

Brunswick City Planning Commission

June 16, 2016 – Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Patricia Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Dave Wager, Palmieri Builders, 31005 Bainbridge Road, #5,
Solon
Dr. Darell Fisher, 6000 Summit Circle, Brecksville
Jim Yorks, 7525 Leavitt Road, Amherst
T. David Mitchell, Brenner Kaprosy Mitchell, LLP, 30050
Chagrin Boulevard, Suite 100, Pepper Pike
Brian Bauer, 3892 Bair Rd. NW, Dover

Vice Chairman Jeff Arona called the meeting to order at 7:08 p.m.

The first and second items were the discussion of the Phase 4 detailed site plan and Phase 4 final plat for The Reserve at Autumn Creek Subdivision SPD-3, north side of Grafton Road, east of the I-71 overpass. Mr. Jones said they are finishing their review of both of these items and there is no deviation from the preliminary subdivision plan that was previously approved by the Planning Commission.

Chairman Joe Shirilla arrived at 7:09 p.m. and proceeded to preside over the meeting.

The third item was the review of the detailed site plan for the Sherman's Corners Professional Building, northeast corner of Center Road and Catherine Drive. Mr. Arona commented the east elevation of Building "B" needs further enhancements, as it will be visible from Center Road for westbound traffic. Mr. Jim Yorks, architect for the project, stated the owner didn't want to add doors and windows all the way down as they don't know what the tenants' needs are yet. Mr. Arona and Mr. Hasan agreed that architectural enhancements are not needed on the north elevation of Building "A", as it is screened by a 6' high privacy fence. Mr. Shirilla suggested adding brick up to the bottom of the window sill.

The fourth, and final item, was the discussion of the conditional zoning certificate and detailed site plan for Heritage of Brunswick skilled nursing facility, northwest corner of

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Laurel and Pearl Roads. Mr. Jones stated the sidewalk for the south entrance on Laurel Road needs to have stairs, due to the 6' grade differential. Mr. Shirilla commented the façade on the south elevations (Elevation Wings 100 & 200; and 700 & 800) need architectural enhancements.

Mr. Shirilla adjourned the meeting at 7:30 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

June 16, 2016

7:30 p.m.

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Item 1

Chairman Joe Shirilla called the meeting to order at 7:34 p.m.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF MAY 5, 2016.

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

Item 4(a) and (b)

Regarding the detailed site plan and final plat for Phase 4 of The Reserve at Autumn Creek Subdivision SPD-3, north side of Grafton Road, east of the I-71 overpass, Mr. Dave Wager, of Palmieri Builders, was present. Mr. Matt Jones, Consulting City Engineer, stated the Administration recommends approval of both the Phase 4 detailed site plan and Phase 4 final plat, subject to engineering approval. Mr. Jones stated both of these items are in conformance with the approved preliminary subdivision plan.

Mr. Hasan inquired if he should abstain from voting on these items since he lives in The Reserve at Autumn Creek Subdivision; Mr. Incorvaia responded it shouldn't be an issue. In order to prevent a conflict of interest, Mr. Hasan stated he would abstain from voting on both of these items.

MR. ARONA MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PHASE 4 DETAILED SITE PLAN AND PHASE 4 FINAL PLAT FOR THE RESERVE AT AUTUMN CREEK SUBDIVISION SPD-3. THERE IS NO DEVIATION FROM THE PRELIMINARY SUBDIVISION PLAN THAT WAS APPROVED BY THE PLANNING COMMISSION. FINAL APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded the motion. The vote was 3 Ayes 0 Nays 1 Abstain (Mr. Hasan).

Item 4(c)

Concerning the detailed site plan for the Sherman's Corners Professional Building, northeast corner of Center Road and Catherine Drive, Mr. James Yorks, architect; and Dr. Darell Fisher, owner, were present.

