

BRUNSWICK CITY PLANNING COMMISSION

April 23, 2026 - Caucus

6:38 p.m.

Attendance:

Brad Saeger, Vice-Chair
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
Mike Novachek, 981 Keynote Circle
Hannah Wasytko, 95 Pearl Road
Deborah Wasytko, 95 Pearl Road
John Wasytko, 95 Pearl Road
Craig Sanders, 580 Venture Blvd.
Roger Burzsko, 1148 Pearl Road
Brett Larick, 1000 Western Drive
Mark Schaw, 1000 Western Drive

Vice-Chair Saeger called the meeting to order at 6:38 p.m.

The first item was **Columbia Chemical addition**
(Public hearing – conditional zoning certificate and detailed site plan)
Location: 1000 Western Drive
I-L District

There were no comments from the Planning Commission.

The second item was **Hounds Town outdoor play area**
(Site plan review)
Location: 1148 Pearl Road
C-G District

Mr. Aungst explained what they were wanting to do and that the city has received no complaints from anyone regarding this facility. Mr. Hasan made a comment for the applicant to think about, he was wondering if they would know of any other doggie daycares that take in that many dogs and how they handle them. Mr. Arona agreed with Mr. Hasan. Mr. Arona also did some research and found that it typically requires 1 person for every 6 to 8 dogs. Mr. Arona would like the applicant to show what size the enclosure will be. Mr. Delsanter mentioned that Glencove Commons is right behind them and he is concerned there may be complaints about barking. Mr. Aungst reiterated that the city has not received any complaints from the neighbors.

The third item was **NBW lay-down yard**

(Discussion plan)

Location: 1564 W. 130th Street

I-L District

Mr. Hasan didn't see a comment from administration regarding disrupting the impervious area. Ms. Zoldak stated that the applicant did supply an updated storm water report and they are over compensating. Mr. Arona wanted to know if they have an existing outdoor storage area. Mr. Aungst answered Mr. Arona that this is a new outdoor storage area. Mr. Aungst said the business is growing.

The fourth item was **MODA (Baskets Galore) addition**

(Discussion plan)

Location: 95 Pearl Road

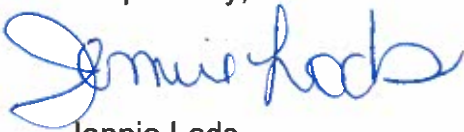
C-G District

Mr. Aungst explained how they originally started as an in-home business and since then, their business has grown. Administration does support this. Mr. Aungst said they plan to eliminate a traffic island and engineering is okay with that being eliminated.

There were no comments from the Commission.

Vice-Chair Saeger adjourned the meeting at 6:54 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

April 23, 2026

6:55 p.m.

Attendance:

Brad Saeger, Vice-Chair
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Jeff Arona, member
John Rocha, Secretary
Joe Delsanter, Council Representative
Jennie Lods, Planning and Zoning Coordinator
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Hannah Wasylo, 95 Pearl Road
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John Wasylo, 95 Pearl Road
Craig Sanders, 580 Venture Blvd.
Roger Burzsko, 1148 Pearl Road
Brett Larick, 1000 Western Drive
Mark Schaw, 1000 Western Drive

Item 1

Vice-Chair Saeger called the meeting to order at 6:55 p.m.

Miss Lods called the roll: 4 Present, 1 Absent (Chair Shirilla)

Mr. Rocha made a motion to excuse Chair Shirilla for just cause.

Mr. Hasan Seconded.

4 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of March 19, 2026 minutes.

MR. HASAN MOTIONED TO APPROVE THE MINUTES FROM MARCH 19, 2026.

Mr. Rocha seconded.

3 Ayes, 1 Abstain (Jeff Arona)

Item 4 (a)

Columbia Chemical addition

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

Location: 1000 Western Drive, Brunswick, Ohio.

I-L District

Regarding the public hearing – conditional zoning certificate and detailed site plan, Brett Larick was present. Mr. Larick explained what they do at Columbia Chemical. Vice-Chair Saeger stated that we need average illumination levels for the photometrics plan to be approved administratively. There were no further comments from the Planning Commission.

