Brunswick City Planning Commission

March 7, 2019 - Caucus

7:00 p.m.

Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Randy Sacks, Harsax Management, 9565 Midwest Avenue, Suite A, Garfield Heights

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

The first and only item on the agenda was the revised detailed site plan for The Orchard Apartments, Pearl Road and Magnolia Drive, extending south to Beverly Hills Drive.

Mr. Arona commented that the proposed two-car garages for Buildings “E” and “K” have increased the amount of blank wall space facing Pearl Road. He suggested adding brick wainscoting and some type of window treatment on the garages for both buildings.

Mr. Saeger stated he thought adding only wainscoting would be sufficient. Mr. Rocha said the Commission can discuss this issue with the applicant.

The Commission discussed if faux windows or regular windows should be installed as an architectural enhancement on the garages of Buildings “E” and “K”.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

March 7, 2019

7:30 p.m.

Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
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Randy Sacks, Harsax Management, 9565 Midwest Avenue, Suite A, Garfield Heights

Item 1

Vice Chairman Jeff Arona called the meeting to order at 7:34 p.m.

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

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

Ms. Plavecski called the roll: 4 present 1 Absent (Chairman Shirilla).

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF FEBRUARY 21, 2019.

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

Item 4(a)

Regarding the revised detailed site plan for The Orchard Apartments, Pearl Road and Magnolia Drive, extending south to Beverly Hills Drive, Mr. Randy Sacks, of Harsax Management, was present.

Mr. Sacks explained they added a two-car garage to Buildings “E” and “K” to meet customer demand. Mr. Arona asked why these buildings were chosen; Mr. Sacks responded the

engineer picked them, as these are the only two buildings where they could fit a slightly larger footprint.

Mr. Arona explained the Planning Commission noticed the side of the garages for Buildings "E" and "K" are pushed forward and are higher, thus, the garages are more prominent. He also commented the garage elevations look less appealing without the windows that were previously shown. Mr. Arona suggested adding wainscoting and a faux or real window to the garage elevation facing Pearl Road, to which Mr. Sacks responded he would be open to that. Mr. Arona stated Building "K" is acceptable, but he doesn't want a blank garage elevation on Building "E" facing Pearl Road. Mr. Sacks commented he doesn't think it will look aesthetically pleasing to add a window, and residents don't like people looking into their garages to see what is stored in there. Mr. Saeger commented spandrel glass could be used for privacy instead. Mr. Sacks stated he would prefer adding stone wainscoting to match the rest of the building and enhance landscaping. He said there will be gas meters facing Pearl Road and there is a requirement that windows can't be near a gas meter. He said they will heavily landscape around the gas meters.

Mr. Hasan commented if there is heavy landscaping, will the wainscoting be visible; is the Commission asking for something that will not be seen? Mr. Sacks responded the wainscoting will be visible from different angles. Mr. Hasan said he is in favor of adding wainscoting and a faux window or some type of architectural element.

Mr. Arona noted the landscaping softens the look of the garage, but there is no guarantee the landscaping will stay there, so he feels wainscoting should be added, as it will always be there. Mr. Rocha said he is in favor of adding the wainscoting and some type of window on the garage.

Mr. Sacks asked if the revised site plan is tabled, will it slow down his permit for site work. Ms. Plavecski responded if there is a change to the site plan, the Division of Building cannot issue a permit until the Planning Commission, City Council, and the City Engineer approve the revised site plan.

Mr. Sacks said he could produce a color rendering showing the wainscoting, possible window, and landscaping. He said the garages for both Building "E" and "K" will have wainscoting for continuity, and he would like to plant the same type of landscaping for the buildings on Pearl Road.

Mr. Hanek said City Council can approve the revised garage facades; Mr. Incorvaia noted Council can approve them at their Planning & Zoning Committee. Mr. Aungst stated the Planning Commission can approve the footprint of the revised size of the garages.

