

Brunswick City Planning Commission

June 20, 2019 - Caucus

7:00 p.m.

Joe Shirilla Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, 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 7:07 p.m.

The first item was the site plan review for the BP/7-Eleven outdoor sales display, 15 Pearl Road. Mr. Arona commented that outdoor sales of seasonal items only should be permitted; year-round items should be stored inside the store.

The second item was the discussion of the public hearing for the Vicky Drive extension single family cluster development rezoning from the R-R District to the R-L District, preliminary subdivision plan, and conditional zoning certificate. Mr. Jones stated the riparian setback on Sublot 4 will be enforced, which will regulate the size of the house that can be constructed on the property. He noted a fence should be installed on the western property line of Sublots 9, 10, and 11, as a safety measure for the adjoining retention basin.

Chairman Shirilla arrived at 7:19 p.m.

The third item was the review of the discussion plan for the Meijer grocery store and gas station, southeast corner of Center Road and Maxwell Boulevard. Regarding the modification needed for the building setback, Mr. Arona inquired how Meijer's would align with Scene 75; Mr. Jones replied it matches almost exactly. Mr. Shirilla stated he is concerned about the gas station being located so close to Center Road and the traffic flow. He also commented the building façade is slightly bland and it should blend in with the surrounding structures. Mr. Delsanter stated he would like to see this project connect Foxwood Drive with Maxwell Boulevard. Mr. Aungst noted the first priority is to get the building constructed of the highest quality for the community.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

June 20, 2019

7:30 p.m.

Joe Shirilla Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Travis Crane, TGC Engineering, 1310 Sharon Copley Road,
Sharon Center
Dave & Kim Hunt, 4543 Patricia Drive, Brunswick
Char & Al Crandall, 4542 Patricia Drive, Brunswick
Tom & Kim Fox, 4526 Patricia Drive, Brunswick
Kim Harrington, 5176 Salton Drive, Brunswick Hills
Joel Trent, 4516 Patricia Drive, Brunswick
Lanie Wess, Woolpert, 4454 Idea Center Boulevard, Dayton
Brian Smallwood, Woolpert, same as above
Ron Clement, 808 Pearl Road, Brunswick Hills
Rick Dlugoz, Cenco, 3769 Center Road
Linda Hennis, 4028 Persimmon Lane, Brunswick
Louise & Tom Wiatrak, 4636 Persimmon, Brunswick
Patty Zayas, 4506 Patricia Drive, Brunswick
John Hardy, 560 Linden Drive, Brunswick
Darrell & Anne Kent, 805 Timberlake Trail, Brunswick
Rohil & Katie Patel, BP Gas Station, 15 Pearl Road, Brunswick
Carol Becka, 4445 Patricia Drive, Brunswick
Scott Miller, 4490 Patricia Drive, Brunswick
James Snider, 4480 Patricia Drive, Brunswick
Drew Burge, 4679 Butternut Drive, Brunswick
Crisman Jones, Meijer Stores, 2350 Three Mile Road, NW, Grand
Rapids, MI
Jason Ivory, Howard Hanna Drive, 3925 Center Road, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:37 p.m.

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

Item 2

Regarding announcements or correspondence, Mr. Shirilla announced the Planning Commission received a letter from Councilman Tony Capretta, dated June 20, 2019, concerning the Vicky Drive extension single family cluster development, which will be addressed when that item is discussed tonight.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF MAY 16, 2019.

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

Item 4(a)

Regarding the site plan review for the BP/7-Eleven outdoor sales display, 15 Pearl Road, Katie and Rohil Patel were present.

Mrs. Patel explained they have been selling mulch, firewood, and windshield washer fluid in the past at BP/7-Eleven and would like permission to continue to do so.

Regarding Staff Review Comment 3, the Commission discussed the time frame, height limitation, and products that would be permitted to be displayed outdoors. Mr. Arona commented to be consistent with the Circle K outdoor sales display approval, a time frame of 90 days could be permitted. The Commission agreed May 1st through July 31st of each year was acceptable. Mrs. Patel stated the stacking height of the outdoor mulch will be 5' and it is located clear of the entrance. Mr. Shirilla noted the items stored outside should be seasonal only and not year-round items.

Mr. Patel said they store cases of bottled water outside during summer and replace it with salt in the winter. Mr. Shirilla noted the windshield washer fluid should be stored inside, as it is a year-round item. The Commission agreed that a time frame would not be instituted for the water, salt, and firewood that is stacked against the building, and that a maximum display height of 4' would be permitted. Mr. Shirilla stated the lottery sign must be removed in front of the building, as it exceeds the maximum of one sign per each street right-of-way, and it was not part of the sign package for which the BZA granted variances.

MR. ARONA MOTIONED TO APPROVE THE BP/7-ELEVEN OUTDOOR SALES DISPLAY, 15 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. THE OUTDOOR SEASONAL SALES DISPLAY OF MULCH SHALL BE LIMITED TO EIGHT PALLETS WITH A MAXIMUM HEIGHT OF FIVE FEET, WHICH SHALL BE PERMITTED FROM MAY 1ST TO JULY 31ST OF EACH YEAR, AND SHALL BE LOCATED WITHIN FIVE FEET OF THE EDGE OF THE PARKING LOT.

2. THE WATER, SALT, AND FIREWOOD SHALL BE PERMITTED IN FRONT OF THE STORE WITH A MAXIMUM DISPLAY HEIGHT OF FOUR FEET.
3. THE PLANNING COMMISSION DETERMINED THAT WINDSHIELD WASHER FLUID IS A YEAR-ROUND SALES ITEM AND IS NOT PERMITTED TO BE DISPLAYED OR SOLD OUTSIDE OF THE STORE.
4. A LOTTERY SIGN IS SHOWN ON THE NORTH SIDE OF THE CONVENIENCE STORE SHALL BE REMOVED, AS THIS EXCEEDS THE MAXIMUM ONE SIGN PER EACH STREET RIGHT-OF-WAY PERMITTED BY SECTION 1270.05 – TABLE B. THIS SIGN WAS NOT INCLUDED IN THE SIGN PACKAGE FOR WHICH VARIANCES WERE GRANTED BY THE BOARD OF ZONING APPEALS ON APRIL 30, 2019.

