

Brunswick City Planning Commission

September 19, 2019

7:00 p.m. – Caucus

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

Chairman Joe Shirilla called the meeting to order at 7:12 p.m.

The first and only item on the agenda was the review of the revised discussion plan for the Meijer grocery/retail store and gas station/convenience store, 3800 Center Road. The Commission discussed the numerous setback and parking modifications that the applicant is requesting. Mr. Arona inquired about the necessity to have 33' tall light poles.

Mr. Jones explained the traffic lane revisions, including the elimination of making a left-hand turn out of the western drive on Center Road.

Mr. Arona commented the north façade of the convenience store facing Center Road is plain and could use some additional architectural enhancements.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

September 19, 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
Christopher Reynolds, 1614 Maxwell Boulevard, Brunswick
Christine Templar, Giant Eagle, 3440 Center Road, Brunswick
Lanie Wess, Woolpert, Inc., 4454 Idea Center Boulevard, Dayton
Brian Smallwood, Woolpert, same as above
Chrisman Jones, Meijer, Inc., 2929 Wacker Rd., Grand Rapids, MI
Rick Dlugoz, Cenco, 3769 Center Road, Brunswick
Raymond Purcell, 3563 Monte Vista Drive, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:38 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 SEPTEMBER 5, 2019.

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

Item 4(a)

Regarding the revised discussion plan for the Meijer grocery/retail store and gas station/convenience store, 3800 Center Road, Ms. Lanie Wess and Mr. Brian Smallwood, of Woolpert, Inc.; and Mr. Chrisman Jones, of Meijer, Inc., were present.

The Staff Review Comments were addressed as follows:

1. The applicant is seeking modifications for front yard and front yard parking zone setbacks on the following:
 - a. 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 yard 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 front yard parking zone width exceeds the maximum 45' width permitted by Section 1260.07(b). The Commission agreed that a modification is needed.
 - b. The south side of the grocery/retail store facing Foxwood Terrace is located 75.3' from the right-of-way, which exceeds the maximum 60' front yard setback required by Section 1260.05(a)(2)(c); and Section 1260.07(a) requires 2/3's of a building's street façade shall fall within the front yard zone. The Commission agreed that a modification is necessary.
 - c. The southeast corner of the garden center is located 60.5' from the Warren Drive front yard setback; Section 1260.05(a)(2)(C) allows a maximum of 60'. As this is only a modification of 0.5', the Commission agreed to a modification.
 - d. Pursuant to Section 1260.07(a), the west façade facing Maxwell Boulevard meets the minimum 3% (11.1') depth recess/projection; a total of 58.8' is shown. However, the total length of the recess/projection is 73', which does not meet the minimum 20% (74.3') required. The applicant explained that the standard width of the building panels precludes them from meeting the minimum 20% length, to which the Commission agreed that a modification is necessary.
 - e. As the south street façade facing Foxwood Terrace is the rear of the building, and due to the proposed screening fence, no recess/projection is proposed for this elevation. Pursuant to Section 1260.07(a), a minimum 3% (13.4') depth for a recess/projection is required which extends a minimum of 20% (89.10') of the length of the building. The Commission agreed that as the back of the building is not visible, a recess/projection will not be required, and that a modification could be granted.
 - f. The east side of the convenience store is located 91.5' from the Warren Drive front yard setback, which exceeds the maximum 60' front yard setback permitted by Section 1260.05(a)(2)(C); and Section 1260.07(a) requires 2/3's of a building's street façade shall fall within the front yard zone. The Commission agreed to grant a modification.
 - g. The fuel pump canopy exceeds the 60' maximum front yard setback from Center Road and 60' maximum front yard setback from Warren Drive required

by Sections 1260.05(a)(2)(B) and 1260.05(a)(2)(C), respectively. Additionally, Section 1260.07(a) requires 2/3's of a building's street façade shall fall within the front yard zone. The Commission concurred to grant a modification.

In accordance with 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, which the Commission agreed has been met:

- (1) The applicant has demonstrated 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. The applicant has switched the location of the fuel pump canopy with the convenience store, resulting in the convenience store facing Center Road, with the fuel pump canopy being located behind it.
- (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 has demonstrated 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 has found:

- (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. Mr. Shirilla commented the Meijer grocery/retail store will align closely with the existing Scene 75 Plaza.
- (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: The applicant has met all three of the conditions, as described below:

- (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 landscaped pedestrian seating area has been provided southwest of the fuel pump canopy, and a bike rack is indicated on the northwest side of the main grocery store (Sheet C200).

- (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 5-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), which states a minimum of 10,680 sq. ft. (534 parking spaces x 20 sq. ft.) of interior landscaping is required; doubling that amount equals 21,360 sq. ft.; 102,801.60 sq. ft. (2.36 acres) has been provided.
2. 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 (rear) wall is screened by a fence and the east (side) wall is broken up by the garden center and pharmacy drive-thru. Ms. Wess and Mr. Smallwood showed a video to the Commission and audience of the site and building façade. The Planning Commission determined the south and east elevations are acceptable.
 3. 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; 515 spaces will be provided (indicated on Sheet C200), including 495 standard parking spaces measuring 9'-6" wide x 19' long, in compliance with Table 1276-3, and 20 van-accessible handicap spaces, which meets the minimum 9 spaces required by Table 1106.1 and Table 1106.5 of the 2017 Ohio Building Code. A modification of 41 parking spaces will be required. The convenience store will have 18 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.

The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission has found that the objectives of this Chapter, as stated in Section 1276.01, have been met, that the intent of the specific requirement will be maintained, and that the public interest will be served.

