

BRUNSWICK CITY PLANNING COMMISSION

November 6, 2025 - Caucus

6:38 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, 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
Larry Kirkwood, 1632 Dartmouth Lane
Leesa Kirwood, 1632 Dartmouth Lane
George Lemmerman, 1702 Clemsen
Mary Pickar, 4167 Oxford Drive
Leo Pickar, 4167 Oxford Drive
Cardine Levandusky, 649 Hadcock Road
Bettie Grimm-Sheperd, 1616 Dartmouth Lane
Larry Shepard, 1616 Dartmouth Lane
Chris Jenkins, 1638 Dartmouth Lane
Glen Jenkins, 1638 Dartmouth Lane
Blaise Held, 1611 Dartmouth Lane
Doug Stasiak, 1600 Dartmouth Lane
Pete & Joy Sparia, 4255 Western Reserve Drive
Steve Warker, 1107 Jefferson
Bill Rogers, 1620 Clemsen
Theodore Czaplicki, 1646 Dartmouth Lane
David & Jennifer Kovacs, 2311 Northgate Drive
Ethan Kovacs, 2311 Northgate Drive
Rita Petsakis, 4267 Western Reserve Drive
Andrew Petrakis, 4267 Western Reserve Drive
Dan Murray, 1617 Dartmouth Drive
Deborah Klaas, 1656 Dartmouth Drive
Gary Klaas, 1656 Dartmouth Drive
Gregg Laren, 1648 Portsmouth Lane
Julie Stasiak, 1600 Dartmouth Lane
Michelle Hurrelbrink, 1652 Dartmouth Lane
Vince & Stephanie Skrzypek, 1633 Dartmouth Lane
Shelly & Jerry Grammes, 1608 Dartmouth Lane
Jeff & Alex Kovacs, 2248 Northgate
David Kolar, 130 W, Streetsboro Street
Dan Pacell, 1654 Dartmouth
Geno Florian, 1645 Dartmouth Lane
Nicholas Hanek, 4235 Cherryshire

Vice-Chairman Saeger called the meeting to order at 6: 38 p.m.

The first item was **Meadow Ridge Trace SPD-11**

(Discussion plan)

Location: 880 & 866 Pearl Road

Mr. Arona wanted to talk about the density. Mr. Hasan was disappointed that the applicant did not supply the Planning Commission with what was asked at the last meeting. Mr. Aungst stated that the only thing we received from the applicant was a letter that was dated September 18 that everyone received in their packets.

The second item was **District 42 small business flex building**

(Discussion plan)

Location: Western Reserve Drive, west of Dartmouth Lane, Brunswick, Ohio

Mr. Arona wanted to make sure we talked about the façade and would like to see no more than 50 percent of metal on the building. He also wanted to talk about the parking. Mr. Aungst wanted everyone to understand that this was only a discussion plan tonight.

The third item was **Review of the Subdivision Regulations update of the Planning & Zoning Code**

(Review)

Mr. Jones would be presenting this evening.

Vice-Chairman Saeger adjourned the meeting at 6:43 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

November 6, 2025

6:44 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
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Nicholas Hanek, 4235 Cherryshire

Item 1

Vice-Chairman Saeger called the meeting to order at 6:44 p.m.

Miss Lods called the roll: 4 Present, 1 Absent (Chairman Shirilla)
4 Ayes, 0 Nays

Vice-Chairman Sager made a motion to excuse Chairman Shirilla for just cause.
Mr. Rocha seconded.
4 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of October 2, 2025 minutes.

MR. ARONA MOTIONED TO APPROVE THE MINUTES FROM OCTOBER 2, 2025.
Mr. Hasan seconded.
3 Ayes, 1 Abstain (Jeff Arona)

Approval of October 23, 2025 minutes
MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM OCTOBER 23, 2025.
Mr. Arona seconded.
3 Ayes, 1 Abstain (Mr. Hasan)

Item 4 (a)

Meadow Ridge Trace SPD-11

(Discussion plan)

Location: 880 and 866 Pearl Road

Proposed SPD- No. 11 – currently in R-R District holding zone

Regarding the discussion plan, David Kolar was present. Mr. Kolar stated that this was a continuation from the meeting that was tabled in September. He explained what happened during the last meeting and why he is here this evening and is willing to answer any questions. Vice-Chairman Saeger wanted someone who was at the last meeting to start the discussion being that he wasn't present. Mr. Hasan said he liked that it was a different kind of product for Brunswick but during the last meeting the Planning Commission asked the applicant to explain why he believes this property should be rezoned to an SPD. Mr. Hasan said he would need to see what this project would look like and Mr. Kolar did not supply that this evening. He understands that the eastern side there are a lot of houses and the western side is an open space, but his main thing is that he specifically asked to see a plan on why he merits and SPD versus regular zoning and that was not produced to the Planning Commission. Mr. Hasan said we can go down the list of staff review comments.