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

Item 4(b)

Concerning the public hearing for the Vicky Drive extension single family cluster development rezoning from the R-R District to the R-L District, preliminary subdivision plan, and conditional zoning certificate, Mrs. Kim Harrington, developer; and Mr. Travis Crane, engineer, were present.

Mrs. Harrington gave an overview of the project. She stated the homes will range in size from 2,000 to 3,200 sq. ft., which will be comparable to the surrounding subdivisions. Mr. Arona asked if the home models submitted to the Commission are the actual ones; Mrs. Harrington responded no, but they are close to choosing a builder.

Mr. Shirilla asked for a description of the stormwater management; Mr. Crane they are looking at the flow rate for pre-development and for post-development. He also noted there are EPA mandated post-construction water quality requirements that must be complied with. Mr. Jones explained there is a substantial slope on this property, and quite a bit of the land is open space. He commented the city hasn't received stormwater calculations yet, as it is too early in the development stage, but there is enough open space to make adjustments. He stated he is confident the subdivision can be developed to meet city standards. He noted the size of the retention basin could be revised and the outflow changed by having the outlet adjusted to a smaller release point. He said the EPA standards are mirrored by the City of Brunswick. Mr. Arona asked what has changed since Patricia Drive went it; Mr. Jones responded stormwater management requirements have changed and become more stringent. Mr. Delsanter stated stormwater management procedures changed in 2005, which requires that stormwater be managed after construction.

Mr. Shirilla commented the Planning Commission received a letter from Councilman Anthony Capretta, who was unable to attend tonight's meeting, dated June 20, 2019 listing the neighboring residents' concerns. Mr. Shirilla asked Mrs. Harrington what the price range of the homes will be; she responded \$350,000 to \$450,000.

Mr. Shirilla declared the public hearing open.

Mr. Al Crandall, 4542 Patricia Drive, stated his property is adjacent to the retention basin, and inquired if the fence is limited to the western property line, or around the entire basin? He said he would like a "good neighbor" fence along the rear property line.

Mr. Tom Fox, 4526 Patricia Drive, questioned how the Commission objectively determined the intent was met of the purpose of a single family cluster development, whereby allowing 12 acres, instead of the 15 acres required by code. Mr. Incorvaia read Section 1284.01 of the Zoning Code pertaining to the purpose, and stated the Commission felt it had been met. Mr. Fox stated he was concerned about the number of houses being built and the lot sizes. Mr. Shirilla explained the lot sizes for the proposed development are slightly smaller than conventional single family lots, but the total size of the property is 25 acres. He said 15 lots were always proposed in the applicant's submission to the Planning Commission. He commented the size of the lots and the size of the homes are proportional. Mr. Saeger stated he felt the 12-acre site met the intent of Section 1284.01, as he does not want to create small islands of development in the city, but the proposed project is part of a bigger neighborhood.

Mr. Joel Trent, 4516 Patricia Drive, asked when Section 1284.01 went into effect; Ms. Plavecski replied June 10, 1997. He asked if the Vicky Drive extension will be higher or lower in elevation than Patricia Drive; Mr. Shirilla said they will answer that question at the end of the public hearing.

Mr. Tom Wiatrak, 4636 Persimmon Lane, inquired where the water will drain to; Mr. Jones replied the outlet will run to the creek to the west. He said the amount of peak flow will be reduced downstream. Mr. Wiatrak asked if there is someplace else the water can go to and if the creek can be straightened to stop the erosion. Mr. Jones answered the city won't straighten the creek, as it can't be done under current environmental regulations. He said the water can't be diverted to a different direction because that is the way the grade runs. He stated the majority of the water in the creek is not coming from the Harrington property. Mr. Jones explained the applicant has to meet city standards regarding stormwater management and the pond must be inspected and maintained.

Mr. Darell Kent, 805 Timberlake Trail, inquired if the rezoning for the eastern portion of the property has been submitted; Ms. Plavecski responded the remaining 13 acres remains in the R-R District until the developer seeks for it to be rezoned.

Mrs. Kim Fox, 4526 Patricia Drive, said her backyard will abut Sublot 13 and they currently have 80' between their rear property line and the proposed lots on Vicky Drive. She said the water flow coming out on their property is high and if it gets any higher, it will burn out their swimming pool heater. She stated she doesn't feel a sufficient explanation has been given

as to why 12 acres, instead of 15 acres, for single family cluster development was approved by the Planning Commission. Mrs. Fox commented the street is going to be longer than what is allowed by code, which will increase the amount of impervious surface. She said they were told verbally that 8 to 12 lots were proposed. She explained the adjacent homeowners offered to pay for a buffer zone for mounding and trees between the existing and new subdivision. Mrs. Fox asked if there will be a separate stormwater system for the proposed subdivision; Mr. Jones responded yes.

Mrs. Char Crandall, 4542 Patricia Drive, stated in a verbal conversation and in an e-mail, that 8 to 12 homes were proposed. She reiterated they offered to purchase some of the property to the rear of their lots to act as a buffer. Mrs. Crandall said they are concerned with stormwater management. She stated she has never had water in her basement and wants to keep it that way.

Mrs. Kim Hunt, 4543 Patricia Drive, said a compromise should be reached between The Timbers and the new development regarding the lot sizes and the number of homes proposed.

