

Brunswick City Planning Commission

May 17, 2018 - Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Randy Sacks, Harsax Management, 9565 Midwest Avenue,
Suite A, Garfield Heights
Dave Cooper, Harsax Management, address same as above
Thaeear Abusharif, 5337 Hampton Drive, North Olmsted

Chairman Joe Shirilla called the meeting to order at 7:08 p.m.

The first item was the discussion of the public hearing for the Just Vape conditional zoning certificate, 3813 Center Road. Ms. Plavecski explained the applicant is moving from his current location at 1733 Pearl Road (Laurel Square Shopping Center) to a new location at the Center Crossings plaza. The Commission had no concerns on this item.

The second item was the review of the public hearing for Island Time Family Fun Center (former RBI Batting Cages) conditional zoning certificate, 1177 Pearl Road. The Commission noted that approval is being considered only for Phase 1, as outlined in the applicant's submittal.

The third item was the discussion of the public hearing for the Quail Creek Apartments conditional zoning certificate and detailed site plan, Pearl Road and Magnolia Drive, extending south to Beverly Hills Drive. Mr. Jones explained that a larger curb width than allowed by Code is needed to provide emergency vehicle access and that a modification will be necessary. Mr. Incorvaia noted the split-rail fence located in the front yard setback of Pearl Road, Magnolia Drive, and Beverly Hills Drive is not permitted, but the Commission can approve the conditional zoning certificate and detailed site plan to exclude that item. The Commission discussed the number of guest parking spaces that should be added at the end of the driveways between Buildings "N" and "O"; and "P" and "Q".

The fourth item was the review of the discussion plan for Five Star Gymnastics, 994 West 130th Street. Mr. Arona commented if the existing shed and house are removed, how will that impact the site for future development? The Commission discussed the steel panel construction of the building, which is not comparable to the surrounding structures.

The fifth item concerning the discussion plan for the Fuller property preliminary subdivision plan and rezoning from the R-R District to the R-L District, east side of North Carpenter Road, north of Marpat Lane, was moved to the June 7, 2018 Planning Commission agenda at the applicant's request.

Mr. Shirilla adjourned the meeting at 7:32 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

May 17, 2018

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Randy Sacks, Harsax Management, 9565 Midwest Avenue,
Suite A, Garfield Heights
Dave Cooper, Harsax Management, address same as above
Bruce Childs, Harsax Management, address same as above
Thaeear Abusharif, 5337 Hampton Drive, North Olmsted
Tom and Christine Sherman, 154 Judita Drive, Brunswick
Bryan Lysikowski, Island Time Family Fun Center, 1177 Pearl
Road, Brunswick
Pat Thornton, Sixmo Architects, 28045 Clemens, Westlake
Jason Kouvaris, 849 White Willow Lane, Brunswick
Ken Flesse, Mid-American Construction, 8506 Lake Avenue,
Cleveland
Conrad Falkenberg, 16951 Deer Path Lane, Strongsville
Richard Kassouf, 4092 Tudor Avenue, Brunswick
Mark Piddle, 11420 Somerset Drive, North Royalton

Item 1

Chairman Joe Shirilla called the meeting to order at 7:42 p.m.

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

Item 2

Regarding announcements or correspondence, Ms. Plavecski announced the Fuller property preliminary subdivision plan and rezoning from the R-R District to the R-L District, east side of North Carpenter Road, north of Marpat Lane, has been moved to the June 7, 2018 meeting at the applicant's request.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF APRIL 25, 2018.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays 1 Abstain (Mr. Rocha).

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF MAY 3, 2018.

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

Item 4(a)

Regarding the public hearing for the Just Vape conditional zoning certificate, 3813 Center Road, Mr. Thaeear Abusharif was present.

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

The Commission had no questions on this item.

MR. HASAN MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR JUST VAPE, 3813 CENTER ROAD, BRUNSWICK.

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

Item 4(b)

Concerning Island Time Family Fun Center (former R.B.I. Batting Cages), 1177 Pearl Road, Mr. Bryan Lysikowski, owner, was present.

Mr. Lysikowski explained Phase 1 will include clean-up of the site. Mr. Shirilla asked what type of food will be offered in the snack shop; Mr. Lysikowski replied hot dogs, nachos, and snack items.

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

Mr. Lysikowski addressed the Staff Review Comments as follows:

1. As required by Section 1274.08(a), in commercial districts, all structures and activity areas shall be located at least 100 feet from a residential district or from a multi-family property line. He stated he will comply with this.
2. All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, any individual, or to the community in general, as required by Section 1274.08(d). Mr. Lysikowski stated he will be cleaning up the site.

