size of the ground sign. Chairman Shirilla wanted to know how far the sign was from the street and Mr. Aungst stated it was 200 feet away.

Chairman Shirilla opened the public hearing at 8:05 p.m.

Linda Hudson, 314 Pearl Road and the Myrna George, the property owner, were present. Ms. Hudson is concerned about the drainage ditch that does not function properly and the overgrown trees. They would like to open a conversation with the Board and Mapco regarding this subject. Mr. Aungst said the Board does not have jurisdiction on this matter and this is a civil matter as well as property maintenance. The fence is required because of the body of water. Mr. Aungst said she would need to talk to the Building Department. Mr. Incorvaia said it could fall under the responsibility of the property owner.

Public Hearing was closed at 8:12 p.m.

No further discussions from the Commission.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. Necessary permits and inspections shall be obtained from the Division of Building.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, 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 MAPCO GAS STATION ELECTRONIC MOVING MESSAGE/DIGITAL DISPLAY SIGN, 521 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: ALL REQUIREMENTS ON THE CONDITIONAL ZONING CERTIFICATE SHALL BE ADHERED TO AND THE APPLICANT SHALL WORK WITH THE BUILDING DEPARTMENT FOR PROPER PERMITS. PER MR. INCORVAIA, MR. HASAN ADDED THAT THERE WERE CONCERNS WITH THE CONDITIONAL ZONING CERTIFICATE NOT HAVING THE CORRECT NAMES ON IT SO THE ZONING CERTIFICATE COULD NOT BE SIGNED UNTIL IT IS CORRECTED. THE SIGN LOCATION WAS APPROVED.

Vice-Chairman Saeger seconded.

4 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Mapco outdoor sales and façade renovation for Cross Creek Apartments.

Item 7

Public Comment Period – There were no comments.

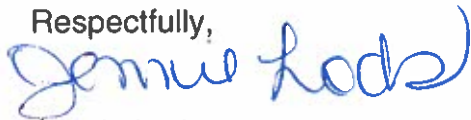
Item 8

Council Representative's Report – No report.

MR. ROCHA MADE A MOTION TO ADJOURN
Vice-Chairman Saeger seconded the motion.
The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 8:18 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

September 18, 2025

Mapco Gas Station electronic moving message/digital display sign

(Public hearing – conditional zoning certificate)

Location: 521 Pearl Road (former Circle K)
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to perform a sign face change-out on the existing 30 sq. ft. ground sign. The proposed sign will consist of a 4'-6" high sign face and 1'-7" high base, for a total height of 6'-1", in compliance with the maximum 5' high sign face and maximum 2' high base permitted by Sections 1270.05 – Table "B" and 1270.17(b) of the Zoning Code. The proposed sign will include a 20 sq. ft. electronic fuel pricing digital display sign, which exceeds the 15 sq. ft. changeable copy (50%) permitted by Section 1270.17(b). The applicant received a 5 sq. ft. variance from the Board of Zoning Appeals at their meeting on August 18, 2025.

Electronic moving message/digital display signs are a conditionally permitted use in the C-G District, pursuant to Section 1260.04(r) of the Zoning Code.

Hours of operation for the gas station are 24 hours per day, 7 days per week.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. Necessary permits and inspections shall be obtained from the Division of Building.

Staff Recommendations:

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

Discount Drug Mart

(Detailed site plan)

Location: 2736 Center Road
GW-C District

Proposed Use & Background:

On June 9, 2025, City Council accepted the annexation of a 5.1207-acre parcel located at the southeast corner of Center Road and West 130th Street in Hinckley Township. The Planning Commission, at their meeting on June 19, 2025, recommended approval to City Council to

rezone the subject parcel from the R-R Rural Residential District, which also acts as a holding zone for property newly annexed into the city, pursuant to Section 1248.08 of the Zoning Code, to the GW-C Gateway Commercial District, as requested by the applicant. City Council approved the rezoning on August 4, 2025. The Planning Commission moved the discussion plan to a detailed site plan at their meeting on July 10, 2025 to construct an approximate 28,472 sq. ft. drug store/retail establishment.

Retail establishments are a permitted use in the GW-C District, pursuant to Section 1261.02(b) of the Zoning Code.

The building is located with a variable front yard setback ranging from 149.40' to 159.58' from the West 130th Street right-of-way, which exceeds the maximum 75' permitted by Section 1261.05(a)(2)(A). Also, the structure is situated 148.47' from the Center Road right-of-way, which exceeds the maximum 60' allowed by Section 1261.05(a)(2)(B). Furthermore, Section 1261.07(a) states a minimum of 2/3's of the building shall fall within the front yard zone established above. Additionally, the front yard parking zone width on West 130th Street and Center Road exceeds the maximum 45' width permitted by Section 1261.07(b). A modification from the Planning Commission will be required to allow the above front yard setbacks; therefore, the applicant will be providing twice the amount of interior landscaping, pursuant to Section 1261.07(e)(3).

There are 134 total parking spaces, which exceeds the maximum 130 spaces permitted by Table 1276-1(d)(3), including six handicap spaces and one van-accessible space, in compliance with Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code.

A portion of the Staff Review Comments from the July 10th meeting have been addressed as follows:

1. Species and spacing of the plantings in the 10' wide parking perimeter screening strips along the right-of-way on Center Road and West 130th Street, and for the 25' wide screening buffers adjacent to a residential district or use required by Section 1282.06(g) and (a), respectively, along with interior landscaping in accordance with Sections 1282.08(b) and 1261.07(e)(3), are indicated on the detailed site plan.
2. A photometrics plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas with an average illumination level not to exceed 2.4 footcandles, pursuant to Section 1276.14(a) and (c), respectively, has been submitted with the detailed site plan. Additionally, the lighting level along the east and south property lines adjacent to a residential use (senior apartments) does not exceed one (1) footcandle, in accordance with Section 1276.14(d).
3. A traffic study for Center Road and West 130th Street has been provided.
4. Sidewalks have been added along Center Road and West 130th Street, pursuant to Section 1278.09(d)(1).
5. A fire hydrant is located at the southeast corner of the site.

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 - (1) The applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
 - (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right-of-way in compliance with the maximum front yard.
 - (3) The applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

As required by Section 1261.07(d), before approving a front yard or front yard parking zone width greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided below in Section 1261.07(e).

Pursuant to Section 1261.07(e), where the Planning Commission approves a front yard or front yard parking width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effect of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
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2. The caliper of the "Ivory Silk Japanese lilac tree" is shown with a 2" caliper; Section 1282.04(b)(1) requires a minimum of 2-1/2". Additionally, the "Ultra Common Hackberry" and "Shademaster Honeylocust" are not listed in the Plant "A" species.
3. In order to allow 134 total parking spaces, which exceeds the maximum 130 spaces permitted by Table 1276-1(d)(3), the Planning Commission, as permitted by Section 1276-15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.
4. A wetlands delineation report shall be submitted to the City Engineer.
5. Install a bike rack on the site.
6. Signage will require variances from the Board of Zoning Appeals, as Section 1270.05 – Table B permits one wall sign per each street right-of-way.
7. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's ruling on a modification for the front yard building setback; front yard parking zone width; and number of parking spaces, and provided the above items are addressed.