

Brunswick City Planning Commission

August 9, 2018

7:30 p.m. - Special Meeting

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Sam Grida, Brunswick City Schools, 3643 Center Rd., Brunswick
Edward Shearson, Then Design Architecture, 4135 Erie Street,
Willoughby
John Urbanick, Greenland Engineering, 4133 Erie Street,
Willoughby
Ryan Weller, Hammond Construction, 1278 Park Avenue SW,
Canton
Gail Smilnak, 1452 Princeton Drive, Brunswick
Barbara Cognata, 1462 Princeton Drive, Brunswick
Ralph Hapney, 4237 Oxford Drive, Brunswick
Patty Petrich, 1422 Princeton Drive, Brunswick

As there were no Staff Review Comments to address regarding Brunswick Middle School, Chairman Shirilla cancelled the 7:00 p.m. caucus meeting

Item 1

Chairman Joe Shirilla called the meeting to order at 7:37 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 19, 2018.

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

Item 4(a)

Regarding the public hearing for the Brunswick Middle School Phase 1 conditional zoning certificate and detailed site plan, Mr. Edward Shearson, of Then Design Architecture; Mr. John Urbanick, of Greenland Engineering; Mr. Ryan Weller, of Hammond Construction; and Mr. Sam Grida, from Brunswick City School District, were present.

Mr. Shearson gave an overview of the project. Mr. Shirilla inquired if the construction equipment will remain on the gravel staging area after workers are done for the day; Mr. Shearson responded yes. Mr. Weller explained the Manhattan Avenue construction entrance will be the only one permitted in order to keep construction traffic off of residential streets.

Mr. Weller noted there will be two stockpiles on-site; one for topsoil and the other for fill dirt that will be excavated during Phase 1, which will be needed later to finish the final site development. Mr. Shirilla noted the fill dirt stockpile is new on the site plan and inquired how stormwater management will be addressed. Mr. Weller said they will do some grading work to direct stormwater away from the adjacent properties and there will be a minimum of 20' between the stockpile and the property line. He said they will perform soil stabilization measures, including temporary seeding of the stockpile.

Mr. Delsanter inquired about construction traffic, especially concerning the topsoil and fill dirt stockpiles, so as not to disrupt the residential neighborhood. Mr. Weller replied all the work will be done on-site; they are hoping to start in September and finish by Thanksgiving. Mr. Shirilla asked what the dimension of the stockpiles are; Mr. Weller answered the topsoil stockpile is 5,000 yards with a 150' diameter and 8' height; and the fill dirt stockpile is 3,000 yards and measures 150' long x 75 wide x 8' high.

Mr. Shirilla declared the public hearing open.

Ms. Patty Petrich, 1427 Princeton Drive, stated she is concerned about the sediment basins. Mr. Urbanick explained these basins will collect all sediment-laden run-off from construction. He said these basins are pools with a small drain at the bottom that fill up after a rainfall. He noted the water will drain out after 24 to 48 hours and the basins will not stay filled. Mr. Urbanick said the basins will be enclosed within the construction fence area. Mr. Jones noted the City of Brunswick has erosion and sediment control ordinances that are patterned after EPA regulations. He commented the contractor is responsible for submitting weekly inspection reports on stormwater management and ensuring that Best Management Practices (BMP) are being maintained. He stated the City of Brunswick performs monthly random inspections to verify the accuracy of the reports. Mr. Hasan asked how deep the basins; Mr. Urbanick answered 3' to 5'.

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

Mr. Shirilla stated he wants to emphasize that proper flow of construction traffic should be maintained, along with management of the topsoil and fill dirt piles. Mr. Shearson commented Hammond Construction will be on-site at all times during working hours.

MR. ARONA MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR PHASE 1 OF BRUNSWICK MIDDLE SCHOOL, 1459 AND 1497 PEARL ROAD.

Mr. Saeger 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. Delsanter gave the Council Representative's Report. He stated he hopes the contractor will monitor the construction fence around the Brunswick Middle School site to ensure no children get into the construction area.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:10 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

August 9, 2018 – Special Meeting

Brunswick Middle School – Phase 1

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

Location: 1459 & 1497 Pearl Road
R-L & C-G District

Proposed Use & Background:

The Planning Commission moved the Phase 1 discussion plan to a detailed site plan at their meeting on July 19, 2018. Pursuant to Section 1276.15(b) of the Zoning Code, the Commission granted a modification to allow the temporary 150' wide x 590' long 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 Commission also granted a modification to allow a 30' wide temporary gravel construction drive, instead of a paved drive 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. At the above meeting, the construction trailer was moved outside of the 100' setback required for activity areas, pursuant to Section 1274.08(a).

The temporary paved parking at the northwest corner of the site was also adjusted to add 56 new spaces off of Manhattan Avenue, instead of the previously proposed temporary paved parking off of both Pearl Road and Manhattan Avenue. This will increase the total parking for Visintainer and Edwards Middle Schools to 152 spaces. Six (6) handicap spaces, including one van-accessible space, as required by Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code are also provided.

Detailed site plan approval is only for Phase 1 consisting of the following: building pad location (final grading only; no concrete pad being poured in this phase); two temporary sediment basins: one located on 1482 and 1472 Princeton Drive, and an additional basin west of 1502 Princeton Drive; temporary 30' wide gravel construction drive off of Manhattan Avenue; temporary paved school parking lot expansion at the northwest corner of the site near Manhattan Avenue; temporary gravel construction staging and parking area on the east side of the site near Princeton Drive; and demolition of the existing residential houses at 1472, 1482, 1502, and 1512 Princeton Drive and 4269 Oxford Drive, along with the existing commercial tattoo parlor at 1435 Pearl Road. The residential house at 1472 Princeton Drive will remain until 2020 and will then be removed. An existing storage shed on the southeast side of the middle school property will also be eliminated.

Educational institutions are a conditionally permitted use in the R-L Low Density Residential District pursuant to Section 1252.04(a), subject to Section 1274.08(a), (b), (e), and (h) of the

Zoning Code. All proposed Phase 1 improvements comply with the minimum 100' setback required by Section 1274.08(a) for structures and activity areas, as defined in Section 1242.02(1.1) and (81) of the Zoning Code.

Visintainer and Edwards Middle Schools will remain open during Phase 1. A temporary perimeter construction fence will be installed around the new construction. Pending site plan and engineering approval, the contractor for the project is seeking to obtain a grading permit in August, 2018.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan.

