

Brunswick City Planning Commission

April 18, 2019 - Caucus

7:00 p.m.

Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Andrea Rodriguez, Council Representative
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Melissa Bukowski, Chagrin Valley Engineering
Grant Aungst, Community & Economic Dev. Director

Vice Chairman Jeff Arona called the meeting to order at 7:13 p.m.

The first item was the discussion of the site plan review for the Circle K outdoor sales display, 2770 Boston Road. Mr. Arona suggested that a time period should be specified to ensure the display isn't up all year.

The second item was the discussion of the site plan review for the Circle K outdoor sales display, 521 Pearl Road. Ms. Bukowski noted the mulch pallets may be in the way of delivery trucks and that it would be difficult for the refuse truck to get to the dumpster. Mr. Hasan stated he is concerned that allowing the mulch display may lead to other types of outdoor storage. Mr. Rocha commented he is alright with the mulch display as long as it is not obstructing traffic or pedestrian movement. Mr. Aungst suggested limiting the height of the mulch stacks, as it is a safety concern.

The third item was the review of the conditional zoning certificate and detailed site plan for the Solid Buy Car Wash addition, 565 Pearl Road. Mr. Aungst commented the existing dumpster enclosure matches the existing building. The Commission discussed if the existing attendant booth should remain.

Mr. Arona adjourned the meeting at 7:31 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

April 18, 2019

7:30 p.m.

Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Andrea Rodriguez, Council Representative
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Melissa Bukowski, Chagrin Valley Engineering
Grant Aungst, Community & Economic Dev. Director
Dean Yovichin, 620 Construction, 620 East Smith Road, Medina
Jeff Maurer, 620 Construction, same as above
Brad Kannard, 1022 Lancewood Drive, Macedonia
Larry Vertell, 11786 Belkenham Road, North Royalton
Brad Busson, Circle K Greatlakes, 935 East Tallmadge Avenue
Akron
Ann Mingus, Circle K, 2770 Boston Road & 521 Pearl Road,
Brunswick

Item 1

Vice Chairman Jeff Arona called the meeting to order at 7:38 p.m.

MR. ARONA 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 Melissa Bukowski, from Chagrin Valley Engineering, was filling in tonight for Matt Jones, Consulting City Engineer. Mr. Arona welcomed Councilwoman Andrea Rodriguez to the Commission's meeting.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF APRIL 4, 2019.

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

Item 4(a) and Item 4(b)

Regarding the site plan review for the Circle K outdoor sales display, 2770 Boston Road, and 521 Pearl Road, Ms. Ann Mingus and Mr. Larry Vertell, of Circle K, were present.

Concerning 521 Pearl Road, Ms. Bukowski noted the mulch location is near the delivery truck route and may block access to the dumpster. Ms. Mingus responded delivery trucks use the other driveway to enter the site and there is sufficient access to the dumpster.

Mr. Arona asked what is the time frame for the seasonal display; Mr. Vertell answered from April 1st through June 30th. Mr. Hasan inquired how tall are the stacks of mulch; Mr. Vertell answered 48" to 54" tall. He explained customers purchase the mulch inside and load it themselves into their vehicle unless they need help. Mr. Hasan stated he would allow two extra feet in height; however, Mr. Saeger commented he would be in favor of one extra foot in height, not to exceed 5 feet.

Mr. Hasan inquired if the mulch location will impede customer access to the store; Mr. Vertell answered it will not be a problem. Mr. Hasan questioned why mulch was chosen; Mr. Vertell replied there is a proven track record of this being a successful product to sell.

Mr. Hasan asked about the width of the pallets; Mr. Vertell answered they are three feet wide. Ms. Plavecski suggested if the Commission chooses to approve the outside display, that the motion should specifically limit the number of pallets to eight, in order to prevent the proliferation of further outdoor displays. Mr. Hasan commented the site should be kept clean and free of debris.

Mr. Incorvaia inquired if the approval for the mulch display will be valid for this year only or in perpetuity; Mr. Rocha suggested approving it for two years, to which the Commission agreed.

MR. HASAN MOTIONED TO APPROVE THE CIRCLE K OUTDOOR SALES DISPLAY AT 2770 BOSTON ROAD, SUBJECT TO THE FOLLOWING:

1. APPROVAL OF THE OUTDOOR SALES DISPLAY IS FROM APRIL 1ST THROUGH JUNE 30TH OF 2019 AND 2020.
2. THERE SHALL BE A MAXIMUM OF EIGHT PALLETS PERMITTED, AS INDICATED ON THE APPROVED SITE PLAN. THE STACKING HEIGHT OF THE MULCH SHALL BE NO HIGHER THAN FIVE FEET.
3. THE OUTDOOR DISPLAY SHALL NOT IMPEDE CUSTOMER TRAFFIC OR PARKING.
4. THE SEASONAL OUTDOOR SALES DISPLAY IS APPROVED ONLY FOR MULCH AND NO OTHER PRODUCT.