Mr. Yorks addressed the Staff Review Comments as follows:

1. To break up the long blank façade along the east elevation of Building "B" pursuant to Section 1278.08(c), they can add face brick veneer to match the rest of the building with a stone sill up to the window sill height, which will allow them to add windows as tenants lease the space. The Commission agreed no further enhancements were needed on the north elevation of Building "A", as it will be screened by a fence and windows may be added at a later date based on the tenant's needs.

2. He stated they have provided 7,065 sq. ft. of bed area and 5,760 sq. ft. of trees and berming for interior landscaping, which meets the minimum 1,680 sq. ft. required by Section 1282.08(b).
3. They will provide additional shrubs from Plant List "D" or "E", as listed in Section 1282.11(d) and (e), 3' to 4' on-center between the "Crusade Thornless Hawthorn" trees to form a row on Center Road and Catherine Drive, pursuant to Section 1282.06(g). However, they would like to eliminate the simulated wrought iron fence and masonry pilasters that were previously approved by the Commission on March 6, 2007, as the shrubs will grow into the fence. Mr. Arona suggested keeping the pilasters and adding a green "living fence"; Mr. Shirilla commented they could add boxwood shrubs to form a hedgerow. Mr. Arona said he would like to see green infill between the brick pilasters and eliminate the fence, to which Mr. Shirilla concurred. Mr. Shirilla noted the "living fence" will require ongoing maintenance, to which the applicant agreed.
4. Mr. Yorks said they will provide a minimum 4' wide pedestrian sidewalk along Catherine Drive, pursuant to Section 1278.09(d).
5. They will resubmit engineering plans reflecting the addition of the Catherine Drive sidewalk.
6. They will remove the "Phase 1" and "Phase 2" wording on Buildings "A" and "B" on the site plan, as both structures will be constructed simultaneously.

MR. HASAN MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR THE SHERMAN'S CORNERS PROFESSIONAL BUILDING, NORTHEAST CORNER OF CENTER ROAD AND CATHERINE DRIVE, SUBJECT TO THE FOLLOWING:

1. TO BREAK UP THE LONG BLANK FAÇADE ON THE EAST ELEVATION OF BUILDING "B", PURSUANT TO SECTION 1278.08(c), THE APPLICANT HAS AGREED TO ADD FACE BRICK AND STONE SILL UP TO THE LEVEL OF THE WINDOW SILL, AS THIS ELEVATION WILL BE VISIBLE FROM CENTER ROAD FOR WESTBOUND TRAFFIC. THE COMMISSION HAS AGREED NO FURTHER ENHANCEMENTS WILL BE REQUIRED ON THE NORTH ELEVATION OF BUILDING "A", AS IT WILL BE SCREENED BY A 6' HIGH PRIVACY FENCE.
2. THE APPLICANT HAS STATED THEY HAVE PROVIDED 7,065 SQ. FT. OF LANDSCAPE BED AREA AND 5,760 SQ. FT. OF TREES AND BERMING FOR INTERIOR LANDSCAPING, IN COMPLIANCE WITH THE MINIMUM 1,680 SQ. FT. REQUIRED BY SECTION 1282.08(b). THESE CALCULATIONS SHALL BE INDICATED ON THE LANDSCAPING PLAN.
3. THE APPLICANT HAS AGREED TO PROVIDE ADDITIONAL SHRUBS FROM PLANT LIST "D" OR "E", AS LISTED IN SECTION 1282.11(d) AND (e), 3' TO 4' ON-CENTER BETWEEN THE "CRUSADE THORNLESS HAWTHORN" TREES TO FORM A GREEN "LIVING FENCE" OF SIGNIFICANT IMPACTFUL SIZE ON CENTER ROAD AND CATHERINE DRIVE, PURSUANT TO SECTION 1282.06(g). THIS WILL BE IN LIEU OF THE BLACK ALUMINUM FENCE THAT

WAS PREVIOUSLY APPROVED BY THE PLANNING COMMISSION ON MARCH 6, 2007, WHILE KEEPING THE OTHER ARCHITECTURAL ELEMENTS, INCLUDING THE PILASTERS, ON THE PLAN.

