

BRUNSWICK CITY PLANNING COMMISSION

November 20, 2025 - Caucus

6:44 p.m.

Attendance:

Joe Shirilla, Chairman
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
Garrett Cain, 1480 Pearl Road
Tom Ludwig, 1310 Sharon Copley Road
Ryan – WebEx
Jon Hanks – WebEx
Dave Baylis, 2 Greenbriar Drive
Kevin Brokow, 2211 Medina Road

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

The first item was **NEO Bubble Soccer**
(Conditional Zoning Certificate)
Location: 1480 Pearl Road, Brunswick, Ohio (Brunswick Plaza)

Mr. Aungst stated that because this is so close to a residential area they needed to come before Planning Commission.

The second item was **The Villas on Pearl (formerly Provision Living) SPD-5 senior development conceptual plan and development guidelines**
(Revised discussion plan)
Location: 953 Pearl Road, south of St. Ambrose Church, Brunswick, Ohio

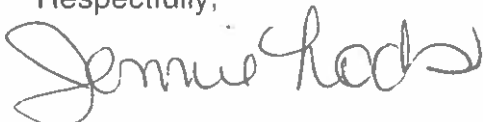
Ms. Lods stated that some of the staff review comments have been addressed and the applicant has brought hard copies with them this evening to share with the Commission.

The third item was **Review of Chapters 1278 through 1294 regarding the Planning & Zoning Code updates**
(Review)

There were no comments from the Commission.

Chairman Shirilla adjourned the meeting at 6:48 p.m.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennie Lods". The signature is stylized with a large, flowing "J" and a cursive "Lods".

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

November 20, 2025

6:56 p.m.

Attendance:

Joe Shirilla, Chairman
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
Garrett Cain, 1480 Pearl Road
Tom Ludwig, 1310 Sharon Copley Road
Ryan – WebEx
Jon Hanks – WebEx
Dave Baylis, 2 Greenbriar Drive
Kevin Brokow, 2211 Medina Road

Item 1

Chairman Shirilla called the meeting to order at 6:56 p.m.

Miss Lods called the roll: 3 Present, 2 Absent (Vice-Chairman Saeger and Mr. Hasan)

Chairman Shirilla made a motion to excuse Vice-Chairman Saeger and Mr. Hasan for just cause.

Mr. Arona seconded

3 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of November 6, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM NOVEMBER 6, 2025.

Chairman Shirilla seconded.

2 Ayes, 1 Abstain (Chairman Shirilla)

Item 4 (a)

NEO Bubble Soccer

(Public Hearing – Conditional Zoning Certificate)

Location: 1480 Pearl Road (Brunswick Plaza), Brunswick, Ohio.

C-G District

Regarding the Public Hearing and conditional zoning certificate, Garrett Cain was present. The applicant stated that he was switching locations from the Swish 360 building to this new location.

Public Hearing was opened at 7:00 p.m.
No one spoke for the public hearing.
Public Hearing was closed at 7:01 p.m.

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.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR NEO BUBBLE SOCCER, 1480 PEARL ROAD, (BRUNSWICK PLAZA) BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS INDICATED THAT HE WILL COMPLY WITH THE CONDITIONS ON THE CONDITIONAL ZONING CERTIFICATE.

Mr. Rocha seconded.
3 Ayes, 0 Nays

Item 4 (b)

The Villas on Pearl (former Provision Living)

(Revised discussion plan)

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

Mr. Aungst gave a brief overview of the project while the applicants were getting set up. He discussed what the original plan was for this SPD.

Regarding the revised discussion plan, Dave Baylis, Tom Ludwig and Kevin Brokow were present. Mr. Baylis talked about why they were here before the Planning Commission and stated that they have made many changes to the site plan. He submitted a clean version of the SPD guidelines. He also provided a narrative on why they believe this qualifies as an SPD.

