

BRUNSWICK CITY PLANNING COMMISSION

January 22, 2026 - Caucus

6:41 p.m.

**Attendance:**

Joe Shirilla, Chairman  
Brad Saeger, Vice-Chairman  
Jeff Arona, Member  
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  
John W. Tesar, 4194 Keller Hanna Drive  
Karen M. Howell, 3992 Buckingham Drive  
John Calabrese, 4223 Keller Hannah  
Mike Yasenchak, 4213 Keller Hanna  
Cory Hedburg, 31913 Lake Road  
Kevin McNulty, Westway Drive  
Greg Seifert, 3390 Verner  
Michael Tinter, Innovative Products, WebEx  
Kevin Broka, 2211 Medina Road  
Tom Ludwig, 1310 Sharon Copley Road  
Ryan Tebeau, WebEx  
John Hanks, WebEx

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

The first item was **Magnetic Mic**  
(Public hearing-conditional zoning certificate)  
Location: 2844 Westway Drive

Mr. Aungst said this is a new tenant in the building and it's a unique item that they have developed over the years.

The second item was **The Villas on Pearl (former Provision Living)**  
(Public hearing – zoning, conceptual plan and development guidelines)  
Location: 953 Pearl Road, south of St. Ambrose Church

Mr. Aungst stated the things that they have done since the last time they were at Planning Commission. He briefly went over the past project and the current project. Mr. Aungst talked about the water being controlled with this project. Vice-Chair Saeger asked if at this point, they are using the old SPD-5 guidelines or have they been updated and it was answered by Mr. Aungst that they have been updated.

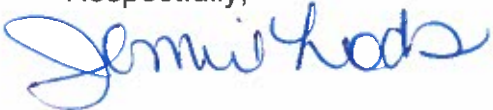
The third item was **Westway Small Business Park**  
(Public hearing – conditional zoning certificate and detailed site plan)  
Location: 2964 Westway Drive

Mr. Aungst said they are at Planning Commission to approve the warehousing that this business has.

There were no comments from the Commission.

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

Respectfully,

A handwritten signature in blue ink that reads "Jennie Lods". The signature is written in a cursive, flowing style.

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

January 22, 2026

6:59 p.m.

**Attendance:**

Joe Shirilla, Chairman  
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  
John W. Tesar, 4194 Keller Hanna Drive  
Karen M. Howell, 3992 Buckingham Drive  
John Calabrese, 4223 Keller Hannah  
Mike Yasenchak, 4213 Keller Hanna  
Cory Hedburg, 31913 Lake Road  
Kevin McNulty, Westway Drive  
Greg Seifert, 3390 Verner  
Michael Tinter, Innovative Products, WebEx  
Kevin Broka, 2211 Medina Road  
Tom Ludwig, 1310 Sharon Copley Road  
Ryan Tebeau, WebEx  
John Hanks, WebEx

Item 1

Chairman Shirilla called the meeting to order at 6:59 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

MR. HASAN MADE A MOTION TO NOMINATE MR. JOHN ROCHA FOR SECRETARY, VICE-CHAIR SAEGER SECONDED THE MOTION. THERE WERE NO OTHER NOMINATIONS.  
MOTION PASSED, 5 AYES, 0 NAYS.

CHAIR SHIRILLA MADE A MOTION TO NOMINATE MR. HASAN FOR VICE-CHAIR, MR. HASAN NOMINATED MR. SAEGER FOR VICE-CHAIR, MR. HASAN REJECTED THE NOMINATION. MR. ARONA SECONDED THE MOTION. VICE-CHAIR SAEGER ACCEPTED THE NOMINATION. THERE WERE NO OTHER NOMINATIONS.  
MOTION PASSED, 5 AYES, 0 NAYS.

MR. ROCHA MADE A MOTION TO NOMINATE CHAIR SHIRILLA TO CONTINUE AS CHAIR, VICE-CHAIR SAEGER SECONDED THE MOTION. CHAIR SHIRILLA ACCEPTED THE NOMINATION. THERE WERE NO OTHER NOMINATIONS. MOTION PASSED, 5 AYES, 0 NAYS.

Item 3

Announcements or Correspondence. There were none.

