

Brunswick City Planning Commission

September 5, 2019

7:00 p.m. – Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Andrea Rodriguez, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director

Chairman Joe Shirilla called the meeting to order at 7:09 p.m.

The first item was the review of the public hearing for the Herris Properties map amendment rezoning from the I-L Light Industrial District to the C-H Highway Interchange Commercial District, 1240 Industrial Parkway North. Ms. Plavecski noted that an additional condition of recommending approval to City Council will be that the asphalt grindings on the site should be sealed with either asphalt or concrete.

The second item was the review of the public hearing for the Rainforest car wash conditional zoning certificate and revised site plan, 3365 Center Road. A revised site plan was submitted whereby the driveway off of Center Road was changed to a one-way north bound entrance for the 45° angle vacuum parking. The Commission discussed Option 1 and Option 2 regarding traffic circulation.

The third item was the discussion regarding the public hearing for the Winking Lizard outdoor covered patio expansion detailed site plan and fence variance, 3634 Center Road. The applicant submitted a revised site plan that addressed two of the three Staff Review Comments.

The fourth item was the review of the detailed site plan for the West Branch Malts expansion, 2866 Nationwide Parkway. A revised plan was submitted that addressed the Staff Review Comments.

The fifth and final item was the review of the discussion plan for 360 Construction corporate headquarters, 1252 Industrial Parkway North. Mr. Hasan noted there is a substantial amount

of warehouse space shown on the plans and would like clarification from the applicant that this is a contractor's headquarters or plant.

Mr. Shirilla adjourned the meeting at 7:37 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

September 5, 2019

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Andrea Rodriguez, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Chris Williams, 400 Collier Drive, (no city given)
Randy Parsons, Mann Parsons Gray, 3660 Embassy Parkway,
Fairlawn
Jim Callum, 25380 Miles Road, Bedford Heights
Steve Roditis, 1236 Industrial Parkway, Brunswick
Brian Price, 1559 Taft Drive, Brunswick
Jeanne Price, 1820 Pinewood Drive, Brunswick
Matt Gile, Rainforest Car Wash, 3365 Center Road, Brunswick
Travis Logsdon, Blatchford Architects, 12429 Cedar Road,
Cleveland Heights
Dan Neff, 6405 York Road, Parma Heights
Ferris Kleem, 151 Lou Groza Boulevard, Berea
Tom Thatcher, West Branch Malts, 2866 Nationwide Parkway
Chris Schmidt, TGC Engineering, 1310 Sharon Copley Road,
Sharon Center

Item 1

Chairman Joe Shirilla called the meeting to order at 7:45 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 JULY 11, 2019.

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

Item 4(a)

Regarding the public hearing for the Herris Properties map amendment rezoning from the I-L Light Industrial District to the C-H Highway Interchange Commercial District, 1240 Industrial Parkway North, Mr. Dan Neff, of Neff & Associates; and Mr. Ferris Kleem, property owner, were present.

Mr. Neff provided background information on the proposed rezoning. The Planning Commission had no comments on this item.

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

Mr. Hasan noted a time frame should be implemented for the paving of the asphalt grindings; the Commission agreed on a date of December 31, 2019.

MR. SAEGER RECOMMENDED APPROVAL TO CITY COUNCIL TO REZONE THE PROPERTY LOCATED AT 1240 INDUSTRIAL PARKWAY NORTH, BRUNSWICK, OHIO, FROM THE CURRENT I-L LIGHT INDUSTRIAL DISTRICT TO THE PROPOSED C-H HIGHWAY INTERCHANGE COMMERCIAL DISTRICT, SUBJECT TO THE FOLLOWING: THE ASPHALT GRINDINGS ON THE SITE SHALL BE SEALED WITH EITHER ASPHALT OR CONCRETE BY DECEMBER 31, 2019.

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

Item 4(b)

Concerning the Rainforest Car Wash conditional zoning certificate and revised site plan, Mr. Matt Gile, owner; and Mr. Travis Logsdon, of Blatchford Architects, were present.

