



Minutes of the Planning Commission held on Tuesday, March 10, 2026, 6:00 pm

1) **Call to Order**

03/10/2026 PC Presentation 

2) **Pledge of Allegiance**

3) **Roll Call**

Planning Commission Members Present: Jeffrey Datkuliak, Daniel Bacik, Mary Treptow, Jeff Wagner, and Ryan Prescott

Planning Commission Members Absent: None.

City Officials Present: Jami Lord-Smith, and Zack Cowan

4) **Approval of Minutes**

4.1) **Approval of February 10, 2026 Minutes**

PC 02-10-26 Minutes - Draft 

Motion made by Daniel Bacik, seconded by Jeff Wagner, to approve February 10, 2026 Minutes. Vote – Yeas: Ryan Prescott, Jeff Wagner, Mary Treptow, Daniel Bacik, Jeffrey Datkuliak. Nays: None. Motion carried unanimously.

5) **Old Business**

6) **New Business**

6.1) **P.C.2026-003 - 3781 Darrow Road - Sign Variance**

Applicant: William Geschke

Owner: DGT Holdings LLC

Location: 3781 Darrow Rd. (Parcel #56-17362)

Acreage: 0.69 acres

Zoning: C-3 Community Retail

Request:

Requesting approval of a sign variance for Consigner's Collection from the minimum 10-foot setback from the right-of-way Section 1183.05(b) where 7 feet is proposed.

PC-2026-003 - Location Map 

Mr. Cowan presented. The applicant applied under the old zoning code and are requesting variances to replace their existing post sign. The sign is approximately

26 sq ft. The only variance needed is for a setback, where the code requires 10 feet and they're requesting a 3 ft variance to have it 7 ft back from the right of way. Mr. Cowan showed the Commission comparable signs along Darrow Road. Mr. Cowan also explained that the Engineering Department reviewed the plans and asked them to push the sign back slightly for sight distance allowance. The applicant decreased the width of the sign by one (1) foot and moved it back further to accommodate this request.

Mr. Datkuliak asked about the masonry base not meeting the new zoning requirements. Mr. Cowan stated the new code requires monument bases to be a little wider than the sign itself, so they would need a variance under the new code, however that would increase the need for a variance for the right of way setback.

PC-2026-003 - Complete Packet

Motion made by Mary Treptow, seconded by Daniel Bacik, to approve P.C.2026-003 - 3781 Darrow Road - Sign Variance - Requesting approval of a sign variance for Consigner's Collection from the minimum 10-foot setback from the right-of-way Section 1183.05(b) where 7 feet is proposed.. Vote – Yeas: Ryan Prescott, Jeff Wagner, Mary Treptow, Daniel Bacik, Jeffrey Datkuliak. Nays: None. Motion carried unanimously.

6.2) P.C. 2026-004 - 4272 Hudson Drive - Conditional Use

Applicant: Reginald Lewis
Owner: HD Commercial Condo
Location: 4272 Hudson Dr. (Parcel #56-17799)
Acreage: 2.35 acres
Zoning: I - Industrial
Request:
Requesting approval of a conditional use for an Indoor Sports Training Facility per Section 1104.03(A)

PC-2026-004 - Location Map

Mr. Cowan presented. The applicant is requesting a conditional use for an indoor sports training facility at 4272 Hudson Drive (zoned I-Industrial). The tenant occupies a 5,800 sq ft space that is being used for a basketball training facility. Sports training facilities are a conditional use in the Industrial district. Mr. Cowan explained that many of the supplemental regulations were taken out of the new zoning code for this type of use. The only supplemental regulation now required was that there be a minimum separation of 500 feet between the facility and a use that is used for heavy industrial purposes, which that requirement is being met. Mr. Cowan stated the property is surrounded by an assisted living facility and light manufacturing. Mr. Cowan also shared that there was a current notice of violation for operating without approval but the applicant immediately came to submit application when they received they notice.

Mr. Datkuliak asked if this facility would accommodate heavy manufacturing if another tenant came in and wanted to utilize a space in the building. Mr. Cowan stated he doesn't believe the building could accommodate a heavy manufacturer, but if that were the case, the sports training facility would be an established use so it could remain.

