

Brunswick City Planning Commission

March 15, 2018 – Caucus

7:00 p.m.

Joe Shirilla, Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, 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 7:08 p.m.

Mr. Saeger noted a revision needs to be made on the March 1, 2018 minutes; the vote for approval of the February 1, 2018 minutes should be 3 Ayes, instead of 4 Ayes. Ms. Plavecski stated she would make the correction.

The first and only item on the agenda was the review of the discussion plan for the Tru-Cut Saw addition, 2903 Interstate Parkway. Regarding the building façade, Mr. Shirilla noted the proposed elevations do not match the existing structure in form and rhythm. Mr. Hasan commented the addition is not visible except from the west side. Mr. Saeger suggested the west side of the addition should match the split-face block on the existing building and a row of contrasting block should be added beneath the gutter line similar to the existing building.

Mr. Hasan inquired about the dirt mound; Mr. Jones noted the owner of the property is not allowed to move dirt yet for construction of the addition. Regarding Item 4 of the Staff Review Comments, Mr. Jones suggested the pavement stub at the northwest corner of the site should be extended so trucks will have sufficient room to turn around.

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

Sincerely,

Pamela Plavecski

Brunswick City Planning Commission

March 15, 2018

7:30 p.m.

Joe Shirilla, Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Richard Otter, Tru-Cut Saw, 2903 Interstate Parkway, Brunswick
David Otter, Tru-Cut Saw, 2903 Interstate Parkway, Brunswick
Dean Yovichin, 620 Construction, 620 W. Smith Road, Medina

Item 1

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

MR. SHIRILLA MOTIONED TO EXCUSE VICE CHAIRMAN JEFF ARONA 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. Arona).

Item 2

There were no announcements or correspondence.

Item 3

MR. SAEGER MOTIONED TO APPROVE THE MINUTES OF MARCH 1, 2018 WITH THE CORRECTION TO PAGE 1 TO AMEND THE VOTE FOR APPROVAL OF THE FEBRUARY 1, 2018 MINUTES TO 3 AYES, INSTEAD OF 4 AYES.

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

Item 4

Regarding the discussion plan for the Tru-Cut Saw addition, 2903 Interstate Parkway, Mr. Dean Yovichin, of 620 Construction; and Mr. Richard Otter, owner of Tru-Cut Saw, were present.

Mr. Shirilla inquired what Tru-Cut Saw manufactures; Mr. Otter responded they make metal-cutting circular saw blades which are exported to more than twenty countries.

Mr. Yovichin distributed packets to the Planning Commission showing aerial photos of the site, existing landscaping, the existing facility and surrounding buildings.

The Staff Review Comments were addressed as follows:

1. Mr. Otter stated they currently have 26 to 28 employees, and may add two to four employees in the future. Based on an average of 29 employees, plus 25% for guests and employee growth, pursuant to Table 1276-1(e), the 37 parking spaces comply with Code.
2. The building façade will be constructed with standing seam metal roof panels and 26-gauge beige pre-finished metal siding. The existing building is constructed with split-face masonry block. Pursuant to Section 1278.08(e), architectural style should be compatible in overall form, texture, color and rhythm. Mr. Shirilla said there is no texture or rhythm from the existing building to the new addition; there is an abrupt stop in flow between the split-face block and metal siding.

As discussed at tonight's caucus meeting, Mr. Shirilla suggested the west side of the addition should match the split-face block on the existing building and a row of contrasting block should be added beneath the gutter line, similar to the existing building. Mr. Otter explained that cost is a factor as they have new equipment to buy and new employees to hire. He said they would rather spend the money on those items, instead of the building façade. Mr. Shirilla stated the 26-gauge beige pre-finished metal siding is satisfactory for the east and north elevations, as they are not visible from the road.

Mr. Yovichin suggested having a partial brick wainscot extending 4' high from grade on the west elevation with the remainder of it with metal siding. Mr. Shirilla said a 6' high wainscot would look better, to which the Commission agreed. Mr. Shirilla requested that Mr. Yovichin consider both options for the west side of the addition as follows: (1) Construct the entire wall with split-face block and a row of contrasting block added beneath the gutter line to match the existing building. (2) Construct a split-face block wainscot extending 6' high from grade with the remainder of wall built with 26-gauge beige pre-finished metal siding.

3. There are several areas along the western parking spaces that do not meet the minimum 0.6 footcandle level required by Section 1276.14(a) for parking and

pedestrian areas. As the property is being modified, Mr. Yovichin stated they will submit a photometrics plan for the entire site and will increase the lighting level to comply with the minimum required lighting levels.

4. Regarding how delivery vehicles will turn around on the site, Mr. Jones requested a turning template verifying the vehicle servicing the site most frequently (box truck or semi-truck) has sufficient room to maneuver. Mr. Otter explained, currently, the semi-trucks back into the site up to the first door. He noted the addition is for new blade production and noted delivery trucks don't drive all the way to the back of the site. Mr. Jones commented there is not enough room on the site for a semi-truck turnaround. Ms. Plavecski stated Section 1276.10(f) requires forward movement of vehicles on the site and asked Mr. Incorvaia to confirm that a modification from the Planning Commission would be necessary to allow trucks to back into the site. He agreed and stated a modification could be granted, pursuant to Section 1276.15(b).

Regarding the earthen mound on the north side of the property, Mr. Yovichin explained it will be moved further back and seeded. Mr. Jones commented seeding the mound will be satisfactory to prevent erosion and the grading plan should reflect this.

