

Brunswick City Planning Commission

July 19, 2018 – Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Salzgeber, Council Representative
Matt Jones, Consulting City Engineering
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 7:08 p.m.

The first item was the discussion of the public hearing for the Conrad's Tire Express & Total Car Care expansion conditional zoning certificate and detailed site plan, 4340 Center Road. The Commission reviewed the Staff Comments regarding the variance and modification that will be required for the addition.

The second item was the discussion of the public hearing for the Fuller property map amendment to rezone from the R-R District to the R-L District, east side of North Carpenter Road, north of Marpat Lane. Ms. Plavecski noted this will only address the rezoning; the preliminary subdivision discussion plan was tabled at the Commission's June 7, 2018 meeting.

The third item was the review of the discussion plan for Sentronic International Inc., Industrial Parkway South (south of Medina Supply). Mr. Jones noted the area reserved for stormwater management should be sized for the entire parcel. Mr. Arona commented that further architectural enhancements should be added to the west building elevation as it faces Industrial Parkway South.

The fourth item was the review of the discussion plan for Brunswick Middle School, 1459 & 1497 Pearl Road (Visintainer and Edwards Middle Schools). Ms. Plavecski noted the construction trailer has been moved out of the 100' setback required for activity areas. She also commented the temporary paved parking at the northwest corner of the site will only be near Manhattan Avenue, instead of both Pearl Road and Manhattan Avenue.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

July 19, 2018

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Salzgeber, Council Representative
Matt Jones, Consulting City Engineering
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
John Urbanick, Greenland Engineering, 4133 Erie Street,
Willoughby
Brandon Roumier, Greenland Engineering, same
Bob Sharick, 3389 Marpat Lane, Brunswick
John Fadel, Brunswick Plaza, 1480 Pearl Road, Brunswick
Mary Erbs, 3455 Clover Drive, Brunswick
Michele Sherba, 2476 Ledge Road (no city given)
Mike Sherba, 841 Stony Hill, Hinckley
Chip Klinkenberg, Illes Architects, 5000 Gateway Drive, Medina
Jeff Certo, Davison Smith Certo, 26031-B Center Ridge Road,
Westlake
Pat Tumino, Conrad's Tire Express, 14575 Lorain Avenue,
Cleveland
Dominic Umek, Conrad's Tire Expres, same
Justin Stafford, 3291 Marpat Lane, Brunswick
Chris Bender, 22700 Royalton Road, North Royalton
Bill Schurman, Hammond Construction, 1278 Park Avenue S.W.,
Canton
Ryan Weller, Hammond Construction, same
Tim Fuller, 2510 West 130th Street, Brunswick Hills
Sam Jakabcic, 2800 Grafton Road, Brunswick
Joe Delsanter, Council-at-Large
Michael Mayell, Superintendent, Brunswick City Schools, 3643
Center Road, Brunswick
Edward Shearson, Then Design Architecture, 4135 Erie Street,
Willoughby

Item 1

Chairman Joe Shirilla called the meeting to order at 7:41 p.m.

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

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF JULY 5, 2018.

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

Item 4(a)

Regarding the public hearing for the Conrad's Tire Express & Total Car Care expansion conditional zoning certificate and detailed site plan, 4340 Center Road, Mr. Dominic Umek, of Conrad's Tire Express; and Mr. Jeff Certo, of Davison Smith Certo, were present.

The Staff Review Comments were addressed as follows:

