



**PLANNING AND ZONING COMMISSION  
AGENDA  
January 13, 2026 6:00 P.M.  
(Meeting: In Person + Zoom Live Stream)**

**CALL TO ORDER  
ROLL CALL  
AGENDA REQUESTS  
OLD BUSINESS  
NEW BUSINESS**

**1) Case No. 01-2026**

**Applicant:** Jonathan Tartara  
**Location:** 4012 Olde Orchard Trail  
**Zoning District:** R-1 Single Family Residential  
**Zoning Code:** 1167.07

The applicant is requesting change of grade approval to erect a retaining wall exceeding three feet in height on the property located at 4012 Olde Orchard Trail.

**2) Case No. 02-2026**

**Applicant:** Melissa Zubricky/Grooming by Missy  
**Location:** 4131 W. Streetsboro Road Suite F  
**Zoning District:** CH-II Historic Commercial  
**Zoning Code:** 1145.03(b) & 1173.13

The applicant is requesting a conditional zoning certificate to operate a full-service dog grooming business within the existing building located at 4131 W. Streetsboro Road Suite F.

**3) Case No. 03-2026**

**Applicant:** Lisa Sherrill/Sweet Magnolia's  
**Location:** Parcel Number 5003150  
**Zoning District:** CH-I Historic Commercial  
**Zoning Code:** 1145.03(b)(1) & 1173.13

The applicant is requesting a conditional zoning certificate to permit operation of a non-fast-food restaurant on an approximate 0.35-acre vacant parcel located on the east side of Grant Street at the Library Drive intersection.

**4) Case No. 04-2026**

**Applicant:** Jason Modlik/Abundant Services, Inc.  
**Location:** 4039 Hart Road  
**Zoning District:** I-Industrial  
**Zoning Code:** 1159.03(b)(1)(B) & 1173.15

The applicant is requesting a conditional zoning certificate to permit a contractor's equipment storage yard on the property located at 4039 Hart Road.

**APPROVAL OF MINUTES: 12/9/2025**  
**MAYOR'S REPORT**  
**COUNCIL REPORT**  
**DIRECTOR OF PLANNING AND ZONING REPORT**  
**COMMENTS FROM THE PUBLIC**  
**UNFINISHED BUSINESS**  
**ADJOURNMENT**

**Next Regularly Scheduled Meeting Date: January 27, 2026**

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

**Join Zoom Meeting: <https://us06web.zoom.us/j/83742052963?pwd=Od0FqXbvWLBce5ymehxWMY2DcDkOG.1>**

**Meeting ID: 837 4205 2963**

**Passcode: 582217**