BRUNSWICK CITY
PLANNING & ZONING COMMITTEE

Agenda
SEPTEMBER 14, 2026
5:40 PM

1. Discussion Items

   (a) **ORD. NO. 41-2026 -** An ordinance approving the detailed site plan for the restroom addition in the Brunswick Town Center Special Planning District No. 2.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

2. General Discussion

3. Adjournment

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION

DATE: 9/14/2026

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 41-2026 -** An ordinance approving the detailed site plan for the restroom addition in the Brunswick Town Center Special Planning District No. 2.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Planning Commission, at their meeting on July 23, 2026, recommended approval to City Council for the Brunswick Lake Park restroom facility.

PURPOSE AND EXPLANATION: Pursuant to Section 1268.07(c) of the Codified Ordinances of the City of Brunswick, City Council approval is required when a change to the approved conceptual development plan is more than a cosmetic nature.

IMPLEMENTATION SCHEDULE: September 14, 2026

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?
Recommend approval.

ADDITIONAL

INFORMATION:

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 41-2026

BY: Mr. Delsanter, Mr. Witsaman, and Mr. Kuczma

AN ORDINANCE APPROVING THE DETAILED SITE PLAN FOR THE RESTROOM ADDITION IN THE BRUNSWICK TOWN CENTER SPECIAL PLANNING DISTRICT NO. 2.

WHEREAS: On July 23, 2026, the Brunswick City Planning Commission recommended approval to City Council of the Detailed Site Plan for the restroom addition in the Brunswick Town Center Special Planning District No. 2, which requires approval of City Council in accordance with Codified Ordinance Section 1268.07(c).

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Detailed Site Plan for the restroom addition in the Brunswick Town Center Special Planning District No. 2, as attached hereto as Exhibit "A", is hereby approved subject to final administrative and engineering approvals.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Laura E. Timura, MMC

CITY OF BRUNSWICK

MAYOR
RON FALCONI

CITY MANAGER / SAFETY DIRECTOR
CARL S. DEFOREST

COUNCIL
MICHAEL J. ABELLA, JR
JOSEPH P. DELSANTER
NICHOLAS HANEK
KEITH A. KUCZMA
KRISTY PIPER
TIM SMITH
NATHANIEL WITSAMAN

July 24, 2026

Nathan Eppink
Medina County Park District
6364 Deerview Lane
Medina, Ohio 44256

RE: Brunswick Lake Restrooms

Dear Mr. Eppink:

The Brunswick City Planning Commission, at their meeting on July 23, 2026, voted to **approve** the detailed site plan for the Brunswick Lake restrooms, subject to the following:

1. The Law Director has determined the restroom addition will require City Council approval, as it is more than cosmetic in nature, pursuant to Section 1268.07(c) of the Zoning Code.

2. Submit a photometrics plan of the new restroom area to ensure the two lighting sconces by the doorways provide a minimum 0.6 footcandle level for pedestrian areas, as required by Section 1276.14(a). This will be reviewed by administration for approval.

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

4. The first reading on the Brunswick Lake restroom facility is scheduled for City Council's meeting on Monday, September 14, 2026. Please contact Laura Timura, Clerk of Council, at (330) 558-6845 regarding the meeting time.

Please ensure your design engineer reviews Chapter 1234 Erosion and Sediment Control; Chapter 1236 Storm Water Management; and Chapter 1238 Riparian Zones of the Brunswick Codified Ordinances, and includes any appropriate measures into the engineered plans and calculations. Should you or your design engineer have any questions regarding site plan requirements, please contact the Engineering Department at (330) 558-6880.

BRUNSWICK

4095 CENTER ROAD - BRUNSWICK, OHIO 44212
CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002
http://www.brunswick.oh.us

Section 1234.11 (effective February 11, 2008), requires the Storm Water Pollution Prevention Plan and Abbreviated Storm Water Pollution Prevention Plan review, filing, and inspection fee to be included as part of a complete submittal and is required to be submitted to the City of Brunswick before the review process begins. **Please remit payment in the amount of $750.00 for the above process when engineering detailed site plans are submitted.**

Effective February 7, 2007, the project applicant shall be responsible for all costs associated with the engineering review of a proposed project. The applicant shall post a review fee deposit, pursuant to Section 1278.03(g) of the Brunswick Codified Ordinances. **The City Engineer has established a review deposit of $1,500.00 for this project.** A check in that amount, made payable to the City of Brunswick, must be included with the submission of the engineered drawings and calculations. **The engineering review of the project will not begin until these funds have been placed on deposit with the City of Brunswick.**

It is important to note the deposit amount presented above is only an estimate. As engineering costs are incurred, a corresponding amount will be deducted from the deposit balance. Any funds that remain after the project has been constructed and accepted shall be returned to the entity or person that posted the funds initially. Should the deposit fall below 30% of the initial amount, the applicant may be required to deposit additional funds as determined by the City Engineer.