3. Loudspeakers causing a hazard or annoyance to adjacent residential properties are prohibited, pursuant to Section 1274.08(g), to which Mr. Lysikowski concurred.
4. Verify there is a sufficient number of parking spaces; Table 1276-1(c)(4) requires a minimum of one space per hole for miniature golf, plus one space per two seats for places serving food and drink. Handicap parking shall comply with ADA requirements and the appropriate number of parking spaces, including van-accessible spaces, shall be in accordance with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. Mr. Lysikowski stated there are 29 parking spaces, including two handicap spaces (one van-accessible)
5. The parking lot shall be repaired and restriped to indicate 9' wide x 19' long parking spaces and a 24' aisle width for two-way traffic, pursuant to Table 1276-4. Mr. Lysikowski noted there is a 26' aisle width between the rows of parking.
6. Mr. Lysikowski commented that any required landscaping that is being removed shall be replaced with similar species. He stated he is not changing the square footage of the existing landscaping.
7. Mr. Lysikowski stated they will not be installing any new lighting; just replacing bulbs. Mr. Jones requested a photometrics plan to be submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a), subject to Administration approval.
8. Planning Commission approval is for Phase 1 improvements, per the applicant's submission dated April 27, 2018, that are limited to the ice cream/snack shop, miniature golf, and batting cages, to which Mr. Lysikowski concurred.
9. Mr. Jones noted as the existing parking lot is in disrepair, that it should be patched, resealed, and restriped.

MR. ARONA MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR ISLAND TIME FAMILY FUN CENTER, 1177 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. AS REQUIRED BY SECTION 1274.08(a), IN COMMERCIAL DISTRICTS, ALL STRUCTURES AND ACTIVITY AREAS SHALL BE LOCATED AT LEAST 100 FEET FROM A RESIDENTIAL DISTRICT OR FROM A MULTI-FAMILY PROPERTY LINE.
2. ALL PERMITTED INSTALLATIONS SHALL BE MAINTAINED IN A NEAT, ORDERLY CONDITION SO AS TO PREVENT INJURY TO ANY SINGLE PROPERTY, ANY INDIVIDUAL, OR TO THE COMMUNITY IN GENERAL, AS REQUIRED BY SECTION 1274.08(d).

3. LOUDSPEAKERS CAUSING A HAZARD OR ANNOYANCE TO ADJACENT RESIDENTIAL PROPERTIES ARE PROHIBITED, PURSUANT TO SECTION 1274.08(g).
4. THE APPLICANT HAS CONFIRMED THERE ARE 29 PARKING SPACES, INCLUDING TWO HANDICAP SPACES (ONE VAN-ACCESSIBLE SPACE), IN COMPLIANCE WITH TABLE 1276-1(c)(4) OF THE ZONING CODE; AND TABLE 1106.1 AND SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE.
5. THE PARKING LOT SHALL BE RESTRIPE TO INDICATE 9' WIDE X 19' LONG PARKING SPACES AND A MINIMUM 24' AISLE WIDTH FOR TWO-WAY TRAFFIC, PURSUANT TO TABLE 1276-4; THE APPLICANT STATED THERE IS A 26' AISLE WIDTH BETWEEN THE ROWS OF PARKING.
6. PURSUANT TO SECTION 1282.04(d), ANY REQUIRED LANDSCAPING THAT IS BEING REMOVED SHALL BE REPLACED WITH SIMILAR SPECIES. THE APPLICANT HAS STATED HE IS NOT CHANGING THE SQUARE FOOTAGE OF THE EXISTING LANDSCAPING.
7. NO NEW LIGHTING IS BEING ADDED; ONLY THE REPLACEMENT OF BULBS. A PHOTOMETRICS PLAN SHALL BE SUBMITTED INDICATING A MINIMUM 0.6 FOOTCANDLE LIGHTING LEVEL FOR PARKING AND PEDESTRIAN AREAS, PURSUANT TO SECTION 1276.14(a), SUBJECT TO ADMINISTRATION APPROVAL.
8. PLANNING COMMISSION APPROVAL IS FOR PHASE 1 IMPROVEMENTS, PER THE APPLICANT'S SUBMISSION DATED APRIL 27, 2018, THAT ARE LIMITED TO THE ICE CREAM/SNACK SHOP, MINIATURE GOLF, AND BATTING CAGES.
9. AS THE EXISTING PARKING LOT IS IN DISREPAIR, IT SHALL BE PATCHED, RESEALED, AND RESTRIPE.

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

Item 4(c)

Concerning the public hearing for Quail Creek Apartments conditional zoning certificate and detailed site plan, Pearl Road and Magnolia Drive, extending south to Beverly Hills Drive, Mr. Randy Sacks, Mr. Dave Cooper, and Mr. Bruce Childs, of Harsax Management, were present.

Mr. Shirilla declared the public hearing open.

Mr. Tom Sherman, 154 Judita Drive, stated he lives behind Building "Q" of the proposed apartment complex and water currently rushes on to his yard. He also commented the

apartment buildings will be highly visible from his property and inquired if there will be sufficient screening.

There was no further public comment, so Mr. Shirilla declared the public hearing closed.

Mr. Sacks stated they will add 4' to 6' high evergreen trees along mounds on the property line, along with a 6' high board-on-board fence, which provides a large amount of screening.