Mr. Gile explained the vacuums are a free service. Mr. Hasan inquired about the decision to use a one-way aisle for the 45° parking spaces from the Center Road entrance; Mr. Gile responded this option makes the most sense for traffic circulation. Mr. Shirilla asked if the location of the vacuums could be split; Mr. Gile responded no, there is a central producer unit for the vacuums, so that wouldn't work.

The Staff Review Comments were addressed as follows:

1. The applicant verified there is a 15' aisle width for the one-way drive, which meets the minimum 13' aisle width required by Table 1276-3 adjacent to the 45° angle parking for the vacuums.
2. With the installation of the vacuums, provide dimension of the existing green space and landscaping that will be disturbed on the west side of the property adjacent to the bank. Mr. Logsdon commented approximately 700 to 800 sq. ft. of green space is being lost. Mr. Shirilla inquired about the landscaping required between the car wash and the adjacent property; Ms. Plavecski responded a 5' wide parking perimeter landscape strip is required by Section 1282.08(a), as there is parking along the west side of the site. Mr. Shirilla commented the dimensions of the parking perimeter strip and disturbed landscape areas must be shown on the detailed site plan.
3. A color photo of the proposed vacuums has been provided. Mr. Shirilla noted the lettering on the green banners is considered a sign, which would require a variance from the Board of Zoning Appeals. Mr. Gile stated they will remove the lettering from the banners.
4. A photometrics plan has been submitted; however, Ms. Plavecski noted the average illumination level is 2.7 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Ms. Plavecski stated a revised photometrics plan could be approved administratively.
5. As suggested by the City Engineer, the driveway for the 45° angle parking has been converted to one-way north bound traffic off of Center Road.
6. All requirements of the conditional zoning certificate shall be adhered to.

Mr. Rocha stated he is concerned that free vacuums will cause a traffic back-up, and suggested if a charge could be incurred for the vacuums. Mr. Gile said the proposed vacuum location is more conducive to customers using the car wash first and then using the vacuums. He said there is no coin changer on the vacuums.

Mr. Shirilla declared the public hearing open.

Mr. Grant Aungst, Community & Economic Development Director for the City of Brunswick, stated he is concerned about the 45° angle parking and the amount of landscaping being disturbed. He stated more detail is required and suggested the applicant meet with the Administration before he submits a revised detailed site plan.

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

Mr. Hasan stated he would like to see a plan showing the dimensions of the green space area being disturbed, to which Mr. Jones and Mr. Saeger concurred. Mr. Shirilla suggested tabling the detailed site plan until further information is submitted, to which Mr. Gile agreed.

MR. HASAN MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE RAINFOREST CAR WASH CONDITIONAL ZONING CERTIFICATE AND REVISED SITE PLAN, 3365 CENTER ROAD.

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

Item 4(c)

Regarding the public hearing for the Winking Lizard outdoor covered patio expansion detailed site plan and fence variance, 3634 Center Road, Mr. Jim Callum, from the Winking Lizard, was present.

Mr. Callum provided background on the project and described the revised site plan.

Mr. Hasan commented for the record that his company deals with Mr. Callum's son's company on other real estate projects, but not on this project. Mr. Incorvaia stated a conflict of interest is not present and Mr. Hasan can vote on this item.

Mr. Callum addressed the Staff Review Comments as follows:

1. A photometrics plan has been submitted indicating an average illumination level of 1.49 footcandles for the patio area, in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c).
2. The gutters and downspouts for the patio addition will be connected to a public storm sewer, as required by Section 304.7.1 of the Property Maintenance Code. The notation on Sheet A-2 which states "Downspout to deposit rainwater on a concrete splash block into landscaped area" will be removed, as it is not permitted by code.
3. 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. Mr. Shirilla noted the 8' high fence will help with noise control.

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

MR. ARONA MOTIONED TO APPROVE THE WINKING LIZARD OUTDOOR COVERED PATIO EXPANSION DETAILED SITE PLAN AND FENCE VARIANCE, 3634 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. A PHOTOMETRICS PLAN HAS BEEN SUBMITTED INDICATING AN AVERAGE ILLUMINATION LEVEL OF 1.49 FOOTCANDLES FOR THE PATIO AREA, IN COMPLIANCE WITH THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY

SECTION 1276.14(c) OF THE ZONING CODE. A COPY OF THE PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE FINAL SITE PLAN SUBMITTED TO THE CITY ENGINEER FOR HIS REVIEW.