1. The 1,143 sq. ft. addition extends 8'2" (increased from original 7' due to property survey) into the 25' rear yard setback required by Section 1260.05(c) at the southwest corner of the site, resulting in the addition being located 16'10" from the south property line. In the course of exercising its site plan review powers under Chapter 1278, the Planning Commission, pursuant to Section 1244.04(b)(1), may in specific cases, with the consent of City Council, and upon proper written application, vary or permit exceptions to any of the provisions of Chapter 1260 (General Commercial District) if the Commission expressly finds that both (1) such variance or exception will not violate the spirit or intent of the Chapter, and (2) that a more harmonious and compatible development will result.
2. As required by Section 1282.08(b), a minimum of 540 sq. ft. of interior landscaping (20 sq. ft. per parking space x 27 spaces) shall be provided with a minimum of two trees from Plant List "A" and sixteen shrubs from Plant Lists "D" or "E". As this is a small existing site, and as agreed upon at the Planning Commission's November 16, 2017 meeting, in exchange for not providing the required interior landscaping, the applicant has consulted with the City's Parks and Recreation Director, who has given the applicant permission to enter onto City property on the east side of Conrad's to enhance the landscape bed with sixteen 24" dwarf burning bushes and pygmy barberry bushes. This will match the City's new landscape plan at the Clock Tower. Additionally, the Parks and Recreation Director requests that black landscape mulch will be used to match the clock tower plans.

Pursuant to Section 1282.10(a), the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, 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 modify any of the specific requirements of this Chapter as authorized by this subsection.

3. At the April 19th meeting, the Planning Commission requested the dumpster to be moved back one foot so it is not directly in line with the plane of the front façade of the building, which is shown on the plan.
4. They will comply with the 0.6 minimum footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a). As requested at the November 16, 2017 meeting, lighting elements will be added on the east elevation of the building, as there is insufficient illumination on that portion of the structure.
5. Parking stall dimensions are indicated at 9' wide x 18' long; Table 1276-3 requires a minimum length of 19' for 90° angle parking. Additionally, the aisle width has not been shown; the above Table requires a minimum width of 24'. Mr. Jones said this can be approved administratively in order not to hold the project up. He noted that a 2' overhang is permitted.

Mr. Shirilla declared the public hearing open.

Mr. John Fadel, New Brunswick Center, owner of property adjacent to the west and south of Conrad's, stated he was concerned about landscaping on the west side of site; outdoor tire storage, including scrap tire and the chain link fence; and drainage on the west side of the site.

Mr. Certo responded to Mr. Fadel's comments as follows: There is no new landscaping planned on the west side of the building; it is currently wooded and the lawn area will be maintained. He explained as the addition is being constructed where the outdoor tire storage and chain link fence are currently located, the tires will be stored inside and the existing chain link fence removed. Mr. Certo explained there is a concrete retaining wall on the west side of the site and all drainage is directed back on to their property to an existing catch basin.

MR. ARONA MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR THE CONRAD'S TIRE EXPRESS & TOTAL CAR CARE CENTER EXPANSION, 4340 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. THE 1,143 SQ. FT. ADDITION EXTENDS 8'2" INTO THE 25' REAR YARD SETBACK REQUIRED BY SECTION 1260.05(c) AT THE SOUTHWEST CORNER OF THE SITE, RESULTING IN THE ADDITION BEING LOCATED 16'10" FROM THE SOUTH

PROPERTY LINE. IN THE COURSE OF EXERCISING ITS SITE PLAN REVIEW POWERS UNDER CHAPTER 1278, THE PLANNING COMMISSION, PURSUANT TO SECTION 1244.04(b)(1), MAY IN SPECIFIC CASES, WITH THE CONSENT OF CITY COUNCIL, AND UPON PROPER WRITTEN APPLICATION, VARY OR PERMIT EXCEPTIONS TO ANY OF THE PROVISIONS OF CHAPTER 1260 (GENERAL COMMERCIAL DISTRICT). THE COMMISSION HAS FOUND THAT BOTH (1) SUCH VARIANCE OR EXCEPTION WILL NOT VIOLATE THE SPIRIT OR INTENT OF THE CHAPTER, AND (2) THAT A MORE HARMONIOUS AND COMPATIBLE DEVELOPMENT WILL RESULT, AS THERE ARE EXISTING TREES AND SHRUBBERY IN THIS AREA TO PROVIDE SCREENING.

