

Brunswick City Planning Commission

November 1, 2018

7:00 p.m. - Caucus

Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Nate Gehring, Ryan Homes 6770 W. Snowville Road, Suite 100,
Brecksville Road, Brecksville

Vice Chairman Jeff Arona called the meeting to order at 7:18 p.m.

The first item was the review of the public hearing for text amendments to amend the Signage Guidelines for Brunswick Town Center SPD-2 by prohibiting pole signs. The Planning Commission had no questions on this item.

The second item was old business of the revision to the approved subdivision plan for The Enclave at Autumn Creek SPD-3, Broadleaf Way, north side of Grafton Road, east of the I-71 overpass. Mr. Gehring explained that a portion of the driveways on Sublots 216, 218, 234, 236 and 239 will encroach into the adjacent common open space. He noted that between Sublots 236 and 237, there will be approximately 3' between the driveways, but the other units will have a larger separation.

Ms. Plavecski commented an item of new business has been added to tonight's agenda. She explained that Ryan Homes is seeking approval for a revision to the "Calvert" home model, due to numerous requests from prospective home buyers for a first floor master suite. As the revised floor plan will result in the garage protruding substantially in front of the house, Mr. Arona state he is concerned that only garages will be visible from the street. He suggested using this elevation on the buildings located around the cul-de-sac. Mr. Jones suggested that no two buildings in a row will have a first floor master suite; thus, preventing a row of garage-forward homes.

Mr. Arona adjourned the meeting at 7:35 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

November 1, 2018

7:30 p.m.

Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
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Nate Gehring, Ryan Homes 6770 W. Snowville Road, Suite 100,
Brecksville Road, Brecksville

Item 1

Vice Chairman Jeff Arona called the meeting to order at 7:43 p.m.

MR. ROCHA MOTIONED TO EXCUSE CHAIRMAN JOE SHIRILLA FOR JUST CAUSE.

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

Ms. Plavecski called the roll: 4 Present 1 Absent (Mr. Shirilla).

Item 2

Regarding announcements or correspondence, Ms. Plavecski announced that a revised home elevation for The Enclave at Autumn Creek, Broadleaf Way, north side of Grafton Road, east of the I-71 overpass, has been added to tonight's agenda under old business.

Item 3

MR. SAEGER MOTIONED TO APPROVE THE MINUTES OF OCTOBER 18, 2018.

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

Item 4(a)

Regarding the public hearing for text amendments to amend the Signage Guidelines for Brunswick Town Center SPD-2 by prohibiting pole signs, Ms. Plavecski explained when the Sign Code was revised in 2013 to prohibit pole signs, it did not include Brunswick Town Center SPD-2.

Mr. Arona declared the public hearing open; no one appeared, so he declared it closed.

MR. HASAN MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE TEXT AMENDMENTS TO AMEND THE SIGNAGE GUIDELINES FOR BRUNSWICK TOWN CENTER SPD-2 BY PROHIBITING POLE SIGNS.

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

Item 5(a)

Concerning the revision to the approved subdivision plan for The Enclave at Autumn Creek SPD-3, Broadleaf Way, north side of Grafton Road, east of the I-71 overpass, Mr. Nate Gehring, of Ryan Homes, was present.

Mr. Jones explained there are five units in the subdivision that if the driveways were to remain as originally platted, they would be difficult or impossible to use. Therefore, he noted Planning Commission approval is needed to allow the five driveways to encroach into the adjacent common open space, for which easements would be required to allow this.

Mr. Gehring explained the revised subdivision plan to the Planning Commission, along with the required easements. Mr. Hasan noted on "Exhibit C", Sublots 236 and 237 are drawn incorrectly. Mr. Arona commented that Sublots 234 and 236 are shown correctly on "Exhibit B" and Sublots 216, 218, and 239 are drawn correctly on "Exhibit C".

Mr. Aungst noted the Administration would like to see the easement language for the driveways that encroach into the common open space. Mr. Incorvaia suggested the developer should provide the City Engineer with a copy of the easement document.

MR. HASAN MOTIONED TO APPROVE THE REVISED SUBDIVISION PLAN FOR THE ENCLAVE AT AUTUMN CREEK SPD-3, SUBJECT TO THE FOLLOWING:

1. A REVISED SUBDIVISION PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER SHOWING THE NEW DRIVEWAY RECONFIGURATIONS THAT ENCROACH INTO THE COMMON OPEN SPACE, AS PER ATTACHED "EXHIBIT B" FOR SUBLOTS 234 AND 236, AND "EXHIBIT C" FOR SUBLOTS 216, 218, AND 239.
2. THE DEVELOPER SHALL SUBMIT DOCUMENTATION FOR APPROVAL BY THE CITY ENGINEER STATING EASEMENTS WILL BE REQUIRED TO BE PUT IN PLACE OVER PORTIONS OF THE ABOVE DRIVEWAYS THAT ENCROACH INTO

THE COMMON OPEN SPACE. THE PURCHASER OF THE ABOVE LOTS SHALL BE MADE AWARE OF THIS EASEMENT AND SHALL SIGN A DISCLOSURE AGREEMENT TO THAT AFFECT, FOR WHICH A COPY SHALL BE SUBMITTED TO THE CITY ENGINEER.