Item 4

Approval of December 4, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM DECEMBER 4, 2025. Vice-Chair Saeger seconded.  
5 Ayes, 0 Nays

Item 5 (a)

**Magnetic Mic**

(Public hearing – conditional zoning certificate)

Location: 2844 Westway Drive, Brunswick, Ohio.

I-L District

Regarding the Public hearing and conditional zoning certificate, Michael Tinter, the CBO of Innovative Products and Greg Seifert were present. Mr. Tinter talked about the project and what type of products they make for first responders. They currently supply the Brunswick Police Department with their product. Chair Shirilla asked Mr. Aungst about their hours and when trucks could deliver products. Mr. Tinter answered they work from 8:00 a.m. to 4:30 p.m. which is different than the hours that were listed on the conditional zoning certificate. It was discussed amongst the Planning Commission to change the hours on the conditional zoning certificate but the applicant requested to keep the current hours that were listed to allow for overtime. There will be no need to change the conditional zoning certificate.

Public Hearing was opened at 7:10 p.m.

No one spoke for the public hearing.

Public Hearing was closed at 7:10 p.m.

**Staff Review Comments:**

1. Is any outdoor storage proposed; if so, it shall be designated on a site plan which must be approved by the Planning Commission, pursuant to Section 1266.06.  
**There will be no outdoor storage per the applicant.**
2. Performance Standards shall be submitted, in accordance with Section 1266.07, regarding noise, glare, electromagnetic interference, vibration, odor and hazardous materials. **The applicant will comply.**

3. If a dumpster is being used, provide the location on the site plan. **The applicant will provide the dumpster on the site plan and it will be on the southwest corner of the building on a concrete pad.**
4. All requirements shall be adhered to on the conditional zoning certificate. **The applicant will comply.**

**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 MAGNETIC MIC, 2844 WESTWAY DRIVE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT WILL SUBMIT PERFORMANCE STANDARDS IN ACCORDANCE WITH SECTION 1266.06 AS LISTED. THE APPLICANT WILL NOT BE ADDING A SECOND DUMPSTER. ALL CONDITIONS ON THE CONDITIONAL ZONING CERTIFICATE SHALL BE ADHERED TO.

Mr. Arona seconded.  
5 Ayes, 0 Nays

Item 5 (b)

**The Villas on Pearl (former Provision Living)**

(Public hearing – zoning, conceptual plan and development guidelines)

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

SPD-5

Regarding the public hearing, rezoning, conceptual plan and development guidelines, Kevin Broka was present and Ryan Tebeau was present via WebEx. Mr. Broka went over all the changes that were made to the site plan since the last meeting. Mr. Tebeau was displaying slides on the screen via WebEx. He talked about unimpeded traffic through the development from the school busses and trash pickup vehicles, etc. Mr. Broka talked about the integrated sidewalks are better for the residents. He explained that a rolled curb would not work with the integrated sidewalks. Mr. Aungst stated that he does not believe there was a formal vote to make this an SPD because it needs to have a public hearing which is why it is a public hearing this evening.

Chairman Shirilla went over the staff review comments:

Regarding staff review comment number 1 pertaining to Section 1268.07(c) and (d), the applicant acknowledged. Regarding number 2 pertaining to the traffic study, Mr. Broka

stated that a new traffic study is not needed. Ms. Zoldak stated that she would like this in a full report to be reviewed. Mr. Arona talked about trip generation and said that the previous report with the previous project could possibly project that trip counts could be different. Mr. Broka said he would be happy to update the traffic study. Regarding staff review comment number 3 regarding 5' wide sidewalks, the applicant will comply. Staff review comment number 4 regarding curbs shall be rolled, Ms. Zoldak would like to address this during the engineering review. While she understands that having the 6' curb provides pedestrians more safety, she also understands that it could potentially be a danger to residents in wheelchairs and that use walkers. She would like to discuss this during the engineering review. Mr. Arona wanted to know what the speed limit on the streets would be and Mr. Broka answered they would be 12 miles per hour. The Planning Commission is okay with letting engineering review the curbs. Mr. Arona wanted to make sure that the color of the sidewalk would be darker to separate it from the street if they do not roll the curbs. Mr. Broka said they would either color it darker or stripe them with paint. Mr. Arona has a preference to make the sidewalk darker in color. There was a discussion between members about the concern with snow plows and it was stated that the sidewalks would intentionally be plowed along with the streets. Chair Shirilla asked about marked crosswalks and Ms. Zoldak said she sees several on the site plan. The applicant confirmed they will be striped. Regarding staff review comment number 5 in regards to the pond. The applicant has agreed to use aeration and it will be lighted but it is still being decided on if it will be stocked with fish. The applicant acknowledges that site plan approval is required following City Council approval.