Mr. Drew Burge, 4679 Butternut Drive, stated he is running for City Council, and he wants to ensure the residents' concerns are addressed by the Planning Commission. He said he also wants the Commission to be aware of the flooding issues in that area. Mr. Burge suggested adding a drainage basin on the eastern side of the site, in addition to the basin on the west side, to help with water run-off. Mr. Jones explained the creek to the east and the creek to the west all converge in one basin, so adding a second pond wouldn't change the net effect of the basin and wouldn't have any impact.

Ms. Patty Zayas, 4506 Patricia Drive, stated she is concerned this proposed subdivision will bring her property value way down. She noted the property is a mess with trees down, a huge pile of pallets, and the guardrail is knocked down. She also stated she agrees with her neighbors' comments made this evening.

Mr. Joel Trent, 4516 Patricia Drive, asked for clarification regarding adding an additional retention basin. Mr. Jones explained the amount of flow that leaves the site has to be reduced to a certain level and installing an additional basin wouldn't make much difference in meeting city standards.

Ms. Carol Becka, 4455 Patricia Drive, stated she is concerned about construction traffic going down Patricia Drive.

Mr. Tom Wiatrak, 4636 Persimmon Lane, asked for clarification on the stormwater retention basin. Mr. Jones said the basin will hold the water back, but will release it at a slower rate. He said most of the water in the creek is not coming from this site so the impact will be negligible.

Mrs. Kim Fox, 4552 Patricia Drive, asked if the Planning Commission is taking the neighbors' comments into account and if the Planning Commission will be addressing their questions, to which Mr. Shirilla responded yes.

Mr. Shirilla noted that the some of the existing lots on Patricia Drive do not meet the minimum 0.5 acre (21,780 sq. ft.) required by Section 1252.05(a) of the current Zoning Code. He commented it would require a substantial amount of money to buy some of the lots.

There was no further comment, so Mr. Shirilla declared the public hearing closed.

Regarding the plan showing two retention ponds, Mr. Crane said he doesn't recall seeing a plan showing that, to which Mr. Jones concurred. Mr. Crane stated he would prefer not to have a fence on the western property line of Sublots 9, 10, and 11. Mr. Jones said he might consider that, depending on the grading issues.

Mr. Crane commented he was slightly surprised the water flow was that wide behind the lots on Patricia Drive. Mr. Jones noted if additional water drainage needs to be installed, such as catch basins, the city can look into that.

Mrs. Harrington explained they have had multiple discussions with the residents on Patricia Drive and there was no plan for 8 to 10 homes in the new subdivision; she stated there were always 14 to 15 lots proposed and the proposed homes will bring up property values. Mrs. Harrington commented if the homeowners choose to buy those lots for just green space, and if the Harringtons install all the utilities, the home owner could build a house on that area in the future, which wouldn't be fair.

Mr. Shirilla asked about the property looking unsightly; Mrs. Harrington stated the guardrail is back up and the site is constantly inspected by Chagrin Valley Engineering. Concerning construction traffic, Mrs. Harrington stated Patricia Drive is the only access to the site. Mr. Shirilla said the street will have to been kept clean and construction traffic less impactful to the neighborhood.

Mr. Hasan said the Planning Commission has to balance the rights of the property owners with that of the developer.

Mrs. Harrington and Mr. Crane addressed the Staff Review Comments as follows:

1. The length of the Vicky Drive cul-de-sac is 549 linear ft.; with the inclusion of the existing 210 ft. long stub street, the total length will be 759 linear feet. Section 1228.02(d) states streets designed to be permanently dead ended shall not be longer than 600 feet, unless a greater length is approved by the Planning Commission, and shall be provided at the closed end with a turnaround having an outside pavement diameter of at least 100 feet and a street property line diameter of at least 120 feet. Interior planting circles may be allowed, with the approval of the Planning Commission and the City Engineer. The applicant has complied with the above required dimensions of the turnaround and street property line diameter, subject to

approval of the greater length by the Planning Commission. Mr. Jones commented as there is only one entrance to the proposed subdivision, along with the riparian zone, the use of cul-de-sacs as presented provides the least impact to the site. He noted the cul-de-sac length complies with Medina County standards and the number of homes is less than the maximum 50 permitted by the County. Mr. Crane explained they have to tie into Vicky Drive, due to the adjacent property being in Brunswick Hills Township, and in addition to riparian zones, the extra length of the cul-de-sac is necessary. He noted there are several streets in Brunswick that exceed the maximum 600' length.

2. There is a 50' wide riparian zone located on the east side of the subdivision that encroaches into the rear yard of Sublot 4, which will impact the buildable area for this lot. No construction can occur within the riparian zone except as needed to complete the sanitary sewer connection. Mr. Jones stated he has no issue with Sublot 4 being in the riparian setback, and it is one of the largest lots in the subdivision. He said the riparian setback will be enforced and a house cannot be constructed in the riparian zone, with the exception of the sanitary sewer connection. Mrs. Harrington stated they will ensure the home buyer of Sublot 4 is aware of the riparian setback.
3. A preliminary grading plan for stormwater management has been submitted to verify feasibility for the installation of an adequately sized basin on the existing slope. The applicant shall consider adding fencing along the western property line of Sublots 9, 10, and 11, due to the change in elevation adjacent to the detention basin. Mr. Crane said they will look into the details of a fence being needed in that area.
4. All requirements of the conditional zoning certificate shall be adhered to.
5. Park fees shall be established in accordance with Chapter 1232 prior to final plat approval and shall become part of the conditional zoning certificate. Ms. Plavecski said these fees must be submitted with the detailed site plan.
6. City Council approval of the single family cluster development is required, pursuant to Section 1224.04(d)(4) of the Subdivision Regulations, in addition to the rezoning from the R-R District to the R-L District, as required by Section 6.02(c)(6) of the City Charter.
7. Following approval of the preliminary subdivision plan, final plat approval is required by the Planning Commission and City Council, in accordance with Section 1224.04(a)(3) of the Subdivision Regulations.

