

Brunswick City Planning Commission

July 11, 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
Tom Thatcher, West Branch Malts, 2866 Nationwide Parkway,
Brunswick

Chairman Joe Shirilla called the meeting to order at 7:08 p.m.

The first item was the review of the discussion plan for the Winking Lizard outdoor covered patio expansion, 3634 Center Road. Mr. Shirilla inquired where the dumpster is located in relationship to the patio expansion. Mr. Hasan asked about the parking count and questioned if any additional parking spaces are required.

The second item was the review of the detailed site plan for Chick-fil-A, 3470 Center Road. Mr. Jones described the new traffic pattern, lane adjustments, and signalization. He noted there will be no left turn out of Old Eagle Drive.

The third item was the review of the discussion plan for the West Branch Malts expansion, 2866 Nationwide Parkway. The Commission discussed the Staff Review Comments. Mr. Hasan asked how high the new grain bins are; Mr. Thatcher responded 70 feet.

Mr. Shirilla adjourned the meeting at 7:26 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

July 11, 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
Robert Saggese, Brixmor, 22054 Farmington Rd., Farmington, MI
John Lane, 1809 Monroe Drive, Chagrin Falls
Greg Schunck, The Mannick & Smith Group, 20600 Chagrin
Boulevard, Suite 500, Shaker Heights
Stephen Thoennes, The Mannick & Smith Group, same
Jim Nutley, 501 N. Washington (no city given)
Jennifer Santelli, 5200 Buffington Road, Atlanta, GA
Rachel Anderson, 1202 West Chase Drive (no city given)
Gary Rouse, 565 White Pond Drive, Akron
Tom Thatcher, 2866 Nationwide Parkway, Brunswick
Travis Crane, 1310 Sharon Copley Road, Sharon Center

Item 1

Chairman Joe Shirilla called the meeting to order at 7:36 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 JUNE 20, 2019.

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

Item 4(a)

Regarding the discussion plan for the Winking Lizard outdoor covered patio expansion, 3634 Center Road, Mr. John Lane, of the Winking Lizard, was present.

Mr. Lane gave an overview of the project and explained the existing party room will be turned into a “Lizardville” bar. He said there will be a small patio in back to allow for cigar smoking and will be for Lizardville patrons only. He said the patio will have a more laid-back atmosphere.

The Staff Review Comments were addressed as follows:

1. The detailed site plan shall include a photometrics plan indicating a minimum 0.6 footcandle level for pedestrian areas, pursuant to Section 1276.14(a). Mr. Lane stated they will comply with this requirement.
2. Mr. Lane stated he will verify the gutters and downspouts for the addition will be connected to a public storm sewer, as required by Section 304.7.1 of the Property Maintenance Code.
3. Mr. Shirilla commented a color rendering of the covered patio addition should be provided with the detailed site plan to ensure compatibility with the existing building, pursuant to Section 1278.08(e).
4. As indicated on Sheet A3, an 8’ high stained solid wood screening fence is shown on the west, east, and south outdoor patio elevations, which exceeds the maximum 6’ fence height permitted by Section 1464.04(a). However, Section 1464.05(c) states on commercial and industrial lots, the Planning Commission shall have the authority to review and give a variance on commercial and industrial fence heights not to exceed 8 feet. The Commission stated they are in favor of granting a higher fence height. Mr. Arona asked why a wood fence is being used, instead of vinyl; Mr. Lane responded it gives a classier look than a vinyl fence.
5. Provide written documentation from the owner of the shopping plaza giving their approval of the proposed patio expansion; Mr. Lane agreed.
6. Provide the occupant load for “Lizardville” and the outdoor bar. Mr. Lane said Lizardville will have 30 people, and the outdoor bar will have 36 people. Mr. Jones noted the banquet room is being eliminated, so it will probably average out. Ms. Plavecski asked Mr. Lane to supply the occupancy load for the party room when the detailed site plan is submitted to determine if there is sufficient parking.

Mr. Shirilla asked where the dumpster is located; Mr. Lane showed the Commission a photo of the existing dumpster and stated it will be near the patio.

Mr. Incorvaia noted a public hearing will be required for a variance concerning the 8' fence height, according to City Charter Section 6.02(c). He noted there may a requirement to enclose the dumpster if there is an impact to the patio.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE WINKING LIZARD OUTDOOR COVERED PATIO EXPANSION, 3634 CENTER ROAD, SUBJECT TO THE FOLLOWING: THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENTS 1 THROUGH 6. THE VARIANCE FOR THE 8' HIGH PRIVACY FENCE HEIGHT WILL BE ADDRESSED IN THE PUBLIC HEARING FOR THE DETAILED SITE PLAN.