PC-2026-004 - Complete Packet

Motion made by Jeffrey Datkuliak, seconded by Mary Treptow, to approve P.C. 2026-004 - 4272 Hudson Drive - Conditional Use - Requesting approval of a conditional use for an Indoor Sports Training Facility per Section 1104.03(A).. Vote – Yeas: Ryan Prescott, Jeff Wagner, Mary Treptow, Daniel Bacik, Jeffrey Datkuliak. Nays: None. Motion carried unanimously.

6.3) P.C. 2026-005 - 3885 Darrow Road - Conditional Use

Applicant: Tashua Fortson

Owner: Caponi Mario Trustee

Location: 3885 Darrow Rd. (Parcel #56-14503)

Acreage: 0.49 acres

Zoning: C-2 - Community Commercial

Request:


Requesting approval of a conditional use for a Family Care Service use as an adult day care program per Section 1104.03(A).

Mr. Cowan presented. The applicant is requesting a family care service or adult daycare at 3885 Darrow Road (zoned C-2). The office building currently split into two spaces: the northern portion is occupied by “At Your Service Roofing,” which had opened the prior year, and the southern 2,800?square?foot space was vacant. He stated that the program’s focus would be helping clients learn daily life responsibilities and that the operator anticipated about seven employees and roughly 20 clients, who would arrive by bus or van. Mr. Cowan reviewed the supplemental standards, noting that most applied only when the use was located in a residential zoning district and therefore did not apply here. He highlighted that one applicable standard limited the number of clients to 100, well above the 20 proposed, and that another required the overall character and development of the site to protect clients from traffic, noise, and other area hazards—conditions he felt were generally met given the existing office building’s design and its adjacency to a residential neighborhood. Mr. Cowan added that the applicant had provided limited operational details and that he had hoped they would attend the meeting to answer questions directly, but they were not present.

Mrs. Robin Arnold (1911 Uniondale Drive, Stow, OH) was sworn in by Mr. Wagner. Mrs. Arnold asked how this would affect her property values being next door, and would it be easy to make her own property C-2. Mr. Cowan responded that any change to her zoning would require a formal rezoning application reviewed by the Planning Commission and City Council, with consideration of consistency with the comprehensive plan, and that her property was likely zoned residential at present; he offered to discuss that option further with her if she chose to explore selling or rezoning. On the question of property values, he stated that he did not expect the proposed use to negatively affect her residential property value and that even if it were a commercial property, any impact would likely be minimal. Regarding screening and barriers, he explained that the zoning code did not require any additional buffering or fencing in this case because the applicant was reusing an existing, already developed building and not undertaking a new redevelopment that would trigger new screening standards.

Mr. Datkuliak and Mr. Wagner had concerns with busses dropping off clients and the in and out egress. Mr. Cowan suggested that the Commission could table the

item to a later meeting so that additional information could be gathered and the applicant could respond to concerns.

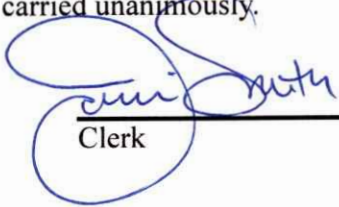
PC-2026-005 - Complete Packet 

PC-2026-005 - Location Map 

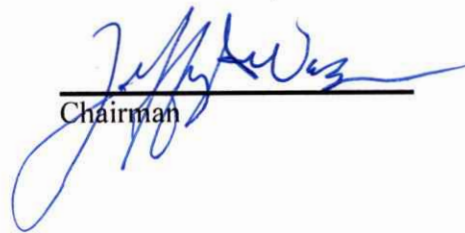
Motion made by Jeffrey Datkuliak, seconded by Jeff Wagner, to table P.C. 2026-005 - 3885 Darrow Road - Conditional Use - Requesting approval of a conditional use for a Family Care Service use as an adult day care program per Section 1104.03(A).. Vote – Yeas: Ryan Prescott, Jeff Wagner, Mary Treptow, Daniel Bacik, Jeffrey Datkuliak. Nays: None. Motion carried unanimously.

7) **Adjournment**

Motion made by Mary Treptow, seconded by Daniel Bacik, to adjourn. Vote – Yeas: Ryan Prescott, Jeff Wagner, Mary Treptow, Daniel Bacik, Jeffrey Datkuliak. Nays: None. Motion carried unanimously.



Clerk



Chairman