5. THE SEASONAL OUTDOOR SALES DISPLAY AREA SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER.

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

MR. HASAN MOTIONED TO APPROVE THE CIRCLE K OUTDOOR SALES DISPLAY AT 521 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. APPROVAL OF THE OUTDOOR SALES DISPLAY IS FROM APRIL 1ST THROUGH JUNE 30TH OF 2019 AND 2020.
2. THERE SHALL BE A MAXIMUM OF EIGHT PALLETS PERMITTED, AS INDICATED ON THE APPROVED SITE PLAN. THE STACKING HEIGHT OF THE MULCH SHALL BE NO HIGHER THAN FIVE FEET.
3. THE OUTDOOR DISPLAY SHALL NOT IMPEDE CUSTOMER TRAFFIC OR PARKING.
4. THE SEASONAL OUTDOOR SALES DISPLAY IS APPROVED FOR MULCH ONLY AND NO OTHER PRODUCT.
5. THE SEASONAL OUTDOOR SALES DISPLAY AREA SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER.

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

Item 4(c)

Concerning the public hearing for the conditional zoning certificate and detailed site plan for Solid Buy Car Wash, 565 Pearl Road, Mr. Brad Kennard, owner; and Mr. Dean Yovichin, 620 Construction, were present.

Mr. Yovichin explained they are adding 24 sq. ft. to accommodate better and larger car wash equipment.

The Staff Review Comments were addressed as follows:

1. Mr. Yovichin stated they will comply with all requirements of the conditional zoning certificate.
2. The site has been surveyed and the front setback of the addition complies with the minimum 30' setback and maximum 75' setback permitted by Section 1260.05(a)(1) and (2)(A) of the Zoning Code.

3. Verify the new gutter and downspout for the addition will be connected to a public storm sewer, as required by Section 304.7.1 of the Property Maintenance Code. Mr. Yovichin commented the new gutters and downspout for the addition will tie into the existing detention basin at the rear of the property. Ms. Bukowski stated she would like drawings submitted to the engineering department indicating the above.
4. He stated the existing dumpster enclosure matches the existing building materials, pursuant to Section 1276.12(a).
5. Mr. Yovichin commented no improvements are proposed for the existing landscaping; however, they will trim the bushes.
6. He noted they will submit a photometrics plan to ensure there is a 1.0 footcandle average for vehicles waiting to enter the car wash bays, pursuant to Section 1276.14(a).
7. The existing ground sign consists of two angled signs, which must be reconfigured to be back-to-back, in order to comply with one ground sign per each street frontage, in accordance with Section 1270.05 – Table B. The applicant stated the existing sign will be removed and a new one installed that will comply with Code.

Mr. Hasan and Mr. Arona requested further information about the addition; Mr. Kennard replied he is replacing the existing automated car wash equipment with new equipment that will wash a car in two minutes, instead of the previous six minutes.

Mr. Arona inquired about the existing attendant booth; Mr. Kennard responded it is unattended and it is used to store supplies for the car wash, and it matches the existing building.

No one appeared at the public hearing.

MR. SAEGER MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR THE SOLID BUY CAR WASH ADDITION, 565 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. ALL REQUIREMENTS OF THE CONDITIONAL ZONING CERTIFICATE SHALL BE ADHERED TO.
2. THE PROPERTY HAS BEEN SURVEYED TO VERIFY THE FRONT SETBACK OF THE ADDITION COMPLIES WITH THE MINIMUM 30' SETBACK AND MAXIMUM 75' SETBACK PERMITTED BY SECTION 1260.05(a)(1) AND (2)(A) OF THE ZONING CODE.
3. DRAWINGS SHALL BE SUBMITTED INDICATING THE NEW GUTTERS AND DOWNSPOUT FOR THE ADDITION WILL TIE INTO THE EXISTING DETENTION BASIN AT THE REAR OF THE PROPERTY, SUBJECT TO ENGINEERING

APPROVAL, PURSUANT TO SECTION 304.7.1 OF THE PROPERTY MAINTENANCE CODE.