Mr. Hasan is concerned with the density and that is the only thing that makes him hesitant to approve this. Mr. Aungst said to keep in mind that they have met all the requirements within the guidelines.

The public hearing was opened at 8:09 p.m.

Karen Howell at 3992 Buckingham Drive is concerned with the lighting issues in this development. She is confused why there may be school busses in this neighborhood. She looked up reviews and doesn't see it gets good reviews and wanted to know if the Planning Commission has looked into this company. She is concerned with the traffic on Buckingham Drive. She stated her road hasn't been paved in over 35 years and what is the city planning to do about that. It was concluded that Buckingham Drive is not a part of this development so she can address some of her issues with Mr. Delsanter after the meeting.

Public hearing was closed at 8:13 p.m.

The applicant and the Planning Commission addressed some of the Ms. Howell's concerns. Regarding the school busses, Chair Shirilla said there may be some kids that live in that development with grandparents, etc. Chair Shirilla was happy they made a turn-around for the larger vehicles. Mr. Broka talked about the lighting and stated that there are limits to how high the lights can be and they will submit a photometric plan to

administration for review. Regarding the company's reputation, none of the projects that they manage have bad reviews. He offered to talk to the resident on where she may have found this information. Chrissy listed all the companies that they manage for the resident. Mr. Aungst stated that this company has a long history of people care. Mr. Aungst stated that it is a federal law that we have to allow up to 20 percent of under 55 years old to live there in a senior development. Chair Shirilla feels that they do fulfill the makeup of an SPD. Vice-Chair Saeger is not in favor of making this an SPD but after reading the guidelines he feels that it would benefit the city to make it an SPD versus what could potentially go in there. Mr. Hasan said we have seen a ton of different site plans for this area over so many years that have not worked out and feels that this plan actually works.

Chair Shirilla asked Mr. Incorvaia if they could put a motion on the floor to vote on the merits of an SPD and recommend to City Council and wanted to know if they would also vote on the conceptual plan and development guidelines. Mr. Incorvaia answered that yes, they could put it all in one vote.

The Planning Commission moved onto the design guidelines. Mr. Hasan wanted something clarified on page 6 regarding (h) recreation space, he would like it clarified that the 2,500 sq. ft. is for the clubhouse and not for all the amenities. He feels that it is confusing.

Mr. Delsanter wanted to know if there have ever been any incidents with people being hit in some of their other developments with not having curbs. Mr. Broka answered no, but there have been issues with residents falling off the curbs when they have curbs.

**Staff Review Comments:**

1. 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. **The applicant acknowledges.**
2. The traffic study shall be updated. **The applicant has agreed to provide this.**
3. A minimum 5' wide sidewalk shall be installed for pedestrian access. **The applicant will comply.**
4. Street curbs shall be rolled, instead of unrolled, per the City Engineer's recommendation. **The applicant has decided to not have curbs that are rolled and the engineer has agreed to review this during her final site plan review. She understands the safety concern with having curbs and is willing to consider approving no curbs after her review.**

5. Consider aeration and possible lighting to the pond, as it will be stocked with fish. **The applicant has agreed to aeration and lighting to the pond but is not sure it will be stocked with fish, although they would like to.**
6. Detailed site plan approval is required following City Council approval. **The applicant acknowledges.**