Vice-Chairman Saeger said at this point it would need to be rezoned to make it residential. He used Mapleside as an example, it is a very large property and this is not a large property. We cannot grant an SPD just based on density. Mr. Aungst said if it were zoned R-R each property would need 2 acres and that would equal 9 houses. If it were zoned R-L we would need to figure out how many houses there would need to be on that. The question is, would he be able to get 50 houses on there if it were residential.

Mr. Kolar said he doesn't believe it should be zoned R-L because it is right next to a C-G District. He talked about how it was zoned R-3 when it was in the Township. He wants to leave open space where it bumps up against commercial property. He is trying to have the least impact on the existing residential and he bought the property with thinking that was a reasonable thing to do. He said the people on Vicky Drive will have open space in their backyards instead of homes. He is trying to maintain a good buffer.

Vice-Chairman Saeger said he does not want to see this turned into a big area of houses but he is just questioning whether 50 units is acceptable. Mr. Kolar said he is only at a 2.7 density.

Mr. Aungst said there is commercial close by but there is not industrial. The vast majority of this property is in the city right now and is zoned R-R. The question came up with the applicant before regarding the 50 units. He wanted the engineer to talk about what came up about the county report. Ms. Zoldak said in one part of the regulations, it states that if it's a sub street, because there is 1 single drive in and out, 40 would be appropriate per the County. Mr. Kolar said that Medina County is separate than sub division regulations. Medina County Planning would ask to see a stub and he can certainly do that.

Mr. Delsanter wanted to ask Mr. Incorvaia about the Middlefield case, and how it does not allow monetary reasons in density or an SPD. Mr. Incorvaia said if you look at 1268.05 of the Brunswick Code, what is the present zoning, how many units can be built and does it classify as an SPD. Mr. Kolar wanted to draw their attention to the comprehensive plan that the Township had and he is proposing less than that. Mr. Incorvaia said any land brought in from the Township is brought into the R-R District. Mr. Incorvaia said we look at the Code first. Mr. Hasan reiterated that to the applicant. Mr. Hasan said we do not look at how it was zoned when it was in the Township, every property is held in a holding zone of R-R. Vice-Chairman Saeger wanted to know if they could create this plan in an R-M District and the applicant stated that was his original plan. The Planning Commission wants to see both plans in an R-M versus an SPD District. The applicant agreed he can do that. Mr. Aungst said in an R-M there would be a maximum of 4 dwellings per acre. In an SPD, it has to meet the requirements all the way through.

Mr. Arona read staff review comment number 1(c) and feels that it is lacking regarding that requirement.

Vice-Chairman Saeger continued with the staff review comments. Regarding number 2, this is something the Planning Commission would have to make a motion on, he wanted to know if there was anything developed on the property now and Mr. Kolar said there were only 2 homes there now. Regarding number 2(3), that is still something that would be better understood once they see the plans. Regarding number 3 and 4, the applicant would need to hire an outside consultant regarding the development guidelines that would be approved through the Planning Commission. The other items under the staff review comments were already discussed.

Mr. Aungst said the Board has to determine whether this qualifies as an SPD this evening and they would have to make a motion on that.

Vice-Chairman Saeger said tonight the Planning Commission has to decide whether this qualifies as an SPD. Mr. Arona said he is not prepared to agree that this qualifies as an SPD. He wanted to ask the applicant a few questions regarding number 2 and 3. The west portion of the parcel, are those seasonal streams? Mr. Kolar answered that 1 is ephemeral and one is seasonal. Mr. Arona wanted to know if the hiking trail were for residents only and Mr. Kolar said it would be for residents only. Vice-Chairman Saeger asked if any of the products have 1st floor bedrooms and master baths and Mr. Kolar said yes. Mr. Arona wanted Mr. Kolar to comment on the amenities. Mr. Kolar said there is about an acre devoted to their amenities, there will be a dog run, a gazebo for cookouts and fixtures so they can do some exercises. It will be contained within their area.

