

BRUNSWICK CITY COMMITTEE-OF-THE-WHOLE

Agenda

JUNE 11, 2018

6:40 PM or immediately following Economic Development Committee

1. Discussion Items
 - (a) 2018 Brunswick City Council Goal Setting Session Results
 - (b) Extend the Apartment Moratorium
2. Motion Items
 - (a) A motion to approve the Quail Creek Apartments conditional zoning certificate and detailed site plan.
3. Review Legislation
 - (a) **ORD. NO. 41-18** - An ordinance establishing the pay range for the position of part-time Manager of Administrative Services in the Division of Administrative Services - **1st Reading** (To be brought from Committee-of-the-Whole, *Administration/Carl DeForest*)
4. General Discussion
5. Adjournment

THE CITY OF BRUNSWICK

PROPOSED MOTION



DATE: 06/11/2018

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

MOTION: A motion to approve the Quail Creek Apartments conditional zoning certificate and detailed site plan.

BACKGROUND: On May 17, 2018, the Planning Commission held a public hearing and approved the conditional zoning certificate and detailed site plan for Quail Creek Apartments, located on Pearl Road and Magnolia Drive, extending south to Beverly Hills Drive.

PURPOSE AND EXPLANATION: As required by Section 1286.07(b) of the Codified Ordinances of the City of Brunswick, City Council approval is required for all multi-family developments.

IMPLEMENTATION SCHEDULE: Immediately

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION: Recommend approval of the Quail Creek Apartments conditional zoning certificate and detailed site plan.

ADDITIONAL INFORMATION:

CONDITIONAL ZONING CERTIFICATE

CITY OF BRUNSWICK, OHIO

NO. 2018-0018

PROJECT NAME: Quail Creek Apartments

NAME OF PROPERTY OWNER: Kenneth Sacks

NAME OF APPLICANT - IF DIFFERENT: _____

LOCATION AND ADDRESS OF PROPERTY: Pearl Road & Magnolia Drive, extending
south to Beverly Hills Drive
(Address or Description)

ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-G

DATE OF ISSUE: May 17, 2018 **TIME LIMIT:** Section 1274.06(b)

CONDITIONALLY PERMISSIBLE USE: Multi-family dwelling

GENERAL CONDITIONS TO BE COMPLIED WITH:

1. The proposed use shall be harmonious with the existing or intended community character of the neighborhood.
2. The proposed use shall not have an adverse impact on the use of adjacent property or the community as a whole.
3. The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, and schools.
4. The proposed use shall be in accord with the general and specific objectives of the Zoning Code and comprehensive plan, and any other applicable plans and ordinances of the City of Brunswick.
5. The proposed use shall be consistent with a use specifically listed as a conditionally permitted use in the zoning district in which it is proposed to be located.
6. The approved site plan, as signed by the applicant, Planning Commission, and City Council, shall be part of this certificate.

SPECIFIC CONDITIONS TO BE COMPLIED WITH:
(attach separate sheets if necessary)

7. This certificate shall apply to the entire Quail Creek Apartment Complex, consisting of a 16.4319-acre parcel to include 105 units consisting of seven 2-story walk-up buildings with eight attached units (Buildings "A", "B", "C", "D", "E", "F", and "G"), six "2-story ranch" (ranch with a loft) buildings with six attached units (Buildings "H", "I", "J", "K", "L" and "P"); two 2-story ranch buildings with four attached units (Buildings "M" and "N"); and one 2-story ranch with five attached units (Building "O"). The complex will also include a community center, swimming pool, and associated recreation areas. Residents of all buildings shall be entitled to use all of the recreation facilities located within the apartment complex. A variance was obtained from the Board of Zoning Appeals on January 16, 2018 to allow eleven (11) buildings to have eight attached units in a single building where Section 1286.02(e)(1) permits a maximum of six (6) attached units.
8. Pursuant to Section 1274.06(b), this certificate shall expire and become null and void if the applicant does not commence operation of the conditionally permitted use within one year of the date the certificate is issued or does not complete required improvements within three years.
9. The garage spaces on the approved site plan are part of the required parking supply and shall be leased only to apartment tenants of the Quail Creek Apartment Complex.
10. Underground utilities shall be required throughout this development.
11. Storm water management system for the apartment complex shall be approved by the City Engineer and in compliance with Chapter 1236 of the Codified Ordinances of the City of Brunswick.
12. The apartment complex shall comply with the requirements for multi-family residential development pursuant to Chapters 1260 and 1286 of the Codified Ordinances of the City of Brunswick.
13. Prior to the first building permit being issued for this complex, the developer shall submit for Planning Commission review, a detailed site plan and architectural floor plan of the recreation building, as indicated on the overall approved site plan.
14. Park and recreation fees, as established by Chapter 1232, are approved as shown on attached Exhibit "A".

