

BRUNSWICK CITY PLANNING COMMISSION

February 5, 2026 - Caucus

6:40 p.m.

Attendance:

Brad Saeger, Vice-Chair
Jeff Arona, Member
Abbas Hasan, Member
John Rocha, Secretary
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Stephanie Esteva, 1900 George Drive
Allen Higgins, 696 Ledgerrock, Circle

Chair Shirilla called the meeting to order at 6:40 p.m.

The first item was **Stone Creek Homeowners Association walking path modification**

(Site plan review)

Location: Stone Creek Subdivision

R-L District

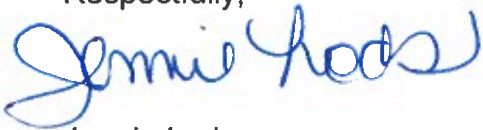
Miss Lods discussed why Stone Creek HOA members were coming before the Planning Commission and that was because they would like to eliminate part of their walking path that was originally approved as part of their subdivision. Mr. Aungst went into further details on how administration had met with some members of the HOA a few times so they could explain that the walking path was in bad shape and not being maintained anymore. It was their desire to eliminate part of the walking path and turn it into green space. They had meetings with members of the HOA and received votes from the residents on some different options. Mr. Arona wanted to know if they received park credits for having this amenity. He asked Mr. Incorvaia how long those park fees would last and Mr. Incorvaia said it's in perpetuity which means forever. Mr. Arona was curious what the legalities for this would be. Mr. Incorvaia explained that from his perspective, we would have to look at this as we would a new development. Mr. Aungst said they could look at it as they are not entirely eliminating the path. Mr. Arona was concerned with them having received park credits for this amenity and now they are eliminating it. Mr. Incorvaia said that potentially, administration could do the math on the park credits. Mr. Aungst said administration did look at that and we need to consider whether maybe they paid more back then in the 90's than they would have if it were new today or maybe the other way around. That's an important thing to consider because the city would not be reimbursing them. Mr. Arona asked if Planning Commission would view this as a new site plan. Mr. Arona brought up the fact that not all the homes are currently a part of this HOA. Ms. Zoldak mentioned that from an engineering perspective, it would benefit the city and the HOA to do this because it is in such bad shape.

The second item was **Stephanie Esteva home occupation**
(Public hearing – conditional zoning certificate)
Location: 1900 George Drive
R-L District

The Planning Commission had no comments.

Vice-Chair Saeger adjourned the meeting at 7:03 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

February 5, 2026

7:03 p.m.

Attendance:

Brad Saeger, Vice-Chair
Abbas Hasan, member
Jeff Arona, Member
John Rocha, Secretary
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Stephanie Esteva, 1900 George Drive
Allen Higgins, 696 Ledgerrock Circle

Item 1

Vice-Chair Saeger called the meeting to order at 7:03 p.m.

Announcements or Correspondence. There were none.

Item 2

Miss Lods called the roll: 4 Present, 1 Absent (Vice-Chair Shirilla)
Vice-Chair Saeger made a motion to excuse Vice-Chair Shirilla for just cause.
Mr. Rocha seconded
4 Ayes, 0 Nays

Item 3

Approval of January 22, 2026 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM JANUARY 22, 2026.
Mr. Arona seconded.
4 Ayes, 0 Nays

Item 4 (a)

Stone Creek Homeowners Association walking path modification

(Site plan review)

Location: Stone Creek Subdivision, Brunswick, Ohio.
R-L District

Regarding the Site plan review, Jeff McFadden, 4559 Bedrock Court and Allen Higgins, 696 Ledgerrock Circle were present. Mr. McFadden said they appreciate the discussions they have had with administration and they were not aware of the recreation credit when they started having these discussions. They met with

administration to see what the city thought about their ideas with the walking path as well as meeting with residents of the HOA where they took a vote on the different options on what they could do in regards to the walking path.

Chair Saeger went over the staff review comments:

1. The City Engineer had no objections to the reduction in the walking path as there are existing sidewalks in the Stone Creek Subdivision to provide pedestrian access.
2. In regards to the Planning Commission deciding on whether or not they shall determine if a new preliminary subdivision plan is required and number 3 pertaining to the park credits, Mr. Incorvaia stated that one way they could look at the credits is that due to the fact there are less lots now that are part of the HOA than previously calculated, there could potentially be a different calculation in the park fees that were credited. Mr. McFadden stated that just because they are eliminating a concrete walking path, does not mean that the space cannot still be used as open space for the residents. Mr. Aungst and Mr. Arona suggested signage letting the residents know they can still utilize that area for walking dogs, etc. Vice-Chair Saeger said that usually administration calculates park fees and it does not come back before Planning Commission for approval. Mr. Incorvaia felt that park credits may not be an issue because they are still going to have that common open space.
3. Number 3 of the staff report was discussed under number 2 above.
4. The applicant has agreed to the 1-year time frame.
5. The City Engineer confirmed there would be no issues with this.

No further discussions from the Commission.

Staff Recommendations:

Staff recommends approval of the walking path modification, provided the above items are addressed.

MR. ARONA MADE A MOTION TO APPROVE THE SITE PLAN THAT WAS PRESENTED BY THE APPLICATION OPTION 2 B FOR STONE CREEK HOMEOWNERS ASSOCIATION WALKING PATH MODIFICATION, STONE CREEK SUBDIVISION, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THERE WILL BE NO DRAINAGE IMPACT, THERE ARE SIDEWALKS THEY CAN STILL USE, THERE WILL BE NO CHANGE TO THE EXISTING GRADE, THE APPLICANT UNDERSTANDS THEY HAVE ONE YEAR TO PLANT GRASS AND ALSO UNDERSTANDS THEY CAN ADD SIGNAGE TO INVITE RESIDENTS OF STONECREEK TO THE GREEN SPACE COMMON AREA AND THE PARK FEES SHALL BE LOOKED AT AND DETERMINED BY ADMINISTRATION.