Vice-Chairman Saeger said at this point they could vote on it which may not be the best option, or they could table it again. Mr. Kolar said he would like to table the discussion and come back with an R-M plan. Vice-Chairman Saeger said please reach out to Administration for guidance.

Staff Review Comments:

1. Pursuant to Section 1268.01, the purposes of the SPD Special Planning District are as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment;
 - (d) To provide an effective method for the City to guide the development of such areas so as to preserve unique characteristics or to provide for the greater range or mixture of land uses when appropriate and;
 - (e) To create a regulatory structure which will allow more flexible and creative design of the built environment, within the limits of the approved

conceptual development plan, than is possible with the lot-by-lot design approach of a conventional zoning district.

The Planning Commission and City Council shall determine if the above purposes have been met. *The Planning Commission has determined that the purposes have not been met.*

2. In accordance with Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:
 - (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 - (2) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 - (3) Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.
The Commission feels that this has not been met.
3. Development guidelines will be submitted at a future date, pending input from the Planning Commission on the proposed application. *The applicant acknowledged.*
4. Pursuant to Section 1278.03(h), during the course of reviewing a site plan, the Planning Commission or City Council may find that the assistance of a qualified consultant is necessary to fully determine the effects of the proposal. The applicant shall pick the consultant, subject to Planning Commission approval, and shall bear the costs of the consultant. *The Planning Commission stated that the applicant would need to hire an outside consultant whom they would have to approve at another meeting.*
5. As stated in Section 1228.02(d) of the Subdivision Regulations, streets designed to be permanently dead-ended shall not be longer than 600 feet, unless a greater length is approved by the Planning Commission, and shall be provided, at the closed end, with a turnaround having an outside pavement diameter of at least 100 feet and a street property line diameter of at least 120 feet. Interior planting circles may be allowed, with the approval of the Planning Commission and the City Engineer. The proposed cul-de-sac has an approximate length of 930'.
This was discussed during the meeting.
6. Although the City of Brunswick Subdivision Regulations do not provide a maximum number of units allowed with only one ingress/egress, the Planning Commission, on previous subdivision applications, has referred to the Medina

County Subdivision Regulations – Article VI, Section 9, which states permanent cul-de-sac streets shall not serve in excess of 40 dwelling units; 50 units are proposed. *This was discussed.*

Staff Recommendations:

Staff withholds recommendation, pending the Planning Commission ruling if the purpose and objectives of a Special Planning District have been met.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION AT THE REQUEST OF THE APPLICANT TO TABLE THE DISCUSSION PLAN FOR MEADOW RIDGE TRACE, 880 AND 866 PEARL ROAD, BRUNSWICK, OHIO.

Mr. Arona seconded.

4 Ayes, 0 Nays

Item 4 (b)

District 42 small business flex building

(Discussion plan)

Location: Western Reserve Drive, west of Dartmouth Lane, Brunswick, Ohio.

C-G District

Regarding the discussion plan, David Kovacs was present. He is looking to develop a small business flex space. This will be a cost-effective workspace for potential clients. Allowing small businesses to enter the Brunswick community. Vice-Chairman Saeger said this is a discussion plan and there will be no decisions this evening to approve this project. Vice-Chairman Saeger wanted to know, if this goes to a detailed, will there be a public hearing. Mr. Aungst said no. He also stated that any potential businesses may not need to go to Planning for occupancy if they are permitted in that district.

Mr. Arona wanted to know what type of businesses does the applicant see going in there. Mr. Kovacs said he is looking to provide front offices for examples such as: Health and Wellness, a hybrid store front, or even a small machine shop that maybe wanting to sell their product in the front. He would like to provide flexibility for a growing company. There is a huge demand for small businesses that want to work and live in the same community.

Mr. Hasan said he thinks the product is needed in the community but is worried about it being so close to residential homes. What would happen if a light industrial tenant would move in? He would be worried about potential noise. Mr. Aungst said light industrial would not be permitted in this space.

Vice-Chairman Saeger went over staff review comments. PLEASE SEE ITALISIZED NOTES AFTER EACH STAFF REVIEW COMMENT.

