

Brunswick City Planning Commission

April 21, 2016 – Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Pete Fitzgerald, Member
Brian Ousley, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director

Chairman Joe Shirilla called the meeting to order at 7:10p.m.

The first item was the discussion of the public hearing for Ordinance No. 12-16, Section 1278.02 “Site Plan Review Required” text amendment. Mr. Aungst explained this ordinance will allow the Chief Building Official and City Engineer to approve one amendment to an approved site plan with a total aggregate cost of \$25,000.

The second item was the discussion of the site plan review for the Grace Baptist Church pavilion, 3480 Laurel Road. Mr. Jones stated he needs to see where the gutters and downspouts will be tying into for the pavilion.

The third item was the review of the public hearing for the Liberty Ford expansion conditional zoning certificate and detailed site plan, 3101 Center Road. The Commission discussed the lighting levels that were previously approved for other car dealerships in comparison to Liberty Ford.

The fourth, and last item, was the discussion of old business regarding the detailed site plan approval extension for Danbury of Brunswick, Southeast Neighborhood of Brunswick Town Center SPD-2. Ms. Plavecski commented that the property is in the process of being transferred from the City of Brunswick to Brunswick Lake Development, so a six-month extension is being requested by the applicant.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission
April 21, 2016

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Pete Fitzgerald, Member
Brian Ousley, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Pat & Lora Wilkinson, Grace Baptist Church, 3480 Laurel Rd.,
Brunswick
Rick Miller, Grace Baptist Church, 3480 Laurel Rd., Brunswick
Rich Costin, Lemmon & Lemmon, 1201 South Main Street,
North Canton
Mark Leszynski, MVL Construction Services, 1627 Lake Forest
Drive, Strongsville

Item 1

Chairman Joe Shirilla called the meeting to order at 7:36 p.m.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF APRIL 7, 2016.

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

Item 4(a)

A public hearing for Ordinance No. 12-16, Section 1278.02 "Site Plan Review Required" text amendment was held.

Mr. Shirilla read the text amendment to the audience and declared the public hearing open; no one appeared, so he declared it closed.

There was no comment from the Planning Commission on this item.

MR. FITZGERALD MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF ORDINANCE NO. 12-16.

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

Item 4(b)

Regarding the site plan review for the Grace Baptist Church pavilion, 3480 Laurel Road, Mr. Pat Wilkinson was present.

Mr. Wilkinson addressed the Staff Review Comments as follows:

1. He provided the Commission with drawings tonight indicating they exceed the minimum 0.6 footcandle required by code. He stated the pavilion will be under-lit with LED lighting and serviced by wall packs on the adjacent building. Ms. Plavecski asked Mr. Wilkinson if he is exceeding the maximum 2.4 footcandles permitted by Section 1276.14(c); he responded no changes are being made to the existing light towers, as per the original approved site plan.
2. The pavilion gutters and downspouts shall be connected to the existing storm sewer, in compliance with Section 304.7.1 of the Property Maintenance Code.

MR. ARONA MOTIONED TO APPROVE THE GRACE BAPTIST CHURCH PAVILION, 3480 LAUREL ROAD, SUBJECT TO THE FOLLOWING:

1. THE APPLICANT HAS PROVIDED INFORMATION INDICATING THEY MEET THE 0.6 MINIMUM FOOTCANDLE LEVEL REQUIRED BY SECTION 1276.14(a). THE PAVILION WILL BE UNDERLIT WITH LED LIGHTING AND SERVICED BY WALL PACKS ON THE ADJACENT BUILDING. THERE SHALL NO BE CHANGES TO THE EXISTING LIGHT TOWERS.
2. THE PAVILION GUTTERS AND DOWNSPOUTS SHALL BE CONNECTED TO THE EXISTING STORM SEWER SYSTEM, IN COMPLIANCE WITH SECTION 304.7.1 OF THE PROPERTY MAINTENANCE CODE.
3. FINAL SITE PLAN APPROVAL SHALL BE SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(c)

Concerning the Liberty Ford expansion conditional zoning certificate and detailed site plan, 3101 Center Road, Mr. Mark Leszynski, of MVL Construction Services, was present.

