

BRUNSWICK CITY PLANNING COMMISSION

October 2, 2025 - Caucus

6:41 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, 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
Ryan Niederst, 1300 Cross Creek Drive
Brenda Niederst, 1300 Cross Creek Drive
Marissa Culp, 521 Pearl Road

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

The first item was **Mapco Gas Station outdoor sales**

(Site plan review)

Location: 521 Pearl Road (former Circle K)

There is still a discrepancy with the owner of the building in order to properly sign the conditional zoning certificate from the last meeting. The dates were discussed as not being seasonal for the outdoor sales. Chairman Shirilla asked if any other stores in the City of Brunswick have outdoor sales during those months that are being asked for. Chairman Shirilla wanted to know if there was a normal time frame that the city gives them for this and Mr. Aungst said we normally don't give them longer than six months.

The second item was **Cross Creek Apartments**

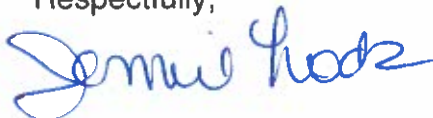
(Façade renovation)

Location: 1300 Cross Creek Drive, Brunswick, Ohio

No discussion from the Planning Commission.

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

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

October 2, 2025

6:58 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, 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
Ryan Niederst, 1300 Cross Creek Drive
Brenda Niederst, 1300 Cross Creek Drive
Marissa Culp, 521 Pearl Road

Item 1

Chairman Shirilla called the meeting to order at 6:58 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of September 18, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM SEPTEMBER 18, 2025.

Vice-Chairman Saeger seconded.

4 Ayes, 1 Abstain (Jeff Arona)

Item 4 (a)

Mapco Gas Station outdoor sales

(Site plan review)

Location: 521 Pearl Road (former Circle K)

C-G District

Regarding the site plan review, Marissa Culp was present. She stated that they would like to be able to sell the mulch to customers. Chairman Shirilla talked about the 6-month time frame for the sales and if this time frame is the same for the other locations in Brunswick. He wanted to know if the applicant could be flexible and drop off 2 months. Mr. Arona said they previously approved outdoor sales for this location at a previous meeting and he is in favor of what was approved before. Vice-Chairman Saeger said they are asking for 6 months next year. Mr. Hasan said it would be difficult to approve what they are asking for and then change the dates next year. Mr. Aungst wanted clarification of what Vice-Chairman Saeger said in regards to the applicant having to come back next year if they wanted to sell beyond the date that is being asked for. Chairman Shirilla feels that April through September would be feasible. Mr. Aungst said the Planning Commission could agree to the rest of this year and would have to come back in January of next year. Mr. Rocha wanted to know if this could be waived. Vice-Chairman Saeger asked the applicant what the intention is after they get approved. Ms. Culp said they would probably see how well this location does with selling the mulch and then decide if it would be a consistent renewal. Mr. Incorvaia stated to the Commission that the Code also talks about certain locations for these sales and they should address that with the applicant. Mr. Incorvaia said it should be stated in the motion that the property was just purchased by a new applicant. The applicant is in favor of moving it to April through June for the sales.

Chairman Shirilla moved on to the staff review comments:

Ms. Culp said the focus is having the fence fixed as stated in staff review comment number 1. Mr. Aungst said they would not need a permit for maintenance but they would also have to trim the trees back that is causing the problem with the fence.

Mr. Aungst said all air and water is required to be free at this location as well as all the locations in the City of Brunswick. Mr. Aungst would like it added to the previous conditional zoning certificate that they have until November 15, 2025 to fix the fence, the trimming of the trees and bring the storm water management up to Code.

Staff Review Comments:

1. Repair the fence on the southeast side of the property, pursuant to Section 1464.08 of the Codified Ordinances. The applicant has agreed to have this done by November 15, 2025
2. Confirm the real property owner on the Site Plan Review Application, which is necessary for Planning Commission approval. This still has not been confirmed.

Staff Recommendations:

Staff recommends approval of the seasonal outdoor sales display.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE OUTDOOR SALES FOR MAPCO GAS STATION, 521 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: FOR 2026, THE TIME BE MODIFIED TO APRIL 1, 2026 THROUGH JUNE 30, 2026 FOR OUTDOOR SALES. THE PLANNING COMMISSION APPROVES THE SEPTEMBER 1, 2025 THROUGH NOVEMBER 30, 2025 DUE TO EXTENUATING CIRCUMSTANCES INCLUDING THE TRANSFER OF OWNERSHIP AND THAT THE MULCH WAS CURRENTLY ON SITE. A LINE ITEM ON THE CONDITIONAL ZONING CERTIFICATE SHALL BE ADDED THAT THE APPLICANT, PURSUANT TO CODE SECTION 1464.08, BRING THE STORM WATER MANAGEMENT UP TO DATE TO INCLUDE THE FENCE, FENCE SLATS, TREES AND VEGETATION. ANOTHER LINE SHALL BE ADDED TO THE CONDITIONAL ZONING CERTIFICATE THAT THE APPLICANT PROVIDE FREE AIR WITH ADEQUATE SIGNAGE TO CUSTOMERS ON SITE.