2. GUTTERS AND DOWNSPOUTS FOR THE PATIO ADDITION WILL BE CONNECTED TO A PUBLIC STORM SEWER, AS REQUIRED BY SECTION 304.7.1 OF THE PROPERTY MAINTENANCE CODE. THE NOTATION ON SHEET A-2 WHICH STATES "DOWNSPOUT TO DEPOSIT RAINWATER ON A CONCRETE SPLASH BLOCK INTO LANDSCAPED AREA" SHALL BE REMOVED, AS THIS IS NOT PERMITTED BY CODE.
3. PURSUANT TO SECTION 1464.05(c) OF THE CITY OF BRUNSWICK CODIFIED ORDINANCES, THE PLANNING COMMISSION HAS GRANTED A VARIANCE TO ALLOW AN 8' HIGH STAINED SOLID WOOD SCREENING FENCE ON THE WEST, EAST, AND SOUTH OUTDOOR PATIO ELEVATIONS, AS INDICATED ON SHEET A3, WHICH EXCEEDS THE MAXIMUM 6' FENCE HEIGHT PERMITTED BY SECTION 1464.04(a).

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

Item 4(d)

Concerning the detailed site plan for the West Branch Malts expansion, 2886 Nationwide Parkway, Mr. Tom Thatcher, owner; and Mr. Chris Schmidt, of TGC Engineering, were present.

A revised site plan was submitted that addressed the Staff Review Comments as follows:

1. There is a 138' width of existing woods for a natural buffer from the rear (south) property line, which meets the minimum 50' wide screening yard required by Section 1282.06(b), adjacent to the residential district on Catherine Drive. Existing trees and brush forming a 50' wide solid screen is permitted, provided that any disturbance in this screening yard is replaced with trees as outlined in the above section.
2. As requested by the Fire Department, a 20' wide access-way along the southern drive is indicated on the revised site plan.

MR. SAEGER MOTIONED TO APPROVE THE WEST BRANCH MALTS EXPANSION DETAILED SITE PLAN, 2866 NATIONWIDE PARKWAY, SUBJECT TO THE FOLLOWING:

1. AS SUBMITTED AT THE SEPTEMBER 5, 2019 MEETING, THE APPLICANT SHALL INDICATE ON THE FINAL SITE PLAN THAT A WIDTH OF 138' OF EXISTING WOODS IS IN PLACE TO MEET THE MINIMUM 50' WIDE SCREENING YARD ALONG THE SOUTH PROPERTY LINE, ADJACENT TO THE RESIDENTIAL DISTRICT ON CATHERINE DRIVE, AS REQUIRED BY SECTION 1282.06(b) OF THE ZONING CODE. EXISTING TREES AND BRUSH FORMING A MINIMUM 50'

WIDE SOLID SCREEN IS PERMITTED, PROVIDED THAT ANY DISTURBANCE IN THIS SCREENING YARD IS REPLACED WITH TREES AS OUTLINED IN THE ABOVE SECTION.

2. AS REQUIRED BY THE FIRE DEPARTMENT, A 20' WIDE ACCESS WAY ALONG THE SOUTHERN DRIVE SHALL BE INDICATED ON THE FINAL SITE PLAN.

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

Item 4(e)

Regarding the discussion plan for 360 Construction corporate headquarters, 1252 Industrial Parkway North, Mr. Steve Roditis, of 360 Construction; and Mr. Randy Parsons, of Mann Parsons Gray, were present.