Mr. Baylis was connected to WebEx and had a presentation for the Planning Commission. He also brought cardboard displays that were on display for the Commission. Mr. Baylis gave a description of the entire project. He talked about the

site plan and there were some new additions. One of the things he pointed out was they maximized the linear nature of the road. From the road you would only be able to see to building 14 and that is due to the linear nature. They added a Boulevard oval at the entrance. They essentialized the mail location at the clubhouse. They added rec space. They have identified their walking trails on the site plan. They have added a community garden for the residents. They plan to enhance the ditches to help with potential flooding on the site. They created a pocket park around the retention pond and a gazebo with furniture. The walking trail will go around the pond. There will be a dog park at the end of the pond. From Alice to Ganyard they have a secondary access road for emergency and maintenance vehicles. They will have cooking classes, exercise classes, game nights, parties and many things like this in the rec center. They will have private trash collection. He displayed the amenities on the screen.

Mr. Baylis went over all the floor plans of the different units. Mr. Arona asked about the step-downs, would that create a break in the rooflines? Mr. Baylis answered yes.

Christy Waller, 5915 Cone Flower Drive in Medina was present. Her background is in assisted living and she transitioned to this company because she loves what they are doing for the 55 and older. She talked about non-medical services that are offered. She also talked about what is offered in some of the other locations they have already built.

Chairman Shirilla wanted to know how the Planning Commission will know that all of these things will exist after they are built. Chairman Shirilla wanted to know how big the clubhouse was. They do not have the exact square footage. Chairman Shirilla would like to see a larger footprint for the clubhouse.

Mr. Arona wanted to know if there were going to be any other amenities besides what they listed. Ms. Waller said they do not currently have a barber or hair stylist but they do have a dog groomer that will come to the facility and they do plan on having pop up farmers markets.

Mr. Baylis wanted to discuss whether the Planning Commission thinks they qualify as an SPD so he moved onto discuss the overview.

Chairman Shirilla agreed the property cannot be R-L or R-M. He feels they do have the topography. Chairman Shirilla asked the other Commission members if the applicant needs to go through every Code they supplied in their presentation. Mr. Arona said in his opinion, they are still missing some requirements. Mr. Incorvaia stated that they need to meet all the criteria in the Code, (a) through (e). The Planning Commission focused on (c) under staff review comment number 1 and because of what surrounds this property, they feel it does meet the criteria. Under staff review comment number 2, they feel it meets (2) and (3).

Chairman Shirilla wanted to go over Staff Review comments. Regarding number 3, he is concerned they will not stand by what is being proposed. Especially in regards to 55

and older. Mr. Baylis stated they would have this in their lease agreement. Mr. Arona wanted to know if it was possible a school aged child would be living with an older person and Ms. Waller said yes that is possible because they cannot discriminate. Mr. Arona was concerned with how a school bus would pick up the student. Mr. Arona also wanted to know about the bollards being before the T-intersection and how would a school bus turn around. The applicant stated that deliveries happen at the clubhouse and there is room for them to turn around. Mr. Aungst wanted to know if the Commission wanted that put into the guidelines or are they just discussing it. Mr. Arona said both, he would like that put in the development guidelines. Mr. Aungst suggested the applicant have a conversation with the bus garage in case there was a school aged student living there. Regarding number 4, Chairman Shirilla wanted to know if Alice and Ganyard are connected. Mr. Aungst said yes. Mr. Arona would like to see another turn around on the property. Mr. Arona wanted to know if they met with the safety forces on getting vehicles through. Mr. Aungst said yes, the Fire Chief has said a T would work but a cul-de-sac would be more preferable. Mr. Arona would like to see something in writing from the school transportation and safety forces that what they currently are proposing is feasible.

Mr. Arona wanted to talk about the floor plans and configurations. He wanted to make sure there were not going to be snout nose homes. The applicant confirmed they are not using the sixth unit in the picture that appears to be a snout home.

Chairman Shirilla would like for them to see if they could add another T in the road for when they come back.