Mr. Leszynski stated the photometrics plan is based on the existing lighting; there is no change to the lighting. He explained the changes that were made to the site from the previous plan dated March 17, 2016.

Mr. Shirilla declared the public hearing open.

Mr. Grant Aungst, Community and Economic Development Director, stated Liberty Ford has 70 full-time employees and the City wishes them continued success.

Mr. Arona noted the operation hours for the service bays are 8:00 a.m. to 5:00 p.m. and asked if the applicant would like extended hours. Mr. Leszynski said those are the hours that were submitted by Liberty Ford.

MR. ARONA MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR THE LIBERTY FORD EXPANSION, 3101 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. THE AVERAGE LIGHTING LEVEL OF 15.6 FOOTCANDLES ON THE PHOTOMETRICS PLAN EXCEEDS THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c). IN ORDER TO BE CONSISTENT WITH MODIFICATIONS GRANTED IN THE PAST FOR CAR DEALERSHIP LIGHTING LEVELS, THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), HAS GRANTED A MODIFICATION TO ALLOW EXTERIOR SITE LIGHTING NOT TO EXCEED AN OVERALL AVERAGE OF 15.6 FOOTCANDLES, WHICH SHALL BE REDUCED BY A MINIMUM OF 50% AT 12:00 A.M. (MIDNIGHT) ON A NIGHTLY BASIS. THE PLANNING COMMISSION 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 THE 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. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 5

Regarding old business of the detailed site plan approval extension for Danbury of Brunswick, Southeast Neighborhood of Brunswick Town Center SPD-2, Mr. Rich Costin, of Lemmon & Lemmon, was present.

Mr. Costin explained they are in negotiations with Brixmor Properties to get access to all three proposed projects in the Southeast Neighborhood of Brunswick Town Center SPD-2.

MR. ROCHA MOTIONED TO GRANT A SIX-MONTH EXTENSION TO THE PLANNING COMMISSION'S ORIGINAL SITE PLAN APPROVAL FOR DANBURY PLACE OF BRUNSWICK DATED MAY 7, 2015, WHICH WOULD HAVE EXPIRED ON MAY 7, 2016, PURSUANT TO SECTION 1278.03(k) OF THE ZONING CODE. THE DETAILED SITE PLAN APPROVAL HAS BEEN EXTENDED TO NOVEMBER 7, 2016.

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

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Ousley gave the Council Representative's Report. He stated the Planning & Zoning Committee of City Council is currently reviewing changes to the Zoning Map, with the possible inclusion of the I-D Industrial Distribution District. He also said they are also discussing possible changes in the C-O Office Commercial District. He also thanked the Commission for recommending approval to City Council of Ordinance No. 12-16.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:06 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

April 21, 2016

Section 1278.02 – Site Plan Review text amendment
(Public hearing – Ordinance No. 12-16 text amendment)

Proposed Use & Background:

Ordinance No. 12-16 is proposed to amend Section 1278.02 entitled "Review Required" of the Codified Ordinances of the City of Brunswick to add the following language:

"Additionally, a building permit application to amend an approved site plan in a commercial zoning district, which application fully complies with all applicable municipal zoning and land use requirements, will not require Planning Commission approval, provided the following conditions are met: (1) the total aggregate cost of the proposed improvements does not exceed Twenty-Five Thousand Dollars (\$25,000.00); (2) the proposed change does not increase the impervious surface area of the site by more than 0.1 acre, as determined by the City Engineer; and (3) the building permit application is reviewed, certified and approved in writing by the City Engineer and Chief Building Official as meeting all applicable municipal zoning and land use requirements. This exception to Planning Commission approval shall not be utilized more than once after approval of the final site plan. Notwithstanding anything to the contrary contained herein, the Community and Economic Development Director, Chief Building Official, or designee, shall have the discretion to refer any building permit application to the Planning Commission for review and approval."

City Council held their first reading on the proposed legislation on March 14, 2016.

