



**PLANNING AND ZONING COMMISSION  
AGENDA  
February 10, 2026 6:00 P.M.  
(Meeting: In Person + Zoom Live Stream)**

**CALL TO ORDER**

**ROLL CALL**

**AGENDA REQUESTS**

**OLD BUSINESS**

**1) Case No. 19-2025**

**Applicant:** World City Brewing/Drew Warnement & Erik Luli  
**Location:** 4793 Brecksville Road  
**Zoning District:** C-2 General Business  
**Zoning Code:** 1171.15

The applicant is requesting final plan approval to construct a 5,445 square foot building on vacant land located at 4793 Brecksville Road.

**2) Case No. 47-2025**

**Applicant:** Lisa Sherrill/Sweet Magnolia's  
**Location:** Parcel Number 5003150  
**Zoning District:** CH-I Historic Commercial  
**Zoning Code:** 1171.15

The applicant is requesting final plan approval to construct a building on an approximate 0.35-acre vacant parcel located on the east side of Grant Street.

**NEW BUSINESS**

**3) Case No. 05-2026**

**Applicant:** Jennifer Harrah/Perogies of Cleveland  
**Location:** 3901 Brecksville Road  
**Zoning District:** OLI- Office and Limited Industrial  
**Zoning Code:** 1171.11

The applicant is requesting preliminary plan approval to construct an approximate 8,000 square foot addition, including a new front porch, to an existing building located at 3901 Brecksville Road.

**4) Case No. 06-2026**

**Applicant:** Jennifer Harrah/Perogies of Cleveland  
**Location:** 3901 Brecksville Road  
**Zoning District:** OLI- Office and Limited Industrial  
**Zoning Code:** 1157.03(b)(4) & 1173.07

The applicant is requesting a conditional zoning certificate to permit a manufacturing use on the property located at 3901 Brecksville Road.

**5) Case No. 07-2026**

**Applicant:** Melissa Zubricky/Grooming by Missy  
**Location:** 4131 W. Streetsboro Road Suite F  
**Zoning District:** CH-II Historic Commercial  
**Zoning Code:** 1163.17(a)

The applicant is requesting to install a 1' x 13.5' (13.5 sq. ft.) wall sign on their tenant suite located at 4131 W. Streetsboro Road Suite F.

**6) Case No. 08-2026**

**Applicant:** Petros Development Group  
**Location:** 2500 Brecksville Road  
**Zoning District:** R-4 Multi-Family Residential  
**Zoning Code:** 1163.15(a) & (b)

The applicant is requesting to install a 3' x 4' (12 sq. ft.) ground sign on the property located at 2500 Brecksville Road.

**7) Case No. 09-2026**

**Applicant:** Andrea Rykalla  
**Location:** 4591 W. Streetsboro Road  
**Zoning District:** CH-I Historic Commercial  
**Zoning Code:** 1145 & 1181.29

The applicant is requesting approval for exterior façade modifications to an existing building located at 4591 W. Streetsboro Road.

**8) Case No. 10-2026**

**Applicant:** Village of Richfield  
**Location:** N/A  
**Zoning District:** N/A  
**Zoning Code:** N/A

Village Council is proposing an amendment to the Planning and Zoning Code to address vehicle fuel stations in the C-2 General Business District. This referral of Resolution 9-2026 satisfies the requirements of Chapter 9.6 of the Village Charter.

**APPROVAL OF MINUTES:** 01/13/2026

**MAYOR'S REPORT**

**COUNCIL REPORT**

**DIRECTOR OF PLANNING AND ZONING REPORT**

**COMMENTS FROM THE PUBLIC**

**UNFINISHED BUSINESS**

**ADJOURNMENT**

**Next Regularly Scheduled Meeting Date:** February 24, 2026

**\*\*Meeting will be live-streamed via Zoom\*\***

**Join Zoom Meeting:** <https://us06web.zoom.us/j/88018091674?pwd=4a39RiqtcIqItLDVHS2fe7gxPfpYoS.1>

Meeting ID: 880 1809 1674

Passcode: 017984