Mr. Hasan commented Building "E", since it faces Pearl Road, should incorporate wainscoting, a faux window, and extra landscaping; and Building "K" should incorporate one or two of these features.

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL OF THE REVISED DETAILED SITE PLAN FOR THE ORCHARD APARTMENTS, PEARL ROAD AND MAGNOLIA DRIVE, EXTENDING SOUTH TO BEVERLY HILLS DRIVE, SUBJECT TO THE FOLLOWING:

1. SECTION 503.2 AND 503.3 OF THE 2017 OHIO FIRE CODE, IN ADDITION TO SECTION 1276.12(b) OF THE ZONING CODE, REQUIRES ALL DRIVES MUST HAVE "NO PARKING – FIRE LANE" POSTED IN AREAS TO BE DETERMINED BY THE FIRE OFFICIAL, SUBJECT TO ENGINEERING APPROVAL.

2. PURSUANT TO SECTION 507.5 OF THE 2017 OHIO FIRE CODE, A HYDRANT WILL BE REQUIRED AT THE DEAD END OF THE WEST DRIVE FOR BUILDINGS "A" AND "B", ALONG WITH INSTALLATION OF HYDRANTS ALONG THE MAIN DRIVE, SUBJECT TO ENGINEERING APPROVAL.

3. THE APPLICANT HAS AGREED TO ADD MASONRY WAINSCOTING ON THE FRONT AND REAR ELEVATIONS OF THE GARAGES FOR BUILDINGS "E" AND "K". ENHANCED LANDSCAPING AND A WINDOW-TYPE ELEMENT WILL BE INSTALLED ON THE PEARL ROAD ELEVATION GARAGES FOR BUILDING "E".

Mr. Rocha seconded the motion. The vote was 4 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. Hanek gave the Council Representative's Report. He stated Andrea Rodriguez has been appointed as the new Ward 3 Councilperson and will be filling Mr. Salzgeber's position on Council's Planning & Zoning Committee. Mr. Hanek commented he is filling Mr. Salzgeber's position as Council President Pro Tem. He said the update to the Comprehensive Plan is still being revised.

Mr. Incorvaia noted if two of the Planning Commission members that cannot attend the March 21st meeting and they want to send a comment, they should send it to Ms. Plavecski in order to comply with Ohio Sunshine Laws.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:28 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

March 7, 2019

The Orchard Apartments
(Revised detailed site plan)

Location: Pearl Road & Magnolia Drive, extending south to Beverly Hills Drive
C-G District

Proposed Use & Background:
The Planning Commission recommended approval to City Council of the conditional zoning certificate and detailed site plan for The Orchard Apartments at their meeting on September 20, 2018, which City Council subsequently approved on October 8, 2018, pursuant to Section 1286.07(b) of the Zoning Code. A revised site plan has been submitted indicating that Buildings "E" and "K" near the northwest portion of the site will offer a combination of one and two-car garages; the original plan provided only one-car garages for these buildings. Also, Building "L" has been shifted slightly to accommodate the change to Building "K", but the other building locations have remained the same.

The number of parking spaces has not been reduced, and the two-car garages will provide additional parking for the tenants. The revised elevation drawings indicate overhead sectional doors for the two-car garages to match those on the one-car garages.

As the revision is minor, a new public hearing is not required.

Staff Review Comments:

4. Section 503.2 and 503.3 of the 2017 Ohio Fire Code, in addition to Section 1276.12(b) of the Zoning Code, requires all drives must have "No Parking – Fire Lane" posted in areas to be determined by the Fire Official. Compliance will be confirmed during engineering review.

5. Pursuant to Section 507.5 of the 2017 Ohio Fire Code, a hydrant will be required at the dead end of the west drive for Buildings "A" and "B". Hydrants will be required along the main drive. This will be verified during engineering review.

6. City Council approval of the revised site plan is required, in accordance with Section 1286.07(b).

Staff Recommendations:
Staff recommends approval to City Council of the revised detailed site plan.