

BRUNSWICK CITY PLANNING COMMISSION

May 7, 2026 - Caucus

6:40 p.m.

Attendance:

Joe Shirilla, 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
Tyler Smith, 1310 Sharon Copley Road
Kevin Brokaw, 2211 Medina Road
Travis Crane, 1310 Sharon Copley Road
Dave Baylis, Greenbriar Drive

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

The first item was **The Villas on Pearl (former Provision Living)**

(Detailed site plan)

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

SPD-5

Ms. Lods talked about the staff review comments and Chair Shirilla wanted to go over the revisions that were submitted. Ms. Lods talked about the revisions having the 5' sidewalks versus the 4' sidewalks that were previously submitted.

There were no comments from the Commission.

Chair Shirilla adjourned the meeting at 6:44 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

May 7, 2026

6:52 p.m.

Attendance:

Joe Shirilla, Chair
Abbas Hasan, member
Jeff Arona, 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
Tyler Smith, 1310 Sharon Center Road
Kevin Brokaw, 2211 Medina Road
Travis Crane, 1310 Sharon Copley Road
Dave Baylis, Greenbriar Drive

Item 1

Chair Shirilla called the meeting to order at 6:52 p.m.

Miss Lods called the roll: 4 Present, 1 Absent (Vice-Chair Saeger)

Mr. Hasan made a motion to excuse Vice-Chair Sager for just cause.

Mr. Rocha seconded

4 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of April 23, 2026 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM APRIL 23, 2026.

Mr. Arona seconded.

3 Ayes, 1 Abstain (Chairman Shirilla)

Item 4 (a)

The Villas on Pearl (former Provision Living)

Detailed site plan)

Location: 953 Pearl Road, Brunswick, Ohio.

SPD-5

Regarding the detailed site plan, Kevin Brokaw and Dave Baylis were present. Mr. Brokaw did a brief introduction to the project and displayed his screen for the Planning Commission. They brought an updated photometrics plan and colored site plan to pass out to the Planning Commission. Mr. Brokaw added 1 street light by the parking near the dog park. Lighting and a fountain have been added to the pond. The 15' buffer to the east has been added to the plans. Under Section 5 H, with the title - Site and Building requirements is where the minimum 2500 square feet clubhouse wording was added to the guidelines and that was shown to the Planning Commission. Mr. Brokaw said this was approved by City Council. Regarding the 3rd staff review comment, they will add a 5-inch striping to delineate the sidewalk from the street. Chair Shirilla is worried that striping will not be enough to prevent someone from ending up on someone's front lawn. Mr. Aungst said they do this on a regular basis and their testimony is that this is a safe environment. Mr. Aungst didn't feel that a curb will give people the sensation that Chair Shirilla is talking about to prevent cars on resident's front lawn and Mr. Aungst agrees the 5-inch striping is enough. Mr. Arona asked what the speed limit would be and Mr. Brokaw said it will be 12 mph.

Mr. Delsanter talked about adding signage that states residents only. He feels that this could be used as a shortcut or cut through, especially for bikers. This is something that safety committee is looking into. Mr. Arona wanted them to discuss what this would be like in the winter months. Mr. Brokaw said the streets and the sidewalks would be plowed. Mr. Arona wanted to make sure the snow would be moved away from the sidewalks and Mr. Brokaw confirmed that the snow would be moved away.

Regarding number 4 pertaining to the access agreement, Mr. Bayliss said they are in agreement with the Church regarding this. When St. Ambrose does their improvements, they will make a sidewalk to the property line and The Villas will do the same so they will connect with each other without having an easement.

Regarding the lighting, they will be putting in bollards around the walking trail and the pond and will terminate around the gazebo. Engineering will look at the final photometrics to make sure they are at the minimum footcandles.

Mr. Arona wanted to talk about staff review comment number 1 pertaining to the traffic study. He understands that it will be reviewed by engineering but wants to know if there is anything on the site plan today that needs to be reviewed. Ms. Zoldak said no but felt it was sufficient to move forward and will look at during the final site plan approval.

Chair Shirilla wanted to know if there would be any signage at Pearl Road at the entrance. Mr. Brokaw said there will be signage on one side.

Mr. Aungst wanted to thank the applicants for providing a better product than what was proposed on this site in the past.

Mr. Hasan talked about a small section of road on Pearl and who would take care of that piece and Mr. Aungst said it's between the City and St. Ambrose.

No further discussions from the Commission.

