

Brunswick City Planning Commission

March 1, 2018 - Caucus

7:00 p.m.

Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Salzgeber, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director

Vice Chairman Jeff Arona called the meeting to order at 7:15 p.m.

The first and only item on the agenda was old business of the revised façade elevations for McDonald's Restaurant, 1733 Pearl Road. Mr. Aungst commented the applicant has been receptive to the requests of the Administration and Planning Commission.

Regarding the moratorium on multi-family development, Mr. Hasan inquired what is the city trying to accomplish? Mr. Aungst replied the City is updating its Comprehensive Plan and is studying multi-family development.

Mr. Arona adjourned the meeting at 7:25 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

March 1, 2018

7:30 p.m.

Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Salzgeber, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Jim Ptacek, Larsen Architects, 12506 Edgewater Drive, Suite 10,
Lakewood
Steve Payne, McDonald's Corporation, 22535 Lorain Road,
Fairview Park
Scott Fox, 2 Easton Oval, Columbus

Item 1

Vice Chairman Jeff Arona called the meeting to order at 7:30 p.m.

MR. ARONA MOTIONED TO EXCUSE CHAIRMAN SHIRILLA FOR JUST CAUSE.

Mr. Rocha seconded the motion. The vote was 4 Ayes 0 Nays.

Ms. Plavecski called the roll: 4 present 1 absent (Mr. Shirilla).

Item 2

There were no announcements or correspondence.

Item 3

MR. HASAN MOTIONED TO APPROVE THE MINUTES OF FEBRUARY 1, 2018.

Mr. Rocha seconded the motion. The vote was 3 Ayes 0 Nays 1 Abstain (Mr. Saeger).

Item 4

There were no items being reviewed for this category.

Item 5(a)

Regarding old business of revised façade elevations for McDonald's Restaurant, 1733 Pearl Road (Laurel Square Shopping Center), Mr. Jim Ptacek, of Larsen Architects; and Mr. Steve Payne, owner, and Mr. Scott Fox, construction manager, were present.

Mr. Ptacek distributed samples of the existing brick to the Planning Commission and showed them color renderings of the sconces facing Pearl Road. He explained the trellis will project 18", instead of 4', because it would stick out too far and get damaged; therefore, the tie-backs will be eliminated. He also noted the service doors facing Pearl Road will be painted to match the existing brick.

Mr. Arona discussed the photometrics plan and noted the average illumination level of 4.6 footcandles shown on the plan exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Mr. Ptacek explained they will use the existing poles, but they will install LED lights. Mr. Payne said this type of light shines down and there is no spreading. Mr. Hasan inquired if the light could be diffused to a greater extent; Mr. Ptacek emphasized LED light doesn't spread. Mr. Arona inquired if the wattage can be reduced; Mr. Ptacek replied the light fixtures are shipped at a certain wattage level. He noted McDonald's is in the middle of a large shopping center; therefore, the increased lighting shouldn't have much impact. He said they don't have an existing site photometrics plan. Mr. Ptacek explained if they reduce the lighting too much, they will not be able to achieve the minimum 0.6 footcandle level required by code for parking and pedestrian areas.

Mr. Aungst commented the LED lights are bright and inquired how long the lights are on. He commented there are no residential areas near McDonald's. Mr. Payne answered the security lighting is on all night from dusk to dawn, but the entrance lights are turned off after the store closes at 11:00 p.m. Mr. Saeger stated he did not have a problem with the increased lighting levels as there are no residential areas near McDonald's.

Mr. Hasan asked if the purpose of Section 1276.01 has been met; Mr. Incorvaia read this section to the Commission and the audience. Mr. Hasan commented Section 1276.01(d) has been met, which is to promote safe and convenient pedestrian and vehicular movement, both on-site and between the site and adjacent streets.

MR. HASAN MOTIONED TO APPROVE THE REVISED FAÇADE ELEVATIONS FOR MCDONALD'S RESTAURANT, 1733 PEARL ROAD (LAUREL SQUARE SHOPPING CENTER), SUBJECT TO THE FOLLOWING:

1. THE PLANNING COMMISSION HAS DETERMINED THE REVISED FAÇADE ELEVATIONS ARE COMPATIBLE WITH EXISTING OR PROPOSED ADJOINING BUILDINGS IN OVERALL FORM, TEXTURE, COLOR AND RHYTHM, PURSUANT TO SECTION 1278.08(e) OF THE ZONING CODE. MODIFICATIONS TO THE PEARL ROAD ELEVATION ARE APPROVED AS FOLLOWS: THE TRELLIS SHALL EXTEND 18" AND WILL NOT HAVE TIE-BACKS, AS THEY ARE NOT STRUCTURALLY NEEDED; AND THE COLOR OF THE SERVICE DOORS SHALL

MATCH THE EXISTING BRICK. A NEW COLOR RENDERING SHALL BE SUBMITTED FOR ADMINISTRATION APPROVAL.