Public Hearing was open at 7:00 p.m.

There were no comments from the public.

Public Hearing was closed at 7:00 p.m.

No further discussions from the Commission.

Staff Review Comments:

1. The detailed site includes a photometrics plan (Sheet ES1.01) for the new lighting associated with the addition, in compliance with Section 1276.14(a); however, the average illumination levels shall be listed to ensure compliance with the maximum 2.4 footcandles allowed by Section 1276.14(c). **The applicant will supply this.**
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.

MR. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR COLUMBIA CHEMICAL, 1000 WESTERN DRIVE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT WILL PROVIDE THE MAXIMUM FOOTCANDLES ON THE PHOTOMETRICS PLAN TO BE APPROVED ADMINISTRATIVELY. MR. ARONA

WOULD LIKE TO ADD THAT THE APPLICANT WILL COMPLY WITH ALL
CONDITIONS ON THE CONDITIONAL ZONING CERTIFICATE.

Mr. Hasan seconded.
4 Ayes, 0 Nays

Item 4 (b)

Hounds Town outdoor play area

(Site plan review)

Location: 1148 Pearl Road, Brunswick, Ohio.

C-G District

Regarding the site plan review, Roger Burzanko was present. Mr. Burzanko explained that back when they wanted to open in Brunswick, they were one of the only cases like that that came before the Planning Commission so this was new to everyone. He is coming up on 4 years of business. They are a doggie daycare during the day and boarding at night. He has 4 other business owners that are a part of the strip center and has received zero complaints. He talked about pack management. They have 6 play areas currently. Mr. Burzanko explained that he had never come up with an exact number of dogs that he could have originally and that was decided by the Planning Commission originally. He would like to take 1 pack at a time outside for play time. His standards are 15 to 20 dogs per employee. He is aware there is a residential area behind him. The new fence would be 8 to 9 feet tall and there is a tree line behind them. Regarding sanitation and odor control, they do take care of that by putting them in bags and taking it to the dumpster immediately. The area in the picture is about 1,800 sq. ft. Inside, the play areas are about 800 to 900 sq. ft. The outdoor is important for him to be able to grow the business. He talked about his competitor in Strongsville – Camp Bow Wow, and compared how they have 4 outdoor spaces for their dogs. Those dogs are in and out all day long. Mr. Hasan wanted to know exactly what they were approving. Mr. Incorvaia stated that they are approving the larger number of dogs (up to 20 dogs) as a modification to the original agreement.

There were no further comments from the Commission.

Staff Review Comments:

1. The Planning Commission shall determine if twenty (20) dogs outside at one time within the fenced outdoor play area will be permitted. **It was determined that this will be permitted.**
2. There shall be constant staff supervision of the dogs within the fenced area. **The applicant will comply.**

Staff Recommendations:

Staff recommends approval to allow twenty (20) dogs to be outside at one time within the fenced area, provided there is constant staff supervision.

MR. HASAN MADE A MOTION TO APPROVE THE SITE PLAN FOR HOUNDS TOWN OUTDOOR PLAY AREA, 1148 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE PLANNING COMMISSION HAS APPROVED THE INCREASE IN THE NUMBER OF MAXIMUM DOGS THAT SHALL BE PERMITTED AND THAT WILL BE 5 TO 20 DOGS. IN ADDITION, THE APPLICANT HAS AGREED TO COMPLY WITH THE 50' REAR YARD SETBACK FOR THE FENCE. WHEN THE DOGS ARE OUTSIDE, THERE SHALL BE AT LEAST 1 EMPLOYEE OUTSIDE WITH THE DOGS IN THE NEW PLAY AREA.

