

## BRUNSWICK CITY PLANNING COMMISSION

July 9, 2026

6:46 p.m.

### **Attendance:**

Joe Shirilla, Chair  
Abbas Hasan, acting Recording Secretary  
Jeff Arona, member  
Keith Kuczma, Council Representative  
Jennie Lods, Planning and Zoning Coordinator  
Santo Incorvaia, Assistant Law Director  
Grant Aungst, Community and Economic Development Director  
Ryan Smalley

### Item 1

Chair Shirilla made the determination to not hold a Caucus meeting.  
The meeting was called to order at 6:46 p.m.

Miss Lods called the roll: 3 Present, 1 Absent (Vice-Chair Saeger)  
Chair Shirilla made a motion to excuse Vice-Chair Saeger for just cause.  
Mr. Hasan seconded.  
3 Ayes, 0 Nays

Chair Shirilla appointed Mr. Hasan to be acting Recording Secretary.  
Mr. Arona seconded.  
3 Ayes, 0 Nays

### Item 2

Announcements or Correspondence. There were none.

### Item 3

Approval of June 18, 2026 minutes.

MR. HASAN MOTIONED TO APPROVE THE MINUTES FROM JUNE 18, 2026.  
Mr. Arona seconded. There were 2 minor changes – the attendance needed to reflect Joe Delsanter and not Keith Kuczma for Council Representative. There was a word changed on page 4 from constitution to conditions.  
3 Ayes, 0 Nays

### Item 4 (a)

**Planning & Zoning Code updates**  
(Public Hearing – Text amendments)

Regarding the Public hearing – Text amendments, Ryan Smalley was present. Mr. Smalley gave a brief overview of how the Code was being changed. Chair Shirilla said one of the biggest changes were in the SPD Section. Mr. Smalley agreed. There was a discussion regarding the J-DOD. Mr. Hasan wanted to know if there could be 4 overlays and which would take precedence. Mr. Smalley explained the restrictions that we currently have in the J-DOD. Chair Shirilla asked how many readings Council has had and Mr. Kuczma said there has only been 1 reading. Mr. Arona wanted to know how Code responds to Data Centers. Mr. Aungst stated that Brunswick does not have enough land to accommodate a large Data Center. Data Centers can come in various sizes. Mr. Aungst said we could potentially have a small Data Center in the future. Chair Shirilla wanted to know what we put in the Code regarding charging stations. Mr. Aungst said we have had wording in the Code pertaining to charging stations for awhile now. There were no staff review comments.

Public Hearing was opened at 7:08 p.m. and closed at 7:08 p.m. There were no public comments.

**Staff Recommendations:**

Staff recommends approval to City Council of the Planning & Zoning Code text amendments.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR THE PLANNING & ZONING CODE TEXT AMENDMENTS.

Mr. Arona seconded.

3 Ayes, 0 Nays

Item 5

Old Business – There was no old business.

Item 6

New business – Brunswick Lake Restrooms, St. Ambrose Parish parking lot addition and Brunswick Highschool Athletic Fields. Mr. Aungst went into greater details regarding these cases.

Item 7

Public Comment Period – There were no public comments.

Item 8

Council Representative's Report – Mr. Kuczma did not have anything to report.

MR. ARONA MADE A MOTION TO ADJOURN  
Mr. Hasan seconded the motion.  
The vote was 3 Ayes 0 Nays.

The meeting was adjourned at 7:15 p.m.

Respectfully,

Jennie Lods

# **PLANNING COMMISSION STAFF REPORT**

**July 9, 2026**

## **Planning & Zoning Code updates**

(Public hearing – Text amendments)

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

Updates to Part Twelve – Planning & Zoning Code of the Codified Ordinances of the City of Brunswick, consisting of Title Two – Planning, that includes Chapters 1210 through 1216; Title Four – Subdivision Regulations, which includes Chapters 1220 through 1239; and Title Six – Zoning, that includes Chapters 1240 through 1292, along with Appendices A through L, will be reviewed. The Planning Commission discussed the proposed text amendments at several of their previous meetings.

City Council held the first reading on the proposed updates at their meeting on February 23, 2026 and recommended revisions to several chapters, which have now been incorporated into the document.

### **Staff Recommendations:**

Staff recommends approval to City Council of the Planning & Zoning Code text amendments.