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

Item 4(b)

Concerning the detailed site plan for the Chick-fil-A restaurant, 3470 Center Road, Mr. Greg Schunck, of The Mannik & Smith Group; and Ms. Jennifer Santelli, of Chick-fil-A, were present.

Mr. Jones commented final site plan approval is subject to engineering approval, which includes the review of the traffic signal modification and lane use modification that will be reviewed by the city's traffic engineer. He noted there will be changes at the Old Eagle Drive and Center Road intersection including modification of the signal, and turn lane modification on Brunswick Lake Parkway.

Mr. Schunck addressed the Staff Review Comments as follows:

1. A photometrics plan (Sheet E-102) has been submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a); however, the average illumination levels of 3.3 footcandles for the Chick-fil-A lot and 2.6 footcandles for the parking lot exceeds the maximum 2.4 footcandles permitted by Seciton 1276.14(c). Mr. Jones stated he didn't have a problem with the higher footcandle levels. Mr. Hasan suggested the parking lot lights could be dimmable when the restaurant is closed. Ms. Santelli stated the parking lot lights are turned off when Chick-fil-A is not in operation. Mr. Arona commented he was concerned about allowing a greater footcandle level than permitted by code on a regular basis. Mr. Shirilla asked Mr. Schunck to try and meet the maximum 2.4 footcandle average illumination level.
2. Sheet E-102 indicates a light pole height of 27'; Section 1276.14(e)(2) states the maximum luminaire height shall be 25'. However, the Planning Commission may approve greater heights upon a showing by the applicant that the additional height complies with both of the following standards:

- A. The additional height is necessary to efficiently illuminate outdoor areas; and
- B. The additional height will have no adverse effect on adjacent properties.

Mr. Shirilla stated he felt both of the above conditions have been met and is in favor of granting a modification.

- 3. Regarding parking perimeter landscaping, a 36" high row of shrubs from Plant List "E" is shown; Section 1282.08(a) requires a minimum height of 4 feet. Mr. Schunck commented the height of the shrubs will be adjusted to meet code.
- 4. Section 1282.08(g) requires a 10' wide screening strip along the Brunswick Lake Parkway right-of-way with trees from Plant List "A" 25' to 35', or trees from Plant List "B" 20' to 30' on-center, with a row of shrubs from Plant Lists "D" or "E", 3' to 4' on-center. The shrubs have been provided, but the above trees are not indicated on Sheet L-100. Mr. Schunck stated they will add the required trees.
- 5. Final site plan approval is subject to engineering approval, which includes the review of the traffic signal modification and lane use modification that will be reviewed by the city's traffic engineer. Mr. Shirilla complimented the architect and Chick-fil-A on adding the traffic turn lanes and adjusting the signalization, to which Mr. Jones concurred.
- 6. The sign packaged submitted will require a variance from the Board of Zoning Appeals, as the number of wall signs exceeds the maximum of one wall sign per each street right-of-way, pursuant to Section 1270.05 – Table B. Mr. Schunck stated they will submit a complete sign package to the Building Department.
- 7. Mr. Jones explained the financial guarantee, as required by Section 1278.04(b), must be from a single entity, either from Chick-fil-A or from Brixmor, to which Mr. Schunck agreed.

MR. ARONA MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR THE CHICK-FIL-A RESTAURANT, 3470 CENTER ROAD, SUBJECT TO THE FOLLOWING:

- 1. ON THE PHOTOMETRICS PLAN, THE AVERAGE ILLUMINATION LEVEL FOR THE CHICK-FIL-A LOT AND THE PARKING LOT SHALL COMPLY WITH THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c) OF THE ZONING CODE. AFTER OPERATING HOURS, THE PARKING LOT LIGHTS SHALL BE TURNED DOWN TO A MINIMUM 0.2 FOOTCANDLE LEVEL FOR PROPERTY SECURITY, WITH A MAXIMUM OF 2.4 FOOTCANDLES.
- 2. SHEET E-102 INDICATES A LIGHT POLE HEIGHT OF 27 FEET; SECTION 1276.14(e)(2) STATES THE MAXIMUM LUMINAIRE HEIGHT SHALL BE 25 FEET. AS PERMITTED BY THE ABOVE SECTION, THE PLANNING COMMISSION HAS APPROVED THE 27-FT. HEIGHT AND HAS FOUND THAT THE ADDITIONAL HEIGHT COMPLIES WITH BOTH OF THE FOLLOWING STANDARDS:

- A. THE ADDITIONAL HEIGHT IS NECESSARY TO EFFICIENTLY ILLUMINATE OUTDOOR AREAS; AND
 - B. THE ADDITIONAL HEIGHT WILL HAVE NO ADVERSE EFFECT ON ADJACENT PROPERTIES.
- 3. REGARDING PARKING PERIMETER LANDSCAPING, SECTION 1282.08(a) REQUIRES A MINIMUM HEIGHT OF 4 FEET WITH PLANT MATERIAL FROM PLANT LISTS "D" OR "E".
 - 4. SECTION 1282.08(g) REQUIRES A 10' WIDE SCREENING STRIP ALONG THE BRUNSWICK LAKE PARKWAY RIGHT-OF-WAY WITH TREES FROM PLANT LIST "A" 25' TO 35' ON-CENTER, OR TREES FROM PLANT LIST "B" 20' TO 30' ON-CENTER, WITH A ROW OF SHRUBS FROM PLANT LISTS "D" OR "E", 3' TO 4' ON-CENTER. THE SHRUBS HAVE BEEN PROVIDED, BUT THE ABOVE TREES SHALL BE INDICATED ON SHEET L-100.
 - 5. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL, WHICH INCLUDES THE REVIEW OF THE TRAFFIC SIGNAL MODIFICATION AND LANE USE MODIFICATION THAT WILL BE REVIEWED BY THE CITY'S TRAFFIC ENGINEER.
 - 6. THE SIGN PACKAGED SUBMITTED WILL REQUIRE A VARIANCE FROM THE BOARD OF ZONING APPEALS, AS THE NUMBER OF WALL SIGNS EXCEEDS THE MAXIMUM OF ONE WALL SIGN PER EACH STREET RIGHT-OF-WAY, PURSUANT TO SECTION 1270.05 – TABLE B.
 - 7. THE FINANCIAL GUARANTEE, AS REQUIRED BY SECTION 1278.04(b), MUST BE FROM A SINGLE ENTITY, EITHER FROM CHICK-FIL-A OR FROM BRIXMOR.

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

Item 4(c)

Regarding the discussion plan for the West Branch Malts expansion, 2866 Nationwide Parkway, Mr. Tom Thatcher, owner; and Mr. Travis Crane, TGC Engineering, were present.

The Staff Review Comments were addressed as follows:

- 1. Section 1266.05(g) states where the side or rear lot line abuts a residential district, 50 feet of the minimum side yard width or rear yard depth, measured from the lot line, shall be used as a screening yard, in compliance with Section 1282.06(b). Material for the screening yard shall be indicated on the detailed site plan. The remaining 150 feet of space may be used for off-street parking, for loading spaces, or for any permitted purpose other than a building or permanent structure or any type of processing activity. Mr. Thatcher said there is 120' width of existing woods that will provide a buffer.

2. There are existing wetlands on the site and the applicant shall provide information regarding the permit status with the Army Corps of Engineers concerning any proposed impacts. The detailed site plan shall include site improvement plans indicating grading, paving, etc., which shall be prepared by a registered professional engineer. Mr. Thatcher said the entire facility will be built upon wetlands and his wetlands engineer stated he has 99% assurance from the Army Corps of Engineers that the expansion will be allowed.
3. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a). Verify there will be no light trespass that exceeds one footcandle along the south property line, adjacent to the residential district on Catherine Drive, in accordance with Section 1276.14(d). Mr. Thatcher said they will provide security lighting on the site.

Mr. Shirilla asked if there will be an increase in truck traffic; Mr. Thatcher responded no. Mr. Shirilla inquired what the maximum height of the grain bins is; Mr. Thatcher answered 70 feet. Mr. Hasan questioned if there will be lights on top of the grains bins, to which Mr. Thatcher replied no.