The Staff Review Comments were addressed as follows:

1. The curb width at the entrance drives to the buildings exceeds the maximum 45' permitted by Table 1276-4. The curb width of 65' is shown by Building "B"; 77' by Buildings "C" and "H"; 71' by Buildings "G" and "I"; and 75' by Buildings "N" and "O". Mr. Jones explained a modification will be necessary to allow a larger driveway width than permitted by Code to provide a sufficient turning radius for emergency vehicles. The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of Chapter 1276 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 Commission is required to approve a less restrictive improvement as authorized by this subsection.
2. Mr. Cooper stated the 36 parking spaces shown by the community building (including 15 spaces west of the facility), meets the minimum 31 spaces required by Table 1276-1(c)(5) and (7), as this parking lot will service the community building, swimming pool, playground, and dog walk area.
3. The landscape plan shows a 4' high white vinyl split-rail fence within the front yard setback on Pearl Road, Magnolia Drive, and Beverly Hills Drive; Section 1464.05(a) states no fence shall be erected in a front yard between the street right of way and the front setback line except an ornamental fence not to exceed ten feet on either side of a driveway if installed in a straight line, or twenty feet if installed on an "L" shape or a lot corner, with a maximum 4' height. Ornamental fences are defined as: "A post or posts interconnected by a top rail and one center rail spaced ten feet maximum on-center and connected between the top rail and center rail with all types of material so as to emit air through eighty percent of the area of the fence." A variance will be required from the Board of Zoning Appeals to allow fences within the front yard setback. The Administration is in support of granting a variance, as the proposed fences delineate between public and private space and the detention areas.
4. Pursuant to Section 1282.06(e), provide a notation on the landscape plan indicating that a minimum of 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. Verify the landscape strip

along the Pearl Road, Magnolia Drive, and Beverly Hills Drive rights-of-way has a minimum width of 10'. Mr. Cooper said they will add this to the landscape plan.

5. As required by Section 1282.08(b), indicate on the landscape plan that a minimum of 7,320 sq. ft. of interior landscaping has been provided (366 parking spaces x 20 sq. ft.), including a minimum of 25 trees from Plant List "A" and a minimum of 196 shrubs from Plant List "D" or "E". Mr. Cooper said they will comply with this item.
6. An entrance sign with pillars is indicated at the corner of Magnolia Drive and Pearl Road; and at Beverly Hills Drive and Pearl Road. Verify compliance with Section 1270.04(b), which states no temporary or permanent sign over 3.75 feet in height shall be erected or maintained within 50' of an intersection, as measured from the point of intersection of the right-of-way lines. Section 1270.05 – Table B permits one ground sign per each street right-of-way. A 500' minimum distance is required between signs. Mr. Cooper said they will comply with Code.
7. At the April 5, 2018 meeting, the Planning Commission requested that a color rendering with a full frontal view should be submitted in order to see if there is a continuous ridge along the roof line that should be broken up. Mr. Cooper showed the drawing to the Commission indicating they have complied with this request.
8. Add guest parking at the rear of Buildings "N", "O", "P", and "Q" located on the north side of Magnolia Drive. The Commission discussed various options regarding the number and location of the guest parking and agreed the goal should be a minimum of four guest parking spaces at the rear of each drive located between Buildings "N" and "O"; and Buildings "P" and "Q", for a total of eight spaces, located on the north side of Magnolia Drive.
9. Mr. Cooper said they will designate fire lanes between Buildings "N" and "O"; Buildings "P" and "Q"; and the driveways on both sides of Buildings "A" and "B" with the installation of "No Parking" fire lane signs.
10. Mr. Jones said the proposed water main should extend from Beverly Hills Drive to Magnolia Drive, but should not be capped, subject to City of Cleveland Division of Water approval. Fire hydrants should be spaced every 300 feet apart.
11. Pursuant to Section 1286.07(b), City Council approval is required for multi-family developments.

MR. SAEGER MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR QUAIL CREEK APARTMENTS, PEARL ROAD AND MAGNOLIA DRIVE, EXTENDING SOUTH TO BEVERLY HILLS DRIVE, SUBJECT TO THE FOLLOWING:

1. THE CURB WIDTH AT THE ENTRANCE DRIVES TO THE BUILDINGS EXCEEDS THE MAXIMUM 45' PERMITTED BY TABLE 1276-4. THE CURB WIDTH OF 65' IS SHOWN BY BUILDING "B"; 77' BY BUILDINGS "C" AND "H"; 71' BY BUILDINGS "G" AND "I"; AND 75' BY BUILDINGS "N" AND "O". IN ORDER TO PROVIDE A SUFFICIENT TURNING RADIUS FOR EMERGENCY VEHICLES, THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), MAY MODIFY THE SPECIFIC STANDARDS OF CHAPTER 1276 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.
2. THERE ARE 36 PARKING SPACES SHOWN BY THE COMMUNITY BUILDING (INCLUDING 15 SPACES WEST OF THE FACILITY), WHICH MEETS THE MINIMUM 31 SPACES REQUIRED BY TABLE 1276-1(c)(5) AND (7), AS THIS PARKING LOT WILL SERVICE THE COMMUNITY BUILDING, SWIMMING POOL, PLAYGROUND, AND DOG WALK AREA.
3. THE LANDSCAPE PLAN SHOWS A 4' HIGH WHITE VINYL SPLIT-RAIL FENCE WITHIN THE FRONT YARD SETBACK ON PEARL ROAD, MAGNOLIA DRIVE, AND BEVERLY HILLS DRIVE; SECTION 1464.05(a) STATES NO FENCE SHALL BE ERECTED IN A FRONT YARD BETWEEN THE STREET RIGHT OF WAY AND THE FRONT SETBACK LINE EXCEPT AN ORNAMENTAL FENCE NOT TO EXCEED TEN FEET ON EITHER SIDE OF A DRIVEWAY IF INSTALLED IN A STRAIGHT LINE, OR TWENTY FEET IF INSTALLED ON AN "L" SHAPE OR A LOT CORNER, WITH A MAXIMUM 4' HEIGHT. **THEREFORE, THE ABOVE FENCES LOCATED IN THE FRONT YARD SETBACK ARE NOT APPROVED;** A VARIANCE WILL BE REQUIRED FROM THE BOARD OF ZONING APPEALS. THE ADMINISTRATION IS IN SUPPORT OF GRANTING A VARIANCE, AS THE PROPOSED FENCES DELINEATE BETWEEN PUBLIC AND PRIVATE SPACE AND THE DETENTION AREAS.
4. PURSUANT TO SECTION 1282.06(e), PROVIDE A NOTATION ON THE LANDSCAPE PLAN INDICATING THAT A MINIMUM OF 10% OF THE TOTAL FRONT YARD AREA NOT USED FOR PARKING OR CIRCULATION SHALL BE LANDSCAPED WITH TREES, SHRUBS, PLANTING BEDS, AND/OR PERENNIAL BORDERS AND BEDS IN A DESIGN SELECTED BY THE OWNER. VERIFY THE LANDSCAPE STRIP ALONG THE PEARL ROAD, MAGNOLIA DRIVE, AND BEVERLY HILLS DRIVE RIGHTS-OF-WAY HAS A MINIMUM WIDTH OF 10'.
5. AS REQUIRED BY SECTION 1282.08(b), INCLUDE A NOTATION ON THE LANDSCAPE PLAN THAT A MINIMUM OF 7,320 SQ. FT. OF INTERIOR LANDSCAPING HAS BEEN PROVIDED (366 PARKING SPACES X 20 SQ. FT.),

INCLUDING A MINIMUM OF 25 TREES FROM PLANT LIST “A” AND A MINIMUM OF 196 SHRUBS FROM PLANT LIST “D” OR “E”.

6. AN ENTRANCE SIGN WITH PILLARS IS INDICATED AT THE CORNER OF MAGNOLIA DRIVE AND PEARL ROAD; AND AT BEVERLY HILLS DRIVE AND PEARL ROAD. VERIFY COMPLIANCE WITH SECTION 1270.04(b), WHICH STATES NO TEMPORARY OR PERMANENT SIGN OVER 3.75 FEET IN HEIGHT SHALL BE ERECTED OR MAINTAINED WITHIN 50’ OF AN INTERSECTION, AS MEASURED FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES. SECTION 1270.05 – TABLE “B” PERMITS ONE GROUND SIGN PER EACH STREET RIGHT-OF-WAY. A 500’ MINIMUM DISTANCE IS REQUIRED BETWEEN SIGNS.
7. A COLOR RENDERING WITH A FULL FRONTAL VIEW WAS SUBMITTED AT THE MAY 17, 2018 MEETING TO ENSURE THE RIDGE ALONG THE ROOF LINE HAS BEEN BROKEN UP.
8. ADD A MINIMUM OF FOUR GUEST PARKING SPACES AT THE REAR OF EACH DRIVE LOCATED BETWEEN BUILDINGS “N” AND “O”; AND BUILDINGS “P” AND “Q”, FOR A TOTAL OF EIGHT SPACES, LOCATED ON THE NORTH SIDE OF MAGNOLIA DRIVE.
9. SIGNAGE SHALL BE INSTALLED TO DESIGNATE FIRE LANES BETWEEN BUILDINGS “N” AND “O”; BUILDINGS “P” AND “Q”; AND THE DRIVEWAYS ON BOTH SIDES OF BUILDINGS “A” AND “B”.
10. THE PROPOSED WATER MAIN SHOULD EXTEND FROM BEVERLY HILLS DRIVE TO MAGNOLIA DRIVE, BUT SHOULD NOT BE CAPPED, SUBJECT TO CITY OF CLEVELAND DIVISION OF WATER APPROVAL. FIRE HYDRANTS SHOULD BE SPACED EVERY 300 FEET APART.
11. PURSUANT TO SECTION 1286.07(b), CITY COUNCIL APPROVAL IS REQUIRED FOR MULTI-FAMILY DEVELOPMENTS.