Mr. Shirilla inquired about the buffer between Patricia Drive and Vicky Drive; Mrs. Harrington commented the front setback will be staggered between 35 feet and 45 feet, as required by code. She said they left a nice buffer of existing trees and they will consider fencing and/or mounding near the Patricia Drive residents' rear yard.

Mr. Arona asked why the Harringtons didn't make the western portion of the site 15 acres for the single family cluster development; Mrs. Harrington replied they haven't made any

decisions on the eastern portion of the site near Pearl Road. She said there is a nice open space on each side, so that is where they chose to divide the property.

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE REZONING FROM THE R-R RURAL RESIDENTIAL DISTRICT TO THE R-L LOW DENSITY RESIDENTIAL DISTRICT, THE PRELIMINARY SUBDIVISION PLAN, AND THE CONDITIONAL ZONING CERTIFICATE FOR THE VICKY DRIVE EXTENSION SINGLE FAMILY CLUSTER DEVELOPMENT, 834 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. THE LENGTH OF THE VICKY DRIVE CUL-DE-SAC IS 549 LINEAR FEET; WITH THE INCLUSION OF THE EXISTING 210 FT. LONG STUB STREET, THE TOTAL LENGTH WILL BE 759 LINEAR FEET. SECTION 1228.02(d) STATES STREETS DESIGNED TO BE PERMANENTLY DEAD ENDED SHALL NOT BE LONGER THAN 600 FEET, UNLESS A GREATER LENGTH IS APPROVED BY THE PLANNING COMMISSION, AND SHALL BE PROVIDED AT THE CLOSED END WITH A TURNAROUND HAVING AN OUTSIDE PAVEMENT DIAMETER OF AT LEAST 100 FEET AND A STREET PROPERTY LINE DIAMETER OF AT LEAST 120 FEET. INTERIOR PLANTING CIRCLES MAY BE ALLOWED, WITH THE APPROVAL OF THE PLANNING COMMISSION AND THE CITY ENGINEER. THE APPLICANT HAS COMPLIED WITH THE ABOVE REQUIRED DIMENSIONS OF THE TURNAROUND AND STREET PROPERTY LINE DIAMETER. THE PLANNING COMMISSION APPROVES THE 759 LINEAR FT. CUL-DE-SAC LENGTH, DUE TO THE UNIQUE TOPOGRAPHY AND SINGLE ACCESS TO THE SITE. THE 759 FT. CUL-DE-SAC LENGTH AND NUMBER OF HOMES ON A SINGLE ACCESS IS LESS THAN MEDINA COUNTY REQUIREMENTS.
2. THE APPLICANT IS AWARE OF THE 50' WIDE RIPARIAN ZONE LOCATED ON THE EAST SIDE OF THE SUBDIVISION THAT ENCROACHES INTO THE REAR YARD OF SUBLOT 4 WHICH WILL IMPACT THE BUILDABLE AREA FOR THIS LOT. NO CONSTRUCTION CAN OCCUR WITHIN THE RIPARIAN ZONE EXCEPT AS NEEDED TO COMPLETE THE SANITARY SEWER CONNECTION.
3. A PRELIMINARY GRADING PLAN FOR STORMWATER MANAGEMENT HAS BEEN SUBMITTED TO VERIFY FEASIBILITY FOR THE INSTALLATION OF AN ADEQUATELY SIZED BASIN ON THE EXISTING SLOPE. THE ADDITION OF FENCING ALONG THE WESTERN PROPERTY LINE OF SUBLOTS 9, 10, AND 11, DUE TO THE CHANGE IN ELEVATION ADJACENT TO THE DETENTION BASIN, WILL BE DISCUSSED WITH THE DETAILED SITE PLAN.
4. ALL REQUIREMENTS OF THE CONDITIONAL ZONING CERTIFICATE SHALL BE ADHERED TO.
5. PARK FEES SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER 1232 PRIOR TO FINAL PLAT APPROVAL AND BECOME PART OF THE CONDITIONAL

ZONING CERTIFICATE. THE ABOVE FEES SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN.

6. CITY COUNCIL APPROVAL OF THE SINGLE FAMILY CLUSTER DEVELOPMENT IS REQUIRED, PURSUANT TO SECTION 1224.04(d)(4) OF THE SUBDIVISION REGULATIONS, IN ADDITION TO THE REZONING FROM THE R-R DISTRICT TO THE R-L DISTRICT, AS REQUIRED BY SECTION 6.02(c)(6) OF THE CITY CHARTER.
7. FOLLOWING APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN, FINAL PLAT APPROVAL IS REQUIRED BY THE PLANNING COMMISSION AND CITY COUNCIL, IN ACCORDANCE WITH SECTION 1224.04(a)(3) OF THE SUBDIVISION REGULATIONS.

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

Item 4(c)

Concerning the discussion plan for the Meijer grocery/retail store and gas station, southwest corner of Center Road and Warren Drive, Ms. Lanie Wess and Mr. Brian Smallwood, of Woolpert; and Mr. Chris Jones, of Meijer grocery and retail store, were present.

Mr. Jones explained Meijer is a privately-owned business that was started in 1934, which now has 247 stores, three of which are located in Ohio: Avon, Stow, and Mentor. He commented they hire about 300 people per store, and this property is under contract. He stated there are currently two projects under construction located in North Canton and Lorain.

Mr. Shirilla asked what Meijer has done to ensure they will be successful since they are in close proximity to other grocery stores. Mr. Jones responded they have a consulting firm that they send data to in order to open stores in the right location. He said Meijer is different from a regular grocery store in that only 53,000 sq. ft. of the 159,264 sq. ft. building will be dedicated for groceries.