2. AS REQUIRED BY SECTION 1282.08(b), A MINIMUM OF 540 SQ. FT. OF INTERIOR LANDSCAPING SHALL BE PROVIDED WITH A MINIMUM OF TWO TREES FROM PLANT LIST "A" AND SIXTEEN SHRUBS FROM PLANT LISTS "D" OR "E". AS THIS IS A SMALL EXISTING SITE, AND AS AGREED UPON AT THE PLANNING COMMISSION'S NOVEMBER 16, 2017 MEETING, IN EXCHANGE FOR NOT PROVIDING THE REQUIRED INTERIOR LANDSCAPING, THE APPLICANT HAS CONSULTED WITH THE CITY'S PARKS AND RECREATION DIRECTOR, WHO HAS GIVEN THE APPLICANT PERMISSION TO ENTER ONTO CITY PROPERTY ON THE EAST SIDE OF CONRAD'S TO ENHANCE THE LANDSCAPE BED WITH SIXTEEN 24" HIGH DWARF BURNING BUSHES AND PYGMY BARBERRY BUSHES TO MATCH THE CITY'S NEW LANDSCAPE PLAN FOR THE CLOCK TOWER. ADDITIONALLY, THE PARKS AND RECREATION DIRECTOR REQUESTS THAT BLACK LANDSCAPE MULCH WILL BE USED TO MATCH THE CLOCK TOWER PLANS.

PURSUANT TO SECTION 1282.10(a), THE PLANNING COMMISSION MAY APPROVE A LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENT IN INDIVIDUAL, UNIQUE SITUATIONS WHERE THE REQUIREMENTS OF THIS CHAPTER ARE CLEARLY INAPPLICABLE. IN APPROVING LESS RESTRICTIVE REQUIREMENTS, THE COMMISSION HAS FOUND THAT THE PURPOSE OF THIS CHAPTER, AS STATED IN SECTION 1282.01, HAS BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.

3. PER THE PLANNING COMMISSION'S REQUEST AT THEIR MEETING ON APRIL 19, 2018, THE DUMPSTER HAS BEEN MOVED BACK ONE FOOT SO IT IS NOT DIRECTLY IN LINE WITH THE PLANE OF THE FRONT FAÇADE OF THE BUILDING.
4. THE PHOTOMETRICS PLAN SHALL COMPLY WITH THE 0.6 MINIMUM FOOTCANDLE LEVEL FOR PARKING AND PEDESTRIAN AREAS, PURSUANT TO SECTION 1276.14(a). AS REQUESTED AT THE COMMISSION'S NOVEMBER 16, 2017 MEETING, LIGHTING ELEMENTS SHALL BE ADDED ON THE EAST ELEVATION OF THE BUILDING, AS THERE IS INSUFFICIENT ILLUMINATION ON THAT PORTION OF THE STRUCTURE.

5. PARKING STALL DIMENSIONS SHALL BE 9' WIDE X 19' LONG FOR 90° ANGLE PARKING, PURSUANT TO TABLE 1276-3 OF THE ZONING CODE. NOT MORE THAN TWO FEET OF THE 19' STALL LENGTH MAY EXTEND ACROSS THE CURB OR BUMPER GUARD INTO AN UNPAVED OVERHANG AREA. ADDITIONALLY, A MINIMUM AISLE WIDTH OF 24' FOR TWO-WAY TRAFFIC SHALL BE INDICATED ON THE SITE PLAN, AS REQUIRED BY THE ABOVE TABLE.
6. AS A RESULT OF THE BUILDING ADDITION, OUTDOOR STORAGE OF TIRES SHALL BE ELIMINATED AND THE EXISTING CHAIN LINK FENCE SHALL BE REMOVED.
7. DRAINAGE FOR THE PROPERTY, AS A RESULT OF SITE IMPROVEMENTS, SHALL BE DIRECTED TOWARD THE DRAIN IN THE FRONT PARKING LOT.
8. THE 15' WIDE SIDE YARD GREEN SPACE AREA ON THE WEST SIDE OF THE SITE SHALL BE MAINTAINED TO CURRENT PROPERTY MAINTENANCE STANDARDS OF THE CITY OF BRUNSWICK.
9. ALL REQUIREMENTS OF THE SIGNED CONDITIONAL ZONING CERTIFICATE (COPY ATTACHED) SHALL BE ADHERED TO.
10. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(b)

Concerning the public hearing for the Fuller property map amendment to rezone the existing R-R Rural Residential District to the R-L Low Density Residential District, east side of North Carpenter Road, north of Marpat Lane, Mr. Chris Bender, developer; and Mr. Timothy Fuller, property owner, were present.