Mr. Rocha seconded.
4 Ayes, 0 Nays

Item 4 (c)

NBW lay-down yard

(Discussion plan)

Location: 1564 W. 130th Street, Brunswick, Ohio.
I-L District

Regarding the discussion plan, Craig Sanders was present. Mr. Sanders explained why this wasn't submitted last year. He explained that NBW will be consolidating 3 other businesses into 1. He stated this space will be utilized for trucks to unload boilers. The rest of the lay down yard will be used for trucks the send out for repairs on the boilers. There will be a fence and there will be no fumes or fire hazards. Vice-Chair Saeger asked Mr. Incorvaia if the yard had to be illuminated. Mr. Sanders stated that there are wall packs that will remain there. Mr. Incorvaia read Code Section 1276.14(a). Mr. Aungst suggested looking at the original photometrics that were submitted. 1276.01 was also read by Mr. Incorvaia. Mr. Aungst stated that there are not many lights in the I-L District. Mr. Arona said that this is only a discussion plan so what we are asking is for them to provide an updated photometrics plan. Mr. Hasan didn't feel like the area that is not being used should be lit due to residential area nearby. Vice-Chair Saeger does not have a problem with less light. Mr. Aungst said the applicant is aware that it needs to be a hard surface and the fire department needs to have full access around the building. Mr. Arona asked Mr. Aungst where the fire department would need to have access to and Mr. Aungst said around the building. Mr. Hasan asked would the fence be screened and Mr. Sanders said it will be chain link with the slats.

Staff Review Comments:

1. Outdoor storage and displays are subject to Planning Commission approval, pursuant to Section 1266.06. Verify if the fence will contain screening slats; Section 1266.06(a) requires that outdoor storage shall be screened from view from all streets (including I-71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping or any

- combination thereof which forms a year-round solid screen. **The applicant will comply.**
2. Section 1266.06(b) requires all materials or waste which might cause fumes or dust; which constitute a fire hazard; or which may be attractive to rodents or insects shall be stored outdoors only in closed containers designed for that purpose. **The applicant confirmed there will be nothing of this nature stored outside.**
 3. The detailed site plan shall include a photometrics plan showing the lighting level for the lay-down yard pursuant to Section 1276.14(a) and (c). **The applicant will comply.**

There were no further comments from the Commission.

Staff Recommendations:

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

MR. ARONA MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR NBW LAY-DOWN YARD, 1564 W. 130TH STREET, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS INDICATED THEY WILL COMPLY WITH STAFF REVIEW COMMENT NUMBER 1 IN PROVIDING SLATS IN THE FENCE. THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENT NUMBER 2 PERTAINING TO NO STORING MATERIALS THAT ARE A FIRE HAZARD OR THAT CREATE FUMES. THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENT NUMBER 3 PERTAINING TO PROVIDING AN UPDATED PHOTOMETRICS PLAN WITH THE NEW FENCE ON THE SITE. THE APPLICANT IS PROVIDING 2 AREAS OF EGRESS SO THERE WILL BE ACCESS AROUND THE BUILDING FOR THE FIRE DEPARTMENT.

Mr. Hasan seconded.

4 Ayes, 0 Nays

Item 4 (d)

MODA (Baskets Galore) addition

(Discussion plan)

Location: 95 Pearl Road, Brunswick, Ohio.

C-G District

Regarding the discussion plan, Deborah Wasytko was present. Mrs. Wasytko explained what their business does and how they support small businesses. She named some of the businesses they support. They need this addition because they are out of production space and the conference room is something that they would like to allow their clients to use to build relationships. Another thing they do is provide private gifting portals for their clients. They can order, a PO is created and the gift is shipped. They

are up 45 percent in sales due to efficiencies. Dave Ports is their architect and is present to answer any questions. Regarding the staff review comments:

Mr. Ports talked about there being a sanitary easement and that is the reason why they didn't expand the building the other direction.

Regarding number 1 pertaining to the setback on Pearl Road – The Planning Commission feels that number 3 applies. (The applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

Regarding the second part of number 1, The Planning Commission has found that number 1 and 2 applies. (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided below in Section 1261.07(e).

Regarding the third part of number 1, The Planning Commission has found that landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b), which states a minimum of 860 sq. ft. shall be provided $\times 2 = 1,720$ sq. ft. The applicant is providing 3800 sq. ft. of landscaping.