The Staff Review Comments were addressed as follows:

1. The existing gravel lot must be paved, pursuant to Section 1276.10(c). Mr. Parsons stated they may decide to return a portion of the existing gravel to green space. Mr. Incorvaia noted that is acceptable; however, all areas used for parking or driveways must be paved.
2. Verify if the number of employees will increase to ensure there is sufficient parking on the site. Table 1276-1(e) requires one parking space per employee on the two largest consecutive shifts, plus 25% for guest, company vehicles, and employment growth. Mr. Shirilla noted the number of employees and number of parking spaces shall be shown on the detailed site plan.
3. Verify that the new building will be used as a contractor's headquarters, as permitted by Section 1266.02(d). Mr. Roditis explained they will be adding additional personnel and will be closing their facility in Cleveland to move their operations to the Brunswick location to use as a corporate headquarters. As explained by the applicant, the Commission felt this qualified as a contractor's headquarters.
4. Verify the new building will be compatible with the existing structure, pursuant to Section 1278.08(e). Mr. Parsons stated the new building will have blue-gray panels to match the existing building.
5. Will any repair work for on-site equipment be performed either on the inside or outside of the building? If any work is being performed outside of the facility, this must be designated on the site plan, subject to Planning Commission approval, as required by Section 1266.06. Mr. Roditis explained repair work will be performed inside the existing building.
6. Performance standards shall be submitted, in accordance with Section 1266.07.

7. The detailed site plan shall include a photometrics plan to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas.

The Commission noted that any new landscaping proposed should be included on the detailed site plan.

MR. ROCHA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR 360 CONSTRUCTION CORPORATE HEADQUARTERS, 1252 INDUSTRIAL PARKWAY NORTH, SUBJECT TO THE FOLLOWING:

1. ITEMS 1 THROUGH 7 OF THE STAFF REVIEW COMMENTS SHALL BE ADDRESSED.
2. ANY NEW LANDSCAPING ON THE SITE SHALL BE INDICATED ON THE DETAILED SITE PLAN.
3. ANY MITIGATION OF THE GRAVEL AREAS SHALL ALSO BE SHOWN ON THE DETAILED SITE PLAN.

Mr. Arona 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

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

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:08 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

September 5, 2019

Herris Properties rezoning

(Public hearing – map amendment)

Location: 1240 Industrial Parkway North
Rezoning from I-L District to C-H District

Proposed Use & Background:

An application for a map amendment has been submitted to rezone the existing 3.0153-acre parcel from the current I-L Light Industrial District to the proposed C-H Highway Interchange Commercial District. As permitted by Section 6.02(c) of the City Charter, the applicant is seeking to rezone this property to the C-H District, which will be consistent with the zoning on the adjacent property to the south at 1244 Industrial Parkway North.

Staff Review Comments:

1. Pursuant to Section 6.02(c)(6), City Council approval is required for the above rezoning.

Staff Recommendations:

Staff recommends approval to City Council of the C-H rezoning.

Rainforest Car Wash

(Public hearing – conditional zoning certificate and revised site plan)

Location: 3365 Center Road
C-G District

Proposed Use & Background:

A conditional zoning certificate application and revised site plan have been submitted to install ten (10) new vacuum stations on the west side of the site adjacent to the bank. As a car wash is not a principally permitted or conditionally permitted use in the C-G District, the Planning Commission, on July 24, 2014, pursuant to Section 1280.01(b) of the Zoning Code, subject to City Council approval granted on July 28, 2014, determined that a car wash is a comparable use to an automobile repair facility, which is a conditionally permitted use in the C-G District, as stated in Section 1260.04(k), subject to Sections 1274.08(a), (d), (f), and (g).

Staff Review Comments:

7. Verify there is a minimum 13' aisle width adjacent to the 45° angle parking for the vacuums to ensure there sufficient space for traffic circulation entering from Center Road.

8. With the installation of the vacuums, provide dimension of the existing green space and landscaping that will be disturbed on the west side of the property adjacent to the bank.
9. Provide a color photo of the proposed vacuums.
10. Provide a photometrics plan to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a).
11. The City Engineer is not in favor of 45° angle parking unless the driveway is converted to one-way north bound traffic off of Center Road.
12. All requirements of the conditional zoning certificate shall be adhered to.

Staff Recommendations:

Staff withholds recommendation of the conditional zoning certificate and revised site plan until the above items are addressed.

