Brunswick City Planning Commission

December 20, 2018

7:00 p.m. – Caucus

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 Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director

Vice Chairman Jeff Arona called the meeting to order at 7:14 p.m.

The first item was the review of the public hearing for the Circle K gas station and convenience store electronic digital display fuel pricing ground sign conditional zoning certificate, 521 Pearl Road. Mr. Jones commented the location of the ground sign complies with Code.

The second item was the discussion of the public hearing for the Circle K gas station and convenience store electronic digital display fuel pricing ground sign conditional zoning certificate, 1225 Pearl Road. Mr. Aungst commented he spoke with Mr. Incorvaia, who stated the Planning Commission could approve the electronic digital display signs contingent upon compliance with Sections 1270.17 and 1270.05 – Table B for the additional proposed wall signs.

Chairman Joe Shirilla arrived at 7:20 p.m.

In other business, Mr. Arona commented the United States Surgeon General issued a report on the dangers of vape shops.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

December 20, 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 Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Brad Busson, Circle K, 935 East Tallmadge Avenue, Akron

Item 1

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

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

Item 2

There were no announcements or correspondence.

Item 3

Regarding the approval of the December 6, 2018 minutes, Mr. Saeger noted the motion for Chick-fil-A was not seconded by Mr. Arona (motion seconded by Mr. Saeger). Ms. Plavecski stated she would make the correction.

MR. ROCHA MOTIONED TO APPROVE THE REVISED MINUTES OF DECEMBER 6, 2018.

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

Item 4(a) & (4b)

Regarding the public hearing for the Circle K gas station and convenience store electronic digital display fuel pricing ground sign conditional zoning certificate, 521 Pearl Road and 1225 Pearl Road, Mr. Brad Busson, from Circle K, was present.

Mr. Busson explained Circle K is in the middle of a global re-imaging program and wish to reflect that on new signage at the Circle K gas stations. He said they will be adding new electronic digital fuel pricing displays on the ground sign. He stated they obtained permits for the wall signs and they haven't added any new canopy signs yet.

Mr. Shirilla asked if the signs comply with Code; Mr. Busson said he doesn't know. Ms. Plavecski commented the property maintenance inspectors for the City of Brunswick stated new canopy signs were installed; Mr. Busson responded that is incorrect. Ms. Plavecski stated a permit was obtained for the wall signs on the building, but not for any signs on the canopy. Mr. Incorvaia suggested as a condition of approval, the Commission could request that all signs on the site must comply with Code. Mr. Shirilla stated he would like to see the sign package.

Mr. Arona stated he is comfortable with approving the ground sign, conditional upon compliance with Section 1270.05 – Table B. Mr. Arona asked if the Division of Building goes out to inspect all signs on the site when a conditionally permitted sign is proposed. Mr. Aungst responded yes, in this instance, the sites at 521 and 1225 Pearl Road were inspected. Mr. Busson said he tried to contact Drew Flood, Building Inspector, regarding this matter, but was unsuccessful. Mr. Shirilla stated it is unclear as to the signage that is existing and what is proposed.

Mr. Shirilla declared the public hearing open for 521 and 1225 Pearl Road; no one appeared, so he declared it closed.

Mr. Rocha commented he recommends tabling the conditional zoning certificate. Mr. Hasan noted tabling the application keeps the project moving, instead of having it denied. Ms. Plavecski noted the ground sign complies with Code and suggested that Mr. Busson should contact City Hall on Friday, December 21, 2018 to schedule a meeting with staff.

MR. SAEGER MOTIONED TO TABLE THE ELECTRONIC DIGITAL DISPLAY FUEL PRICING GROUND SIGNS, AT THE APPLICANT'S REQUEST, FOR 521 AND 1225 PEARL ROAD.

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

Mr. Shirilla thanked the Planning Commission, City Council Representatives, Assistant Law Director, City Engineer, and the Planning & Zoning Coordinator for their service in 2018.

MR. SAEGER MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:24 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

December 20, 2018

Circle K electronic ground sign
(Public hearing – conditional zoning certificate)

Location: 521 Pearl Road
C-G District

Proposed Use & Background:
A conditional zoning certificate application has been submitted by Rick Self, of behalf of Circle K gas station and convenience store, to replace the existing pole sign with a 40 sq. ft. electronic digital display fuel pricing ground sign. The proposed sign will consist of a 4' high sign face and 2' high base, for a total height of 6', in compliance with the maximum 5' high sign face and 2' high base permitted by Section 1270.05 – Table B of the Zoning Code. The proposed ground sign will include a total electronic digital display area of approximately 15.66 sq. ft., in compliance with the maximum 50% (20 sq. ft.) changeable copy permitted by Section 1270.17(b).

Electronic moving message/digital display signs are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(r) of the Zoning Code.

Staff Review Comments:

1. The proposed sign shall comply with Sections 1270.17 and 1270.05 – Table B of the Zoning Code.

2. Verify the ground sign will be located a minimum of 50 feet from the Pearl Road and Grafton Road rights-of-way intersection, and 15 feet from the side property line, pursuant to Sections 1270.04(b) and 1270.05 – Table B, respectively.

3. The street names of Pearl Road and Grafton Road shall be labeled on the site plan. Additionally, the north arrow is pointing east and should be corrected.

4. Per Section 1470.01(c), new installation of building numbers are required with numbers of not less than twelve (12) inches in height for commercial and industrial properties. All numbers must be of contrasting color, visible from the front facade or facing the street.

Staff Recommendations:
Staff withholds approval of the conditional zoning certificate pending compliance with Section 1270.05 – Table B regarding the number of existing wall signs.

Circle K electronic ground sign
(Public hearing – conditional zoning certificate)

Location: 1225 Pearl Road
C-G District

Proposed Use & Background:
A conditional zoning certificate application has been submitted by Rick Self, of behalf of Circle K gas station and convenience store, to replace the existing pole sign with a 40 sq. ft. electronic digital display fuel pricing ground sign. The proposed sign will consist of a 4' high sign face and 2' high base, for a total height of 6', in compliance with the maximum 5' high sign face and 2' high base permitted by Section 1270.05 – Table "B" of the Zoning Code. The proposed ground sign will include a total electronic digital display area of approximately 15.66 sq. ft., in compliance with the maximum 50% (20 sq. ft.) changeable copy permitted by Section 1270.17(b).

Electronic moving message/digital display signs are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(r) of the Zoning Code.

Staff Review Comments:
1. The proposed sign shall comply with Sections 1270.17 and 1270.05 – Table B of the Zoning Code.

2. Verify the revised existing ground sign will be located a minimum of 50 feet from the Pearl Road and Regal Avenue rights-of-way intersection, and 15 feet from the side property line, pursuant to Sections 1270.04(b) and 1270.05 – Table B, respectively.

Staff Recommendations:
Staff withholds recommendation of the conditional zoning certificate, due to new wall signs that were erected without benefit of permits or inspections.