

BRUNSWICK CITY PLANNING COMMISSION

May 21, 2026 - Caucus

6:44 p.m.

Attendance:

Joe Shirilla, Chair
Brad Saeger, Vice-Chair
John Rocha, Secretary
Nate Witsaman, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director via WebEx
Grant Aungst, Community and Economic Development Director
Steve Lenhart via WebEx

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

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

(Detailed site plan)

Location: 1564 West 130th Street

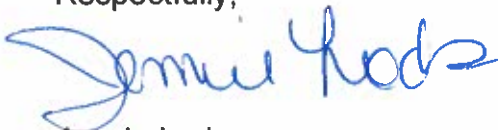
I-L District

Chair Shirilla noticed the plan with the chain link fence and the privacy slats. Vice-Chair Saeger said it appeared that they have taken care of everything that was discussed.

There were no comments from the Commission.

Chair Shirilla adjourned the meeting at 6:46 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

May 21, 2026

6:50 p.m.

Attendance:

Joe Shirilla, Chair
Brad Saeger, Vice-Chair
John Rocha, Secretary
Nate Witsaman, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director via WebEx
Grant Aungst, Community and Economic Development Director
Steve Lenhart via WebEx

Item 1

Chair Shirilla called the meeting to order at 6:50 p.m.

Miss Lods called the roll: 3 Present, 2 Absent (Abbas Hasan and Jeff Arona)

Vice-Chair Saeger made a motion to excuse Abbas Hasan and Jeff Arona for just cause.

Mr. Rocha seconded

3 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of May 7, 2026 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM MAY 7, 2026.

Vice-Chair Saeger seconded.

2 Ayes, 1 Abstain (Vice-Chair Saeger)

Item 4 (a)

NBW lay-down yard

Detailed site plan)

Location: 1564 West 130th Street, Brunswick, Ohio.

I-L District

Regarding the Detailed site plan, Steve Lenhart with Freedom Building Systems was present via WebEx. Mr. Lenhart described what the lot was going to be made of. The color of the privacy slats in the fence will be black.

Mr. Aungst wanted to remind the applicant that the lay down yard shall remain sealed and it will be of hard surface. If it were to soften or sag, they would have to replace it with a hard surface.

Staff Review Comments:

1. Final site plan approval is subject to engineering approval

Staff Recommendations:

Staff recommends approval of the detailed site plan for the lay-down yard.

There were no further discussions from the Commission.

VICE-CHAIR SAEGER MADE A MOTION TO APPROVE THE DETAILED SITE PLAN FOR NBW LAY-DOWN YARD, 1564 WEST 130TH STREET, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT ACKNOWLEDGED THAT IF THE SURFACE OF THE LAY-DOWN YARD WERE TO EVER BECOME LOOSE GRAVEL OR BREAK APART, THEY WOULD NEED TO RE-PAVE IT WITH HARD SURFACE AND THAT WOULD NEED TO BE APPROVED BY ENGINEERING. FINAL SITE PLAN IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded.

3 Ayes, 0 Nays

Item 5

New Business – Hounds Town 8-foot fence variance. Mr. Aungst stated that MODA will be on the agenda after that.

Item 6

Old business – Review of amended Planning & Zoning Code Chapters 1268, 1286, 1290 and amended Zoning Map. Ryan Smalley with Envision was present to go over the Code updates. He talked about the goal behind all the changes especially with having the Planning Commission decide on where special districts can go instead of the developer trying to develop in any district.

Item 7

Public Comment Period – No public comments.

Item 8

Council Representative's Report – Mr. Witsaman appreciated his questions being answered on his first evening with the Planning Commission.

MR. ROCHA MADE A MOTION TO ADJOURN
Vice-Chair Saeger seconded the motion.
The vote was 3 Ayes 0 Nays.

The meeting was adjourned at 8:22 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

May 21, 2026

NBW lay-down yard

(Detailed site plan)

Location: 1564 West 130th Street
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on April 23, 2026, moved the discussion plan to a detailed site plan 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.

Staff Review Comments from the above meeting have been addressed as follows:

1. In accordance with Section 1266.06(a), slats have been added to the 6' high chain link fence measuring 776 linear feet with two 20' wide sliding gates to screen the outdoor storage from view from all streets (including I-71) and from adjacent residential districts. The applicant is providing two points of egress to provide Fire Department access around the building.
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 the above materials will not be stored outside.
3. A photometrics plan showing the lighting level for the lay-down yard, pursuant to Section 1276.14(a) and (c), respectively, has been submitted indicating a minimum 0.2 footcandle for property security and a maximum 2.4 footcandles average illumination level.

Staff Review Comments:

1. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan for the lay-down yard.