

BRUNSWICK CITY PLANNING COMMISSION

June 4, 2026 - Caucus

6:40 p.m.

**Attendance:**

Brad Saeger, Vice-Chair  
Abbas Hasan, Member  
Jeff Arona, Member  
John Rocha, Secretary  
Keith Kuczma, Council Representative  
Jennie Lods, Planning and Zoning Coordinator  
Santo Incorvaia, Assistant Law Director  
James Lenahan, Chief Building Official  
Bob Evans, 1147 Glencove  
Roger Burzanko, 1148 Pearl Road

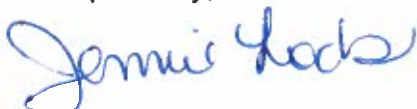
Vice-Chair Saeger called the meeting to order at 6: 40 p.m.

The first item was **Hounds Town fence height variance**  
(Public Hearing)  
Location: 1148 Pearl Road  
C-G District

There were no comments from the Planning Commission.

Vice-Chair Saeger adjourned the meeting at 6:41 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

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Item 1

Vice-Chair Saeger called the meeting to order at 6:41 p.m.

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

Vice-Chair Saeger made a motion to excuse Chair Shirilla for just cause.  
Mr. Rocha seconded  
4 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of May 21, 2026 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM MAY 21, 2026.

Mr. Hasan seconded.

2 Ayes, 2 Abstains (Jeff Arona and Abbas Hasan)

There was a minor correction that was made to the minutes under attendance and that was the council person was changed on both the Caucus and Minutes.

Item 4 (a)

**Hounds Town fence height variance**

(Public Hearing)

Location: 1148 Pearl Road, Brunswick, Ohio.

C-G District

Regarding the Public Hearing, Roger Burzanko was present. Mr. Burzanko stated that there was a 6' fence already in place that did not meet the 50' setback and this new 8' fence will meet the 50' setback. Mr. Burzanko said some dogs can scale a 6' fence so this is a safety issue to have the 8' fence. Mr. Arona wanted dimensions and Mr. Burzanko said it is about 100' by 20' and at the back of the building.

The public hearing was opened at 6:47 p.m.

Bob Evans of 1147 Glencove Commons stated that he would like them to limit the number of dogs let out at the same time, but he is in favor of the 8' fence.

Public Hearing was closed at 6:50 p.m.

Mr. Incorvaia talked about how this was an area variance that was similar to Duncan vs Middlefield and went over that case with the Planning Commission. It's the Planning Commission's duty to decide whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; whether the variance is substantial, whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance; whether the variance would adversely affect the delivery of governmental services, (e.g. water, sewer, garbage); whether the property owner purchased the property with knowledge of the zoning restriction; whether the property owner's predicament feasible can be obviated through some method other than a variance; whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Vice-Chair Saeger does not feel like this is a substantial variance and it will not impact the character of the neighborhood per Mr. Arona. Mr. Hasan would prefer the 8' fence versus looking at the back of a building. Vice-Chair Saeger said we addressed the number of dogs at the last meeting in regards to the public hearing comment that was made by Mr. Evans and he was welcome to discuss that with the applicant after the meeting.

**Staff Review Comments:**

1. As permitted by Section 1464.05(c) of the Building Code, the Planning Commission shall determine if an 8' fence height is acceptable.
2. A fence permit and required inspections shall be obtained from the Division of Building.

**Staff Recommendations:**

Staff recommends approval of the 8' high fence, subject to a ruling from the Planning Commission.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE 8' FENCE HEIGHT VARIANCE FOR HOUNDS TOWN, 1148 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT WILL OBTAIN A FENCE PERMIT THROUGH THE DIVISION OF BUILDING AND GET THE PROPER INSPECTIONS. THE COMMISSION HAS FOUND THAT IT MEETS THE INTENT OF THE CODE AND IS NOT A DETRIMENT TO THE SURROUNDING NEIGHBORHOOD.

Mr. Arona seconded.  
4 Ayes, 0 Nays

Item 5

Old Business – There was no old business.

Item 6

New business – Public hearing, variance for patio in the rear yard setback and the mural for Moda. St. Ambrose parking lot addition and Mapleside Farms storage building in the Falls District.

Item 7

Public Comment Period – There was no public comment.

Item 8

Council Representative's Report – Mr. Kuczma wanted to thank the Planning Commission for being so welcoming to the new council person Nate Witsaman.

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

The meeting was adjourned at 7:05 p.m.

Respectfully,



Jennie Lods

# PLANNING COMMISSION STAFF REPORT

June 4, 2026

## **Hounds Town fence height variance**

(Public hearing)

Location: 1148 Pearl Road  
C-G District

### **Proposed Use & Background:**

A variance application has been submitted by Hounds Town to construct an 8' high vinyl fence to provide screening required by Section 1282.06(a) of the Zoning Code and comply with the minimum 50' rear yard setback required by Section 1260.05(c) when adjacent to a residential district or use (Glencove Commons multifamily dwellings); and to enclose an outdoor play area for dogs.

Section 1464.04(a) of the Building Code limits the fence height to six (6) feet; however, pursuant to Section 1464.05(c), on commercial and industrial lots, the Planning Commission shall have the authority to review and give a variance on commercial and industrial fence heights. Under no circumstance shall the Planning Commission grant a variance of a fence height exceeding eight (8) feet.

The applicant is seeking an 8' high fence to help with noise mitigation when the dogs are outside in the play area and to provide extra containment security for large breeds of dogs.

### **Staff Review Comments:**

1. As permitted by Section 1464.05(c) of the Building Code, the Planning Commission shall determine if an 8' fence height is acceptable.
2. A fence permit and required inspections shall be obtained from the Division of Building.

### **Staff Recommendations:**

Staff recommends approval of the 8' high fence, subject to a ruling from the Planning Commission.