

BRUNSWICK CITY PLANNING COMMISSION

March 19, 2026 - Caucus

6:41 p.m.

Attendance:

Joe Shirilla, Chair
Brad Saeger, Vice-Chair
Abbas Hasan, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director via WEBEX
Grant Aungst, Community and Economic Development Director
James Lenahan, Chief Building Official
Brett Larick, 1000 Western Reserve Drive
Mark Schario, 1000 Western Reserve Drive
Mike Novachek, Fogg Industries

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

The first item was **Columbia Chemical addition**

(Discussion plan)

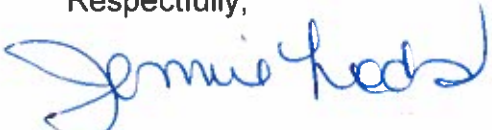
Location: 1000 Western Drive

I-L District

There were no comments from the Commission.

Chair Shirilla adjourned the meeting at 6:42 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

March 19, 2026

6:44 p.m.

Attendance:

Joe Shirilla, Chair
Brad Saeger, Vice-Chair
Abbas Hasan, member
John Rocha, Secretary
Keith Kuczma, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director via WEBEX
Grant Aungst, Community and Economic Development Director
James Lenahan, Chief Building Official
Brett Larick, 1000 Western Reserve Drive
Mark Schario, 1000 Western Reserve Drive
Mike Novachek, Fogg Industries

Item 1

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

Miss Lods called the roll: 4 Present, 1 Absent (Jeff Arona)

Mr. Hasan made a motion to excuse Jeff Arona for just cause.

Mr. Rocha seconded the motion.

4 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of March 5, 2026 minutes.

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

Vice-Chair Saeger seconded.

4 Ayes, 0 Nays

Item 4 (a)

Columbia Chemical addition

(Discussion plan)

Location: 1000 Western Drive, Brunswick, Ohio.

I-L District

Regarding the discussion plan, Brett Larick and Mike Novachek were present. Mr. Larick gave an overview on the company and the services they provide. Chair Shirilla asked what they would be doing in the addition. Mr. Larick stated they will be using it for storage and manufacturing. Chair Shirilla asked Mr. Incorvaia about this needing a conditional zoning certificate, would it be because of the warehousing being incidental to the manufacturing process? Mr. Incorvaia said that is correct. Chair Shirilla said he is okay with this. Vice-Chair Saeger wanted confirmation on their expanding being the same percentage of what they currently have. Mr. Larick answered yes, that is correct. Chair Shirilla asked if they were going to match the same façade that is currently on the building and Mr. Larick said yes. Mr. Aungst said they plan to match the building. Chair Shirilla asked if Mr. Aungst was happy with the performance standards that were provided. Mr. Aungst said yes. Mr. Hasan was curious if someone looked into the chemical they would be storing as far as safety. Mr. Aungst said this was looked into. They have met all the conditions of the Code. Mr. Aungst said the client is testifying that they meet Code. Mike Novachek was present during the staff review comments and wanted to address them with the Planning Commission. Regarding staff review comment number 1 pertaining to the van-accessible handicap space, the applicant has provided this. Regarding number 2 pertaining to performance standards, the letter was supplied and is acceptable. Regarding number 3 pertaining to the color rendering, they have complied. Regarding number 4 pertaining to the screening yard – Mr. Hasan stated that he used to live in Benjamin Farms and he suggested adding some evergreens and to keep the lights as low as possible because he could still see the buildings from his house when he lived there. Mr. Aungst stated that they are following the Code and it would be difficult to add trees due to the location of the retention pond. Regarding number 5 pertaining to photometrics, the applicant has provided this in the performance standards but will supply them during the detailed as well. Regarding number 6 pertaining to a public hearing, the applicant has already submitted their conditional zoning certificate application.