Staff Review Comments:

1. A landscaping plan has been submitted in accordance with Section 3(d) of the Development Guidelines. Confirm there is a minimum 15' wide screening buffer required by Section 1282.06(c) when multifamily development is adjacent to a residential use or district, including existing vegetation, on the east side of the site near Ganyard and Alice Drives. **The applicant has provided.**
2. As requested at the January 22nd meeting, wording shall be added to Section 4(b)(i) of the Development Guidelines stating the clubhouse shall be a minimum of 2,500 sq. ft. **The applicant has provided this under Section 5 H, with the title Site and Building Requirements.**
3. Add striping to delineate the sidewalk from the street, as required at the January 22nd meeting. **The applicant will add striping.**
4. Provide an access agreement for connection to the St. Ambrose Church parking lot. **During St. Ambrose's site improvements, the plan to stop a sidewalk right at their property line which will connect to the sidewalk that will be put in by The Villas, creating that connectivity without needing an easement or access agreement.**
5. The lighting level for the parking area by the pond shall have a minimum 0.6 footcandle, pursuant to Section 1276.14(a). Additionally, the lighting level along the pedestrian walkway and the parking area near the front boulevard shall have a minimum 0.6 footcandle, as required by the above Section. **Engineering will review this during final site plan approval.**
6. The final site plan is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above items are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE DETAILED SITE PLAN FOR THE VILLAS ON PEARL (FORMER PROVISION LIVING), 953 PEARL ROAD, SOUTH OF ST. AMBROSE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: REGARDING THE TRAFFIC STUDY, IT HAS BEEN SUBMITTED FOR REVIEW BY THE CITY ENGINEER. REGARDING STAFF REVIEW COMMENT NUMBER 1 PERTAINING TO THE UPDATED SITE PLAN, THE APPLICANT HAS NOW SHOWN THE 15' BUFFER AREA ON THE EAST ELEVATION. REGARDING NUMBER 2 PERTAINING TO THE MINIMUM SQUARE FEET OF THE CLUBHOUSE, THE

APPLICANT HAS EXPLAINED THAT IN SECTION 5 H, WITH THE TITLE SITE AND BUILDING REQUIREMENTS, THE VERBAGE HAS BEEN ADDED AND APPROVED BY CITY COUNCIL. THE APPLICANT WILL ADD STRIPING TO DELINIATE THE SIDEWALK FROM THE STREET. THEY HAVE AGREE TO STOP THE SIDEWALK AT THEIR PROPERTY LINE THAT WILL CONNECT TO THE SIDEWALK THAT ST. AMBROSE WILL BE PUTTING IN UP TO THEIR OWN PROPERTY LINE AND THOSE WILL CONNECT TO EACHOTHER WITHOUT NEEDING AN ACCESS AGREEMENT OR EASMENT. PHOTOMETRICS WILL BE REVIEWED BY ENGINEERING. FINAL SITE PLAN IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Arona seconded.
4 Ayes, 0 Nays

Item 5

Old Business – There was no old business.

Item 6

New business – NBW detailed site plan and Code Review

Item 7

Public Comment Period – No public comments.

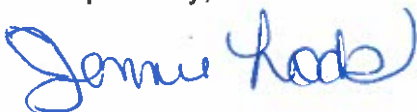
Item 8

Council Representative's Report – Mr. Delsanter stated that the vacancy in Ward 3 has been fulfilled.

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

The meeting was adjourned at 7:37 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

May 7, 2026

The Villas on Pearl (former Provision Living)

(Detailed site plan)

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

Proposed Use & Background:

The Planning Commission, at their meeting on January 22, 2026, held a public hearing to maintain the existing SPD-5 zoning and recommended approval to City Council of 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. City Council approved legislation for the above on March 9, 2026, Ordinance No. 12-2026.

Staff Review Comments from the January 22nd meeting have been addressed as follows:

1. The traffic study has been updated and submitted to the City Engineer.
2. A minimum 5' wide sidewalk has been installed along the entryway from Pearl Road and throughout the subdivision, pursuant to Section 1278.09(d)(3) of the Zoning Code.
3. The City Engineer has agreed to allow unrolled curbs.
4. A fountain has been added to the pond for aeration, along with lighting, as it may potentially be stocked with fish.
5. Language has been added to Section 5(f)(i) of the Development Guidelines stating "The front façade of each building shall vary by unit to break up the face of each building."

A photometrics plan has been submitted indicating compliance with Section 1276.14(a), (c), and (d), respectively, showing a minimum 0.6 footcandle lighting level for parking areas; an average illumination level of 0.3 footcandles; and a maximum of one horizontal footcandle illumination at side or rear property lines which are adjacent to a residential use or zoning district.

Staff Review Comments:

1. A landscaping plan has been submitted in accordance with Section 3(d) of the Development Guidelines. Confirm there is a minimum 15' wide screening buffer required by Section 1282.06(c) when multifamily development is adjacent to a

residential use or district, including existing vegetation, on the east side of the site near Ganyard and Alice Drives.

2. As requested at the January 22nd meeting, wording shall be added to Section 4(b)(i) of the Development Guidelines stating the clubhouse shall be a minimum of 2,500 sq. ft.
3. Add striping to delineate the sidewalk from the street, as required at the January 22nd meeting.
4. Provide an access agreement for connection to the St. Ambrose Church parking lot.
5. The lighting level for the parking area by the pond shall have a minimum 0.6 footcandle, pursuant to Section 1276.14(a). Additionally, the lighting level along the pedestrian walkway and the parking area near the front boulevard shall have a minimum 0.6 footcandle, as required by the above Section.
6. The final site plan is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above items are addressed.