Concerning the façade, Mr. Saeger asked for confirmation that the split-face block will not be painted, to which Mr. Yovichin agreed. Regarding the wainscot option, the Commission agreed that no contrasting band will be required.

MR. SAEGER MOTIONED TO MOVE THE TRU-CUT SAW ADDITION, 2903 INTERSTATE PARKWAY, TO A DETAILED SITE PLAN, SUBJECT TO THE FOLLOWING:

1. BASED ON AN AVERAGE OF 29 EMPLOYEES, PLUS 25% FOR GUESTS AND EMPLOYEE GROWTH, PURSUANT TO TABLE 1276-1(e), THE 37 PARKING SPACES COMPLY WITH CODE.
2. PURSUANT TO SECTION 1278.08(e), TWO OPTIONS FOR THE WEST SIDE OF THE ADDITION WILL BE CONSIDERED AS FOLLOWS: (1) CONSTRUCT THE ENTIRE WALL WITH SPLIT-FACE BLOCK WITH A ROW OF CONTRASTING BLOCK ADDED BENEATH THE GUTTER LINE TO MATCH THE EXISTING BUILDING. (2) CONSTRUCT A SPLIT-FACE BLOCK WAINSCOT EXTENDING 6' HIGH FROM GRADE WITH THE REMAINDER OF WALL BUILT WITH 26- GAUGE BEIGE PRE-FINISHED METAL SIDING. THE NORTH AND EAST ELEVATIONS ARE PERMITTED TO BE CONSTRUCTED WITH 26-GAUGE BEIGE PRE-FINISHED METAL SIDING.
3. THERE ARE SEVERAL AREAS ALONG THE WESTERN PARKING SPACES THAT DO NOT MEET THE MINIMUM 0.6 FOOTCANDLE LEVEL REQUIRED BY SECTION 1276.14(a) FOR PARKING AND PEDESTRIAN AREAS. AS THE PROPERTY IS BEING MODIFIED, PROVIDE A PHOTOMETRICS PLAN FOR THE ENTIRE SITE TO ENSURE THE LIGHTING COMPLIES WITH CODE.

4. THE CITY ENGINEER HAS REQUESTED A TURNING TEMPLATE VERIFYING THE VEHICLE SERVICING THE SITE MOST FREQUENTLY (BOX TRUCK OR SEMI-TRUCK) HAS SUFFICIENT ROOM TO TURN AROUND. AS SECTION 1276.10(f) REQUIRES FORWARD MOVEMENT OF VEHICLES ON THE SITE, THE PLANNING COMMISSION MAY GRANT A MODIFICATION, PURSUANT TO SECTION 1276.15(b), WHICH THEY WILL CONSIDER WHEN THE DETAILED SITE PLAN IS REVIEWED.
5. THE EARTHEN MOUND ON THE NORTH SIDE OF THE PROPERTY SHALL BE SEEDED TO PREVENT EROSION, WHICH SHALL BE REFLECTED ON THE GRADING PLAN.

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

Item 5

There was no old business.

Item 6

Regarding new business, Mr. Saeger stated that Mr. Robert Lombardi, of Lighting Dynamics, will attend the April 5, 2018 caucus meeting to discuss photometrics levels. Mr. Shirilla requested that Mr. Lombardi should bring a light meter to aid the Planning Commission in determining the brightness of different lighting levels.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Delsanter gave the Council Representative's Report. He said he may suggest to City Council to attend the caucus meeting regarding photometrics levels. He thanked the Planning Commission for their work concerning Phase 6 of The Reserve at Autumn Creek Subdivision SPD-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 8:10 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

March 15, 2018

Tru-Cut Saw addition

(Discussion plan)

Location: 2903 Interstate Parkway
I-L District

Proposed Use & Background:

An application has been submitted to erect a 7,500 sq. ft. addition on the north side of the existing 14,800 sq. ft. building, for a total of 22,300 sq. ft. The addition's side yard setbacks will align with the existing building (69'2" on the west property line and 30'10-1/6" on the east property line), in compliance with the minimum 25' setback required by Section 1266.05(d). The rear yard setback of the addition is 98'9-1/2", pursuant to the minimum 25' needed by Section 1266.05(e) of the Zoning Code.

Nine (9) new concrete parking spaces have been added on the west side of the addition to supplement the 28 existing spaces on the west side of the existing building (includes two existing handicap spaces, in accordance with Table 1106.1 of the 2017 Ohio Building Code), for a total of 37 spaces.

Staff Review Comments:

5. Provide the number of employees to confirm there is sufficient on-site parking; Table 1276-1(e) requires a minimum of one parking space per employee on the two largest consecutive shifts, plus 25% for guests, company vehicles and employment growth.
6. The building façade will be constructed with standing seam metal roof panels and 26-gauge beige pre-finished metal siding. The existing building is constructed with split-face masonry block. Pursuant to Section 1278.08(e), architectural style should be compatible in overall form, texture, color and rhythm. Compatibility can be enhanced by the use of building materials and roof lines comparable to near-by development. The Planning Commission shall determine if the proposed metal siding on the addition is acceptable.
7. There are several areas along the western parking spaces that do not meet the minimum 0.6 footcandle level required by Section 1276.14(a) for parking and pedestrian areas. As the property is being modified, provide a photometrics plan for the entire site to ensure the lighting complies with code.
8. Provide details as to how delivery vehicles will turn around on the site, and will there be any landscaping on the earthen mound on the north side of the property.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, providing the above items are addressed.