Mr. Rocha seconded.
5 Ayes, 0 Nays

Item 4 (b)

Cross Creek Apartments façade renovation

(Façade renovation)

Location: 1300 Cross Creek Drive, Brunswick, Ohio.

C-G District

Regarding the façade renovation, Ryan and Brenda Niederst were present. The applicants are here seeking approval to have a red strip accent to the façade. Vice-Chairman Saeger wanted confirmation that every building is being updated and the applicant confirmed yes.

Regarding the staff review comment pertaining to the fence, the applicant said currently it is 4 feet tall and that will be replaced with a 4-foot-tall fence.

Staff Review Comments:

1. Provide the height of the black picket fence to ensure compliance with the maximum 6' height permitted by Section 1464.04(a) of the Codified Ordinances. The applicant confirmed it is currently 4' tall and it will be replaced with a 4' tall fence.

Staff Recommendations:

Staff recommends approval of the façade renovation, provided the above item is addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE FAÇADE RENOVATION FOR CROSS CREEK APARTMENTS, 1300 CROSS CREEK DRIVE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS

INDICATED THAT THE FENCE REPLACEMENT WILL BE 4' HIGH AND HEIGHT SHALL BE CONFIRMED BY ENGINEERING.

Mr. Hasan seconded.
5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Meadow Ridge Trace SPD-11 and District 42 Small Business Flex Building.

Item 7

Public Comment Period – There were no comments.

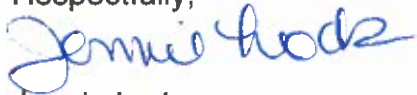
Item 8

Council Representative's Report – No report.

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

The meeting was adjourned at 7:45 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

October 2, 2025

Mapco gas station outdoor sales

(Site plan review)

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

Proposed Use & Background:

An application has been submitted for the seasonal outdoor sales display of eight pallets of mulch stacked with a maximum height of 5' on the northwest side of the site. Pursuant to Section 1280.12 of the Zoning Code, Planning Commission approval for outdoor sales and displays is required. The applicant is seeking approval for mulch sales from September 1st through November 30, 2025 for the fall; March 1st through May 31, 2026 in the spring; and June 1st through August 31, 2026 during the summer. The applicant has stated the mulch pallets will not impede customer traffic and will be maintained in an orderly manner.

In compliance with Section 1280.12(d), the seasonal display area is not located at the pump islands. The Planning Commission, at their meeting on April 15, 2021, had previously approved outdoor mulch sales at the same site location for Circle K for the time period from April 1st through June 30th of 2021, 2022, and 2023.

Staff Review Comments:

1. Repair the fence on the southeast side of the property, pursuant to Section 1464.08 of the Codified Ordinances.
2. Confirm the real property owner on the Site Plan Review Application, which is necessary for Planning Commission approval.

Staff Recommendations:

Staff recommends approval of the seasonal outdoor sales display.

Cross Creek Apartments façade renovation

(Façade renovation)

Location: 1300 Cross Creek Drive
C-G District

Proposed Use & Background:

An application has been submitted for front and rear façade renovations on Cross Creek Apartments. The existing brick veneer on the front and rear entranceway of the buildings will be removed, along with the brick soldier course sill and trim, which will be replaced with a new stone veneer, new stone surround and new window surround in "Portland Dusk" (shades

of medium and dark grey). The existing white horizontal lap siding and black asphalt shingle roofs will remain. Both the front and rear entryways will be renovated on building addresses 1240, 1250, and 1280 Cross Creek Drive, along with 3923, 3925, and 3930 Turnbridge Court; the remainder of the buildings will only receive a front entryway renovation.

The existing concrete bridge walls near Turnbridge Court will receive a new stone veneer on each side, with a stone cap and new aluminum black picket fence.

Staff Review Comments:

1. Provide the height of the black picket fence to ensure compliance with the maximum 6' height permitted by Section 1464.04(a) of the Codified Ordinances.

Staff Recommendations:

Staff recommends approval of the façade renovation, provided the above item is addressed.