Mr. Smallwood showed a video of the proposed building to the Commission and audience. Mr. Jones reviewed the façade drawings; Mr. Shirilla commented he would like a different color for the building façade. Mr. Jones stated they can adapt to the city's architectural standards. He explained they use tilt-up construction and the precast concrete walls are stamped to give the appearance of brick, as using real brick on a building this size is not feasible. Ms. Wess commented all the stores are built the same, just the color is different, and stated Meijer would have to approve a different color from what was submitted. Mr. Incorvaia noted the Planning Commission acts as the Architectural Review Board. Mr. Arona said the façade colors should be compatible with the surrounding buildings, such as the Brunswick campus across Center Road that includes the library, recreation center, and Tri-C. Ms. Plavecski commented code

(Section 1278.08(e)) requires Meijer to be compatible with adjacent buildings; it is not a subjective requirement. Ms. Wess stated construction will begin in May, 2021, so they will be seeking an approval extension, as Planning Commission approval is valid for only one year.

Mr. Shirilla stated the gas station canopy shouldn't be near Center Road. Mr. Hasan noted the fuel pump canopy is the most visible from Center Road and suggested moving the convenience store in front of the fuel pumps; Mr. Jones said they will consider it. Mr. Shirilla suggested placing the pedestrian amenities in front by the convenience store to comply with the Corridor Plan. Mr. Arona commented Getgo and Sheetz moved their pumps away from the street at the Planning Commission's request and suggested locating the pumps within the interior of the site.

The Staff Review Comments were addressed as follows:

1. The grocery/retail store is located approximately 450' from the Center Road right-of-way; Section 1260.05(a)(2)(B) permits a maximum front setback of 60'. Additionally, Section 1260.07(a) requires 2/3's of a building's street façade shall fall within the front yard zone. Furthermore, the parking zone width within the front yard exceeds the maximum 45' width permitted by Section 1260.07(b). The gas station convenience store, which is located 150.6' from the Center Road right-of-way, and the gas station parking lot, also exceed the above maximum front yard setback and maximum front yard parking zone width.

Furthermore, the northern pump canopy is located past the 60' maximum front yard setback on Center Road and the northeastern canopy exceeds the 60' maximum front yard setback from Warren Drive required by the above code sections. Ms. Wess explained Center Road will be widened by adding a turning lane in front of their store, whereby the front setback will change and the gas station canopy will comply with code.

Ms. Plavecski noted the three criteria required by Section 1260.07(e) to grant a modification have been addressed.

2. Pursuant to Section 1260.07(a), verify the street facades facing Center Road, Warren Drive, and Foxwood Terrace shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% of the street façade and extending at least 20% of the length of the street façade. Ms. Wess stated the front façade meets those requirements, and the garden center has a canopy that provides the recess for the Warren Drive (east) façade. Ms. Plavecski requested those calculations to be shown on the next submittal. Ms. Wess stated they are seeking a modification for the Foxwood Terrace (south) street façade since it's the back of the building.
3. Section 1278.08(c) states excessively long, unbroken building facades should be avoided, and Section 1278.08(j) states that the apparent bulk of a building can be lessened with the use of façade articulation and pitched roofs. The south and east

elevations should be enhanced with further architectural elements to break up the long expanse of building walls. Mr. Arona said the building will also be visible from Maxwell Boulevard on the west side; Ms. Wess stated there is existing landscaping that will block some of the view. She said the south façade will not be visible from Foxwood Terrace, due to the screening fence; Mr. Hasan said he would like this shown on the site plan confirming that.

4. Table 1276-1(d)(3) requires a minimum of 556 parking spaces for the 139,030 sq. ft. net floor area of the main grocery/retail building; 480 spaces will be provided, including 460 standard parking spaces measuring 9'-6" wide x 19' long, in compliance with Table 1276-3, and 20 handicap spaces, which meets the minimum 9 spaces required by Table 1106.1 of the 2017 Ohio Building Code. Verify that 4 of the handicap spaces are van-accessible, in accordance with Section 1106.5 of the 2017 Ohio Building Code. The convenience store will have 12 parking spaces, which meets the minimum 7 spaces required by Table 1276-1(d)(7) and one van-accessible handicap space required by Table 1106.1. The parking aisle widths meet the minimum 24' required by Table 1276-3. Mr. Chris Jones stated they have sufficient parking and they will be seeking a modification from the Planning Commission to allow 480 spaces.
5. Provide the entrance drive width at the curb for the two drives on Center Road and three drives on Warren Drive; Table 1276-4 does not have a minimum width for drives with frequent truck traffic, but permits a maximum width of 90 feet. Additionally, provide the driveway width at the right-of-way for the two drives on the west side of Warren Drive near the north and south sides of the main building; Table 1276-4 permits a maximum of 40 feet. The northern-most entrance drive width of 27' is indicated near the convenience store, in compliance with the above Table. This will be shown on the next submittal.
6. As required by Section 1276.10(j), verify there is a minimum 130' of vehicle stacking room for the pharmacy drive-thru; Ms. Wess stated they are in compliance.
7. Pursuant to Section 1282.08(b)(2), confirm that a minimum of 32 trees from Plant List "A" and 256 shrubs from Plant Lists "D" or "E" will be provided for interior landscaping. This will be indicated on the next submittal.
8. The "Shademaster Honeylocust" is not an approved species from Plant List "A", as listed in Section 1282.11(a). This species will be changed.
9. Along the Center Road right-of-way, pursuant to Section 1282.06(e), verify that 10% of the total front yard area not used for parking or circulation will be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. This landscaping is in addition to parking lot interior landscaping required by this section and Section 1282.08(b). The 10% area includes the 10' wide landscape strip at the right-of-way required by Section 1282.08(g). This will be verified on the next plan.