Winking Lizard covered patio expansion

(Public hearing - detailed site plan and fence variance)

Location: 3634 Center Road
C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on July 11, 2019, moved the discussion plan to a detailed site plan to construct a 528 sq. ft. partially covered outdoor patio attached to the existing restaurant on the south side of the building.

A portion of the Staff Review comments from the July 11, 2019 meeting have been addressed as follows:

1. A color rendering of the covered patio addition has been submitted to ensure compatibility with the existing building, pursuant to Section 1278.08(e).
2. Written documentation from the landlord has been provided giving their approval of the proposed patio expansion.
3. The occupancy load for the previous use of the 1,504 sq. ft. party room was 101 people. The Lizardville room will have a maximum occupancy of 51 people and the exterior patio will have a maximum occupancy of 50 people, totaling 101 people; therefore, no additional parking spaces will be required.

Staff Review Comments:

4. A photometrics plan has been submitted indicating an average illumination level of 7.19 footcandles for the patio area; Section 1276.14(c) permits a maximum level of 2.4 footcandles.
5. The June 20, 2019 letter to the Planning Commission states the gutters and downspouts for the patio addition will be connected to a public storm sewer, as required by Section 304.7.1 of the Property Maintenance Code. However, there is a notation on Sheet A-2 which states “Downspout to deposit rainwater on a concrete splash block into landscaped area”, which is not permitted by code.
6. 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.

Staff Recommendations:

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

West Branch Malts expansion

(Detailed site plan)

Location: 2866 Nationwide Parkway
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on July 11, 2019, moved the discussion plan to a detailed site plan 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 majority of the Staff Review Comments from the July 11th meeting have been addressed as follows:

1. As requested at the above meeting, the detailed site plan indicates the disturbed wetland areas and limits of wetland impact. Additionally, grading, paving, and erosion control measures have been shown on the plans, as prepared by a registered professional engineer.

2. A photometrics plan has been submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a). The average illumination level of 1.88 footcandles for the parking area and 0.69 footcandle for the lawn area complies with the maximum 2.4 footcandles permitted by Section 1276.14(c). The lighting level along the south property line complies with the maximum one footcandle allowed by Section 1276.14(d), as it is adjacent to the residential district on Catherine Drive. The 20' pole height is in accordance with the maximum 25' permitted by Section 1276.14(e)(2).

Staff Review Comments:

3. Pursuant to Section 1282.06(b), verify on the detailed site plan that a minimum 50' wide screening yard along the south property line adjacent to the residential district on Catherine Drive has been provided. Existing trees and brush forming a 50' wide solid screen is permitted, provided that any disturbance in this screening yard is replaced with trees as outlined in the above section.
4. The Fire Department requires a 20' wide access-way along the southern drive.

Staff Recommendations:

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

360 Construction corporate headquarters

(Discussion plan)

Location: 1252 Industrial Parkway North
I-L District

Proposed Use & Background:

An application has been submitted to construct a 17,600 sq. ft. (220' x 80') new building on the south side of the 5.2958-acre parcel, south of the existing building. The 25' side and rear yard setbacks required by Section 1266.05(d) and (e), respectively, have been maintained. The 22'10" building height complies with the maximum 55' height permitted by Section 1266.05(f).

The building façade will consist of vertical metal siding interspersed with stone veneer and cast stone columns to break up the long building façade, as required by Section 1278.08(c).

Staff Review Comments:

8. The existing gravel lot must be paved, pursuant to Section 1276.10(c).
9. Verify if the number of employees will increase to ensure there is sufficient parking on the site. Table 1276-1(e) requires one parking space per employee on the two largest consecutive shifts, plus 25% for guest, company vehicles, and employment growth.

10. Verify that the new building will be used as a contractor's headquarters, as permitted by Section 1266.02(d).
11. Verify the new building will be compatible with the existing structure, pursuant to Section 1278.08(e).
12. Will any repair work for on-site equipment be performed either on the inside or outside of the building? If any work is being performed outside of the facility, this must be designated on the site plan, subject to Planning Commission approval, as required by Section 1266.06.
13. Performance standards shall be submitted, in accordance with Section 1266.07.
14. The detailed site plan shall include a photometrics plan to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas.

Staff Recommendations:

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