**Staff Recommendations:**

Staff recommends approval to City Council of the existing SPD-5 zoning, conceptual plan and development guidelines.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR THE VILLAS ON PEARL (FORMER PROVISION LIVING) EXISTING SPD-5 ZONING, CONCEPTUAL PLAN AND DEVELOPMENT GUIDELINES, 953 PEARL ROAD, SOUTH OF ST. AMBROSE CHURCH, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: UNDER 1 IN THE BUILDING DESIGN STANDARDS OF THE GUIDELINES, THE APPLICANT SHALL ADD VERBIAGE THAT THE FAÇADE OF AN INDIVIDUAL UNIT WILL NOT BE THE EXACT FACADE TO THE UNIT ADJACENT TO IT. THE RECREATION SPACE SECTION WILL BE CLARIFIED THAT THE RECREATION CLUBHOUSE WILL BE A MINIMUM OF 2500 SQ. FT. REGARDING STAFF REVIEW COMMENTS NUMBER 2 THROUGH 5, THOSE WILL BE ADDRESSED DURING THE FINAL SITE PLAN APPROVAL. MR. INCORVAIA READ THE OBJECTIVES OF AN SPD OUT LOUD FROM THE CODE. MR. HASAN FOUND THAT THE SPD MEETS THE OBJECTIVES OF SECTION 1268.01 AND 1268.05(c)(3).

Mr. Rocha seconded.  
5 Ayes, 0 Nays

Item 5 (c)

**Westway Small Business Park**

(Public hearing – conditional zoning certificate and detailed site plan)

Location: 2964 Westway Drive

I-L District

Regarding the conditional zoning certificate and detailed site plan review, Kevin McNulty the owner and Cory Hedburg of Alber and Rice were present. Mr. McNulty talked about the project with the Planning Commission. He feels that small businesses need a place to call home versus working out of their homes. Mr. McNulty talked about wanting to light up the Brunswick Sign for the city. Chair Shirilla wanted to know if the retention basins were wet or dry and Mr. Hedburg confirmed they were wet. It was confirmed that there would be double staggered pine trees of two rows and that would need to be shown on the detailed site plan for administrative approval. Mr. Hasan wanted clarification on the grass pavers that wrap around the building and wanted to know what

the rationale was for that. Mr. McNulty said that was for the fire department to be able to get around to the fire hydrants. Mr. Arona wanted to know what they did with unit 20 and Mr. McNulty stated that there were originally 2 units there and when they revised the plan, they moved one building and eliminated one. They will still be using the 36' variance that was approved at the previous Planning Commission meeting. Mr. Arona wanted to know if the names of the businesses would be on the entry doors. Mr. McNulty said the doors would be numbered and the names would be put on an entrance sign. Mr. Aungst addressed one of Chair Shirillas concerns that there could be no retail at this location. There also could not be any labs. Mr. McNulty said that each unit will have 2 parking spaces. Staff review comments were addressed and the applicant will comply to all 3. Mr. Delsanter wanted to know if there were going to be delivery problems with businesses that may not be open every day. Mr. McNulty said he used to work for UPS and usually businesses require deliveries during certain time frames.

Public hearing was opened at 9:10 p.m.  
There were no comments.  
Public hearing was closed at 9:10 p.m.

**Staff Review Comments:**

1. On the landscape plan, pursuant to Section 1282.06(b), indicate a double staggered row of 6' high pine trees will be planted in the 50' screening yard adjacent to the residential district. **The applicant will comply.**
2. All requirements shall be adhered to on the conditional zoning certificate. **The applicant will comply.**
3. Final site plan approval is subject to engineering approval. **The applicant acknowledges.**

**Staff Recommendations:**

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIR SAEGER MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR WESTWAY SMALL BUSINESS PARK, 2964 WESTWAY DRIVE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS AGREED TO PROVIDE A DOUBLE ROW OF STAGGERED PINE TREES THAT ARE 6' IN HEIGHT. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE AND FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Arona seconded.

5 Ayes, 0 Nays

Item 6

Old Business – There was no old business.

Item 7

New business – Reappointment of John Rocha to the CRA Brunswick Housing Council  
Chair Shirilla made a motion to reappoint Mr. John Rocha to the CRA Brunswick  
Housing Council,  
Vice-Chair Saeger seconded.  
Motion passed, 5 Ayes, 0 Nays.  
Stone Creek walking path removal, home occupation (bakery) and code review are all  
on the February 5, 2026 agenda.