10. Pursuant to Section 1282.08(a), a 5' wide parking perimeter landscape screening strip containing plant material from Plant Lists "D" or "E", that will achieve a minimum height of 4 feet, shall be installed along the west property line. Ms. Wess stated this will be shown on the next submittal.
11. A photometrics plan has been submitted which indicates the average illumination levels of the storefront area at 3.0 footcandles; the pedestrian high-use areas of 5.0 footcandles; and the canopies at 5.0 footcandles, which exceed the maximum 2.4 footcandles permitted by Section 1276.14(c). The lighting level on the south side of the property near Foxwood Terrace complies with the maximum one footcandle permitted by Section 1276.14(d) when adjacent to a residential district at the southwest corner of the site. This will be discussed at the next meeting.
12. Multiple wall signs are proposed on the front of the building and the gas station pumps; Section 1270.05 – Table B permits a maximum of one wall sign per each street frontage with a maximum total sign face area of 250 sq. ft. Ms. Wess stated they will be seeking variances from the Board of Zoning Appeals.
13. The electronic digital display fuel pricing ground sign measures 13'4" high, which exceeds the maximum 7' total height for the base and sign face area permitted by Section 1270.05 – Table B. The sign face area of the digital display area is 57.52 sq. ft., which exceeds the maximum 40 sq. ft. permitted by the above Table. Electronic moving message/digital display signs are a conditionally permitted use, pursuant to Section 1260.04(r), and will require a public hearing. Ms. Wess commented they will also seek a variance from the Board of Zoning Appeals for this item.
14. A traffic study is currently under review by the City of Brunswick's traffic consultant. Mr. Matt Jones stated it is his strong opinion that access to Maxwell Drive should be considered, with the possibility of extending Foxwood Terrace. Mr. Chris Jones stated they are not interested in extending Foxwood Terrace, as more wetlands would be impacted. Mr. Matt Jones said extending Foxwood Terrace is not a condition of approval. He said he needs traffic counts revised with a left turn restricted out of the western drive on Center Road and would like to see other options.
15. As discussed with the Administration, will a bus shelter be provided? Ms. Wess stated they are working with Medina County Transit to have a bus stop located internally behind the gas station.
16. Identify the location of the electrical transformer and mechanical equipment; Section 1282.09(a) requires that all service structures shall be screened on all sides by a continuous planting of evergreens, fences, or mounds. Screening material shall be one foot more in height than the height of the structure to be enclosed, except that any such screening shall not exceed 10 feet in height. Whenever a service structure is located next to a building wall, perimeter landscaping material shall be of average height sufficient to meet the height requirements of this section. Whenever service

structures are screened by plant material, such material may count towards the fulfillment of required interior or perimeter landscaping. Ms. Wess stated the service structures will be screened.

17. 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. 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. Ms. Wess described the areas on the site that will have outdoor displays; the Commission commented the displays will only be seasonal.
18. As required by Section 1278.09(d)(1) and (3), a minimum 4' wide pedestrian sidewalk shall be provided in front of the building, which shall also be ADA accessible, to which the applicant agreed.

MR. ARONA MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE MEIJER GROCERY STORE AND GAS STATION DISCUSSION PLAN, SOUTHWEST CORNER OF CENTER ROAD AND WARREN DRIVE, AND REQUESTED A SECOND DISCUSSION PLAN.

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. Delsanter gave the Council Representative's Report. He stated Council's Planning & Zoning Committee is currently reviewing drafting legislation regarding chickens in a residential district.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 11:40 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

June 20, 2019

BP/7-Eleven outdoor sales displays

(Site plan review)

Location: 15 Pearl Road
GW-C District

Proposed Use & Background:

An application has been submitted to allow seasonal storage of mulch on the north side of the site facing Pearl Road. In compliance with Section 1280.12(d), the seasonal display area is not located at the pump islands. Additionally, outdoor seasonal displays of water, salt, firewood, and windshield washer fluid are proposed on the north side of the existing convenience store.

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.
3. To be consistent with the approval of other gas station outdoor seasonal sales, the Administration recommends limiting the number, width, and stacking height of the bags of mulch, along with limitations on the additional proposed outdoor sales displays, if approved. A time frame for the sale of the above items should also be established.
4. A lottery sign is shown on the north side of the convenience store; this exceeds the maximum one sign per each street right-of-way permitted by Section 1270.05 – Table B. This sign was not included in the sign package for which variances were granted by the Board of Zoning Appeals on April 30, 2019.
5. Verify if the mulch location will impact traffic circulation on the site.

Staff Recommendations:

Staff withholds recommendation until the above items are addressed.

Vicky Drive extension single family cluster development

(Public hearing – rezoning, preliminary subdivision plan, and conditional zoning certificate)

Location: 834 Pearl Road

R-R District to be rezoned to R-L District

Proposed Use & Background:

At their meeting on April 4, 2019, the Planning Commission moved the discussion plan to a public hearing for the rezoning, preliminary subdivision plan, and conditional zoning certificate for a single family cluster development consisting of 15 sublots on the western 12.03 acres of the 25-acre parcel at 834 Pearl Road (PP# 003-18A-04-193), which will extend Vicky Drive further south and west. The eastern 12.97 acres of the parcel facing Pearl Road is proposed for future development. This property was annexed into the city from Brunswick Hills Township on January 14, 2019 (Ordinance No. 1-19) and is currently in the R-R Rural Residential District as a holding zone, pursuant to Section 1248.08 of the Zoning Code, until rezoning to the R-L Low Density Residential District is approved.

Single family cluster development is a conditionally permitted use in the R-L District, in accordance with Section 1252.04(j), subject to Section 1274.03 and Chapter 1284 of the Zoning Code.