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

Item 4(d)

Concerning the discussion plan for Five Star Gymnastics, 994 West 130th Street, Mr. Jason Kouvaris, owner; Mr. Pat Thornton, of Sixmo Architects; and Mr. Ken Flesse, of Mid-American Construction, were present.

Mr. Kouvaris explained the existing house on the site will be used as a lounge area for parents while their children are in class, and the existing barn will be used for equipment. As this property is located in the I-L District, Mr. Shirilla emphasized that at no time can the house be rented out for a residential use, to which Mr. Kouvaris agreed.

Mr. Flesse explained that the building is situated on the site plan as shown to allow for better traffic flow and to allow for future expansion to the south. Mr. Arona said the east façade is visible from West 130th Street and should be enhanced.

The Staff Review Comments were addressed as follows:

1. Section 1278.08(e) requires that within the applicable zoning district, the height, scale and setback of each building should be compatible with existing or purposed adjoining buildings. Architectural style should not necessarily duplicate adjoining structures, but 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. A color rendering of the facility shall be submitted. Mr. Thornton said they don't have architectural drawings yet.
2. Mr. Thornton said he will e-mail a revised plan showing the parking space dimensions are a minimum 9' wide x 19' long, with a minimum aisle width of 24', pursuant to Table 1276-3 for 90° angle parking.
3. Mr. Thornton said they will submit a photometrics plan to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a).
4. Mr. Thornton said they are still working on the location for the ground sign and will indicate it on the detailed site plan.
5. Mr. Jones said a minimum 4' wide sidewalk leading from the building to the parking lot, is required, pursuant to Section 1278.09(d); and Section 1278.09(d)(1) requires a sidewalk to be provided between the buildings and the street. However, he commented a sidewalk will not be required along West 130th Street.
6. Pursuant to Section 1282.06(f), 5% of the total front yard area must be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. Mr. Thornton said they exceed that amount.
7. Install a fire line that runs the length of the property and provide emergency vehicle access around the site. Mr. Thornton commented they will have a 30' wide access around the building when they take down some trees and remove the outbuildings.
8. He stated they will sprinkle the building as requested by the Fire Department.

Mr. Shirilla commented that architectural enhancements should be added on the north and east elevations of the building, such as brick or stone veneer, banding and high windows (especially on the east elevation). Mr. Flesse noted the south wall is constructed with steel panels to allow for future expansion.

Mr. Hasan suggested tabling the discussion plan to allow for a second discussion plan to be submitted before an additional expense is incurred for a detailed site plan. Mr. Thornton said he would like to check out the appearance of the surrounding buildings to ensure their structure is compatible. Mr. Incorvaia noted, pursuant to Section 1278.08(e), that the building should look like it belongs there. Mr. Arona said perhaps the Administration can suggest some buildings for the applicant to look at; Ms. Plavecski commented Mr. Aungst could assist with that. Mr. Hasan noted the architectural enhancements on the north and east elevations should wrap around the corners.

Mr. Jones inquired if there will be a retail shop or snack bar as part of the business, to which Mr. Kouvaris responded no. Mr. Jones suggested closing the drive to the south near the house on West 130th Street to keep parents from using that drive to drop off children. He said the other drive to the north can be kept open to access the barn. Mr. Aungst noted no gravel drive is permitted, pursuant to Section 1276.10(c), and said they are approved for 49 spaces at their current facility. Mr. Aungst stated he feels there is inadequate parking on the site and suggested Mr. Kouvaris could possibly get shared parking on one of the surrounding businesses. Mr. Shirilla asked how many employees there are; Mr. Kouvaris replied five to seven people. Mr. Incorvaia noted if the building is expanded to the south, Mr. Kouvaris should consider where additional parking will be located.

Mr. Kouvaris asked for the discussion plan to be tabled.

MR. ROCHA MOTIONED TO TABLE THE DISCUSSION PLAN FOR FIVE STAR GYMNASTICS, 994 WEST 130TH STREET, AT THE APPLICANT'S REQUEST.

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

4(e)

The Fuller property preliminary subdivision plan and rezoning from the R-R District to the R-L District, east side of North Carpenter Road, north of Marpat Lane, was moved to the June 7, 2018 meeting at the applicant's request.

Item 5

There was no old business.

Item 6

Mr. Jones announced he is unable to attend the June 21, 2018 Planning Commission meeting, but will send a representative from Chagrin Valley Engineering.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Hanek gave the Council Representative's Report. He stated the consultants are in the process of updating the Comprehensive Plan. He also noted a meeting with the Medina County Parks District was held to discuss linking a trail from Brunswick Lake Park to Plum Creek Park. Mr. Hanek noted that a Ward 2 meeting was also held to discuss the new Brunswick Middle School.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:37 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

May 17, 2018

Just Vape

(Public hearing – conditional zoning certificate)

Location: 3813 Center Road (Center Crossings Shopping Center)
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted by Just Vape to occupy a 1,512.50 sq. ft. vacant tenant space in the Center Crossings Shopping Center to sell electronic cigarettes, e-liquids, and accessories for them. The applicant will be moving from their existing location at 1733 Pearl Road in the Laurel Square Shopping Center.