Regarding number 5 about the traffic study being updated. The applicant understands this. Regarding number 6, they are still waiting for that. Number 7, the applicant will comply and this is regarding the power boxes not the A/C units.

The Planning Commission would like what they have put in the memorandum to be put into the guidelines. Mr. Arona would also like something in writing pertaining to school buses and safety forces not having any issues getting through this site. He would also like them to state that all deliveries are delivered to the clubhouse to prevent big vehicles having to turn around in this site. Chairman Shirilla would like them to consider aeration to the pond especially if they are going to have fish and possibly some lighting.

Staff Review Comments:

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 has determined the above purposes have been met, this will still need to go through City Council to 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.

The Planning Commission has determined that numbers 2 and 3 have been met.

- 3. As described in Section 1(a) of the Development Guidelines, what form of guarantee is in place to ensure that 80% of the units will be for age 55 and older, in order to be consistent with the purpose of the active senior development.

The applicant has stated that it will be in their lease agreement and the client will need to provide proof of age.

- 4. The proposed density of 5.31 units per acre is high in comparison with other Special Planning Districts similar in character; Meadow View SPD-6 has a maximum density of 3 units per net acre and Market 42 SPD-8 – Glenmont Drive residential extension has a maximum density of 3.2 units per acre. Additionally, suggest reducing the number of attached units to three or four per building to create more of a residential character for the development.

The Planning Commission has decided they are ok with the density.

- 5. The traffic study shall be updated. **The applicant will comply.**

6. Verify the wetland impacts have been properly permitted by the Army Corps of Engineers. **The applicant has done this and is waiting for the study to come back.**
7. 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. **The applicant will comply.**

Staff Recommendations:

Staff withholds recommendation 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.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO MOVE THE REVISED DISCUSSION PLAN TO A PUBLIC HEARING FOR THE VILLAS ON PEARL, 953 PEARL ROAD, SOUTH OF ST. AMBROSE CHURCH, BRUNSWICK, OHIO.

Mr. Rocha seconded.
3 Ayes, 0 Nays

Item 4 (c)

Review of Chapters 1278 through 1294 regarding the Planning & Zoning Code updates

Regarding the review, Ryan Smalley was present. We decided to review 1278 through 1294 but wait to continue where we left off with 1240-1276 because not everyone had their packets with them. So that will still need to be reviewed. The Planning Commission made a decision to make a hard stop at 10:00 p.m. which left us off at Section 1292.

There were no further discussions from the Commission.

Item 5

Old Business – Chairman Shirilla decided to approve next year's meeting dates at the next meeting when we have a quorum but after the meeting, the Secretary realized that those dates have already been approved at the November 6, 2025 meeting by Mr. Hasan making a motion and Mr. Arona seconding that motion.

Item 6

New business – Public Hearing for Reflections Ceramic and Detail (former KDK automotive sales), site plan review for Brunswick Lake Park kayak launch, Park fees

and Roadway Improvement Plan for New Brunswick Development SPD-9 and Detailed site plan for Westway Small Business Campus.

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. Arona seconded the motion.
The vote was 3 Ayes 0 Nays.

The meeting was adjourned at 10:09 p.m.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennie Lods", written in a cursive style.

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."

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.

Staff Review Comments:

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. As described in Section 1(a) of the Development Guidelines, what form of guarantee is in place to ensure that 80% of the units will be for age 55 and older, in order to be consistent with the purpose of the active senior development.
4. The proposed density of 5.31 units per acre is high in comparison with other Special Planning Districts similar in character; Meadow View SPD-6 has a maximum density of 3 units per net acre and Market 42 SPD-8 – Glenmont Drive residential extension has a maximum density of 3.2 units per acre. Additionally, suggest reducing the number of

attached units to three or four per building to create more of a residential character for the development.

5. The traffic study shall be updated.
6. Verify the wetland impacts have been properly permitted by the Army Corps of Engineers.
7. 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 withholds recommendation 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.