Regarding staff review comment number 2, there will be a low screen wall 3' tall on the east side.

Planning Commission wanted to talk about the removal of the island. Vice-Chair Saeger wanted to know if this was for sure being removed and if there were any issues. Mr. Aungst said there are no issues with the removal of the island. Vice-Chair Saeger wanted to know how trucks could be discouraged from going any further down the street. Ms. Zoldak said that signage could be added to detour trucks. Ms. Zoldak said they will also have the applicant submit a truck turning radius report.

Regarding staff review comment number 3, the applicant will provide a landscaping plan.

Regarding staff review comment number 4, the applicant will provide a photometrics plan.

Regarding staff review comment number 5 regarding the mural, Vice-Chair Saeger said in the past a mural has to be painted on the surface of the building. Regarding vinyl being applied to the building which was another option by the applicant, that would need to be discussed. The applicant will supply further details at the next meeting to be discussed with the Planning Commission. Mr. Aungst read the section from the code

pertaining to murals and it does not say it needs to be painted. Mr. Incorvaia said murals are conditionally permitted so there would have to be a public hearing. Mr. Aungst read that Section from the Code. Mr. Delsanter was concerned with messages being put on walls that might be out of line. He does not see that in their plan but the issue is how it will be put on the building. Their business card and brochure were passed out to the Planning Commission to show them how the mural would match their branding. Vice-Chair Saeger is in favor of it and considers this a mural. Mr. Rocha agrees with Vice-Chair Saeger. This will need a public hearing.

Regarding staff review comment number 6, pedestrian access from the sidewalk to the building, the applicant will comply. Mr. Arona feels it should be off Skyview and not Pearl Road. Ms. Zoldak agrees.

Regarding number 7 about the stormwater, the applicant will comply.

Mr. Aungst said the proposed removal of the island has to meet ODOT requirements.

Mr. Sanders wanted to know if there was any feedback on the potential Pearl Road access. Ms. Zoldak said she would like to look into this more closely for the detailed site plan.

Mr. Hasan asked if they need all the parking spaces they are proposing. If they were to put the ingress/egress in the middle of the building, it may work a little better. Ms. Zoldak said that would make them closer to Skyview and that would not be ideal. Ms. Zoldak does not feel a curb cut on Pearl Road will be an issue.

The applicant will address the removal of the island or shortening of the island and that will be put in the motion for them to bring to the next meeting. The variance under number 2, regarding the patio, will also require a public hearing so they can't make that finding this evening. Planning Commission does not have an issue with it. So, the applicant will need a public hearing for the mural and the patio.

No further discussions from the Commission.

Staff Review Comments:

1. Two rows of parking will be added on the west side of the property facing Pearl Road, which exceeds the maximum 45' width permitted by Section 1261.07(a). Additionally, the existing building exceeds the 75' front yard setback permitted by Section 1261.05(a)(2)(A). Also, Section 1261.07(a) states a minimum of 2/3's of the building's street façade shall fall within the front yard zone established above.

In accordance with Section 1261.07(c), the Planning Commission may approve a greater front yard width or front yard parking zone width greater than the maximum in the following instances:

- (1) The applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
- (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right-of-way in compliance with the maximum yard.
- (3) The applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

As required by Section 1261.07(d), before approving a front yard or front yard parking zone greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a “sea of asphalt” will be outweighed by required landscaping and other required site amenities as provided below in Section 1261.07(e).

Pursuant to Section 1261.07(e), where the Planning Commission approves a front yard or front yard parking width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effect of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b), which states a minimum of 860 sq. ft. shall be provided x 2 = 1,720 sq. ft.

2. The proposed patio on the east side of the building encroaches 10' into the 50' rear yard setback required by 1261.05(c). Section 1244.04(b)(1) states the Planning Commission, in the course of exercising its site plan review powers under Chapter 1278, may, in specific cases, with the consent of City Council, and upon proper written applications, vary or permit exceptions to Chapter 1261 (GW-C Gateway Commercial District) if the Commission finds expressly finds that both (1) such variance or exception

will not violate the spirit or intent of the Chapter and (2) that a more harmonious and compatible development will result.

