

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda **JUNE 27, 2016** **6:10 PM**

1. Discussion Items
 - (a) **ORD. NO. 40-16** - An Ordinance approving the Phase 4 detailed site plan for The Reserve at Autumn Creek Subdivision Special Planning District No.3 - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
 - (b) **ORD. NO. 41-16** - An Ordinance approving the Phase 4 final plat for The Reserve at Autumn Creek Subdivision Special Planning District No. 3, subject to final engineering approval and any other conditions imposed by Council - **1st Reading** (To be brought from Planning & Zoning, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 06/27/2016

TO: Vice Mayor Patricia Hanek and Members of City Council

FROM: Anthony J. Bales, City Manager
Grant Aungst, Community and Economic Development Director

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 40-16** - An Ordinance approving the Phase 4 detailed site plan for The Reserve at Autumn Creek Subdivision Special Planning District No.3 - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: At their meeting on June 16, the Planning Commission recommended approval to City Council of the Phase 4 detailed site plan for The Reserve at Autumn Creek Subdivision SPD-3.

PURPOSE AND EXPLANATION: Pursuant to Section 1268.07(b) of the Zoning Code, the detailed site plan was submitted for approval for The Reserve at Autumn Creek Subdivision SPD-3 consisting of Sublots 127 through 175 (49 lots), along with Block "B3", located on Fallen Brook Lane, Cuffe Circle, and Autumn Reserve Parkway.

IMPLEMENTATION SCHEDULE: City Council's June 27, 2016 meeting.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

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

If emergency or suspension of the rules, why the request?
Recommend to adopt.

ADDITIONAL

INFORMATION:

MAYOR
RON FALCONI

CITY OF BRUNSWICK

CITY MANAGER
ANTHONY J. BALES

COUNCIL
MICHAEL J. ABELLA, JR
ANTHONY P. CAPRETTA
NICHOLAS HANEK
PATRICIA HANEK
ALEX V. JOHNSON
BRIAN K. OUSLEY
JOSEPH SALZGEBER

June 17, 2016

Dino Palmieri
Autumn Creek Partners
31005 Bainbridge Road
Suite #5
Solon, OH 44139

RE: The Reserve at Autumn Creek Subdivision SPD-3
Phase 4 Detailed Site Plan Approval

Dear Mr. Palmieri:

The Brunswick City Planning Commission, at their meeting on June 16, 2016, **recommended approval to City Council** of the Phase 4 detailed site plan for The Reserve at Autumn Creek Subdivision SPD-3, subject to the following:

1. Pursuant to Section M(3) of The Reserve at Autumn Creek SPD-3 Design Guidelines and Section 1224.04(d)(4) of the Subdivision Regulations, City Council shall have final approval of the Phase 4 detailed site plan of the preliminary subdivision plan. The first reading on the proposed legislation is scheduled for Monday, June 27, 2016. Please contact Barb Ortiz, Clerk of Council, at (330) 558-6845; she will inform you of the meeting time.
2. Final detailed site plan approval is subject to engineering approval.

Please provide one set of complete engineering drawings and calculations to the City Engineer for review. The drawings and calculations submitted must include any plan revisions stipulated by the Planning Commission in their approval motion and listed above. The drawings and calculations submitted must each be signed and stamped by a registered Professional Engineer and be based upon a current topographic existing conditions survey of the site. The existing conditions survey shall be included in the project plan set and must be signed and stamped by the registered Professional Surveyor who performed the work.



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002
<http://www.brunswick.oh.us>

Also, please ensure your design engineer reviews Chapter 1234 Erosion and Sediment Control; Chapter 1236 Storm Water Management; and Chapter 1238 Riparian Zones of the Brunswick Codified Ordinances, and includes any appropriate measures into the engineered plans and calculations. Should you or your design engineer have any questions regarding site plan requirements, please contact the Engineering Department at (330) 558-6880.

Section 1234.11 (effective February 11, 2008), requires the Storm Water Pollution Prevention Plan and Abbreviated Storm Water Pollution Prevention Plan review, filing, and inspection fee to be included as part of a complete submittal and is required to be submitted to the City of Brunswick before the review process begins.

Effective February 7, 2007, the project applicant shall be responsible for all costs associated with the engineering review of a proposed project. The applicant shall post a review fee deposit, per Section 1278.03(g) of the Brunswick Codified Ordinances.

Upon completion of the review, the City Engineer will request **four final sets** of plans for signature purposes. After the plans are signed by the Planning Commission and City Engineer, one signed set will be returned to your attention.

The Zoning Code requires a **financial guarantee** "to insure that all site features, including, but not limited to, parking, drainage, sidewalks, screening, exterior lighting and landscaping, conform to the approved site plan." The guarantee amount must be based on an itemized estimate from a designer or contractor and must be approved by the City Engineer.

The guarantee must be **in the form of cash, letter of credit, or performance bond**, unless another form is approved by the Law Director. The enclosed samples may be utilized for this purpose. Please contact the City Engineer for more information regarding the financial guarantee.

The record site plans, engineering approval, project cost estimate, and financial guarantee must all be in place before building permits can be issued.

Please contact me at (330) 558-6865 if you have any questions.