Mr. Bender explained he developed The Arbors and West Chase Landing in Brunswick Hills. They would like to rezone the property to the R-L District for a detached single family cluster development.

Mr. Shirilla declared the public hearing open.

Mr. Bob Sharick, 3389 Marpat Lane, commented this area is a beautiful wooded property. He stated there are erosion problems at Mueller Creek and he is concerned about drainage and additional traffic. He also inquired if the existing sewers can handle the additional development.

Mr. Shirilla responded this will be addressed during engineering review. He explained the preliminary subdivision discussion plan was tabled at the Planning Commission's June 7, 2018 meeting and stated the Commission is only addressing the rezoning tonight.

Mr. Justin Stafford, 3291 Marpat Lane, stated he is concerned about green space being lost.

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

Mr. Bender stated that stormwater management is very important and explained this property sets at a higher elevation; therefore, the water will run downhill.

Mr. Arona explained the Comprehensive Plan does not intend for this property to be used for commercial or industrial use; therefore, residential development is the logical choice.

Mr. Shirilla noted the more houses that are built, the higher the standard for stormwater management. Mr. Jones stated the city has a very stringent stormwater management ordinance which requires all of the hard surfaces developed on the site to be directed to a stormwater detention basin, which would be away from Marpat Lane.

Mr. Incorvaia commented since the subject property has been annexed into the city, it gives the city substantial control over what can be built on the site.

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL TO REZONE THE FULLER PROPERTY FROM THE EXISTING R-R RURAL RESIDENTIAL DISTRICT TO THE R-L LOW DENSITY RESIDENTIAL DISTRICT. PURSUANT TO SECTION 1248.07(b) OF THE ZONING CODE, THE APPLICANT HAS PROVIDED (1) EVIDENCE THAT THE PROPOSED MAP OR TEXT CHANGE IS MORE IN CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN THAN THE EXISTING MAP OR TEXT. (2) EVIDENCE THAT THE PROPOSED AMENDMENT WOULD MATERIALIZE IN AN EQUAL OR BETTER ZONING CODE THAN WHAT IS EXISTING.

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

Item 4(c)

Concerning the discussion plan for Sentronic International Inc., Industrial Parkway South (south of Medina Supply), Mr. Michael Sherba and Ms. Michele Sherba, owners; and Mr. Chip Klinkenberg, of Illes Architects, were present.

Mr. Klinkenberg addressed the Staff Review Comments as follows:

1. Pursuant to Section 1266.07, they will submit Performance Standards.
2. There are 20 employees, plus 25% for future growth, for a total of 25 parking spaces required; 38 parking spaces are indicated on the site plan.

3. In accordance with Section 1282.06(f), they will provide a notation on Sheet SL for Phase 1 that a minimum of 5% of the total front yard area has been landscaped with trees, shrubs, planting beds, and/or perennial borders in a design selected by the owner. Mr. Incorvaia explained this requirement must be met for each of the three phases.
4. They will comply with the maximum 2.4 footcandles permitted by Section 1276.14(c), and will adjust the lighting for the areas south of the office area and in the southeast parking lots that exceed that amount.
5. The location of ground sign has been provided, which shall meet the requirements of Section 1270.05 – Table C.
6. Mr. Klinkenberg stated there are no wetlands on the property. Mr. Jones noted a wetlands assessment letter must be submitted stating that fact.
7. The area for stormwater management is sized for the entire parcel.

Mr. Shirilla inquired if there is only one ingress/egress for the entire parcel; Mr. Sherba responded they are not sure yet.