3. A landscaping plan shall be submitted with the detailed site plan, as required by Section 1282.06, indicating the minimum 10' wide screening strip along the Pearl Road and Skyview Drive rights-of-way. Additionally, interior landscaping required by Section 1282.08(2)(b) shall be provided.
4. A photometrics plan shall be submitted with the detailed site plan for the new addition, in accordance with Section 1276.14(a) and (c).
5. A mural is proposed on the building façade, which is a conditionally permitted use, pursuant to Section 1270.16.
6. A crosswalk to accommodate pedestrian access from the sidewalk to the building shall be installed in accordance with Section 1278.09(d)(1).
7. A draft of the Stormwater Management Plan including detailed stormwater calculations must be submitted with the Detailed Site Plan. The proposed expansion must meet all requirements of Chapter 1236 Comprehensive Stormwater Management, including providing for stormwater quality and quantity control per Section 1236.09.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's findings on the front yard and front building setback.

MR. HASAN MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR MODA (BASKETS GALORE) ADDTION, 95 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: REGARDING STAFF REVIEW COMMENT NUMBER 1 PERTAINING TO THE SETBACK OFF PEARL ROAD, THEY HAVE APPROVED THIS MODIFICATION BECAUSE THE APPLICANT HAS MET NUMBER 3, 1 AND 2. PURSUANT TO SECTION 1261.07(E), THE APPLICANT IS PROVIDING NUMBER 3 IN EXCESS OF 3500 FEET OF LANDSCAPING, REGARDING NUMBER 2 PERTAINING TO THE PROPOSED PATIO, THIS WILL REQUIRE A PUBLIC HEARING AT THE NEXT MEETING. REGARDING NUMBER 3 AND 4 PERTAINING TO A LANDSCAPING PLAN AND PHOTOMETRICS, THE APPLICANT WILL PROVIDE BOTH AT THE NEXT MEETING. REGARDING NUMBER 5, THE APPLICANT WILL BRING FURTHER DETAILS AND UNDERSTAND THIS REQUIRES A PUBLIC HEARING. REGARDING NUMBER 6 PERTAINING TO THE CROSSWALK, THEY WILL COMPLY. REGARDING NUMBER 7 PERTAINING TO THE STORMWATER, THEY WILL PROVIDE THIS AT THE DETAILED SITE PLAN. MR. AUNGST WANTS IT ADDED AND MR. HASAN MODIFIED THE MOTION THAT: THE APPLICANT WILL PROVIDE SIGNAGE REGARDING THE TRUCK TRAFFIC AND IN ADDITION THEY WILL PROVIDE ON THE SITE PLAN THAT THEY WILL BE REMOVING THE ISLAND AND REPLACING THE ROAD SURFACE ACCORDING TO ODOT REQUIREMENTS.

Mr. Rocha seconded.
4 Ayes, 0 Nays

Item 5

Old Business – There was no old business.

Item 6

New business – May 7 meeting is The Villas on Pearl for their detailed site plan. Vice-Chair Saeger will not be at the May 7 meeting.

Item 7

Public Comment Period – There was no public comment.

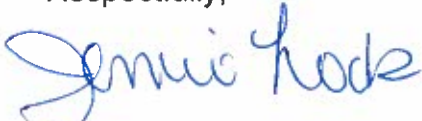
Item 8

Council Representative's Report – Mr. Delsanter stated that Mr. Lambert has resigned and they are interviewing for his replacement.

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

The meeting was adjourned at 8:39 p.m.

Respectfully,


Jennie Lods

PLANNING COMMISSION STAFF REPORT

April 23, 2026

Columbia Chemical addition

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

Location: 1000 Western Drive
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on March 19, 2026, moved the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate 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. Hours of operation are Monday through Friday from 8:00 a.m. to 4:00 p.m.