4. PROVIDE A MINIMUM 4' WIDE PEDESTRIAN SIDEWALK ALONG CATHERINE DRIVE, PURSUANT TO SECTION 1278.09(d), AND RESUBMIT ENGINEERING PLANS REFLECTING THE ADDITION OF THE CATHERINE DRIVE SIDEWALK.
5. REMOVE THE "PHASE 1" AND "PHASE 2" WORDING ON BUILDINGS "A" AND "B" ON THE SITE PLAN, AS BOTH STRUCTURES WILL BE CONSTRUCTED SIMULTANEOUSLY.
6. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(d)

Regarding the public hearing for the conditional zoning certificate and detailed site plan for Heritage of Brunswick, northwest corner of Laurel and Pearl Roads, Mr. T. David Mitchell, of Brenner, Kaprosky & Mitchell; and Mr. Brian Bauer, architect, were present.

Mr. Mitchell provided background on the project to the Commission and stated they have an understanding with the seller regarding the maintenance of the sidewalk that runs east to west along the north side of the property leading to Laurel Hill Apartments.

Mr. Bauer showed building material samples to the Commission and explained that the ground sign materials will match the building.

Mr. Bauer noted they have highly landscaped the site, as one of the conditions from the Planning Commission's May 5, 2016 meeting, pursuant to Section 1274.05(e). Mr. Shirilla inquired if the ponds will have fences around them; Mr. Bauer said they will be dry detention basins, so that shouldn't be necessary.

Mr. Bauer proceeded to address the Staff Review Comments as follows:

1. The 75' maximum setback indicated on Sheet C4 will be revised to show a maximum setback of 60', pursuant to Section 1260.05(a)(2)(C).
2. The "Winter King Hawthorn", "Sargent Crabapple", and "Snowdrift Crabapple" will be revised to a minimum 2-1/2" caliper, as required by Section 1282.04(b)(1).
3. They will indicate on the final site plan that the landscaping strip along the Pearl Road right-of-way has a minimum width of 10', pursuant to Section 1282.06(g).
4. They will also show on the final site plan that the landscaping strip on the west side of the property has a minimum width of 25', as required by Section 1282.06(g), when adjacent to a residential use (Laurel Hill Apartments).

5. They will indicate on Sheet E1 the average illumination levels; Section 1276.14(c) permits a maximum of 2.4 footcandles.
6. Mr. Mitchell said they will submit a written agreement with the property owners to the west stating the applicant will retain and maintain the existing sidewalk that runs east to west along the north side of the property leading to Laurel Hill Apartments.
7. Due to the 6' grade differential, Mr. Bauer commented they will either change the grading or add steps on the sidewalk leading from the south entrance parking lot to Laurel Road.
8. All stipulations of the conditional zoning certificate shall be adhered to.

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

Mr. Mitchell addressed the items of the conditional zoning certificate as follows:

1. They will operate as a commercial establishment that is harmonious with the existing character of the neighborhood. A trip generation study has been performed and there is no impact to the neighborhood.
2. The adjacent neighbors are in favor of the project and there is no adverse effect.
3. Essential public facilities are in place or will be contained in the easement. There will be no impact to the school system.
4. They are in compliance with the general and specific objectives of the Zoning Code and Comprehensive Plan.
5. Convalescent care facilities are a conditionally permitted use in the C-G General Commercial District.
6. All permitted installations are maintained impeccably.
7. They will not have any loud speakers on the site.

Mr. Shirilla stated he feels the applicant has met the criteria of a conditionally permitted use.

Regarding the building façade, Mr. Shirilla noted on Sheet PR 006 that the four walls on the south elevation facing Laurel Road (Elevation Wings 100 & 200; and 700 & 800) should have windows added to provide architectural enhancement. Mr. Arona commented if a true window is not structurally possible, then a faux window should be added. Mr. Mitchell said they can add one window on each side of the entrance.

