

Planning Commission
Interdepartmental Comment Form
Planning Commission Meeting Date: July 6, 2026

Please review the plans for your department's area of concern and respond back by Click here to enter a date.

PC office use only *Sent to:* *Date Returned*

Inspections	☒	_____
Engineering	☒	_____
Police	☒	_____
Fire	☒	_____
Service	☒	_____
Forester	☒	_____
Finance	☐	_____

Project Name: Serpentini Chevrolet Development Plan
Parcel #: 21309026
Street Address: 25100 Detroit Rd.
Date received: 6/3/2026
Date distributed: 6/3/2026

Name	Donald P. Grayem	Date	7/10/2013
Title	Director of Inspections	Department	Building

Please provide your comments (if you have no comments you do not need to respond):

This structure was constructed without any review, permits, or approvals from the city, and no Certificate of Occupancy was issued. There are many inherent problems with this structure that cannot be vetted until a formal plan submittal takes place, but I will name a few. This is a separate building closely constructed to the main structure. The Ohio Building Code addresses multiple buildings on the same lot and their separation distance. The erected structure appears to be constructed on, and attached to, an existing parking area, therefore no footings or foundation are present to protect it from frost heave and movement. This presents a significant issue because the new building's utilities come through the wall of the existing building and are subject to the movement of the structure. The current use of this unpermitted building is an S-1, and would require fire suppression, as the existing building currently has. Body work / painting was witnessed being performed. This work requires a proper exhaust system, a spray booth, and fire suppression.