The rezoning of the property to the R-L District will be consistent with the surrounding residential subdivisions of The Timbers and Eagle Oaks. As requested by the Commission at the April 4th meeting, the applicant agreed to work with the Eagle Oaks Subdivision Homeowners Association on the proposed development.

Pursuant to Section 1284.04(a)(1), the minimum area to qualify for single family cluster development shall not be less than 15 gross acres, excluding all street rights-of-way existing prior to approval of the single family cluster development. As permitted by the above section, the Commission determined at the April 4th meeting that a single family cluster development area of 12 gross acres has met the intent of Section 1284.01 of the Zoning Code.

Four samples of building elevations have been submitted as follows: Modern Farmhouse measuring 2,743 sq. ft. with four bedrooms, 3.5 bathrooms, and 2 or 3-car garage; Craftsman home measuring 2,950 sq. ft. with 4 bedrooms, 3 bathrooms, and 2-car garage; Ranch home measuring 1,958 sq. ft. with 3 bedrooms, 2 bathrooms, and 2-car garage; and the Colonial Farmhouse measuring 2,573 sq. ft. with 4 bedrooms, 2.5 bathrooms, and 2-car garage. These homes will be similar in size and style to the houses in The Timbers and Eagle Oaks Subdivisions.

Staff Review Comments:

8. The length of the Vicky Drive cul-de-sac is 549 linear ft.; with the inclusion of the existing 210 ft. long stub street, the total length will be 759 linear feet. Section 1228.02(d) states streets designed to be permanently dead ended shall not be longer than 600 feet, unless a greater length is approved by the Planning Commission, and shall be provided at the closed end with a turnaround having an outside pavement

diameter of at least 100 feet and a street property line diameter of at least 120 feet. Interior planting circles may be allowed, with the approval of the Planning Commission and the City Engineer. The applicant has complied with the above required dimensions of the turnaround and street property line diameter, subject to approval of the greater length by the Planning Commission.

9. There is a 50' wide riparian zone located on the east side of the subdivision that encroaches into the rear yard of Sublot 4 which will impact the buildable area for this lot. No construction can occur within the riparian zone except as needed to complete the sanitary sewer connection.
10. A preliminary grading plan for stormwater management has been submitted to verify feasibility for the installation of an adequately sized basin on the existing slope. Consider adding fencing along the western property line of Sublots 9, 10, and 11, due to the change in elevation adjacent to the detention basin.
11. All requirements of the conditional zoning certificate shall be adhered to.
12. Park fees shall be established in accordance with Chapter 1232 prior to final plat approval and become part of the conditional zoning certificate.
13. City Council approval of the single family cluster development is required, pursuant to Section 1224.04(d)(4) of the Subdivision Regulations, in addition to the rezoning from the R-R District to the R-L District, as required by Section 6.02(c)(6) of the City Charter.
14. Following approval of the preliminary subdivision plan, final plat approval is required by the Planning Commission and City Council, in accordance with Section 1224.04(a)(3) of the Subdivision Regulations.

Staff Recommendations:

Staff recommends approval to City Council of the rezoning, preliminary subdivision plan, and conditional zoning certificate.

Meijer grocery store and gas station

(Discussion plan)

Location: Southwest corner of Center Road & Warren Drive
C-G District

Proposed Use & Background:

An application has been submitted to construct a 159,264 sq. ft. grocery/retail store with a 19,309 sq. ft. outdoor garden center sales area, and a 3,376 sq. ft. convenience store/gas station on the southwest corner of Center Road and Warren Drive. This project will consist of a consolidation of three main properties consisting of eighteen parcel numbers for an

approximate total of 15.47 acres (14.98 acres for the main building and convenience store, and 0.49 acre for Outlot "A").

A retail business is a permitted use, pursuant to Section 1260.02(b); and the gas station and outdoor garden sales area are conditionally permitted uses, in accordance with Section 1260.04(j) and (m), subject to Section 1274.08(d), (f), and (g), and Section 1274.13 of the Zoning Code.

A drive-thru pharmacy window is proposed on the east side of the main building that will be accessed by a drive near the garden center, which in turn, will exit into the parking lot on the north side of the building.

A 53' rear building setback is indicated from the R-L District at the southwest corner of the site, west of Foxwood Drive, which complies with the minimum 50' required by Section 1260.05(c). Pursuant to Section 1282.06(a), a 25' wide landscape buffer utilizing a screening fence is indicated in that area.

The front façade of the building will be constructed with a combination of precast concrete walls with brick imprinted in "Colonnade Gray", accented with a stripe of "Fawn Brindle". The front entrance doors will have a tower of clear anodized aluminum above them, along with a sheet metal canopy in "Interstate Blue". The back of the building will incorporate a precast concrete wall with a smooth finish, also using the color of "Fawn Brindle".

The truck docks are located on the west side of the main building with a trash compactor adjacent to them; this area will be screened by a fence, pursuant to Section 1282.09(a). A

In accordance with Section 1282.08(b), a minimum 9,600 sq. ft. of interior landscaping is required (0.25 acre); 0.52 acre has been provided. As required by Section 1282.08(b)(1), 60% of the interior landscape area required by the above section will be surrounded by paved areas and located within tree islands, medians, at the end of parking bays, or between rows of parking spaces.

Pursuant to Section 1282.06(g), a 10' wide landscape strip has been provided along the Warren Drive right-of-way with trees from Plant List "A" and shrubs from Plant Lists "D" or "E".

Staff Review Comments:

19. The grocery/retail store is located approximately 450' from the Center Road right-of-way; Section 1260.05(a)(2)(B) permits a maximum front setback of 60'. Additionally, Section 1260.07(a) requires 2/3's of a building's street façade shall fall within the front yard zone. Furthermore, the parking zone width within the front yard exceeds the maximum 45' width permitted by Section 1260.07(b). The gas station convenience store, which is located 150.6' from the Center Road right-of-way, and the gas station parking lot, also exceed the above maximum front yard setback and maximum front yard parking zone width.