Sincerely,



Pamela Plavecski,
Planning & Zoning Coordinator

enc.

c: City Council
Anthony J. Bales, City Manager
Ken Fisher, Law Director
Grant Aungst, Community & Economic Dev. Director
Matt Jones, Consulting City Engineer
Cliff Calaway, Chief Building Official

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE APPROVING THE PHASE 4 DETAILED SITE PLAN FOR
THE RESERVE AT AUTUMN CREEK SUBDIVISION SPECIAL PLANNING
DISTRICT NO. 3.

WHEREAS: On June 16, 2016, the Brunswick City Planning Commission recommended approval to City Council of the Phase 4 detailed site plan for the Reserve at Autumn Creek Subdivision SPD-3.

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

SECTION 1: That the Phase 4 detailed site plan for the Reserve at Autumn Creek Subdivision SPD-3, as attached hereto as Exhibit "A", is hereby approved.

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
Barb Ortiz

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 40-16

BY: Mr. Ousley, Mr. Hanek and Mrs. Hanek

AN ORDINANCE APPROVING THE PHASE 4 DETAILED SITE PLAN FOR
THE RESERVE AT AUTUMN CREEK SUBDIVISION SPECIAL PLANNING
DISTRICT NO. 3.

WHEREAS: On June 16, 2016, the Brunswick City Planning Commission recommended approval to City Council of the Phase 4 detailed site plan for the Reserve at Autumn Creek Subdivision SPD-3.

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PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____

Clerk of Council
Barbara J. Ortiz, CMC

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 06/27/2016

TO: Vice Mayor Patricia Hanek and Members of City Council

FROM: Anthony J. Bales, City Manager
Grant Aungst, Community and Economic Development Director

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 41-16** - An Ordinance approving the Phase 4 final plat for The Reserve at Autumn Creek Subdivision Special Planning District No. 3, subject to final engineering approval and any other conditions imposed by Council - **1st Reading** (To be brought from Planning & Zoning, Administration/Grant Aungst)

BACKGROUND: At their meeting on June 16, 2016, the Planning Commission recommended approval to City Council of the Phase 4 final plat for The Reserve at Autumn Creek Subdivision SPD-3.

PURPOSE AND EXPLANATION: Phase 4 final plat approval is subject to Engineering and City Council approval, pursuant to Section 1226.04(b)(13) of the Codified Ordinances of the City of Brunswick. The Phase 4 final plat creates Sublots 127 through 175 (49 lots), along with Block "B3", located on Fallen Brook Lane, Cuffe Circle, and Autumn Reserve Parkway.

IMPLEMENTATION SCHEDULE: City Council's June 27, 2016 meeting.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

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

If emergency or suspension of the rules, why the request?
Recommend approval of the Phase 4 final plat.

**ADDITIONAL
INFORMATION:**

MAYOR
RON FALCONI

CITY OF BRUNSWICK

CITY MANAGER
ANTHONY J. BALES

COUNCIL
MICHAEL J. ABELLA, JR
ANTHONY P. CAPRETTA
NICHOLAS HANEK
PATRICIA HANEK
ALEX V. JOHNSON
BRIAN K. OUSLEY
JOSEPH SALZGEBER

June 17, 2016

Dino Palmieri
Autumn Creek Partners
31005 Bainbridge Road
Suite #5
Solon, OH 44139

RE: The Reserve at Autumn Creek Subdivision SPD-3
Phase 4 Final Plat

Dear Mr. Palmieri:

The Brunswick City Planning Commission, at their meeting on June 16, 2016, **recommended approval to City Council** of the Phase 4 final plat for The Reserve at Autumn Creek Subdivision SPD-3. Final plat approval is subject to Engineering and City Council approval, pursuant to Section 1226.04(b)(13) of the Codified Ordinances of the City of Brunswick.

The first of three readings on the proposed legislation is scheduled for City Council's meeting on Monday, June 27, 2016. Please contact Barb Ortiz, Clerk of Council, at (330) 558-6845; she will inform you of the meeting time.

If you have any questions, please contact me at (330) 558-6865.

Sincerely,



Pamela Plavecski
Planning & Zoning Coordinator

c: City Council
Anthony J. Bales, City Manager
Ken Fisher, Law Director
Grant Aungst, Community & Economic Dev. Director
Matt Jones, Consulting City Engineer
Cliff Calaway, C.B.O.
Nils Johnson, Cunningham & Assoc.



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CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE APPROVING THE PHASE 4 FINAL PLAT FOR THE RESERVE AT AUTUMN CREEK SUBDIVISION SPECIAL PLANNING DISTRICT NO. 3, SUBJECT TO FINAL ENGINEERING APPROVAL AND ANY OTHER CONDITIONS IMPOSED BY COUNCIL.

WHEREAS: On June 16, 2016, the Brunswick City Planning Commission recommended approval to City Council of the Phase 4 final plat for the Reserve at Autumn Creek Subdivision SPD-3, subject to final engineering approval.

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

SECTION 1: That the Phase 4 final plat for the Reserve at Autumn Creek Subdivision SPD-3, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approval.

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
Barb Ortiz

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 41-16

BY: Mr. Ousley, Mr. Hanek and Mrs. Hanek

AN ORDINANCE APPROVING THE PHASE 4 FINAL PLAT FOR THE RESERVE AT AUTUMN CREEK SUBDIVISION SPECIAL PLANNING DISTRICT NO. 3, SUBJECT TO FINAL ENGINEERING APPROVAL AND ANY OTHER CONDITIONS IMPOSED BY COUNCIL.

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ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Barbara J. Ortiz, CMC