Upon completion of the review, the City Engineer will request **four final sets** of plans for signature purposes. After the plans are signed by the Planning Commission and City Engineer, one signed set will be returned to your attention.

The Commission's **site approval is valid for one year** from the date the Planning Commission voted to approve the project.

If you have any questions, please contact me at (330) 558-6830. For engineering review questions, please contact Jenny Zoldak, Consulting City Engineer with Chagrin Valley Engineering, at 440-399-0831 or zoldak@cvelimited.com. Regarding building permit applications, please contact James Lenahan, Chief Building Official, at (330) 558-6830 or jlenahan@brunswick.oh.us. After building permits are issued, and prior to construction commencing, please contact Paul Magovac, Service Director, at (330) 558-6804 or pmagovac@brunswick.oh.us and Chris Keserich, with QCI, at (440) 359-1927 or ckeserich@qcigroup.com a minimum of 48 hours prior to the start of construction to schedule an inspection.

If you have any questions, please contact me at (330) 558-6830.

Sincerely,

Jennie Lods
Planning & Zoning Coordinator
c: Carl DeForest, City Manager
Grant Aungust, Community & Economic Dev. Director
Jenny Zoldak, Consulting City Engineer
James Lenahan, Chief Building Official

MEDINA COUNTY PARK DISTRICT

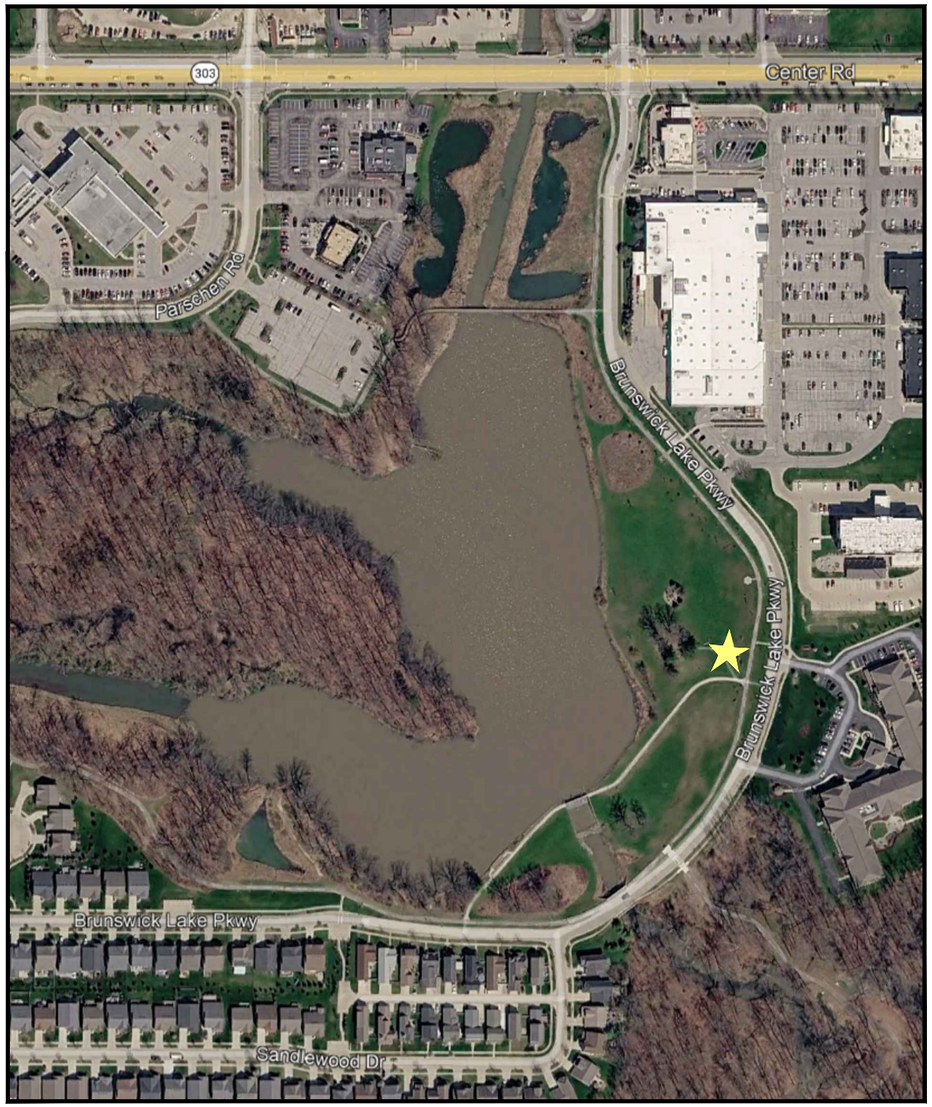
BRUNSWICK LAKE RESTROOM SITE PLAN

CITY OF BRUNSWICK, MEDINA COUNTY, OHIO

1473 PARSCHEN BOULEVARD, MEDINA, OH 44256

INDEX OF SHEETS

TITLE SHEET ____ 1
RESTROOM LOCATION AERIAL ____ 2
EX. SITE UTILITIES ____ 3
RESTROOM SITE DETAIL ____ 4
RESTROOM STORM WATER PLAN ____ 5