Mr. Arona noted the west elevation needs some architectural enhancements since it is facing Industrial Parkway South. Mr. Klinkenberg commented they could move the landscaping back to provide screening for this elevation. Mr. Arona stated this is not an unusual request for additional enhancements and said moving the landscaping back is not sufficient. Mr. Shirilla noted the Planning Commission has been consistent with requiring architectural enhancements on the building's street façade. He suggested wrapping around the architectural amenities from the office area to the west elevation. Mr. Aungst commented the Sherba family is a strong supporter of the community and the Controlled Access facility on West 130th Street is an attractive building.

MR. HASAN MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR SENTRONIC INTERNATIONAL INC., INDUSTRIAL PARKWAY SOUTH (SOUTH OF MEDINA SUPPLY), SUBJECT TO THE FOLLOWING:

1. PURSUANT TO SECTION 1266.07, PERFORMANCE STANDARDS SHALL BE SUBMITTED.
2. AS REQUIRED BY TABLE 1276-1(e), THE APPLICANT HAS STATED THERE ARE 20 EMPLOYEES, PLUS 25% FOR GUESTS, COMPANY VEHICLES, AND EMPLOYMENT GROWTH, FOR A TOTAL MINIMUM REQUIREMENT OF 25 PARKING SPACES; 38 SPACES HAVE BEEN PROVIDED.
3. IN ACCORDANCE WITH SECTION 1282.06(f), PROVIDE A NOTATION ON SHEET SL THAT A MINIMUM OF 5% OF THE TOTAL FRONT YARD AREA FOR PHASE 1 HAS BEEN LANDSCAPED WITH TREES, SHRUBS, PLANTING BEDS, AND/OR

PERENNIAL BORDERS IN A DESIGN SELECTED BY THE OWNER. THIS SHALL BE PROVIDED FOR ALL THREE PHASES.

4. A PHOTOMETRICS PLAN (SHEET E1) SHALL BE SUBMITTED WHICH SHALL COMPLY WITH THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c).
5. THE LOCATION OF THE GROUND SIGN, WHICH SHALL MEET THE REQUIREMENTS OF SECTION 1270.05 – TABLE C, HAS BEEN PROVIDED.
6. A WETLANDS ASSESSMENT LETTER FOR PHASES 1, 2, AND 3 ON THE NORTH SIDE OF THE RIPARIAN SETBACK SHALL BE SUBMITTED CONFIRMING THERE ARE NO WETLANDS ON THE PROPERTY.
7. DOCUMENTATION SHALL BE PROVIDED INDICATING THE RETENTION BASIN IS ADEQUATELY SIZED FOR PHASES 1, 2, AND 3.
8. ARCHITECTURAL ENHANCEMENTS SHALL BE ADDED TO THE WEST BUILDING ELEVATION AS IT IS FACING INDUSTRIAL PARKWAY SOUTH.

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

Item 4(d)

Regarding the discussion plan for Brunswick Middle School, 1459 and 1497 Pearl Road, Mr. Ryan Weller, of Hammond Construction; Mr. John Urbanick, of Greenland Engineering; Mr. Edward Shearson, of Then Design Architecture; and Mr. Mike Mayell, Superintendent of Brunswick City Schools, were present.

Mr. Shearson gave an overview of the project. Mr. Shirilla asked if the remaining house is for sale that is adjacent to the homes that are being demolished on Princeton Drive; Mr. Mayell responded the current owner is asking twice the value of the property and it is not being purchased at this time.

Mr. Shirilla inquired if Manhattan Avenue is wide enough to handle the construction traffic for the project; Mr. Jones responded City Council is in the process of granting an easement to Brunswick City Schools to go across the eastern edge of the Brunswick Area Television parking lot. Mr. Weller noted it is a 30' wide construction driveway. Councilman Salzgeber commented the City doesn't want access off of Princeton Drive or Oxford Drive, as these streets are in a residential neighborhood; therefore, access off Manhattan Avenue would provide the least impact to the neighborhood. Mr. Jones commented that Princeton Drive and Oxford Drive are single family residential streets that are not used to construction traffic. He noted access off of Pearl Road would not be a good idea as the existing middle schools are still operating during the Phase 1 construction; therefore, Manhattan Avenue is the best option. Mr. Aungst noted that Manhattan Avenue is located in the C-G General Commercial District.