Staff Review Comments:

1. Pursuant to Section 1260.07(a), street facades greater than 60' in length shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% of the street façade and extending at least 20% of the length of the street façade. These calculations shall be provided on the north elevation facing Western Reserve Drive for Building 1 – *this face is only 50' so does not need the projections*, and on the west elevations for Buildings 1, 2, and 3, as the building entrances are facing Pearl Road. *Mr. Arona said in totality he feels that it meets Code regarding the projections like they did with Discount Drug Mart. Vice-Chairman Saeger feels that if they treat this like a street façade, he feels it does meet requirements.*
2. The dumpster enclosures for all three buildings shall be constructed with materials comparable to the building, in accordance with Section 1276.12(a). *The applicant is only looking to build 1 building at a time and he will make the enclosure out of the same material. He will provide that during the detailed. He will add the enclosures as they move along.*
3. Section 1282.06(a) requires a minimum 25' wide side and/or rear screening yard when adjacent to a residential district or use (residential homes on Dartmouth Lane). There is an existing 40' wide landscape buffer on the east side of the site near Building 1. Pursuant to Section 1282.04(b)(5), the Planning Commission may approve the use of existing plant material to comply with the requirements in the above section, and shall consider whether the existing material is capable of performing the necessary screening as outlined above. A screening yard of white pine trees is shown on Sheet C-11 adjacent to the east side of Buildings 2 and 3; verify it is a minimum of 25' wide. *This building is adjacent to a residential district. The applicant plans to leave the density of the tree line that is there and move the buildings as close to Pearl as he can. There is about 40 feet of trees that he does not plan to touch. He plans to put trees behind the other buildings as well.*
4. Interior landscaping measuring a minimum of 1,020 sq. ft. shall be provided on the detailed site plan, pursuant to Section 1282.08(b). *The applicant understands that he would need to put this on the final site plan. The applicant said he is providing a park area and a bike rack.*
5. The landscape plan (Sheet C-04) indicates a row of white pine trees along the Western Reserve Drive right-of-way; verify the screening strip has a minimum 10' width, as required by Section 1282.06(g), and shall include trees from Plant Lists "A" or "B" and shrubs from Plant Lists "D" or "E"; the proposed white pine trees are from Plant List "C". Additionally, Section 1282.06(e) requires that a minimum of 10% of the total front yard not used for parking or circulation shall be landscaped with trees, shrubs, planting beds and/or perennial borders in a design selected by the owner. The 10% area includes the minimum 10' wide landscape strip at the Western Reserve Drive right-of-way and is in addition to

the required interior landscaping stated in Section 1282.08(b). A notation shall be added to the detailed site plan landscaping plan indicating this requirement has been met. *The applicant plans to go with Red Oak or Maple instead of the White Pines.*

6. Suggest adding further architectural enhancements on the north, south and east elevations of all three buildings to provide visual interest, pursuant to Section 1278.08(c). Additionally, the height of the brick should be increased on the west elevation facing Pearl Road and wrap around to the north side of Building 1. *Vice-Chairman Saeger feels that more need to be done to the north elevation and the applicant said he would be happy to accept suggestions. Vice-Chairman Saeger does not like the gas meters on that wall. Mr. Hasan said the north elevation is the front elevation and would like to see something nicer. Mr. Arona would like for the building to not be more than 50 percent metal and instead, some sort of durable material. He feels the northern most unit should have more masonry. Mr. Kovacs said he plans to hide most of the building with shrubs so does not feel that is a good use of resources. The soft scape he plans to bring to the detailed should address the concerns. Mr. Arona would not approve this much metal that is being shown. Mr. Aungst said in regards to durable materials, if you look at some recent builds along Pearl Road, there are metal buildings, for example: Heart of Ohio and Market 42. Cool Beans directly in front has a multitude of different surfaces. Mr. Arona would like to see a mixed use of different materials. The applicant feels that what he has provided is an appealing product. Vice-Chairman Saeger thinks wrapping something around the north side of the building could help by raising the masonry up higher. Mr. Rocha suggested bringing samples of the product to show the Planning Commission. The applicant has agreed to make the modifications to the north side.*
7. As the tenants are undetermined, if additional parking is necessary, where will it be located? The Fire Department is concerned if striped overflow parking on the rear (east side) of the buildings is required for employees, this will result in insufficient maneuverability for service and emergency vehicles; in particular, causing an inadequate turning radius by the southeast corner of Building 1. *The applicant does not believe the uses will exceed the parking. There is opportunity behind the building for a fire truck and additional parking if needed. Steve Warker, 1107 Jefferson Ave., in Akron Ohio was present. He is the engineer on the project. He stated there could not be parking on the side if a fire truck had to get through but they could angle the parking, add parking in the back and is willing to show the additional potential parking at the detailed site plan. Any future parking changes would have to come back before the Planning Commission. The applicant said the employee parking would be in the front of the building. Mr. Aungst wanted to know if there is any business they would not allow to move in and the applicant said he would not accept auto repair. Mr. Aungst said if they choose to have a restaurant, they would need more parking.*