MR. HASAN MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE WEST BRANCH MALTS EXPANSION, 2866 NATIONWIDE PARKWAY, SUBJECT TO THE FOLLOWING:

1. SECTION 1266.05(g) STATES WHERE THE SIDE OR REAR LOT LINE ABUTS A RESIDENTIAL DISTRICT, 50 FEET OF THE MINIMUM SIDE YARD WIDTH OR REAR YARD DEPTH, MEASURED FROM THE LOT LINE, SHALL BE USED AS A SCREENING YARD, IN COMPLIANCE WITH SECTION 1282.06(b). MATERIAL FOR THE SCREENING YARD SHALL BE INDICATED ON THE DETAILED SITE PLAN. THE REMAINING 150 FEET OF SPACE MAY BE USED FOR OFF-STREET PARKING, FOR LOADING SPACES, OR FOR ANY PERMITTED PURPOSE OTHER THAN A BUILDING OR PERMANENT STRUCTURE OR ANY TYPE OF PROCESSING ACTIVITY.
2. THERE ARE EXISTING WETLANDS ON THE SITE AND THE APPLICANT SHALL PROVIDE INFORMATION REGARDING THE PERMIT STATUS WITH THE ARMY CORPS OF ENGINEERS CONCERNING ANY PROPOSED IMPACTS. THE DETAILED SITE PLAN SHALL INCLUDE SITE IMPROVEMENT PLANS INDICATING GRADING, PAVING, ETC., WHICH SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER. THE APPLICANT HAS BEEN IN CONTACT WITH THE ARMY CORPS OF ENGINEERS TO OBTAIN A PERMIT.
3. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN INDICATING A MINIMUM 0.6 FOOTCANDLE LEVEL FOR PARKING AND PEDESTRIAN AREAS, PURSUANT TO SECTION 1276.14(a). VERIFY THERE WILL BE NO LIGHT TRESPASS THAT EXCEEDS ONE FOOTCANDLE ALONG THE

SOUTH PROPERTY LINE, ADJACENT TO THE RESIDENTIAL DISTRICT ON CATHERINE DRIVE, IN ACCORDANCE WITH SECTION 1276.14(d).

4. THE HEIGHT OF THE FOUR PROPOSED GRAIN BINS, NOT TO EXCEED 70 FEET, SHALL BE ADDED TO THE DETAILED SITE PLAN.

Mr. Rocha 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 gave the Council Representative's Report. He complimented the Planning Commission on doing a good job reviewing the projects.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:35 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

July 11, 2019

Winking Lizard outdoor covered patio expansion

(Discussion site plan)

Location: 3634 Center Road
C-G District

Proposed Use & Background:

An application has been submitted to add a 528 sq. ft. partially covered outdoor patio to the existing restaurant on the south side of the building. The rear of the patio addition will be located 45' from the access drive on the south side of the site, which meets the minimum 25' setback from the rear property line required by Section 1260.05(c). A portion of the existing asphalt pavement will be removed in that area to accommodate the proposed addition. The new uncovered portion of the patio will include a fire ring with seating around it. A new roof with asphalt shingles to match the existing building will be installed.

The existing interior party room will be converted to a bar area that will include a new cooler unit. An additional door will be provided on the south side of the existing building to allow access to the proposed outdoor patio.

Staff Review Comments:

7. The detailed site plan shall include a photometrics plan indicating a minimum 0.6 footcandle level for pedestrian areas, pursuant to Section 1276.14(a).
8. Verify the gutters and downspouts for the addition will be connected to a public storm sewer, as required by Section 304.7.1 of the Property Maintenance Code.
9. Provide a color rendering of the covered patio addition to ensure compatibility with the existing building, pursuant to Section 1278.08(e).
10. As indicated on Sheet A3, an 8' high stained solid wood screening fence is shown on the west, east, and south outdoor patio elevations, which exceeds the maximum 6' fence height permitted by Section 1464.04(a). However, Section 1464.05(c) states on commercial and industrial lots, the Planning Commission shall have the authority to review and give a variance on commercial and industrial fence heights not to exceed 8 feet.
11. Provide written documentation from the owner of the shopping plaza giving their approval of the proposed patio expansion.
12. Provide the occupant load for "Lizardville" and the outdoor bar.

Staff Recommendations:

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

Chick-fil-A restaurant

(Detailed site plan)

Location: 3446 Center Road (former Getgo site)
Main Street District of Brunswick Town Center SPD-2

Proposed Use & Background:

The Planning Commission moved the revised discussion plan, without a free-standing order canopy, to a detailed site plan at their meeting on May 2, 2019 to construct a 4,993 sq. ft. restaurant on the site of the demolished Getgo gas station.

The traffic pattern from Brunswick Lake Parkway turning on to Center Road has been revised to indicate a left-hand turn lane and a straight/right-hand turn lane; the previous plan showed a left-hand/straight turn lane and a right-hand turn lane.