4. THE EXISTING DUMPSTER ENCLOSURE MATCHES THE EXISTING BUILDING MATERIALS, IN ACCORDANCE WITH SECTION 1276.12(a) OF THE ZONING CODE.
5. NO SUBSTANTIAL IMPROVEMENTS ARE PROPOSED AT THIS TIME FOR THE EXISTING LANDSCAPING.
6. SUBMIT A PHOTOMETRICS PLAN TO ENSURE THERE IS A 1.0 FOOTCANDLE AVERAGE FOR VEHICLES WAITING TO ENTER THE CAR WASH BAYS, PURSUANT TO SECTION 1276.14(a).
7. THE EXISTING GROUND SIGN SHALL BE REMOVED IN ORDER TO COMPLY WITH ONE GROUND SIGN PERMITTED FOR EACH STREET FRONTAGE, IN ACCORDANCE WITH SECTION 1270.05 – TABLE B. THE NEW GROUND SIGN SHALL BE INSTALLED BY JULY 1, 2019.
8. THE APPLICANT HAS STATED THE EXISTING OUTBUILDING (UNOCCUPIED ATTENDANT BOOTH) SUPPORTS OPERATION OF THE FACILITY AND HAS AGREED TO MAINTAIN THE STRUCTURE IN A CONSISTENT MANNER WITH THE REST OF THE SITE.

Mr. Hasan 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

Mrs. Rodriguez stated there was no Council Representative's Report at this time.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:18 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

April 18, 2019

Circle K outdoor sales display

(Site plan review)

Location: 2770 Boston Road
C-N District

Proposed Use & Background:

An application has been submitted to allow seasonal storage of eight pallets of mulch on the north side of the site facing Boston Road behind the 10' green space. In compliance with Section 1280.12(d), the seasonal display area is not located at the pump islands.

Staff Review Comments:

1. Pursuant to Section 1280.12, all product display, sales activity, food service and other related commercial activities shall be conducted within a completely enclosed building, unless areas for such outdoor activities are clearly indicated on site plans approved for that purpose by the Planning Commission. Such outdoor activities shall be accessory to a principally permitted or conditionally permitted use on the same parcel.
2. In accordance with Section 1280.12(a), no commercial product display, sales or other activities may be conducted within a required front yard setback area, unless specifically approved by the Planning Commission.

Staff Recommendations:

Staff withholds recommendation pending Planning Commission review.

Circle K outdoor sales display

(Site plan review)

Location: 521 Pearl Road
C-G District

Proposed Use & Background:

An application has been submitted to allow seasonal storage of eight pallets of mulch on the north side of the site. In compliance with Section 1280.12(d), the seasonal display area is not located at the pump islands.

Staff Review Comments:

1. Pursuant to Section 1280.12, all product display, sales activity, food service and other related commercial activities shall be conducted within a completely enclosed building, unless areas for such outdoor activities are clearly indicated on site plans approved for

that purpose by the Planning Commission. Such outdoor activities shall be accessory to a principally permitted or conditionally permitted use on the same parcel.

2. As required by Section 1280.12(a), no commercial product display, sales or other activities may be conducted within a required front yard setback area, unless specifically approved by the Planning Commission.

Staff Recommendations:

Staff withholds recommendation pending Planning Commission review.

Solid Buy Car Wash addition

(Detailed site plan)

Location: 565 Pearl Road
C-G District

Proposed Use & Background:

An application has been submitted to construct a 24 sq. ft. addition on the west and east sides of the existing automated car wash section of the building to provide additional space for new car wash equipment. The existing wooden canopy on the east side of the automated car wash will be removed to accommodate the expansion, and the five existing self-service wash bays will remain. The existing site and drives will be resurfaced with 2" of new asphalt that will be tapered from the bays. The new addition will be constructed with 8" split-face masonry to match the existing building, as required by Section 1278.08(e) of the Zoning Code. There are currently no on-site parking spaces, as staff is not maintained on a regular basis

As a car wash is not listed as a permitted or conditionally permitted use in the C-G General Commercial District, the Commission, at their meeting on April 7, 2016, along with City Council at their meeting on May 9, 2016, approved a comparable use determination of a car wash to an automobile filling station at the site, which is a conditionally permitted use in the C-G District, pursuant to Section 1260.04(j), subject to Sections 1274.08(d), (f), and (g), and Section 1274.13 of the Zoning Code.

Staff Review Comments:

8. All requirements of the conditional zoning certificate shall be adhered to.
9. Sheet SP-1 indicates the front setback of the addition complies with the minimum 30' setback and maximum 75' setback permitted by Section 1260.05(a)(1) and (2)(A) of the Zoning Code, but needs to be surveyed for verification.
10. Verify the new gutter and downspout for the addition will be connected to a public storm sewer, as required by Section 304.7.1 of the Property Maintenance Code.

11. Confirm the dumpster enclosure will match the building materials, pursuant to Section 1276.12(a).
12. Are any improvements proposed for the existing landscaping?
13. Submit a photometrics plan to ensure there is a 1.0 footcandle average for vehicles waiting to enter the car wash bays, pursuant to Section 1276.14(a).
14. The existing ground sign consists of two angled signs, which must be reconfigured to be back-to-back, in order to comply with one ground sign per each street frontage, in accordance with Section 1270.05 – Table B.

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above items are addressed.