The shopping center provides the minimum six spaces required by Table 1276-1(d)(3) for this tenant space.

Hours of operation are Monday through Saturday from 10:00 a.m. to 8:00 p.m., and on Sunday from 11:00 a.m. to 5:00 p.m.

Vape and smoke shops are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(v) of the Zoning Code.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate.

Island Time Family Fun Center

(Public hearing – conditional zoning certificate)

Location: 1177 Pearl Road (former RBI Batting Cages)
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted for the former RBI Batting Cages facility. The applicant will be refurbishing the existing site and building, including clean-up and maintenance of the existing landscaping. Upon completion of the above, revitalization of the miniature golf course and batting cages will take place. The ice cream stand will also be cleaned and new food service components will be installed in order to provide a small lunch menu and snack items throughout the day.

Hours of operation will be from 11:00 a.m. to 10:00 p.m. seven days per week in July and August; from 4:00 p.m. to 9:00 p.m. during the weekdays in September; and 11:00 a.m. to 10:00 p.m. on the weekends in September and October.

A closed circuit TV video surveillance system and additional lighting will also be installed to discourage after-hours loitering or other activity.

Privately-owned recreational facilities are a conditionally permitted use in the C-G District pursuant to Section 1260.04(e), subject to Section 1274.08(a), (d), and (g) of the Zoning Code.

Staff Review Comments:

10. As required by Section 1274.08(a), in commercial districts, all structures and activity areas shall be located at least 100 feet from a residential district or from a multi-family property line.
11. All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, any individual, or to the community in general, as required by Section 1274.08(d).
12. Loudspeakers causing a hazard or annoyance to adjacent residential properties are prohibited, pursuant to Section 1274.08(g).
13. Verify there is a sufficient number of parking spaces; Table 1276-1(c)(4) requires a minimum of one space per hole for miniature golf, plus one space per two seats for places serving food and drink. Handicap parking shall comply with ADA requirements and the appropriate number of parking spaces, including van-accessible spaces, shall be in accordance with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.
14. The parking lot shall be repaired and restriped to indicate 9' wide x 19' long parking spaces and a 24' aisle width for two-way traffic, pursuant to Table 1276-4.
15. Provide details on landscaping improvements to ensure compliance with Chapter 1282; any required landscaping that is removed shall be replaced with similar species.
16. As new lighting is being installed, submit a photometrics plan indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a).
17. Planning Commission approval is for Phase 1 improvements, per the applicant's submission dated April 27, 2018, which are limited to the ice cream/snack shop, miniature golf, and batting cages.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, provided the above items are addressed.

Quail Creek Apartments

(Public hearing – conditional zoning certificate and detailed site plan)

Location: C-G District

Pearl Road & Magnolia Drive, extending south to Beverly Hills Drive

Proposed Use & Background:

The Planning Commission moved the discussion plan to a public hearing and detailed site plan at their meeting on April 5, 2018. Pursuant to Section 1260.04(o), multi-family dwellings are a conditionally permitted use, subject to Chapter 1286 of the Zoning Code. Park fees have been submitted, which are attached as part of the conditional zoning certificate.

The landscape plan indicates a retention basin along the Pearl Road frontage with two fountains and up-lights to provide visual interest.

The site plan indicates a 6' high solid fence along the east property line to provide screening between the proposed Quail Creek Apartments and the existing Hickory Hills Apartments.

Staff Review Comments from the April 5th meeting have been addressed as follows:

1. Pursuant to Section 1278.09(d), the sidewalk on the north side of Magnolia Drive has been extended further east to close the small gap between the new and existing sidewalk. On the south side of Magnolia Drive, the new sidewalk has been extended further east to connect with the existing sidewalk stub for Hickory Hills Apartments. Furthermore, the sidewalk on the north side of Beverly Hills Drive has been extended extend further east to connect with the existing sidewalk stub for Hickory Hills Apartments. In addition to the crosswalks shown across Magnolia Drive and Beverly Hills Drive, crosswalks have been provided at the intersection of Pearl Road and Magnolia Drive, and at the intersection of Pearl Road and Beverly Hills Drive, as requested by the City Engineer.
2. The landscape plan indicates a minimum 15' wide side and/or rear screening yard when adjacent to a residential district or use, except another multi-family use, in accordance with Section 1282.06(c). Species comply with Section 1282.06(c).
3. Pursuant to Section 1286.04(d), the second floor balconies and first floor concrete patios are a minimum of 100 sq. ft. per dwelling unit.
4. In accordance with Section 1286.03(b), required front yards in the development have been landscaped and shall not be used for parking or any other purpose, except driveways to reach designated parking areas. Pursuant to Section 1286.03(e)(7), open space areas will be planted with trees, shrubs, hedges, ground covers and grasses, unless existing vegetation is to be retained.
5. As required by Section 1286.03(e)(3), the elevation drawings for the multi-family buildings are indicated with offsets, projections, recesses, and other comparable design elements to avoid long, uninterrupted wall or roof planes.