Ms. Plavecski inquired about dust control regarding the topsoil stock pile; Mr. Weller answered that it will be seeded within 14 days per EPA requirements. He said the contractor will be responsible for watering down the site if there are dry conditions for an extended period of time. Mr. Jones noted that Chagrin Valley Engineering will be inspecting the site for SWP3 compliance and dust control is one of the items they will be checking. He said the contractor will need to submit weekly reports which will be reviewed by Chagrin Valley Engineering.

Mr. Arona noted the building will be constructed to Silver LEED requirements and asked if the project will go beyond that. Mr. Shearson responded Gold LEED is expensive and it is unlikely they will achieve it. Mr. Arona asked if there will be baseball fields at the new middle school; Mr. Shearson replied no, there is insufficient room on the site.

MR. HASAN MOTIONED TO MOVE THE PHASE 1 DISCUSSION PLAN TO A DETAILED SITE PLAN FOR BRUNSWICK MIDDLE SCHOOL, 1459 AND 1497 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. THE PLANNING COMMISSION, PURSUANT TO SECTION 1276.15(b), HAS GRANTED A MODIFICATION TO ALLOW THE TEMPORARY GRAVEL PARKING AND STAGING AREA, INSTEAD OF A PAVED SURFACE REQUIRED BY SECTION 1276.10(c), ON THE EAST SIDE OF THE BUILDING WHERE THE FUTURE STADIUM WILL BE LOCATED. THE PLANNING COMMISSION 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.
2. THE PLANNING COMMISSION, PURSUANT TO SECTION 1276.15(b), AS STATED ABOVE IN ITEM 1, HAS GRANTED A MODIFICATION TO ALLOW A GRAVEL TEMPORARY CONSTRUCTION DRIVE, INSTEAD OF A PAVED SURFACE REQUIRED BY SECTION 1276.10(c), LEADING FROM MANHATTAN AVENUE ON THE NORTH SIDE OF THE SITE TO THE GRAVEL CONSTRUCTION STAGING AREA ON THE EAST SIDE OF THE BUILDING. THE COMMISSION HAS FOUND THAT DUE TO HEAVY CONSTRUCTION VEHICLES, AND THAT PRINCETON DRIVE AND OXFORD DRIVE ARE RESIDENTIAL STREETS, ALONG WITH PEARL ROAD BEING THE ACCESS FOR AN ACTIVE SCHOOL, MANHATTAN AVENUE IS THE BEST ACCESS LOCATION. AS STATED IN ITEM 1 ABOVE, THE PLANNING COMMISSION MAY MODIFY THE SPECIFIC STANDARDS OF THIS CHAPTER AND APPROVE LESS RESTRICTIVE PARKING OR SITE DESIGN IMPROVEMENTS.

3. THE CONSTRUCTION OFFICE TRAILER ON THE NORTH PROPERTY LINE ON THE EAST SIDE OF THE TEMPORARY GRAVEL CONSTRUCTION DRIVE HAS BEEN RELOCATED TO COMPLY WITH THE 100' SETBACK REQUIRED FOR ALL STRUCTURES AND ACTIVITY AREAS FROM ALL RESIDENTIAL PROPERTY LINES, PURSUANT TO SECTION 1274.08(a).

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

Item 5

There was no old business.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Salzgeber gave the Council Representative's Report. He said the Planning & Zoning Committee of City Council discussed earlier tonight the Comprehensive Plan Update, which should be completed by the end of September. He said according to the survey, the main reasons for living in the City of Brunswick are safety, schools, and affordability of housing. Regarding the Brunswick Middle School, Mr. Salzgeber stated City Council approves of the project and will soon approve the easement on Manhattan Avenue.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:55 p.m.

Respectfully,

Pamela Plavecski