8. Perform a site walk-through to delineate any wetlands on the property. *The applicant asked for some clarification on this matter so Ms. Zoldak gave him a letter that explained it. She would need a letter proving there was a site walk-through.*
9. A photometrics plan shall be submitted with the detailed site plan ensuring there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a), with an average illumination level not to exceed 2.4 footcandles, in accordance with Section 1276.14(c). Additionally, lighting levels adjacent to a residential district or use shall not exceed one (1) footcandle, as required by Section 1276.14(d). *Mr. Warker wanted to know what we are looking for regarding the photometrics. Ms. Zoldak said we can give them resources and examples regarding the photometrics.*

Mr. Aungst wanted to make a statement that the owner stated there will be no semi-trucks through this property.

Vice-Chairman opened the mic to the public at 8:40 p.m.

Larry Kirkwood, 1632 Dartmouth Lane – His concern is that the only ingress and egress is on a residential street. Has there ever been any talk about the city rezoning this? His concern is the traffic with them having potentially 18 businesses. He is concerned that the buffer will not be enough and the applicant should have to put in more trees. Are there any other commercial businesses in the city that you can only access through a residential street?

Answer: Mr. Aungst will look into whether there are any other businesses that are accessed through a residential street. As far as the property being rezoned, Mr. Aungst said parcels get purchased all the time and we are not always aware of it. Could this property potentially be used for something else? The owner could apply to re-zone it to R-L and turn it into a residential development, the answer would be yes. Regarding the traffic, is a traffic study warranted? Ms. Zoldak would like to discuss this with the applicant and this is something we could require per Mr. Aungst.

Pete Spurio, 4255 Western Reserve Drive - Wants to know what will be done to prevent lights coming into his home.

Answer: Per Mr. Aungst, this could be mitigated.

Jerry Grammes, 1608 Dartmouth - On the eastern portion of the property, it looked like plans for a retention pool, it didn't look like there was enough room to maintain it. He talked about the traffic light cycle on Oxford was a concern. Heavy foot traffic area for children was another concern.

Answer: Ms. Zoldak said there will still be 40 feet of trees if they put in the retention pond. This is something that has not been finalized yet and could be addressed by the applicant.

Theodore Czaplicki, 1646 Dartmouth Lane – He just moved in and has small children. He was surprised that a commercial building was going to go in. Is there no rule that a public hearing is required with this business being adjacent to a residential district? Noise and lighting is a concern of his. He wanted some clarification on a gap he saw on the site plan. He is concerned with the potential for people parking in the street if there isn't enough parking on the site.

Answer: Per Mr. Arona, if this were a conditionally permitted use, it would require a public hearing.

Andrew Kovalak, 1650 Dartmouth Lane - He is concerned with the noise they already deal with from the other businesses. He is concerned with traffic a potential traffic issue when people cut through Dartmouth to avoid Pearl Road.

Julia Stasiak, 1600 Dartmouth Lane - Is there a decibel limit in this neighborhood. She mentioned children walk to school and she maintains a section of the sidewalk that is not hers, she would like to know if they will now be maintaining that part of the sidewalk. She is also concerned with her property value after this is built.

Answer: Per Mr. Incorvaia, in Section 634.065 of the Code, there is a decibel limit that they could not exceed. As far as the sidewalk, who ever owns that part of the sidewalk is responsible to maintaining it. The applicant stated that he would not own that part of the sidewalk.

George Lemmerman, 1702 Clemsen - It took 20 years to make the buffer wall solid with the trees.

Larry Sheppard, 1616 Dartmouth - Is concerned with a restaurant going in. He feels that things could negatively change down the road with this project.

Public comments were closed at 9:00 p.m.

Nicholas Hanek, 4235 Cherryshire Drive - He explained his role with the city. He wanted to make it clear to everyone that he will get all the questions answered and they will be answered at the next meeting. If anyone would like to call him, they can.

Mr. Delsanter stated that we try to be as candid and honest as we can. Whenever anyone buys property next to a C-G zoned property, they take the chance of businesses going in. A lot of the stressed issues can be worked through and questions will be answered.

