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Wayne L. Wiethe, AICP
Director of Planning

February 19, 2026

FourPoints Architectural Services, Inc

Attn: Jim Presutto
2850 S. Arlington Road, Ste. 200
Akron, OH 44312

Re: SELU Commercial Development

Dear Jim:

Your request for the Planning & Zoning Commission's approval at the February 18, 2026 meeting for the above-referenced item has been:

Conditionally Approved

Your request for approval of the proposed SELU Commercial Development Phase I has been conditionally approved by the Planning and Zoning Commission contingent upon the following:

1. Your receipt of a variance from the Board of Zoning Appeals for the proposed vehicular use area setback to the adjacent residential district.
2. Final Engineering approval of the site improvement plans/stormwater calculations.
3. Installation of a Knox Box per Green Fire Dept. requirements.

Additionally, the Commission placed the following conditions upon the Conditional Use Certificate for the project:

1. Hours of operation shall be 8:00 am to 8:00 pm.
2. No outdoor storage shall be permitted.

It is understood that you are currently in the process of scheduling your hearing before the Board of Zoning Appeals.

Upon satisfaction of the referenced conditions, we will issue a letter of clearance for you to obtain zoning permits for the project along with the Conditional Use Certificate. Please note that the Certificate can be revoked due to non-compliance with the stated conditions.

Please return all items to the Planning Department for review.

Note that final plans for Phase II of the project will need to be submitted to the Planning Department for the formal review process.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Tom Di Tirro".

Tom Di Tirro
Planner

cc: S. Rector, SELU Holdings LLC
Zoning Division
A. Baker, GFD
File: 25-41