Furthermore, the northern pump canopy is located past the 60' maximum front yard setback on Center Road and the northeastern canopy exceeds the 60' maximum front yard setback from Warren Drive required by the above code sections.

Pursuant to Section 1260.07(c), the Planning Commission may approve a greater front yard width or front yard parking zone width greater than the maximum in the following instances:

- (1) An applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
- (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right-of-way in compliance with the maximum yard.
- (3) The applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

As required by Section 1260.07(d), before approving a front yard or front yard parking zone greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided below in Section 1260.07(e).

Pursuant to Section 1260.07(e), where the Planning Commission approves a front yard or front yard parking width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effect of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways. A pedestrian seating area has been provided on the west side of the convenience store, as indicated on Sheet C600.
- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through. A 4-ft. high decorative fence with red brick masonry columns will be installed along Center Road and Warren Drive, as shown on Sheet C600.

- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b). Pursuant to Section 1282.08(b), a minimum of 9,600 sq. ft. of interior landscaping is required (0.25 acre); 0.52 acre has been provided
20. Pursuant to Section 1260.07(a), verify the street facades facing Center Road, Warren Drive, and Foxwood Terrace shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% of the street façade and extending at least 20% of the length of the street façade.
21. Section 1278.08(c) states excessively long, unbroken building facades should be avoided, and Section 1278.08(j) states that the apparent bulk of a building can be lessened with the use of façade articulation and pitched roofs. The south and east elevations should be enhanced with further architectural elements to break up the long expanse of building walls.
22. Table 1276-1(d)(3) requires a minimum of 556 parking spaces for the 139,030 sq. ft. net floor area of the main grocery/retail building; 480 spaces will be provided, including 460 standard parking spaces measuring 9'-6" wide x 19' long, in compliance with Table 1276-3, and 20 handicap spaces, which meets the minimum 9 spaces required by Table 1106.1 of the 2017 Ohio Building Code. Verify that 4 of the handicap spaces are van-accessible, in accordance with Section 1106.5 of the 2017 Ohio Building Code. The convenience store will have 12 parking spaces, which meets the minimum 7 spaces required by Table 1276-1(d)(7) and one van-accessible handicap space required by Table 1106.1. The parking aisle widths meet the minimum 24' required by Table 1276-3.
23. Provide the entrance drive width at the curb for the two drives on Center Road and three drives on Warren Drive; Table 1276-4 does not have a minimum width for drives with frequent truck traffic, but permits a maximum width of 90 feet. Additionally, provide the driveway width at the right-of-way for the two drives on the west side of Warren Drive near the north and south sides of the main building; Table 1276-4 permits a maximum of 40 feet. The northern-most entrance drive width of 27' is indicated near the convenience store, in compliance with the above Table.
24. As required by Section 1276.10(j), verify there is a minimum 130' of vehicle stacking room for the pharmacy drive-thru.
25. Pursuant to Section 1282.08(b)(2), confirm that a minimum of 32 trees from Plant List "A" and 256 shrubs from Plant Lists "D" or "E" will be provided for interior landscaping.
26. The "Shademaster Honeylocust" is not an approved species from Plant List "A", as listed in Section 1282.11(a).
27. Along the Center Road right-of-way, pursuant to Section 1282.06(e), verify that 10% of the total front yard area not used for parking or circulation will be landscaped with

trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. This landscaping is in addition to parking lot interior landscaping required by this section and Section 1282.08(b). The 10% area includes the 10' wide landscape strip at the right-of-way required by Section 1282.08(g).

28. Pursuant to Section 1282.08(a), a 5' wide parking perimeter landscape screening strip containing plant material from Plant Lists "D" or "E", that will achieve a minimum height of 4 feet, shall be installed along the west property line.
29. A photometrics plan has been submitted which indicates the average illumination levels of the storefront area at 3.0 footcandles; the pedestrian high-use areas of 5.0 footcandles; and the canopies at 5.0 footcandles, which exceed the maximum 2.4 footcandles permitted by Section 1276.14(c). The lighting level on the south side of the property near Foxwood Terrace complies with the maximum one footcandle permitted by Section 1276.14(d) when adjacent to a residential district at the southwest corner of the site.
30. Multiple wall signs are proposed on the front of the building and the gas station pumps; Section 1270.05 – Table B permits a maximum of one wall sign per each street frontage with a maximum total sign face area of 250 sq. ft.
31. The electronic digital display fuel pricing ground sign measures 13'4" high, which exceeds the maximum 7' total height for the base and sign face area permitted by Section 1270.05 – Table B. The sign face area of the digital display area is 57.52 sq. ft., which exceeds the maximum 40 sq. ft. permitted by the above Table. Electronic moving message/digital display signs are a conditionally permitted use, pursuant to Section 1260.04(r), and will require a public hearing.
32. A traffic study is currently under review by the City of Brunswick's traffic consultant.
33. As discussed with the Administration, will a bus shelter be provided?
34. Identify the location of the electrical transformer and mechanical equipment; Section 1282.09(a) requires that all service structures shall be screened on all sides by a continuous planting of evergreens, fences, or mounds. Screening material shall be one foot more in height than the height of the structure to be enclosed, except that any such screening shall not exceed 10 feet in height. Whenever a service structure is located next to a building wall, perimeter landscaping material shall be of average height sufficient to meet the height requirements of this section. Whenever service structures are screened by plant material, such material may count towards the fulfillment of required interior or perimeter landscaping.
35. 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. 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.

36. As required by Section 1278.09(d)(1) and (3), a minimum 4' wide pedestrian sidewalk shall be provided in front of the building, which shall also be ADA accessible.

Staff Recommendations:

Staff recommends submission of a second discussion plan addressing the above items.