3. THE PLANNING COMMISSION FINDS THAT RECONFIGURATION OF THE ABOVE DRIVEWAYS PROVIDES EASE OF ACCESS AND SAFE INGRESS/EGRESS FOR THE RESIDENTS.

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

Item 6

Regarding new business of a revised home elevation for The Enclave at Autumn Creek SPD-3, Mr. Nate Gehring, of Ryan Homes, was present.

Mr. Gehring explained over the last two months, prospective buyers of the units at The Enclave have been requesting a first floor master suite; therefore, the Calvert model has been revised to accommodate this request. He noted the minimum square footage for the "Calvert" model is 1,528 sq. ft., and the minimum for the "Rosecliff" model is 1,700 sq. ft. He said both of the models have a maximum size of around 2,200 sq. ft. He said the base price of the Calvert with the master suite will be \$229,000, but next year it will increase to \$239,000. Mr. Gehring stated they have sold thirteen units thus far.

He explained that the Calvert and Rosecliff models cannot be intermixed in one building; it must be all Calvert or all Rosecliff. Mr. Arona asked how many first floor master suite units is Mr. Gehring seeking to construct; he responded at least four buildings (ten units).

Mr. Incorvaia noted that Section M(1) of The Reserve at Autumn Creek permits the Planning Commission to make a modification to the requirements in the Design Guidelines. Mr. Arona commented that the Calvert with the master suite makes the garage protrude forward 20' from the front living space. In the Reserve at Autumn Creek SPD-3 Design Guidelines, Ms. Plavecski explained the single family cluster lots allow the garage to be a maximum of 2' forward of the house, but this requirement is not mentioned in the attached single family cluster dwellings. Mr. Arona suggested limiting the use of the Calvert to the cul-de-sac building, as this would lessen the appearance of a row of garage-forward buildings.

Mr. Aungst showed photos of the Ryan Homes subdivision in Cuyahoga Falls to the Commission. Mr. Arona suggested allowing the Calvert with the first floor master suite on the two-unit attached buildings, with the exception of Sublots 247 and 248, and allowing a maximum of ten units with this feature.

The Commission agreed to add further discussion of the Calvert first floor master suite to the November 15, 2018 meeting under "old business".

Item 7

No one appeared at the public comment.

Item 8

Mr. Hanek stated there was no Council Representative's Report at this time.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:34 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

November 1, 2018

Brunswick Town Center Signage Guidelines text amendment

(Public hearing – text amendment)

Location: Brunswick Town Center
SPD-2

Proposed Use & Background:

An ordinance is proposed to amend Part 1 and Part II of the Signage Guidelines for Brunswick Town Center Special Planning District No. 2 by prohibiting pole signs and eliminating all references to pole signs contained in the above sections. On April 22, 2013, City Council adopted Ordinance No. 20-13 wherein, among other revisions, pole signs were prohibited in the City, pursuant to Section 1270.11(m) of the Zoning Code. However, the Signage Guidelines of Brunswick Town Center SPD-2 were not revised to reflect this prohibition.

City Council held their first reading on the proposed legislation on September 24, 2018.

Staff Recommendations:

Staff recommends approval to City Council of the proposed text amendment.

The Enclave at Autumn Creek

(Revised subdivision plan)

Location: Broadleaf Way, north side of Grafton Road, east of the I-71 overpass
SPD-3

Proposed Use & Background:

Ryan Homes has submitted a revised subdivision plan for the two and three-unit attached townhomes on Broadleaf Way which will require a portion of the driveways on Sublots 216, 218, 234, 236, and 239 to encroach into the adjacent common open space of the subdivision as follows: Sublot 216 – 37 sq. ft. encroachment; Sublot 218 – 123 sq. ft.; Sublot 234 – 60 sq. ft.; Sublot 236 – 222 sq. ft.; and Sublot 239 – 160 sq. ft. An easement will be required to be put in place over this portion of the drive.

Section 1278.04(a) requires conformity with the approved site plan; therefore, the above revisions require Planning Commission approval.

Staff Recommendations:

Staff recommends approval of the revised subdivision plan.

