

BRUNSWICK CITY PLANNING COMMISSION

February 19, 2026 - Caucus

6:44 p.m.

Attendance:

Joe Shirilla, Chair
Brad Saeger, Vice-Chair
Jeff Arona, Member
Abbas Hasan, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Stephen Roberts, 96096 Fern Beach, Florida, 32034
Joseph Price, 2701 Lantern Park Lane, Knoxville, TN 37932

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

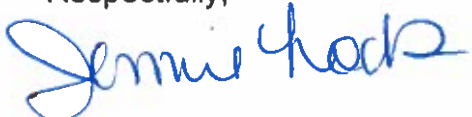
The first item was **Premier Home Pros**
(Public hearing – conditional zoning certificate)
Location: 3048 Nationwide Parkway
I-L District

Staff report was read by Miss Lods. Mr. Aungst described what they intended to use the space for. Chair Shirilla asked if any fabrication would take place there as he was concerned with chemicals and it was confirmed by the applicant that all the products were prefabricated at another site.

There were no comments from the Commission.

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

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

February 19, 2026

6:53 p.m.

Attendance:

Joe Shirilla, Chair
Brad Saeger, Vice-Chair
Abbas Hasan, member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Jennie Lods, Planning and Zoning Coordinator
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Stephen Roberts, 96096 Fern Beach, Florida, 32034
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Item 1

Chair Shirilla called the meeting to order at 6:53 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of February 5, 2026 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM FEBRUARY 5, 2026.

Vice-Chair Saeger seconded.

4 Ayes, 1 Abstain (Chair Shirilla)

Item 4 (a)

Premier Home Pros

(Public hearing – conditional zoning certificate)

Location: 3048 Nationwide Parkway, Brunswick, Ohio.

I-L District

Regarding the Site plan review, Steven Roberts and Joseph Price were present. Mr. Roberts talked about how their headquarters is in Akron with over 300 employees. He is looking to expand his business and add flooring to his sales. He currently is proposing an 8–10-person crew at this location in Brunswick. He feels this location would be great for growth in the company. Chair Shirilla asked if they were direct to

consumer and Mr. Roberts said yes but there would be no retail at this location. They are only sending employees to customers homes. Mr. Arona asked about hours of operation, would they plan on future overtime? Mr. Aungst said they are not near any other homes so noise would not be an issue for potentially adding other shifts in the future. It was suggested by the Planning Commission to eliminate number 7 on the conditional zoning certificate that states their hours of operation so that in the future they will not have to come back before the Planning Commission to amend those hours. The applicant agreed he would like to eliminate that. Mr. Aungst would like proper signage added to the conditional zoning certificate and the applicant agreed he would add signage to be submitted and approved by the Building Department.

The public hearing was opened at 7:12 p.m.
No one appeared for the public hearing.
The public hearing was closed at 7:12 p.m.

Staff Review Comments:

1. There will be approximately 13 employees expanding to a potential of 20 to 30 employees; verify there is sufficient parking for future employee growth. Table 1276-1(e) requires one parking space per employee on the two largest consecutive shifts, plus 25% for guests, company vehicles and employment growth. Additionally, confirm there is a minimum of one van-accessible handicap space, as required by Tables 1106.2 and 1106.6 of the 2024 Ohio Building Code. **It was determined by Mr. Aungst that there is one van-accessible handicap space.**
2. 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. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR PREMIER HOME PROS, 3048 NATIONWIDE PARKWAY, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS INDICATED THERE IS SUFFICIENT PARKING. NUMBER 6 ON THE CONDITIONAL ZONING CERTIFICATE REGARDING HOURS OF OPERATION WILL BE DELETED AND REPLACED WITH APPLICANT TO ADD PROPER SIGNAGE TO BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT. ALL CONDITIONS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE.

Vice-Chair Saeger seconded.

5 Ayes, 0 Nays

Item 5

Old Business – There was no old business.

Item 6

New business – Hand-made soap and cosmetics home occupation, public hearing and conditional zoning certificate.

Item 7

Public Comment Period – There were no public comments.

Item 8

Council Representative's Report – Council was not present.

MR. ROCHA MADE A MOTION TO ADJOURN
Mr. Hasan seconded the motion.
The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 7:16 p.m.

Respectfully,


Jennie Lods

PLANNING COMMISSION STAFF REPORT

February 19, 2026

Premier Home Pros

(Public hearing – conditional zoning certificate)

Location: 3048 Nationwide Parkway
I-L District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to lease a 49,449 sq. ft. building for production, assembly and prefabrication of bathroom products such as vanities, shower and bathtub systems, faucets and drain kits, in addition to warehouse space. Hours of operation are Monday through Friday from 7:00 a.m. until 5:00 p.m.

Light assembly and fabrication are permitted uses in the I-L District, pursuant to Section 1266.02(a) of the Zoning Code. Warehouse space is a conditionally permitted use, as allowed by Section 1266.04(h), provided it is accessory to and necessary for the support of a principally or conditionally permitted use.

The applicant stated there will be no outdoor storage and no excessive noise, vibration or emissions, in compliance with the performance standards in Section 1266.07.

Staff Review Comments:

1. There will be approximately 13 employees expanding to a potential of 20 to 30 employees; verify there is sufficient parking for future employee growth. Table 1276-1(e) requires one parking space per employee on the two largest consecutive shifts, plus 25% for guests, company vehicles and employment growth. Additionally, confirm there is a minimum of one van-accessible handicap space, as required by Tables 1106.2 and 1106.6 of the 2024 Ohio Building Code.
2. 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.