At their meeting on February 18, 2016, the Planning Commission recommended approval to City Council of the text amendment to Section 1278.02 entitled "Site Plan Review" (Ordinance No. 4-16) to allow the City Engineer and Chief Building Official to approve a revision to an approved site plan in an **industrial** district, provided the total aggregate cost of the proposed improvements does not exceed \$75,000.00.

Staff Recommendations:

Staff recommends approval to City Council of Ordinance No. 12-16.

Grace Baptist Church pavilion

(Site plan review)

Location: 3480 Laurel Road
R-L District

Proposed Use & Background:

An application has been submitted to construct a 2,304 sq. ft. pavilion on the east side of the existing storage shed that was approved by the Planning Commission on February 5, 2015. The pavilion meets all necessary setbacks required by Section 1280.06(d) and the 2011 Ohio Building Code.

The pavilion will be built upon a 4" thick concrete slab and will have a height of 14'4", in compliance with the maximum 15' height permitted for accessory structures by Section

1252.05(f)(2). The structure will have a metal roof with steel siding on the gables. The pavilion will also include a masonry fireplace.

Staff Review Comments:

3. Will any additional lighting for the pavilion be installed; Section 1276.14(a) requires a minimum of 0.6 footcandle for parking and pedestrian areas.
4. Identify manner in which gutters and downspouts will be connected to the storm sewer; Section 304.7.1 of the Property Maintenance Code states all roofs of every building, including secondary or appurtenant structures, shall be equipped with gutters and downspouts connected to a public storm sewer if the storm sewer is available and deemed adequate for such purposes by the City, or as otherwise approved by the Code Official.
5. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the site plan, provided the above items are addressed.

Liberty Ford expansion

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

Location: 3101 Center Road
C-H District

Proposed Use & Background:

The Planning Commission moved the discussion plan to a detailed site plan at their meeting on March 17, 2016 for a proposed expansion to the existing 28,400 sq. ft. building that includes a 3,968 sq. ft. addition (32' x 124') consisting of eight new maintenance bays on the east side of the existing service area and existing parts room. Also, a 124 sq. ft. compressor room will be added on the northeast side of the existing service area, adjacent to the new maintenance bays; and a 145 sq. ft. parts receiving area will be constructed on the east side of the existing parts room, south of the new maintenance bay area.

Staff Review comments from the March 17th meeting have been addressed as follows:

1. The City Engineer has agreed to allow a 26'10" aisle width between the east side of the proposed maintenance bays and the parking lot; eleven parking spaces were removed, as agreed upon at the above meeting.
2. Sixteen (16) parking spaces have been designated for the proposed eight maintenance bays, pursuant to Table 1276-(d)(7).
3. As required by Section 1274.11, parking areas for the showroom and the existing repair garage have been indicated on the site plan.

4. The building will be constructed with white concrete masonry units (CMU) to match the existing structure, as required by Section 1278.08(e). The east elevation has been accented with two courses of white fluted CMUs above the service bay doors, and wall sconces that shine light upward and downward have been added on alternate pillars between the service bays, as requested by the Planning Commission at the March 17th meeting. Accents of two courses of white fluted CMUs are also indicated on the south and north elevation.

Staff Review Comments:

3. A photometrics plan has been submitted; however, the average lighting level of 15.6 footcandles exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). 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 the 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. A concurring vote of three Planning Commission members is required to approve a less restrictive requirement.
4. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the Planning Commission's findings on the lighting level.

Danbury of Brunswick

(Detailed site plan approval extension)

Location: Southeast Neighborhood of Brunswick Town Center
SPD-2

Proposed Use & Background:

A request for a six-month extension on the approval of the detailed site plan for Danbury Place has been submitted, which was originally approved by the Planning Commission on May 7, 2015. Pursuant to Section 1278.03(k), approval of the detailed site plan shall automatically expire on May 7, 2016 (one year) if building permit applications are not made to the Division of Building. The applicant is seeking an extension, as ownership of the property is in the process of being transferred from the City of Brunswick to Brunswick Lake Development, LLC.

Staff Recommendations:

Staff recommends granting a six-month extension.

