

Brunswick City Planning Commission

December 21, 2017 – Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Patricia Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director

Chairman Joe Shirilla called the meeting to order at 7:16 p.m.

The first item was the discussion of the public hearing for the Center Road Laser Wash electronic moving message ground sign conditional zoning certificate, 3901 Center Road. The Commission had no comments on this item.

The second item was the review of the detailed site plan for the Aldi's addition, 4221 Center Road. Mr. Jones noted the applicant must verify if the Fire Department connection is being relocated.

Mr. Shirilla adjourned the meeting at 7:21 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

December 21, 2017

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Patricia Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Ted Gauss, MS Consultants, 2221 Shrock Road, Columbus
Steve Swordak (name illegible), Aldi's, Inc. 1319 West 130th
Street, Hinckley
Major Harrison, Brilliant Electric Signs, 4811 Van Epps Road,
Cleveland
Scott Bagi, Center Road Laser Wash, 3901 Center Road,
Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:30 p.m.

Ms. Plavecski called the roll: 5 present 0 Absent.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF DECEMBER 7, 2017.

Mr. Arona seconded the motion. The vote was 3 Ayes 0 Nays 2 Abstain (Mr. Hasan and Mr. Saeger).

Item 4(a)

Regarding the public hearing for the Center Road Laser Wash electronic moving message ground sign conditional zoning certificate, 3901 Center Road, Mr. Scott Bagi, owner; and Mr. Major Harrison, of Brilliant Electric Signs, were present.

Mr. Shirilla stated the applicant should ensure the electronic sign complies with code, especially in regards to the number of colors on the electronic portion.

Mr. Shirilla declared the public hearing open; no one appeared, so he declared it closed.

MR. SAEGER MOTIONED TO APPROVE THE CENTER ROAD LASER WASH ELECTRONIC MOVING MESSAGE GROUND SIGN CONDITIONAL ZONING CERTIFICATE, 3901 CENTER ROAD.

Mr. Rocha seconded the motion. The vote was 5 Ayes 0 Nays.

Item 4(b)

Concerning the detailed site plan for the Adli's addition, 4221 Center Road, Mr. Ted Gauss, of MS Consultants, was present.

Ms. Plavecski noted the Commission determined that the sconces were added on the south elevation, but the building elevations are not properly labeled.

The Staff Review Comments were addressed as follows:

1. Two wall sconces have been added on the existing vertical brick pillars on the Center Road (south) elevation to match the new addition. The Commission and Mr. Jones requested the building elevations shall be labeled as north, south, east, and west, instead of front and sides, on the final plans submitted to Engineering.
2. Two 74.9 sq. ft. wall signs are indicated; one on the south elevation and one on the west elevation. Section 1270.05 – Table B permits only one wall sign per each street right-of-way. A variance will be required from the Board of Zoning Appeals. Furthermore, if the yellow hanging shopping cart sign does not meet the requirements of an instructional sign, pursuant to Section 1270.06, a variance will also be necessary.
3. Per the applicant, the existing "Fire Department Connection" will remain; therefore, Mr. Jones requested that the notation on Sheet A-201 stating it will be relocated should be removed.

MR. ARONA MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR THE ALDI'S ADDITION, 4221 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. TWO WALL SCONCES HAVE BEEN ADDED ON THE EXISTING VERTICAL BRICK PILLARS ON THE CENTER ROAD (SOUTH) ELEVATION TO MATCH THE NEW ADDITION. THE BUILDING ELEVATIONS SHALL BE DESIGNATED AS NORTH, SOUTH, EAST, AND WEST, INSTEAD OF FRONT AND SIDES, ON THE FINAL PLANS SUBMITTED TO ENGINEERING.
2. TWO 74.9 SQ. FT. WALL SIGNS ARE INDICATED; ONE ON THE SOUTH ELEVATION AND ONE ON THE WEST ELEVATION. SECTION 1270.05 – TABLE B PERMITS ONLY ONE WALL SIGN PER EACH STREET RIGHT-OF-WAY. A VARIANCE WILL BE REQUIRED FROM THE BOARD OF ZONING APPEALS. FURTHERMORE, IF THE YELLOW HANGING SHOPPING CART SIGN DOES NOT MEET THE REQUIREMENTS OF AN INSTRUCTIONAL SIGN, PURSUANT TO SECTION 1270.06, A VARIANCE WILL ALSO BE NECESSARY.
3. PER THE APPLICANT, THE EXISTING FIRE DEPARTMENT CONNECTION WILL REMAIN; THEREFORE, THE NOTATION ON SHEET A-201 STATING IT WILL BE RELOCATED SHALL BE REMOVED.
4. ALL OF THE ABOVE IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

Item 5

There was no old business.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Mrs. Hanek gave the Council Representative's Report. She stated City Council held their first reading on legislation regarding vape, smoke shops, body piercing and tattoo parlors on December 18, 2017, which has been forwarded to the Planning Commission for a public hearing on January 18, 2018. She also explained Council's organizational meeting will be held on January 8, 2018 and she does not know who will be appointed as Vice Mayor or who will be appointed to the Planning & Zoning Committee until that time.