Mr. Hasan seconded.

5 Ayes, 0 Nays

Item 4 (b)

Stephanie Esteva home occupation

(Public hearing – conditional zoning certificate)

Location: 1900 George Drive, Brunswick, Ohio.

R-L District

Regarding the conditional zoning certificate, Stephanie Esteva, 1900 George Drive was present. Ms. Esteva addressed the Board and stated that she would like to bake cookies, pound cakes and various baked items but nothing that needs chilled and sell them at farmer's markets. Vice-Chair Saeger asked if there would be any traffic at her house and Ms. Esteva confirmed she will not. There will also not be any big truck traffic or deliveries. Her hours of operation will be from 9:00 a.m. to 4:00 p.m. Monday through Saturday. There will be no noise or unpleasant smells to the neighboring properties. She will have no employees. Mr. Arona wanted to know if she would be making any modifications to the house and Ms. Esteva answered no.

Public hearing was opened at 7:27 p.m.

There were no public comments.

Public hearing was closed at 7:28 p.m.

Mr. Hasan asked if there was anything pertaining to the Health Department that needed to be done. Mr. Aungst stated that the applicant has already notified the Health Department and nothing further is needed.

No further discussions from the Commission.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate. The applicant acknowledges this.
2. Confirm the Medina County Health Department does not require inspections for the home bakery and they do not.

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. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR STEPHANIE ESTEVA HOME OCCUPATION, 1900 GEORGE DRIVE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT UNDERSTANDS THAT ALL THE REQUIREMENTS OF THE

CONDITIONAL ZONING CERTIFICATE SHALL BE ADHERED TO AND HAS CONFIRMED THAT THE MEDINA COUNTY HEALTH DEPARTMENT INSPECTIONS ARE NOT REQUIRED.

Mr. Rocha seconded.
4 Ayes, 0 Nays

Item 5

Old Business – Review of Planning & Zoning Code Chapters 1272 through 1276 and 1294. Code review was completed, notes were taken and emailed to Mr. Smalley who was present this evening.

Item 6

New business – Premier Home Pros conditional zoning certificate. They are a bathroom supply company proposing warehousing and light assembly.

Item 7

Public Comment Period – There were no public comments.


Item 8

Council Representative's Report – There was no council present.

MR. ROCHA MADE A MOTION TO ADJOURN
Mr. Arona seconded the motion.
The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 9:29 p.m.

Respectfully,


Jennie Lods

PLANNING COMMISSION STAFF REPORT

February 5, 2026

Stone Creek Homeowners Association walking path modification

(Site plan review)

Location: Stone Creek Subdivision
R-L District

Proposed Use & Background:

An application has been submitted by the Stone Creek Homeowners Association to modify the Stone Creek Subdivision walking path, which would reduce the existing length to approximately one-third of its current size. The HOA Board is seeking this modification, as they have stated there is minimal use of the private trail, with some homeowners being unaware of its existence. Additionally, the Board has stated the majority of residents walking in the development use the public sidewalks, instead of the walking path.

The applicant has stated there will be no drainage impact to the common open space if two-thirds of the path is removed, which was verified by the City Engineer upon conducting a site visit. The Stone Creek HOA will repair the remaining length of the walking path located behind Ledgerrock Circle, which will provide access to the residents in closest proximity to it.

Staff Review Comments:

1. As there are existing sidewalks in the Stone Creek Subdivision to provide pedestrian access, pursuant to Section 1230.01(b)(3) of the Subdivision Regulations, and there is no drainage impact, as verified by the City Engineer, staff has no objections to the reduction in the walking path.
2. Pursuant to Section 1278.04(a), regarding conformity with an approved site plan, the Planning Commission shall determine if a new preliminary subdivision plan indicating the location of the trail shall be required; the original was approved by the Planning Commission on January 20, 1994 and City Council on February 14, 1994.
3. Item 23 of the conditional zoning certificate was added on September 7, 1995 regarding park and recreation credits that included the 21,000 sq. ft. asphalt footpath.
4. A one (1) year time frame shall take effect from the date of the Planning Commission's approval of the revised walking trail to complete resurfacing of the existing trail, along with removal of the deteriorated portion, which shall be reseeded with grass.

5. There shall be no change to the existing grade due to the resurfacing of the remaining portion of the trail and removal of the deteriorated section.

Staff Recommendations:

Staff recommends approval of the walking path modification, provided the above items are addressed.

Stephanie Esteva home occupation

(Public hearing – conditional zoning certificate)

Location: 1900 George Drive
R-L District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to operate a home occupation producing home-baked goods. Hours of operation will be Monday through Saturday from 9:00 a.m. until 4:00 p.m. No customers are permitted to come to the dwelling, in accordance with Section 1274.09(k) of the Zoning Code. The applicant will be delivering pre-ordered goods to customers, in addition to selling the baked items at local farmers markets. All baked items are shelf-stable and do not require refrigeration.

Home occupations are a conditionally permitted use in the R-L District, pursuant to Section 1252.04(i), subject to Section 1274.09.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. Confirm the Medina County Health Department does not require inspections for the home bakery.

Staff Recommendations:

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