6. A photometrics plan has been submitted in compliance with the minimum 0.6 footcandle level for parking and pedestrian areas, as required by Section 1276.14(a). The average illumination level for the buildings is in accordance with the maximum 2.4 footcandles permitted by Section 1276.14(d).

Staff Review Comments:

12. The curb width at the entrance drives to the buildings exceeds the maximum 45' permitted by Table 1276-4. The curb width of 65' is shown by Building "B"; 77' by Buildings "C" and "H"; 71' by Buildings "G" and "I"; and 75' by Buildings "N" and "O". A modification will be necessary to allow a larger driveway width than permitted by Code to provide sufficient room for emergency vehicle access. The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of Chapter 1276 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 Commission is required to approve a less restrictive improvement as authorized by this subsection.
13. There are 36 parking spaces shown by the community building (including 15 spaces west of the facility); provide the number of occupants and square footage of the building, along with the capacity of the swimming pool, as this parking lot will service the community building, swimming pool, playground, and dog walk area. Table 1276-1(c)(5) and (7) requires a minimum of one parking space per three persons at maximum occupancy for the community building, and parking spaces equal to 30% of the pool capacity.
14. The landscape plan shows a 4' high white vinyl split-rail fence within the front yard setback on Pearl Road, Magnolia Drive, and Beverly Hills Drive; Section 1464.05(a) states no fence shall be erected in a front yard between the street right of way and the front setback line except an ornamental fence not to exceed ten feet on either side of a driveway if installed in a straight line, or twenty feet if installed on an "L" shape or a lot corner, with a maximum 4' height. Ornamental fences are defined as: "A post or posts interconnected by a top rail and one center rail spaced ten feet maximum on-center and connected between the top rail and center rail with all types of material so as to emit air through eighty percent of the area of the fence." A variance will be required from the Board of Zoning Appeals to allow fences within the front yard setback. The Administration is in support of granting a variance, as the proposed fences delineate between public and private space and the detention areas.
15. Pursuant to Section 1282.06(e), provide a notation on the landscape plan indicating that a minimum of 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. Verify the landscape strip

along the Pearl Road, Magnolia Drive, and Beverly Hills Drive rights-of-way has a minimum width of 10'.

16. As required by Section 1282.08(b), indicate on the landscape plan that a minimum of 7,320 sq. ft. of interior landscaping has been provided (366 parking spaces x 20 sq. ft.), including a minimum of 25 trees from Plant List "A" and a minimum of 196 shrubs from Plant List "D" or "E".
17. An entrance sign with pillars is indicated at the corner of Magnolia Drive and Pearl Road; and at Beverly Hills Drive and Pearl Road. Verify compliance with Section 1270.04(b), which states no temporary or permanent sign over 3.75 feet in height shall be erected or maintained within 50' of an intersection, as measured from the point of intersection of the right-of-way lines. Section 1270.05 – Table B permits one ground sign per each street right-of-way. A 500' minimum distance is required between signs.
18. At the April 5, 2018 meeting, the Planning Commission requested that a color rendering with a full frontal view should be submitted in order to see if there is a continuous ridge along the roof line that should be broken up.
19. Add guest parking at the rear of Buildings "N", "O", "P", and "Q" located on the north side of Magnolia Drive.
20. Designate fire lanes between Buildings "N" and "O"; Buildings "P" and "Q"; and the driveways on both sides of Buildings "A" and "B".
21. The proposed water main should extend from Beverly Hills Drive to Magnolia Drive, but should not be capped. Fire hydrants should be spaced every 300 feet apart.
22. Pursuant to Section 1286.07(b), City Council approval is required for multi-family developments.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above items are addressed, pending the ruling from the BZA regarding the fences located in the front yard setback, and subject to City Council approval.

Five Star Gymnastics

(Discussion plan)

Location: 994 West 130th Street
I-L District

Proposed Use & Background:

An application has been submitted to construct a 21,640 indoor gymnastics facility on a 3-acre site south of Carquest Drive. The structure will include offices, warm-up room, 17,885 sq. ft. gym, and a mezzanine. Indoor recreational facilities, as defined in Section 1242.02(45.1), are a conditionally permitted use in the I-L District pursuant to Section 1266.04(f) of the Zoning Code.

The building meets the minimum one acre lot area; 100' minimum lot width; 50' minimum front yard setback; 50' minimum second front yard setback; 25' minimum side yard setback; and 25' minimum rear yard setback required by Section 1266.04(a), (b), (c), (d), and (e), respectively.

The existing house and building with frontage on West 130th Street will remain; however, the outbuildings behind these structures will be demolished. The retention basin is shown south of the parking lot.

Fifty (50) parking spaces are shown on the site plan, including two handicap spaces (one van-accessible), as required by Table 1276-1(c)(3) of the Zoning Code and Table 1106.1 of the 2017 Ohio Building Code. A handicap ramp is also shown on the plan.