Staff Review Comments from the March 19th meeting have been addressed as follows:

1. The site plan indicates one of the four handicap spaces will be van-accessible, as required by Table 1106.6 of the 2024 Ohio Building Code.
2. Performance standards were submitted at the above meeting and were approved by the Planning Commission, pursuant to Section 1266.07.
3. A color rendering of the addition in conjunction with the existing building was provided on March 19th to ensure compatibility, as required by 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 owned by the Benjamin Farms Homeowners Association. The Planning Commission, as permitted by Section 1282.04(b)(5), determined at the above meeting this screening is sufficient.

Staff Review Comments:

1. The detailed site includes a photometrics plan (Sheet ES1.01) for the new lighting associated with the addition, in compliance with Section 1276.14(a); however, the average illumination levels shall be listed to ensure compliance with the maximum 2.4 footcandles allowed by Section 1276.14(c).
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.

Hounds Town outdoor play area

(Site plan review)

Location: 1148 Pearl Road
C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on October 21, 2021, and City Council, at their meeting on October 25, 2021, pursuant to Section 1280.01(b) of the Zoning Code, approved a comparable in character determination, as defined in Section 1242.02(26), of a dog daycare and overnight boarding facility to a veterinary hospital and clinic, which is a principally permitted use in the C-G General Commercial District, as allowed by Section 1260.02(e) of the Zoning Code, subject to the following conditions:

1. If a fenced outdoor area is used for the facility, the fenced area must meet the 50 ft. rear yard setback required by Section 1260.05(c) and be constructed of a similar material to the existing fence.
2. A maximum of five (5) dogs under employee supervision shall be permitted outside at one time.

The applicant now wishes to have at least twenty (20) dogs outside at one time that will be grouped into balanced, supervised packs. The applicant stated there will be constant staff supervision to ensure calm, safe behavior. The dogs will not be outside continuously; outdoor play is rotational and peak outdoor usage is limited to business daytime hours.

Pet waste is picked up and removed throughout the day and outdoor areas will be regularly cleaned and disinfected. There has been no history of negative impacts to the surrounding property owners since the business opened in June, 2022.

There is an existing approximate 8' to 9' high wooden board-on-board fence to mitigate noise, along with existing woods behind the property.

Staff Review Comments:

1. The Planning Commission shall determine if twenty (20) dogs outside at one time within the fenced outdoor play area will be permitted.
2. There shall be constant staff supervision of the dogs within the fenced area.

Staff Recommendations:

Staff recommends approval to allow twenty (20) dogs to be outside at one time within the fenced area, provided there is constant staff supervision.

NBW lay-down yard

(Discussion plan)

Location: 1564 W. 130th Street
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on June 19, 2025, approved the conditional zoning certificate and detailed site plan to construct a 37,500 sq. ft. facility with warehouse space, along with a 5,594 sq. ft. office on the east side of the building, for a total of 43,094 sq. ft. Further expansion is now proposed to construct a 58,200 sq. ft. lay-down (staging) yard on the west side of the building. Hours of operation will be from 7:00 a.m. to 5:00 p.m. Monday through Friday.

The lay-down yard complies with the 25' side yard setback on the south property line; 200' side yard setback on the north property line that is adjacent to a residential district; and 25' rear setback required by Section 1266.05(d) and (e), respectively. The 50' wide landscape buffer near the north property line be maintained, pursuant to Section 1266.05(g) of the Zoning Code.

A 6' tall chain link fence measuring 776 linear feet with two 20' wide sliding gates, one located on the north side and one on the south side of the fenced area, will enclose the staging yard; asphalt millings with a chip and seal topcoat will be used for pavement.

The lay-down yard will be used for receiving and shipping of boilers to be serviced, along with their rental fleet; staging of vehicles and trailers in preparation for the next project; and temporary placement of large-part items to be used in boiler service.

Staff Review Comments:

1. Outdoor storage and displays are subject to Planning Commission approval, pursuant to Section 1266.06. Verify if the fence will contain screening slats; Section 1266.06(a) requires that outdoor storage shall be screened from view

from all streets (including I-71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping or any combination thereof which forms a year-round solid screen.

