

Berea Municipal Planning Commission

February 5, 2026

7:00p.m. – Council Chambers

AGENDA

- A) Caucus Session
- B) Call to Order
- C) Roll Call
- D) Approval of Minutes: **December 18, 2025**
- E) Swearing in of Witnesses (*Any person who wishes to speak before PC will be administered an oath by the Chair.*)
- F) Requests for Variance/Appeals:
 - 1) **APPLICATION FOR TOWNHOUSE PROJECT SITE PLAN, VARIANCES, LOT SPLIT & WAIVER**
(Appl. #26-01-01)
 - Applicant -GD3 Ventures / Ryan Homes
 - Owner -City of Berea
 - Agent -Chuck Szucs
 - Site -731 Front Street, P.P. #362-02-003, 009, 011, 012, 014 & 362-03-002, 013 & 014
 - 2) **APPLICATION FOR TOWNHOUSE PROJECT SITE PLAN, VARIANCES, LOT SPLIT & WAIVER**
(Appl. #26-01-02)
 - Applicant -GD3 Ventures / Ryan Homes
 - Owner -City of Berea
 - Agent -Chuck Szucs
 - Site -804 Front Street, P.P. #362-02-004 & 362-01-012
- G) New Business – General Planning Matters: None
- H) Old Business
- I) Other Business
- J) Adjournment