Item 8

Public Comment Period – No public comments.

Item 9

Council Representative's Report – Mr. Delsanter talked about how he spoke with  
outside members regarding SPD's and they stated they approve them very often in their  
city.

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

The meeting was adjourned at 9:20 p.m.

Respectfully,



Jennie Lods

# PLANNING COMMISSION STAFF REPORT

January 22, 2026

## **Magnetic Mic (Innovative Products, Inc.)**

(Public hearing – conditional zoning certificate)

Location: 2844 Westway Drive  
I-L District

### **Proposed Use & Background:**

A conditional zoning certificate application has been submitted to occupy a 10,350 sq. ft. tenant space located at the rear (south) portion of the 28,800 sq. ft. building owned by Nova Electric. The tenant space will contain 3,450 sq. ft. of office/production area and 6,900 sq. ft. of warehouse/staging/future production space.

A contractor's headquarters is a permitted use in the I-L District, pursuant to Section 1266.02(c) of the Zoning Code. This facility will also contain warehouse space, which is a conditionally permitted use, in accordance with Section 1266.04(h), provided it is accessory to and necessary for the support of a principally or conditionally permitted use.

Magnetic Mic is a product used on mobile communications equipment, such as first responders, the construction industry and freight logistics services. Hours of operation are from approximately 7:00 a.m. until 6:00 p.m. Monday through Friday. There will be eight employees.

As part of the Nova Electric detailed site plan approval on March 20, 2025, thirty-five parking spaces and two handicap spaces were approved. As future tenants are still being determined, the number of parking spaces may fluctuate; therefore, land-banked parking/loading areas, along with overhead doors on the west side of the facility, were also approved.

No changes are proposed to the exterior of the building, other than signage, which will be submitted to the Division of Building at a later date.

### **Staff Review Comments:**

1. Is any outdoor storage proposed; if so, it shall be designated on a site plan which must be approved by the Planning Commission, pursuant to Section 1266.06.
2. Performance Standards shall be submitted, in accordance with Section 1266.07, regarding noise, glare, electromagnetic interference, vibration, odor and hazardous materials.
3. If a dumpster is being used, provide the location on the site plan.

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

**Staff Recommendations:**

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

**RICO**

(Public hearing – conditional zoning certificate)

Location: 2925 Interstate Parkway  
I-L District

**Proposed Use & Background:**

A conditional zoning certificate application has been submitted to perform light manufacturing in the form of pre-assembly of new lift truck components at an existing 6,250 sq. ft. building. Hours of operation will be Monday through Thursday from 6:00 a.m. until 4:30 p.m., with overtime on Friday, if necessary.

Light manufacturing is a permitted use in the I-L District, pursuant to Section 1266.02(a) of the Zoning Code. This facility will also contain warehouse space, which is a conditionally permitted use, in accordance with Section 1266.04(h), provided it is accessory to and necessary for the support of a principally or conditionally permitted use.

In accordance with Section 1266.07, the applicant has stated there will be no glare, vibration, dust, fumes or odors beyond typical industrial levels, and the facility shall be in compliance with all applicable building, fire and safety codes.

There is sufficient parking on the site for the six full-time employees, along with 25% for guests, company vehicles and employment growth, in compliance with Table 1276-1(e). There is one van-accessible handicap space on the site, as required by Section 1106.6 of the 2024 Ohio Building Code. No changes to the site or exterior of the building are proposed and there will be no outdoor storage or new signage.

**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)**

(Public hearing – zoning, conceptual plan and development guidelines)

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

**Proposed Use & Background:**

The Planning Commission, at their meeting on November 20, 2025, moved the revised discussion plan to a public hearing to maintain the existing SPD-5 zoning and approve the conceptual plan and development guidelines to construct 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.