2. Section 1266.06(b) requires all materials or waste which might cause fumes or dust; which constitute a fire hazard; or which may be attractive to rodents or insects shall be stored outdoors only in closed containers designed for that purpose.
3. The detailed site plan shall include a photometrics plan showing the lighting level for the lay-down yard, pursuant to Section 1276.14(a) and (c).

Staff Recommendations:

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

MODA (Baskets Galore) addition
(Discussion plan)

Location: 95 Pearl Road
GW-C District

Proposed Use & Background:

An application has been submitted to construct a 4,500 sq. ft. addition on the north and east sides of the existing 3,100 sq. ft. building, for a total of 7,600 sq. ft. The addition will be used for production, storage and a 72-seat conference room.

The south side of the addition complies with the maximum 60' front yard setback on Skyview Drive permitted by Section 1261.05(a)(2)(C) of the Zoning Code. However, the west side of the existing building facing Pearl Road exceeds the maximum 75' front yard setback allowed by Section 1261.05(a)(2)(A). As the west side of the addition is adjacent to a commercial use, there is no minimum side yard setback. The proposed patio encroaches 10' into the 50' rear yard (east) setback required by Section 1261.05(c), as it is adjacent to a residential multifamily use (Holiday Hills Condominiums).

There are 26 existing parking spaces; new spaces are being added, including two rows of parking spaces on the west side of the building facing Pearl Road, for a total of 43 spaces.

A color rendering of the building has been submitted to ensure compatibility with the existing structure, pursuant to Section 1278.08(e).

Staff Review Comments:

1. Two rows of parking will be added on the west side of the property facing Pearl Road, which exceeds the maximum 45' width permitted by Section 1261.07(a). Additionally, the existing building exceeds the 75' front yard setback permitted by Section 1261.05(a)(2)(A). Also, Section 1261.07(a) states a minimum of 2/3's of the building's street façade shall fall within the front yard zone established above.

In accordance with Section 1261.07(c), the Planning Commission may approve a greater front yard width or front yard parking zone width greater than the maximum in the following instances:

- (1) The applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
- (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right-of-way in compliance with the maximum yard.
- (3) The applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

As required by Section 1261.07(d), before approving a front yard or front yard parking zone greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided below in Section 1261.07(e).

Pursuant to Section 1261.07(e), where the Planning Commission approves a front yard or front yard parking width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effect of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of

materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.

- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b), which states a minimum of 860 sq. ft. shall be provided $\times 2 = 1,720$ sq. ft.
2. The proposed patio on the east side of the building encroaches 10' into the 50' rear yard setback required by 1261.05(c). Section 1244.04(b)(1) states the Planning Commission, in the course of exercising its site plan review powers under Chapter 1278, may, in specific cases, with the consent of City Council, and upon proper written applications, vary or permit exceptions to Chapter 1261 (GW-C Gateway Commercial District) if the Commission finds expressly finds that both (1) such variance or exception will not violate the spirit or intent of the Chapter and (2) that a more harmonious and compatible development will result.
3. A landscaping plan shall be submitted with the detailed site plan, as required by Section 1282.06, indicating the minimum 10' wide screening strip along the Pearl Road and Skyview Drive rights-of-way. Additionally, interior landscaping required by Section 1282.08(2)(b) shall be provided.
4. A photometrics plan shall be submitted with the detailed site plan for the new addition, in accordance with Section 1276.14(a) and (c).
5. A mural is proposed on the building façade, which is a conditionally permitted use, pursuant to Section 1270.16.
6. A crosswalk to accommodate pedestrian access from the sidewalk to the building shall be installed in accordance with Section 1278.09(d)(1).
7. A draft of the Stormwater Management Plan including detailed stormwater calculations must be submitted with the Detailed Site Plan. The proposed expansion must meet all requirements of Chapter 1236 Comprehensive Stormwater Management, including providing for stormwater quality and quantity control per Section 1236.09.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's findings on the front yard and front building setback.