Staff Review Comments:

1. Verify that one of the four handicap spaces is van-accessible, as required by Table 1106.6 of the 2024 Ohio Building Code. **The applicant has provided.**
2. Performance standards shall be submitted with the detailed site plan, in accordance with Section 1266.07. **The applicant has provided.**
3. Provide a color rendering of the addition in conjunction with the existing building to ensure compatibility, pursuant to Section 1278.08(e). **The applicant has provided.**
4. There is an existing heavily wooded landscape buffer on the north side of the proposed addition near the C-G General Commercial District strip which is adjacent to property owned by the Benjamin Farms Homeowners Association. The Planning Commission, as permitted by Section 1282.04(b)(5), shall

determine if this screening is sufficient. **The Planning Commission has found the current wooded area to be sufficient.**

5. The detailed site shall include a photometrics plan for any new lighting associated with the addition, as required by Section 1276.14(a) and (c). **The applicant has provided.**
6. A public hearing will be required with the review of the detailed site plan, as warehousing is a conditionally permitted use, pursuant to Section 1266.04(h). **The applicant has acknowledged.**

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing, provided the above items are addressed.

Before a motion was made Vice-Chair Saeger wanted to confirm that before the Planning Commission gives their opinion whether or not warehousing is permitted, they would like to wait until the public hearing to make that official because they would like to hear from the public first. So that finding will not be part of the motion this evening. Mr. Incorvaia said that makes sense to wait to hear from the public first.

There were no further discussions from the Commission.

VICE-CHAIR SAEGER MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR COLUMBIA CHEMICAL ADDITION, 1000 WESTERN DRIVE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: STAFF REVIEW COMMENTS NUMBER 1, 2 AND 3 – THE APPLICANT HAS COMPLIED OR PROVIDED THAT INFORMATION. COMMENT NUMBER 4 REGARDING THE HEAVILY WOODED AREA, THE BOARD HAS FOUND THAT THE WOODED AREA IS SUFFICIENT AS SCREENING, MR. HASAN MADE A SUGGESTION TO ADDING A FEW TREES. REGARDING NUMBER 5, THE APPLICANT HAS A PHOTOMETRIC PLAN BUT WILL PROVIDE IT DURING THE DETAILED SITE PLAN. THE APPLICANT HAS ACKNOWLEDGE THAT A PUBLIC HEARING WILL BE REQUIRED AT THE NEXT MEETING.

Mr. Rocha seconded.
4 Ayes, 0 Nays

Item 5

Old Business – There was no old business.

Item 6

New business – The first meeting in April has been cancelled and for the second meeting in April which is the fourth Thursday, NBW will be coming back for a lay down yard.

Item 7

Public Comment Period – There was no public comment.

Item 8

Council Representative's Report – There was no report but Mr. Kuczma apologized to the Planning Commission for forgetting about the last Planning meeting that he was to attend.

MR. ROCHA MADE A MOTION TO ADJOURN
Vice-Chair Saeger seconded the motion.
The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 7:21 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

March 19, 2026

Columbia Chemical addition

(Discussion plan)

Location: 1000 Western Drive
I-L District

Proposed Use & Background:

An application has been submitted to construct an 18,150 sq. ft. addition on the north side of the existing 44,024 sq. ft. building, for a total of 62,174 sq. ft., that will include manufacturing and warehouse space. The addition complies with the minimum 50' front yard setback and 25' side and rear yard setbacks required by Section 1266.05(c), (d), and (e), respectively, of the Zoning Code. Also, it is located 53.34' from the existing C-G General Commercial District on the north side of the property.

Manufacturing is a permitted use 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. No outdoor storage is proposed.

There are 62 existing parking spaces, including four handicap spaces, in compliance with Table 1276-1(e); no additional parking spaces are proposed. A detention pond is indicated north of the new addition.

Regarding the building façade, the new addition will be constructed with pre-cast concrete wall panels that will be painted to match the existing building, in compliance with Section 1278.08(e).

Staff Review Comments:

1. Verify that one of the four handicap spaces is van-accessible, as required by Table 1106.6 of the 2024 Ohio Building Code.
2. Performance standards shall be submitted with the detailed site plan, in accordance with Section 1266.07.
3. Provide a color rendering of the addition in conjunction with the existing building to ensure compatibility, pursuant to Section 1278.08(e).
4. There is an existing heavily wooded landscape buffer on the north side of the proposed addition near the C-G General Commercial District strip which is adjacent to property owned by the Benjamin Farms Homeowners Association.

The Planning Commission, as permitted by Section 1282.04(b)(5), shall determine if this screening is sufficient.

5. The detailed site shall include a photometrics plan for any new lighting associated with the addition, as required by Section 1276.14(a) and (c).
6. A public hearing will be required with the review of the detailed site plan, as warehousing is a conditionally permitted use, pursuant to Section 1266.04(h).

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing, provided the above items are addressed.