LOCATION MAP

2023 SPECIFICATIONS

ALL MATERIALS AND CONSTRUCTION OPERATIONS SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE PLANS, AND THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMS), DATED JANUARY 1, 2023. IN CASE OF DISCREPANCY BETWEEN THE PARK DISTRICT PLANS AND SPECIFICATIONS AND THE ODOT CMS, THE PARK DISTRICT PLANS AND SPECIFICATIONS SHALL GOVERN.

SPECIAL NOTICE

THE MEDINA COUNTY PARK DISTRICT EXISTS TO PRESERVE OPEN SPACE AND NATURAL AREAS. CONSEQUENTLY, ANY WORK DONE IN THE PARK DISTRICT MUST BE DONE WITH THE PROTECTION OF THE ENVIRONMENT IN MIND. NO TREES, SHRUBS, PLANTS, WILDLIFE OR NATURAL FEATURES ARE TO BE DISTURBED DURING CONSTRUCTION WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROJECT MANAGER. ANY MATERIAL THAT FALLS INTO WATERWAYS IS TO BE REMOVED IMMEDIATELY. ALL HAZARDOUS MATERIALS SUCH AS FUELS, SOLVENTS, ETC., ARE TO BE HANDLED IN THE APPROVED MANNER SO AS NOT TO CAUSE POLLUTION OF THE ENVIRONMENT.

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

PLAN PREPARED BY:

John Kleshinski, Park Planner — 6-30-2026 Date

Medina County Park District

CITY OF BRUNSWICK
BRUNSWICK LAKE PARKWAY

RESTROOM SITE PLAN

Medina County Park District

6-30-26

1
5

BRUNSWICK LAKE PARK
PROPOSED RESTROOM LOCATION AERIAL

1" = 80'
0 40 80 160
N

DRAWING JK

CITY OF BRUNSWICK
BRUNSWICK LAKE PARKWAY

RESTROOM SITE PLAN

Medina County Park District

6–30–26

2
5

BRUNSWICK LAKE PARK
EXISTING SITE UTILITIES

1" = 80'
0 40 80 160

EX. WATER LINES
EX. SEWER LINES

DRAWING JK

CITY OF BRUNSWICK
BRUNSWICK LAKE PARKWAY

RESTROOM SITE PLAN

6-30-26

3
5

BRUNSWICK LAKE PARK
PROPOSED RESTROOM SITE DETAIL

1" = 10'
0 5 10 20

DRAWING JK

CITY OF BRUNSWICK
BRUNSWICK LAKE PARKWAY

RESTROOM SITE PLAN

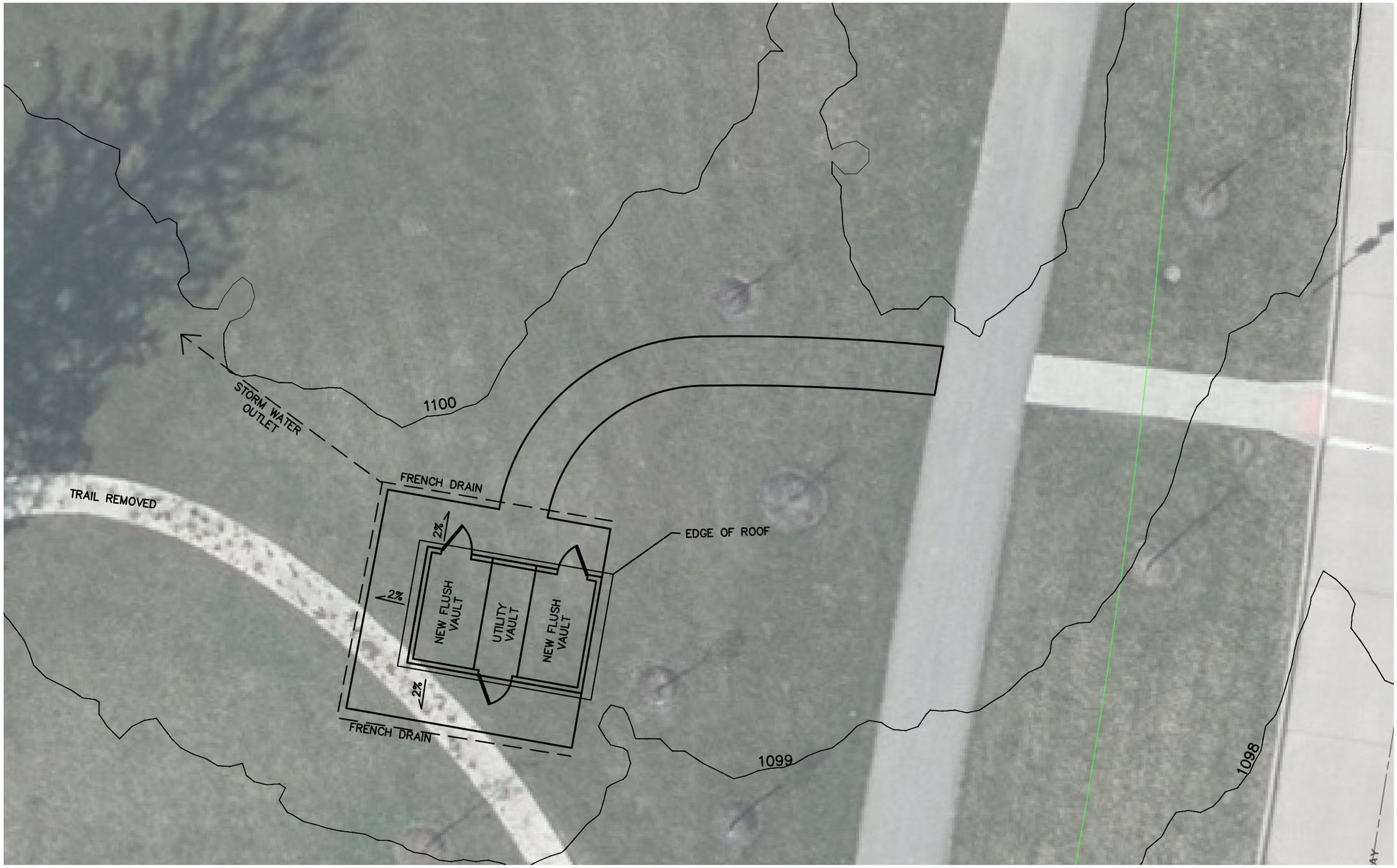
Medina County Park District

6–30–26

4
5

BRUNSWICK LAKE PARK
PROPOSED RESTROOM STORM WATER PLAN

1" = 10'
0 5 10 20



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CITY OF BRUNSWICK
BRUNSWICK LAKE PARKWAY

RESTROOM SITE PLAN

Medina County Park District

6-30-26

5
5

Medina County Park District

Board of Commissioners:
Kathleen E. Davis
Dennis B. Neate
Jason C. Venner

Director:
Nathan D. Eppink

Phone:
(330) 722-9364
(844) 722-9364 (toll-free)

Fax:
(330) 722-9366

Email:
parks@medinacountyparks.com

Website:
www.medinacountyparks.com

July 1, 2026

Pam Plavecski
Division of Planning
City of Brunswick
4095 Center Road
Brunswick, OH 44212

Subject: Medina County Park District (MCPD) – Brunswick Lake Restroom Proposal

Dear Pam Plavecski,

Thank you for meeting with Nathan Eppink and me on June 10 to discuss our proposal to construct a restroom at Brunswick Lake. As discussed, attached are twelve copies of the following materials submitted to the City of Brunswick Planning Commission for review:

- Site plan showing the proposed restroom location, grading, landscaping, storm drainage, and water and sewer utilities;
- Exterior rendering depicting the building design, amenities, lighting, and color palette; and
- Floor plan of the proposed restroom.

Demand for restroom facilities has grown with increased visitation to Brunswick Lake, driven by the completion of the Plum Creek Greenway and recent improvements to fishing and paddle craft access. MCPD proposes constructing the restroom near the Greenway connection, adjacent to the park's open green space, shoreline access, and fishing platform on the lake's south side.

MCPD will procure and construct the restroom building through a pre-qualified provider. The City of Brunswick will provide water and sewer connections, and MCPD will connect the building to the existing electrical service at Brunswick Lake.

MCPD staff will clean the restrooms daily, with additional service as needed. Maintenance issues will be handled by MCPD's Maintenance Superintendent, with the Deputy Director serving as backup. If neither is available, calls should be directed to MCPD headquarters during business hours or the Medina County Sheriff's Office dispatch after hours. Emergency contact information will be posted prominently at the restroom. Each restroom will have changing tables installed.

We look forward to working collaboratively to improve Brunswick Lake.

Sincerely,

Isaac D. Smith, AICP
Planning Manager, Medina County Park District