Mr. Shirilla asked about the proposed apartment moratorium; Mrs. Hanek responded this issue has been directed to the Law Department for review. Mr. Incorvaia stated any apartment applications submitted before a moratorium is imposed must be processed.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

Mr. Hasan seconded the motion. The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 7:50 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

December 21, 2017

Center Road Laser Wash electronic sign

(Public hearing – conditional zoning certificate)

Location: 3901 Center Road
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted by Brilliant Electric Sign, on behalf of Center Road Laser Wash, to erect an approximate 38.26 sq. ft. electronic moving message ground sign with a total height of 6'10-1/4" (4'10-1/4" high sign face and 2' high base), in compliance with the maximum 40 sq. ft. sign face area and maximum 7' height permitted by Section 1270.05 – Table B of the Zoning Code.

Electronic moving message/digital display signs are a conditionally permitted use in the C-G District, pursuant to Section 1260.04(r). The changeable copy portion meets the maximum 50% permitted by Section 1270.15(b) and the lettering will be two colors (yellow and white) on a contrasting black uniform non-changing background, as required by Section 1270.17(a)(3).

The sign is located 3' behind the right-of-way line and 140' from the west property line and 71'9" from the east property line, in compliance with the minimum 2' from the right-of-way and 15' from the side property line required by Table 1270.05 – Table B.

Staff Review Comments:

1. All stipulations of the conditional zoning certificate shall be adhered to.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate.

Aldi's addition

(Detailed site plan)

Location: 4221 Center Road
C-G District

Proposed Use & Background:

The Planning Commission moved the discussion plan to a detailed site plan at their meeting on November 2, 2017 for a 2,709 sq. ft. expansion to the existing 15,491 sq. ft. building, for a total of 18,200 sq. ft.

Staff Review Comments from that meeting are addressed as follows:

1. The existing addition is located approximately 172' from the Center Road right-of-way; Section 1260.05(a)(2)(B) of the Zoning Code permits a maximum front yard setback of 60'. Additionally, 2/3's of the building's street facade does not fall within the front yard zone established above. Pursuant to Section 1260.07(c)(3), the Planning Commission, at their meeting on November 2, 2017, approved a front yard setback greater than the maximum as this is an existing site and the addition will reduce the distance of the nonconforming front yard setback.

As required by Section 1260.07(d)(1) and (2), respectively, the Planning Commission has found with the installation of additional landscape islands in the front yard green space area, as shown on Sheet C-101, that the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 have been met, including the vision, goals, and preferred characteristics in Chapter 3; and that the negative effects of greater building yards, including without limitation, the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided in Section 1260.07(e).

In accordance with Section 1260.07(e)(1) and (3), Sheet C-101 indicates that bike racks will be installed on the south side of the addition near the parking lot. At the November 2nd meeting, the Commission found, as there is a large amount of green space adjacent to the Center Road right-of-way, that interior landscape bulbs should be installed on the east and west sides of the pedestrian walkway leading to Center Road, which shall count towards the required 3,960 sq. ft. of interior landscaping (twice the minimum 1,980 sq. ft. required by Section 1282.08(b)(1) and (2)). Furthermore, the Commission requested that a park bench should be installed in each of these landscape bulbs, which is also shown on Sheet C-101.

2. As parking within the front yard zone exceeds the maximum 45' width permitted by Section 1260.07(b), and due to this being an existing site, pursuant to the required findings in Sections 1260.07(c)(1); 1260.07(d)(1) and (2); and 1260.07(e)(1) and (3), as stated in Item 1 above, the Planning Commission granted a modification to approve a greater front yard parking zone width.
3. In order to grant a modification to meet the condition of Section 1260.07(e)(3), as stated above, Sheet C-101 lists 4,956 sq. ft. of interior landscaping has been provided (2,432 sq. ft. existing and 2,524 sq. ft. new landscaping). This Sheet also lists that 14 trees from Plant List "A" (minimum 14 trees required) and 127 shrubs (minimum 112 shrubs required) from Plant Lists "D" or "E" will be installed.
4. The striped pedestrian walkway extending to the right-of-way, along with the average lighting for the pedestrian path and parking lot, now meets the minimum 0.6 footcandle and maximum 2.4 footcandles permitted by Section 1276.14(a) and (c).

5. A truck delivery circulation pattern on the site was submitted at the November 2nd meeting to ensure that the addition of the large island east of the building will not impede truck access.
6. Proposed grading and storm sewer plans have been submitted to verify the pavement will drain properly around the new islands.

Staff Review Comments:

1. As requested at the Planning Commission's November 2nd meeting, two wall sconces shall be added on the existing vertical brick pillars on the Center Road elevation to match the new addition.
2. Two 74.9 sq. ft. wall signs are indicated; one on the south elevation and one on the west elevation. Section 1270.05 – Table B permits only one wall sign per each street right-of-way. A variance will be required from the Board of Zoning Appeals. Furthermore, if the yellow hanging shopping cart sign does not meet the requirements of an instructional sign, pursuant to Section 1270.06, a variance will also be required.
3. Sheet A-201 states the “Fire Department Connection” shall be relocated, but the civil engineer drawings do not indicate this. Verify if the connection is being moved.

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above items are addressed, noting that two wall signs are not permitted unless a variance is granted by the BZA.