Mr. Hasan suggested breaking up the large expanse of the shake gable; Mr. Arona suggested adding a smaller triangle vent, instead of an octagon, trimmed in white. Mr. Bauer said they could also add a wider frieze board on the gable.

MR. ARONA MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR HERITAGE OF BRUNSWICK SKILLED NURSING FACILITY, LOCATED AT THE NORTHWEST CORNER OF LAUREL AND PEARL ROADS, SUBJECT TO THE FOLLOWING:

1. THE 75' MAXIMUM SETBACK INDICATED ON SHEET C4 SHALL BE REVISED TO SHOW A MAXIMUM SETBACK OF 60', PURSUANT TO SECTION 1260.05(a)(2)(C).
2. THE "WINTER KING HAWTHORN", "SARGENT CRABAPPLE", AND "SNOWDRIFT CRABAPPLE" SHALL BE INDICATED WITH A MINIMUM 2-1/2" CALIPER, AS REQUIRED BY SECTION 1282.04(b)(1).
3. INDICATE ON THE FINAL SITE PLAN THE WIDTH OF THE LANDSCAPING STRIP ALONG THE PEARL ROAD RIGHT-OF-WAY; SECTION 1282.06(g) REQUIRES A MINIMUM WIDTH OF 10'.
4. THE FINAL SITE PLAN SHALL SHOW THAT THE LANDSCAPING STRIP ON THE WEST SIDE OF THE PROPERTY HAS A MINIMUM WIDTH OF 25', AS REQUIRED BY SECTION 1282.06(g), WHEN ADJACENT TO A RESIDENTIAL USE (LAUREL HILL APARTMENTS).
5. PROVIDE THE AVERAGE ILLUMINATION LEVELS ON SHEET E1; SECTION 1276.14(c) PERMITS A MAXIMUM OF 2.4 FOOTCANDLES.
6. A WRITTEN AGREEMENT SHALL BE SUBMITTED WITH THE PROPERTY OWNERS TO THE WEST STATING THE APPLICANT WILL RETAIN AND MAINTAIN THE EXISTING SIDEWALK THAT RUNS EAST TO WEST ALONG THE NORTH SIDE OF THE PROPERTY LEADING TO LAUREL HILL APARTMENTS.
7. DUE TO THE 6' GRADE DIFFERENTIAL, THE SIDEWALK LEADING FROM THE SOUTH ENTRANCE PARKING LOT TO LAUREL ROAD SHALL INCLUDE A PROVISION FOR THE ADDITION OF STEPS OR A MODIFICATION OF THE GRADE.
8. ON SHEET PR006, THE APPLICANT HAS AGREED TO ADD WINDOWS TO EITHER SIDE OF THE ENTRANCE FOR THE SOUTH ELEVATION WINGS "100 & 200", AND "700 & 800". IN ORDER TO DECREASE THE LARGE EXPANSE OF SHAKE SHINGLES, THE SIZE OF THE FRIEZE BOARD SHALL BE INCREASED ON ALL EIGHT GABLE ENDS OF THE WINGS AND THE APPLICANT SHALL ALSO CONSIDER MODIFYING THE VENT DESIGN.
9. ALL STIPULATIONS OF THE CONDITIONAL ZONING CERTIFICATE SHALL BE ADHERED TO.

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

Mr. Incorvaia noted the sign package needs to be approved by the Division of Building, to which the applicant agreed.

Item 5

There was no old business.

Item 6

Regarding new business, Mr. Rocha stated he will need to abstain from the vote on July 7, 2016 for the Harsax Apartment Complex detailed site plan and conditional zoning certificate, 377 Pearl Road, as they are a client.

Item 7

No one appeared at the public comment period.

Item 8

Mrs. Hanek 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 8:47 p.m.

Respectfully,

Pamela Plavecski