CONDITIONAL ZONING CERTIFICATE (cont.)
PROJECT NAME: Quail Creek Apartments

NO. 2018-0018
PAGE 3 of 3

SPECIFIC CONDITIONS TO BE COMPLIED WITH:
(attach separate sheets if necessary)

15. The developer shall comply with erosion control requirements pursuant to Chapter 1234 of the Codified Ordinances of the City of Brunswick.

The applicant and/or owner do(es) hereby agree to the conditional use of the above described property subject to the provisions of the Brunswick Zoning Ordinance and to the conditions herein specified.

THIS CERTIFICATE IS AUTOMATICALLY REVOKED IF ANY OF THE CONDITIONS SPECIFIED HERE ARE NOT MET.



Applicant's Signature

5/17/18

Date



Owner's Signature, if different

5/17/18

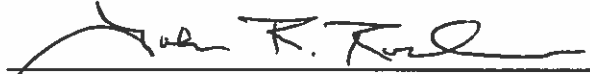
Date



Planning Commission Chairman

5-17-18

Date



Planning Commission Secretary

5-17-18

Date

EXHIBIT A

PARK AND RECREATION FEES FOR QUAIL CREEK APARTMENT COMPLEX

1. 105 total units x 2.6 people/unit = 273 people
2. 273 people x .01 park acres/person = 2.73 acres of parks
3. 2.73 acres x \$51,227 = \$ 139,849 land fee
Based on land value \$841,750 for 16.4319 acres = \$51,227/acre
4. \$139,849 x 2 = \$279,699 recreation fee
5. Gross fee: \$139,849 land fee
 + \$279,699 recreation fee
 \$419,548 gross fee/105 units = \$3995/unit
6. Maximum credits: \$419,548 x 2/3 = \$279,698/105 units = \$2,663/unit
7. Minimum fee: \$419,548 x 1/3 = \$139,849/105 units = \$1,331/unit
8. Available credits (estimated costs):

Community Building	\$375,000
w/ outdoor living space, 2 gas grills, outdoor fireplace	
Walking Trail	\$ 17,500
Gazebo	\$ 9,750
Pool/Spa	\$ 82,000
Fenced in Dog Park	\$ 75,000

THE CITY OF BRUNSWICK
PROPOSED LEGISLATION



DATE: 06/11/2018

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 41-18** - An ordinance establishing the pay range for the position of part-time Manager of Administrative Services in the Division of Administrative Services - **1st Reading** (To be brought from Committee-of-the-Whole, *Administration/Carl DeForest*)

BACKGROUND: Council has established the position of part-time Administrative Services Manager by separate Ordinance and a pay range is necessary for the position.

PURPOSE AND EXPLANATION: Council wishes to establish a pay range for the position of part-time Administrative Services Manager.

The following hourly pay range is:

\$9.50 - \$35.00

IMPLEMENTATION SCHEDULE: To be effective as soon as allowed by law.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY: It is currently intended that this part-time position will eventually replace the current full-time position. This will be a part of the 2019 budget proposal to City Council. If an overlap situation for training purposes were need to occur in 2018, the Administration may need to propose a 2018 budget amendment (legislation) to Council. This position is anticipated to be budgeted no more than twenty-eight (28) hours per week to comply with the part time hours policy.

Hourly pay range to be:

\$9.50 - \$35.00

RECOMMENDED ACTION:

One Reading	No
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Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO

ORDINANCE NO. _____

BY:

AN ORDINANCE ESTABLISHING THE PAY RANGE FOR THE POSITION
OF PART-TIME MANAGER OF ADMINISTRATIVE SERVICES IN THE
DIVISION OF ADMINISTRATIVE SERVICES.

WHEREAS: Council wishes to establish a pay range for the position of part-time Manager of
Administrative Services in the Division of Administrative Services.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: The following pay range is hereby established, subject to annual appropriations by
City Council:

POSITION

RANGE

Manager of Administrative Services

\$9.50/hour to \$35.00/hour

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest
period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____

Clerk of Council
Fijabi Julien-Gallam

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 41-18

BY: Committee-of-the-Whole

AN ORDINANCE ESTABLISHING THE PAY RANGE FOR THE POSITION
OF PART-TIME MANAGER OF ADMINISTRATIVE SERVICES IN THE
DIVISION OF ADMINISTRATIVE SERVICES.

WHEREAS: Council wishes to establish a pay range for the position of part-time Manager of Administrative Services in the Division of Administrative Services.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: The following pay range is hereby established, subject to annual appropriations by City Council:

<u>POSITION</u>	<u>RANGE</u>
Manager of Administrative Services	\$9.50/hour to \$35.00/hour

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2ND Reading _____

3RD Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC