

Brunswick City Planning Commission

May 16, 2019

7:00 p.m. – Caucus

Joe Shirilla Chairman
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

Chairman Joe Shirilla called the meeting to order at 7:10 p.m.

The first and only item was the review of the discussion plan for the Cozumel restaurant and patio addition, 625 Pearl Road. Mr. Arona suggested the large tree in the patio area should be inspected by an arborist to ensure it is safe. Mr. Aungst distributed a color rendering of the addition and patio to the Commission, along with a rendering of the proposed ground sign.

Mr. Shirilla adjourned the meeting at 7:17 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

May 16, 2019

7:30 p.m.

Joe Shirilla Chairman
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
Michael Tomsik, 921 Literary Road, Cleveland
Bill Kaufhold, 22340 Yarrow Trail, Strongsville

Item 1

Chairman Joe Shirilla called the meeting to order at 7:30 p.m.

Ms. Plavecski called the roll: 5 present 0 absent.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF MAY 2, 2019.

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

Item 4(a)

Regarding the discussion plan for the Cozumel restaurant and patio addition, 625 Pearl Road, Mr. Michael Tomsik, architect; and Mr. Bill Kaufhold, of Kaufhold Construction, were present.

Mr. Tomsik described the project which will include removing the existing deck and fence, and the installation of a tinted concrete patio with brick piers. He explained there will also be an addition to the restaurant which will include a seasonal bar. He said when the seasonal bar and outdoor patio are in service, a portion of the indoor

restaurant is closed; therefore, there will not be an increase in the number of parking spaces required. He noted the owner of Cozumel stated they don't have enough staff or enough kitchen space to handle the entire restaurant being open, in addition to the seasonal bar and outdoor patio.

Mr. Tomsik noted the large tree by the new patio will remain and commented the new patio will have two exits. He commented the current deck doesn't meet ADA standards.

Mr. Arona suggested, as a condition of approval, that a qualified arborist should inspect the tree by the patio to ensure it is healthy and trim any branches that may be a hazard to the customers.

The Staff Review Comments were addressed as follows:

1. Verify there is sufficient on-site parking; Table 1276-1(d)(4) of the Zoning Code requires a minimum of 130 parking spaces (1 space per 2 seats for 260 total seats, consisting of 200 interior seats and 60 outdoor seats). Mr. Tomsik stated they are working on finishing a shared parking agreement with the adjacent property to the north at 603 Pearl Road.
2. Mr. Tomsik agreed the existing gravel lot in the rear shall be paved for additional parking, as required by Section 1276.10(c), and each space shall have minimum parking dimensions of 9' wide x 19' long for 90° angle parking.
3. Mr. Tomsik agreed to include a photometrics plan with the detailed site plan to ensure there is a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a).
4. A color rendering of the proposed addition was submitted tonight to ensure compatibility with the existing building, in accordance with Section 1278.08(e). Mr. Shirilla stated architectural building elevations should be provided with the detailed site plan. Mr. Saeger requested that a color rendering of the existing building in relationship to the addition should also be submitted to make sure it is compatible.
5. Mr. Tomsik stated the existing pole sign will be removed, as it is prohibited by Section 1270.11(m), and will be replaced with a ground sign.
6. As requested by the City Engineer, the storm sewer and catch basin shall be cleaned to ensure drainage can be properly conveyed, to which Mr. Tomsik agreed.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE COZUMEL RESTAURANT AND PATIO ADDITION, 625 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. VERIFY THERE IS A MINIMUM OF 130 PARKING SPACES, PURSUANT TO TABLE 1276-1(d)(4), WHICH SHALL INCLUDE A PARKING COUNT OF THE SITE. A SHARED PARKING AGREEMENT WITH THE ADJACENT PROPERTY TO THE NORTH AT 603 PEARL ROAD SHALL ALSO BE PROVIDED.
2. THE EXISTING GRAVEL LOT IN THE REAR SHALL BE PAVED FOR ADDITIONAL PARKING, AS REQUIRED BY SECTION 1276.10(c), AND EACH SPACE SHALL HAVE MINIMUM PARKING DIMENSIONS OF 9' WIDE X 19' LONG FOR 90° ANGLE PARKING.
3. THE DETAILED SITE PLAN SHALL INCLUDE A PHOTOMETRICS PLAN TO ENSURE THERE IS A MINIMUM 0.6 FOOTCANDLE LEVEL FOR PARKING AND PEDESTRIAN AREAS, PURSUANT TO SECTION 1276.14(a).
4. A COLOR RENDERING OF THE PROPOSED ADDITION WAS PROVIDED ON MAY 16, 2019, IN ACCORDANCE WITH SECTION 1278.08(e). A COLOR RENDERING OF THE EXISTING BUILDING, IN CONJUNCTION WITH THE ADDITION, SHOULD BE SUBMITTED WITH THE DETAILED SITE PLAN TO ENSURE COMPATIBILITY. ARCHITECTURAL ELEVATION DRAWINGS SHALL ALSO BE PROVIDED.
5. THE EXISTING POLE SIGN WILL BE REMOVED, AS IT IS PROHIBITED BY SECTION 1270.11(m), AND WILL BE REPLACED WITH A GROUND SIGN. AN EXAMPLE OF THE GROUND SIGN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN AND NECESSARY PERMITS AND INSPECTIONS SHALL BE OBTAINED FROM THE DIVISION OF BUILDING.
6. AS REQUESTED BY THE CITY ENGINEER, THE STORM SEWER AND CATCH BASIN SHALL BE CLEANED TO ENSURE DRAINAGE CAN BE PROPERLY CONVEYED.
7. A QUALIFIED ARBORIST SHALL INSPECT THE TREE WITHIN THE PATIO AREA TO ENSURE IT IS HEALTHY; TRIM ANY BRANCHES THAT MAY BE A HAZARD TO CUSTOMERS; AND VERIFY THE PROJECT ALLOWS FOR ADEQUATE SPACE AROUND THE TREE ROOTS TO ENSURE THE TREE'S FUTURE HEALTH.

Mr. Saeger 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. 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 5 Ayes 0 Nays.

The meeting was adjourned at 7:57 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

May 16, 2019

Cozumel restaurant and patio addition

(Discussion plan)

Location: 625 Pearl Road
C-G District

Proposed Use & Background:

An application has been submitted to construct a 348 sq. ft. addition and an approximate 980 (35' x 28'-4") sq. ft. outdoor concrete patio. The addition will consist of a new bar area with two overhead glass doors that will lead to the patio. The existing deck will be removed and the proposed patio will extend 7' further south past the original deck location. The patio will be surrounded by brick piers and enclosed with a 4'-6" high aluminum fence with a 48" wide egress gate, in accordance with the 2017 Ohio Building Code.

Staff Review Comments:

7. Verify there is sufficient on-site parking; Table 1276-1(d)(4) of the Zoning Code requires a minimum of 130 parking spaces (1 space per 2 seats for 260 total seats, consisting of 200 interior seats and 60 outdoor seats). The applicant has stated there is shared parking with the adjacent property to the north at 603 Pearl Road.
8. The existing gravel lot in the rear shall be paved for additional parking, as required by Section 1276.10(c) and each space shall have minimum parking dimensions of 9' wide x 19' long for 90° angle parking.
9. The detailed site plan shall include a photometrics plan to ensure there is a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a).
10. Provide a color rendering of the proposed addition to ensure compatibility with the existing building, in accordance with Section 1278.08(e).
11. As pole signs are prohibited, pursuant to Section 1270.11(m), the existing pole sign shall be removed.
12. As requested by the City Engineer, the storm sewer and catch basin shall be cleaned to ensure drainage can be properly conveyed.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.