A portion of the Staff Review Comments from the November 20<sup>th</sup> meeting have been addressed as follows:

1. Section 1(a) of the Development Guidelines will guarantee that 80% of the units will be for age 55 and older, which will be stated in the lease agreement in order to be consistent with the purpose of the active senior development.
2. The Commission determined at the above meeting that the purpose and objectives of a Special Planning District have been met, in accordance with Section 1268.01 and Section 1268.05(c), respectively, of the Zoning Code.
3. A turnaround has been provided on the east side of the development for non-emergency vehicles.
4. The Planning Commission agreed the proposed density of 5.31 dwelling units per acre is acceptable.
5. As required by Section 1282.09, the applicant stated all utilities will be screened from view and shall be located within the rear one-third of the buildings.
6. A Vehicle Tracking Plan has been submitted indicating the traffic pattern for emergency vehicle access, school buses, and garbage/delivery trucks.
7. Wetland impact documentation has been submitted to the Army Corps of Engineers and the applicant is waiting for a response.

**Staff Review Comments:**

1. 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.

2. The traffic study shall be updated.
3. A minimum 5' wide sidewalk shall be installed for pedestrian access.
4. Street curbs shall be rolled, instead of unrolled, per the City Engineer's recommendation.
5. Consider aeration and possible lighting to the pond, as it will be stocked with fish.
6. Detailed site plan approval is required following City Council approval.

**Staff Recommendations:**

Staff recommends approval to City Council of the existing SPD-5 zoning, conceptual plan and development guidelines.

**Westway Small Business Park**

(Public hearing – conditional zoning certificate and detailed site plan)

Location: 2964 Westway Drive  
I-L District

**Proposed Use & Background:**

A conditional zoning certificate application and revised detailed site plan have been submitted to construct two buildings consisting of contractor tenant suites: the larger 36,345 sq. ft. building located closest to Westway Drive will house Suites 1 through 18, and the 19,312 sq. ft., structure near the east property line will contain Suites 19 through 29, for a total square footage of 55,657 sq. ft.

A contractor's headquarters is a permitted use in the I-L District, pursuant to Section 1266.02(c) of the Zoning Code. This facility will also contain warehouse space, which is a conditionally permitted use, in accordance with Section 1266.04(h), provided it is accessory to and necessary for the support of a principally or conditionally permitted use.

A majority of the Staff Review Comments from the December 4<sup>th</sup> meeting have been addressed as follows:

1. The Planning Commission, as permitted by Section 1244.04(b)(1), granted a 36' variance to allow Unit 19 to be located 164' from the 200' setback required by Section 1266.05(g), as no structure shall be located within a 200' radius of the side and rear property lines adjacent to a residential district. Pursuant to the above section, City Council approved the variance request at their meeting on December 15, 2025. Unit 20 has been relocated and is no longer in the 200' setback.
2. The driveway width at the Westway Drive curb complies with Table 1276-4; however, the width at the right-of-way is approximately 45', which exceeds the maximum 40'

allowed by the above Table. As permitted by Section 1276.15(b), the Planning Commission determined a 45' width is necessary for maneuverability on the site and granted a modification.

3. Section 1282.06(b) and Section 1266.05(g) require a minimum 50' wide side and/or rear screening yard when adjacent to a residential district; a notation is shown on the landscape plan (Sheet AS-2) indicating this requirement has been met. Also, a notation has been added to the landscape plan indicating 19% and 25%, respectively, of the total front yards of both buildings has been landscaped, which meets the minimum 5% required by Section 1282.06(f).
4. A photometrics plan (Sheet AS-5) indicates compliance with the maximum one (1) footcandle lighting level adjacent to a residential district or use, pursuant to Section 1276.14(d).
5. A color rendering of the rear elevations has been submitted.
6. One van-accessible handicap parking space is included with the five regular handicap spaces, as required by Section 1106.6 of the 2024 Ohio Building Code.
7. A truck turning radius exhibit (Sheet REF) has been provided to ensure there is sufficient room for semi-trucks and emergency vehicles.
8. Fire hydrants have been added every 300' from Westway Drive, per Fire Department requirements.
9. Each unit have its own "all-in-one" HVAC unit near the front door.

**Staff Review Comments:**

1. On the landscape plan, pursuant to Section 1282.06(b), indicate a double staggered row of 6' high pine trees will be planted in the 50' screening yard adjacent to the residential district.
2. All requirements shall be adhered to on the conditional zoning certificate.
3. Final site plan approval is subject to engineering approval.

**Staff Recommendations:**

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above items are addressed.