2. THE AVERAGE ILLUMINATION LEVEL OF 4.6 FOOTCANDLES EXCEEDS THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c). SINCE THE SITE LIGHTING IS EXISTING, THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), MAY MODIFY THE SPECIFIC STANDARDS OF THIS CHAPTER AND APPROVE LESS RESTRICTIVE PARKING OR SITE DESIGN IMPROVEMENTS IN INDIVIDUAL, UNIQUE SITUATIONS WHERE SUCH STANDARDS ARE CLEARLY INAPPLICABLE. IN MODIFYING ANY REQUIREMENT OF THIS CHAPTER, THE COMMISSION HAS FOUND THAT THE OBJECTIVES OF THIS CHAPTER, AS STATED IN SECTION 1276.01, HAVE BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.
3. THE PROPOSED GROUND SIGN WITH AN 11'9-1/4" HEIGHT (INCLUDING A 3' HIGH BASE), AND APPROXIMATE 77.29 SQ. FT. SIGN FACE AREA EXCEEDS THE MAXIMUM 7' HEIGHT (MAXIMUM 2' HIGH BASE ALLOWED) AND MAXIMUM 40 SQ. FT. SIGN FACE AREA PERMITTED BY SECTION 1270.05 – TABLE B. THE APPLICANT WILL BE SEEKING A VARIANCE FOR THE ABOVE AT THE BOARD OF ZONING APPEALS MEETING ON MARCH 20, 2018.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays.

Mr. Hasan suggested perhaps the photometrics level required by code should be increased so the Planning Commission doesn't have to constantly grant modifications. Mr. Incorvaia noted the Commission does have the authority to suggest code updates to City Council. Mr. Aungst commented there are lighting consultants that can assist with this. Councilman Salzgeber stated City Council is receptive to code updates recommended by the Planning Commission. Mr. Arona suggested they could check with other cities to review their photometrics levels, as some cities are trying to go darker, instead of brighter. Mr. Aungst suggested that any LED lighting for new construction should be dimmable. Mr. Rocha recommended checking with the Ohio Municipal League for any suggestions. Mr. Hasan said he may be able to get further lighting information from his place of employment.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Salzgeber gave the Council Representative's Report. He gave an update from tonight's Planning & Zoning Committee meeting regarding the Phase 6 townhomes proposed for The Reserve at Autumn Creek. Mr. Hasan inquired what their concerns were, to which Mr. Salzgeber responded residents are worried about decrease in property values, potential rental of the townhomes, drainage, parking, and line of sight issues (no signalization on

Grafton Road where the street intersects). Mr. Arona questioned if these concerns were addressed at that meeting; Mr. Salzgeber answered yes. Mr. Arona noted the developer has complied with the Planning Commission's requests, along with the requirements of Special Planning District 3.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

Mr. Hasan seconded the motion. The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 8:21 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

March 1, 2018

McDonald's façade renovation

(Revised elevation drawings)

Location: 1733 Pearl Road (Laurel Square Shopping Center)
C-G District

Proposed Use & Background:

Revised elevation drawings have been submitted for the McDonald's façade renovation. The Planning Commission approved the original application and site plan at their meeting on October 5, 2017, which included painting the existing brick gray, along with utilizing gray EIFS (stucco) and trim. However, the owner wishes the existing tan brick to remain; therefore, the Commission requested to review a revised color rendering with the proposed new combination.

Per the Commission's request at the October 5th meeting, vertical up and down sconces have been added on the west elevation for façade enhancement, along with a revision to the trellis. A landscape plan has been submitted indicating the existing trees and shrubs, along with the area to be reseeded at the northwest corner of the site.

The Board of Zoning Appeals, at their meeting on October 17, 2017, granted a variance to Section 1270.05 – Table B of the Zoning Code, which permits only one wall sign per each street right-of-way, to allow two additional wall signs on the north elevation. This variance is contingent upon the existing pole sign being replaced by a ground sign that conforms to Code. The existing "M" signs on the tower are permitted to remain.

Staff Review Comments:

4. The Planning Commission shall determine if the revised elevations are compatible with existing or proposed adjoining buildings in overall form, texture, color and rhythm, pursuant to Section 1278.08(e) of the Zoning Code.
5. As the parking lot has been slightly modified, a photometrics plan has been submitted indicating a minimum lighting level of 0.6 footcandle for parking and pedestrian areas, as required by Section 1276.14(a) of the Zoning Code. However, the average illumination level of 4.6 footcandles exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Since the site lighting is existing, the Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The

concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.

6. The proposed ground sign with an 11'9-1/4" height (including a 3' high base), and approximate 77.29 sq. ft. sign face area, exceeds the maximum 7' height (maximum 2' high base allowed) and maximum 40 sq. ft. sign face area permitted by Section 1270.05 – Table B. The applicant will be seeking a variance for the above at the Board of Zoning Appeals meeting on March 20, 2018.

Staff Recommendations:

Staff recommends approval of the revised building elevations, pending the Planning Commission's ruling on the photometrics level.