Mr. Kovacs addressed the room and said it was not his intention to upset the neighbors but it is his intention to bring space for small business owners because Brunswick really needs this. The public asked him about the green space, they want a large buffer to block the view of the building.

Vice-Chairman Saeger suggested a better buffer to the applicant. Mr. Aungst stated that there is a tremendous need for spaces like this.

Mr. Arona wanted to know the rational for the entry and exit on that property. Mr. Kovacs said that is his only option. He only owns 30 feet and therefore that is his only option.

The applicant made it clear that these buildings are being built in phases and wanted to know if he could build mounds of a buffer in different phases behind each building as he builds them. The Planning Commission understands that he is at Planning trying to receive approval on the entire project but doesn't see anything wrong with him buffering one unit at a time as they are built.

No further discussions from the Commission.

Staff Recommendations:

Staff withholds recommendation of moving the discussion plan to a detailed site plan until the above items are addressed.

MR. HASAN MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR DISTRICT 42 SMALL BUSINESS FLEX BUILDING, WESTERN RESERVE DRIVE, WEST OF DARTMOUTH LANE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: REGRADING STAFF REVIEW COMMENT NUMBER 1, THIS WILL BE REVIEWED AND CALCULATED DURING THE DETAILED SITE PLAN. REGARDING STAFF REVIEW COMMENT NUMBER 2, THE APPLICANT WILL COMPLY. REGARDING STAFF REVIEW COMMENT NUMBER 3 AND 5, THE APPLICANT WILL COMPLY WITH BOTH OF THESE. REGARDING STAFF REVIEW COMMENT NUMBER 4, WE WILL ADDRESS THESE REQUIREMENTS AT THE DETAILED SITE PLAN. REGARDING STAFF REVIEW COMMENT NUMBER 6, THE APPLICANT WILL ENHANCE THE NORTH ELEVATION SO THAT IT DOES NOT LOOK LIKE IT'S A SIDE ELEVATION AND INSTEAD LOOKS LIKE A FRONT ELEVATION. REGARDING STAFF REVIEW COMMENT NUMBER 7, THE APPLICANT WILL SHOW ON THE PLAN, WHERE ADDITIONAL PARKING WILL BE LOCATED IF DEEMED NECESSARY. REGARDING STAFF REVIEW COMMENT NUMBER 8 AND 9 THE APPLICANT WILL COMPLY.

Mr. Rocha seconded.
4 Ayes, 0 Nays

Vice-Chairman Saeger called a break before we started the Code Review and this was at 9:52 p.m. Meeting was re-started at 10:02 p.m. in which time Mr. Rocha exited the meeting and was no longer in attendance.

Item 4 (c)

Review of the Subdivision Regulations update of the Planning & Zoning Code
(Review)

Regarding the review, Matt Jones was present. Matt Jones and the Planning Commission went page by page of the revisions and notes were made by the Planning Commission secretary.

There were no further discussions from the Commission.

Item 5

Old Business – None.

Item 6

New business – Approval of the Planning Commission 2026 Meeting Schedule. NEO Bubble Soccer conditional zoning certificate, revised discussion plan for The Villas on Pearl SPD-5 and review of Chapters 1278 through 1294 regarding the Planning & Zoning Code updates.

MR. HASAN MADE A MOTION TO APPROVE THE 2026 PLANNING COMMISSION MEETING SCHEDULE, BRUNSWICK, OHIO.

Mr. Arona seconded.
3 Ayes, 0 Nays

Item 7

Public Comment Period – There were no comments.

Item 8

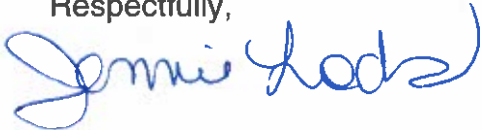
Council Representative's Report – No report.

It was noted that Mr. Hasan and Vice-Chairman Saeger will not be in attendance at the November 20, 2025 meeting.

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

The meeting was adjourned at 11:01 p.m.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jennie Lods", is written over the typed name.

Jennie Lods

PLANNING COMMISSION STAFF REPORT

November 20, 2025

NEO Bubble Soccer

(Public hearing – conditional zoning certificate)

Location: 1480 Pearl Road (Brunswick Plaza)
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to operate an indoor bubble soccer establishment and nerf laser tag in an existing 3,600 sq. ft. tenant space in Brunswick Plaza. Hours of operation will be from 2:00 p.m. to 6:00 p.m. Monday through Friday, and from 12:00 p.m. (noon) until 6:00 p.m. Saturday and Sunday. There is adequate parking at the plaza to accommodate the minimum eight spaces required by Table 1276-1(c)(3) of the Zoning Code.