Regarding landscaping, Section 1282.06(e) requires that 10% (3,660 sq. ft.) of the total front yard area not used for parking or circulation must be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds, in a design selected by the owner. The 10% area includes a 10' wide strip at the right-of-way required by this Chapter. Sheet L-100 indicates 19.4% (7,115 sq. ft.) of front yard landscaping has been provided. There are seven existing trees along the Center Road right-of-way.

Items from the May 2nd meeting have been addressed as follows:

1. In accordance with Section 1278.09(d), provide a pedestrian walkway to Brunswick Lake Parkway from the southern portion of the site, west of the proposed raised crosswalk.
2. A bike rack is indicated on the north side of the site by the pedestrian walk to Center Road (Sheet 4 – Item 20 of Brixmor submittal).
3. The opening in the landscape screening along Center Road has been filled in to form a solid landscape buffer to block illumination from the restaurant menu boards.
4. Interior landscaping measuring 2,579 sq. ft. has been provided, which meets the minimum 580 sq. ft. required by Section III(C) of the Brunswick Town Center Design Guidelines and Section 1282.08(b)(1). Two trees from Plant List “A” are indicated, along with 70 shrubs from Plant List “E”, in compliance with the above code section.
5. The indoor playground will be located on the west interior of the building.

Staff Review Comments:

8. A photometrics plan (Sheet E-102) has been submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a); however, the average illumination levels of 3.3 footcandles for the Chick-fil-A lot and 2.6 footcandles for the parking lot exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).
9. Sheet E-102 indicates a light pole height of 27'; Section 1276.14(e)(2) states the maximum luminaire height shall be 25'. However, the Planning Commission may approve greater heights upon a showing by the applicant that the additional height complies with both of the following standards:
 - C. The additional height is necessary to efficiently illuminate outdoor areas; and
 - D. The additional height will have no adverse effect on adjacent properties.
10. Regarding parking perimeter landscaping, a 36" high row of shrubs from Plant List "E" is shown; Section 1282.08(a) requires a minimum height of 4 feet.
11. Section 1282.08(g) requires a 10' wide screening strip along the Brunswick Lake Parkway right-of-way with trees from Plant List "A" 25' to 35', or trees from Plant List "B" 20' to 30' on-center, with a row of shrubs from Plant Lists "D" or "E", 3' to 4' on-center. The shrubs have been provided, but the above trees are not indicated on Sheet L-100.
12. Final site plan approval is subject to engineering approval, which includes the review of the traffic signal modification and lane use modification that will be reviewed by the city's traffic engineer.
13. The sign packaged submitted will require a variance from the Board of Zoning Appeals, as the number of wall signs exceeds the maximum of one wall sign per each street right-of-way, pursuant to Section 1270.05 – Table B.
14. The financial guarantee, as required by Section 1278.04(b), must be from a single entity, either from Chick-fil-A or from Brixmor.

Staff Recommendations:

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

West Branch Malts expansion

(Discussion plan)

Location: 2866 Nationwide Parkway
I-L District

Proposed Use & Background:

An application has been submitted to add four new grain bins on the south side of the site, in order to provide on-site storage of their grain, which was previously stored at an off-site facility. The existing grain bin and elevator will be relocated behind the building, north of the four proposed grain bins. New construction will also consist of a truck scale and grain cleaner, along with conveyors, to transport the grain.

The four proposed grain bins are located 200 feet from the rear property line, which complies with Section 1266.05(e), as this property is adjacent to the residential district on Catherine Drive. The 25' side yard setback required by Section 1266.05(d) has been maintained by the structures on the west and east sides of the site (adjacent properties are located in I-L District). A 25' x 60' (1,500 sq. ft.) parking lot is proposed on the south side of the new grain bins, and the truck route area will also be paved.

Staff Review Comments:

4. Section 1266.05(g) states where the side or rear lot line abuts a residential district, 50 feet of the minimum side yard width or rear yard depth, measured from the lot line, shall be used as a screening yard, in compliance with Section 1282.06(b). Material for the screening yard shall be indicated on the detailed site plan. The remaining 150 feet of space may be used for off-street parking, for loading spaces, or for any permitted purpose other than a building or permanent structure or any type of processing activity.
5. There are existing wetlands on the site and the applicant shall provide information regarding the permit status with the Army Corps of Engineers concerning any proposed impacts. The detailed site plan shall include site improvement plans indicating grading, paving, etc., which shall be prepared by a registered professional engineer.
6. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a). Verify there will be no light trespass that exceeds one footcandle along the south property line, adjacent to the residential district on Catherine Drive, in accordance with Section 1276.14(d).

Staff Recommendations:

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