The building will be constructed with a standing seam metal roof and vertical metal wall panels that are bordered along the grade with brick or stone veneer.

Staff Review Comments:

9. Section 1278.08(e) requires that within the applicable zoning district, the height, scale and setback of each building should be compatible with existing or purposed adjoining buildings. Architectural style should not necessarily duplicate adjoining structures, but 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. A color rendering of the facility shall be submitted.
10. Verify the parking space dimensions are a minimum 9' wide x 19' long, with a minimum aisle width of 24', pursuant to Table 1276-3 for 90° angle parking.
11. The detailed site plan shall include a photometrics plan to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a).
12. Indicate on the detailed site plan the location of a ground sign, if proposed.
13. Verify there is a minimum 4' wide sidewalk leading from the building to the parking lot, in accordance with Section 1278.09(d). Additionally, Section 1278.09(d)(1) requires a sidewalk to be provided between the buildings and the street.
14. Pursuant to Section 1282.06(f), 5% of the total front yard area must be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner.

15. Install a fire line that runs the length of the property and provide emergency vehicle access around the site.
16. The Fire Department is requesting the building to be sprinkled.

Staff Recommendations:

Staff recommends holding the discussion plan for further information.

Fuller Property

(Discussion plan)

Location: east side of North Carpenter Road, north of Marpat Lane
R-R District

Proposed Use & Background:

A Map/Text Amendment and proposed preliminary subdivision plan for a 14.29-acre parcel owned by Timothy Fuller, Permanent Parcel No. 003-18B-33-324, located on the east side of North Carpenter Road, north of Marpat Lane, has been submitted. The applicant is also seeking to rezone the property from the R-R Rural Residential District to the R-L Low Density Residential District for single family cluster development. This property was one of four parcels on North Carpenter Road annexed into the City of Brunswick from Brunswick Hills Township on March 12, 2007 (Ordinance No. 16-07) and placed into the R-R District as a temporary holding zone. The subdivision will consist of twenty (20) single family detached dwellings.

Single family cluster development is a conditionally permitted use in the R-L District, pursuant to Section 1252.04(j), subject to Section 1274.03 and Chapter 1284 of the Zoning Code. Single family cluster development, as defined in Section 1284.02(a), is a subdivision with some or all of the lots reduced below the R-L District minimum lot size (0.5 acre), but where the overall gross density complies with the maximum R-L density of 2.2 units per gross acre. The density is proposed at 1.4 units per acre.

Lot sizes will range from 0.32 acre to 0.44 acre, with an average size of 0.38 acre. Seventeen of the twenty lots will have an 85' width, and the three lots along North Carpenter Road will have a 100' width, in compliance with Section 1284.04(b)(2) and Section 1252.05(b), respectively. The side yard width is shown at 10', as required by Section 1252.05(d), and a minimum 15' width is maintained between adjacent dwellings on cul-de-sac lots, pursuant to Section 1284.04(b)(4). The rear yard setback is 35', in compliance with Section 1284.04(b)(5).

Entrance to the subdivision will be on the south side of the property aligning with Sir John Drive. A stormwater management pond is also indicated near this area.

Staff Review Comments:

1. In order to qualify for single family cluster development, Section 1284.04(a)(1) requires a minimum development area of 15 gross acres, excluding all street rights-of-way existing prior to approval of the single family cluster development. The Planning Commission may, by the concurring vote of three members, allow areas of less than 15 acres (14.29 acres proposed) if it determines that the single family cluster development can adequately meet the intent of Section 1284.01.
2. Describe the landscaping/screening between the proposed subdivision and the existing residential development.
3. Sublots 4 and 5, measuring 85' wide x 155' deep (13,175 sq. ft.), do not meet the minimum 13,600 sq. ft. lot area required by Section 1284.04(b)(1).
4. The front yard setback is shown at 40'; Section 1284.04(b)(3) requires the setback to average 40' for each phase of the subdivision and may vary between 35' and 45'. Not more than three adjacent yards shall have the same front yard setback.
5. Section 1284.04(a)(3) requires that the total common open space shall not be less than 30% of the gross acreage of the entire development. Common open space shall be further subject to the requirements of Sections 1284.07 and 1284.08.
6. Parking in a single family cluster development shall comply with Table 1276-1(a)(1), which requires a minimum of 4 spaces per dwelling unit, including 2 spaces in a garage. Pursuant to Section 1284.04(a)(4), all driveways and parking areas shall be concrete.
7. Home model elevations shall be submitted.
8. Construction on North Carpenter Road may impact development of the three lots with frontage on that street.
9. Verify adequate area has been set aside for stormwater management.
10. Fire hydrants shall be installed 300 feet apart.
11. A public hearing is required for the rezoning, pursuant to Chapter 6.02(c) of the City's Charter, along with subsequent City Council approval. The preliminary subdivision plan also requires Council approval, pursuant to Section 1224.04(d)(4) of the Subdivision Regulations.

Staff Recommendations:

Staff recommends moving the rezoning and preliminary subdivision discussion plan to a public hearing.