Privately-owned recreational facilities are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(e), subject to Section 1274.08(a), (d) and (g) of the Zoning Code. The tenant space is located a minimum of 100' from a residential district or multifamily property line.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, provided the above item is addressed.

The Villas on Pearl (former Provision Living)

(Revised discussion plan)

Location: 953 Pearl Road, south of St. Ambrose Church
SPD-5

Proposed Use & Background:

The Planning Commission, at their meeting on June 19, 2025, tabled at the applicant's request, the revised conceptual plan and development guidelines for The Villas on Pearl (former Provision Living). The Commission commented that further information should be provided to justify allowing the proposed project to remain with the Special Planning District No. 5 designation. Therefore, the applicant has provided documentation to address compliance with the purposes listed in Section 1268.01 and that one or more of the

conditions listed in Section 1268.05(c) exist on the site. Additionally, the development guidelines have been reformatted to eliminate the previous West and East Neighborhoods.

As permitted by Section 1278.03(h), during the course of site plan review, the Planning Commission requested that the assistance of a qualified consultant is necessary to fully determine the effects of the project, and approved Doug Harsany as the independent consultant at their meeting on March 20, 2025.

The proposed development will consist of 18 buildings with a total of 86 units on 16.2 acres consisting of Permanent Parcel Nos. 003-18B-31-539 and 003-18B-31-540, with a maximum density of 5.31 dwelling units per acre, in accordance with Section 5(d) of the Development Guidelines. Section 5(f)(i) has been revised from the previous maximum of seven attached units to state "Buildings shall generally consist of four to five attached units per structure, with the exception of two buildings that may include up to seven attached units. Each seven-unit building shall have no more than five units oriented toward the central drive. The front façade of each building shall provide a varying shape to break up the face of the building."

As requested at the June 19th meeting, details have been provided on the site plan (Sheet 1) indicating the location of outdoor recreation areas, which include a central clubhouse and fitness center; pickleball and bocce ball courts; community gardens and walking paths; outdoor gathering areas, including a fire pit, and courtyard patios oriented toward shared spaces, as outlined in Section 2(b) of the Development Guidelines, along with a dog park.

Pursuant to Section 1282.06(c), the site plan indicates that a minimum 15' wide screening yard will be provided adjacent to the south property line abutting the residential homes on Keller-Hanna Drive; the north property line adjacent to a residential district; and the east property line adjacent to the residential homes on Ganyard and Alice Avenues.

Access Aisle "A" (entrance street from Pearl Road) has been redesigned whereby it will have a curvilinear road alignment, instead of the previous straight line, and will have two interior landscaped ovals. On the east property line, the City of Brunswick has an existing easement that allows for use of the connection drive from Alice Avenue to Ganyard Avenue. As stated in Section 3(d)(iv) of the Development Guidelines, "access to the SPD-5 private drive from Alice and Ganyard Avenues shall be restricted with either collapsible bollards or a "breakaway" gate(s) used for emergencies and as a turn-around road for emergency vehicles or SPD development maintenance, trash service and snow removal vehicles."

Staff Review Comments:

Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.

1. In accordance with Section 1268.01, the purposes of the SPD Special Planning District are as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment;
 - (d) To provide an effective method for the City to guide the development of such areas so as to preserve unique characteristics or to provide for the greater range or mixture of land uses when appropriate and;
 - (e) To create a regulatory structure which will allow more flexible and creative design of the built environment, within the limits of the approved conceptual development plan, than is possible with the lot-by-lot design approach of a conventional zoning district.

The Planning Commission and City Council shall determine if the above purposes have been met.

2. As required by Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:
 - (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 - (2) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 - (3) Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.
3. The traffic study shall be updated.
4. Verify the wetland impacts have been properly permitted by the Army Corps of Engineers.
5. As required by Section 1282.09, all utilities must be screened from view and shall be located within the rear one-third of the buildings.

Staff Recommendations:

Staff recommends moving the discussion plan and development guidelines to a public hearing, pending the Planning Commission's ruling if the purpose and objectives of a Special Planning District have been met, and provided the above items have been addressed.