The entrance drive width at the right-of-way of 59.7' for the west drive on Center Road and 76.2' and 58.3' for the two drives on the west side of Warren Drive near the north and south sides of the main building, respectively, exceed the maximum 40' width permitted by Table 1276-4 for drives with frequent truck traffic. The width at the curb for the two drives near the north and south sides of the main building is 140' and 113.8', respectively; Table 1276-4 permits a maximum width of 90'. Mr. Smallwood

showed a diagram of the turning template using a standard semi-truck as the design vehicle to verify the extra drive width is necessary. The Planning Commission, as permitted by Section 1276.15(b), as stated in Item 3 above, may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission has found that the objectives of this Chapter, as stated in Section 1276.01, have been met, that the intent of the specific requirement will be maintained, and that the public interest will be served.

4. As the number of parking spaces has increased to 534 (515 parking spaces for the main store and 19 spaces for the convenience store, per Sheet C200), pursuant to Section 1282.08(b)(2), 36 trees from Plant List "A" and 285 shrubs from Plant Lists "D" or "E" are required; Sheet C600 has been revised to indicate 36 trees and 285 shrubs have been provided. Also, the interior landscaping note on this sheet has been revised to indicate 534 parking spaces.

A photometrics plan has been submitted which indicates the average illumination levels of the front driveway at 2.55 footcandles; the gas station at 7.71 footcandles; the left side parking lot at 2.97 footcandles; the main and right side parking lots at 2.62 footcandles; and the storefront area at 4.86 footcandles; this exceeds 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 or use. The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission has found that the objectives of this Chapter, as stated in Section 1276.01, have been met, that the intent of the specific requirement will be maintained, and that the public interest will be served.

5. The light pole height of 33' is proposed; Section 1276.14(e)(2) states the maximum luminaire height shall be 25'. However, the Planning Commission may approve a greater height 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. Arona inquired about the height of the poles; Ms. Wess responded taller poles mean less poles are needed. Mr. Hasan stated he is concerned about the light pole at the southeast corner of the site near the apartments on Foxwood Terrace. Mr. Chrisman Jones explained they power down the lights from midnight to dawn at the driveways and outer perimeter of the site. He stated they can bring that light pole down to a 25' height, which will be addressed on the detailed site plan.

6. A revised traffic impact study shall be submitted to reflect the changes to the Center Road main drive, along with the drop lanes eastbound on Center Road and extended left turn lane on Warren Drive. Mr. Matt Jones commented this will be reviewed during the detailed site plan. He explained the left-hand turn lane has been eliminated on the Center Road drive opposite of Kent Drive.
7. The mechanical equipment is shown on the northwest side of the main building; verify the screening material is in compliance with Section 1282.09(a), which 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. Mr. Smallwood explained the mechanical equipment will be screened with a slatted fence to match the building, which will be at least one foot higher than the equipment height.
8. 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. The applicant is seeking approval for outdoor displays at the convenience store consisting of ice, propane tanks and merchandise such as water, salt, firewood, and wiper solvent, which shall be shown on the site plan. As required by Section 1280.12(c), no outdoor product displays or sales areas shall be located to impair visibility into or out of the site or building. In compliance with Section 1280.12(d), the applicant has stated no product display areas will be located near the fuel pumps. The Commission and the applicant agreed that the outdoor displays shall not exceed 5' in height. Mr. Arona asked if there will be any mulch sales at the gas station, to which Mr. Chrisman Jones responded no.
9. In accordance with Section 1260.04(m), garden sales are a conditionally permitted use, subject to Section 1274.08(d), (f), and (g). Section 1274.08(f) states that all activities, except those required to be performed at the fuel pumps, shall be carried on inside a building. The proposed garden center is only partially covered and has no walls. The applicant is seeking a variance from the Board of Zoning Appeals on October 15, 2019.
10. 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. The applicant will be seeking variances from the BZA at their October 15th meeting.

11. The electronic digital display fuel pricing ground sign for the gas station measures 13'4" high, which exceeds the maximum 7' total height 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. Variances for this sign will also be requested at the BZA October 15th meeting.

Regarding the convenience store north elevation, Mr. Shirilla suggested that an additional architectural enhancement should be added to the eastern section of the wall, to which Mr. Arona concurred.

Mr. Chrisman Jones noted that no outparcels are left on the site.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE MEIJER GROCERY/RETAIL STORE AND GAS STATION/CONVENIENCE STORE, 3800 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. THE PLANNING COMMISSION HAS GRANTED MODIFICATIONS FOR FRONT YARD AND FRONT YARD PARKING ZONE SETBACKS ON THE FOLLOWING:
 - a. 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 YARD 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 FRONT YARD PARKING ZONE WIDTH EXCEEDS THE MAXIMUM 45' WIDTH PERMITTED BY SECTION 1260.07(b). THE FRONT YARD SETBACK OF THE MAIN GROCERY/RETAIL STORE WILL ALIGN WITH THE SCENE 75 PLAZA.
 - b. THE SOUTH SIDE OF THE GROCERY/RETAIL STORE FACING FOXWOOD TERRACE IS LOCATED 75.3' FROM THE RIGHT-OF-WAY, WHICH EXCEEDS THE MAXIMUM 60' FRONT YARD SETBACK REQUIRED BY SECTION 1260.05(a)(2)(c); AND SECTION 1260.07(a) REQUIRES 2/3'S OF A BUILDING'S STREET FAÇADE SHALL FALL WITHIN THE FRONT YARD ZONE.
 - c. THE SOUTHEAST CORNER OF THE GARDEN CENTER IS LOCATED 60.5' FROM THE WARREN DRIVE FRONT YARD SETBACK; SECTION 1260.05(a)(2)(C) ALLOWS A MAXIMUM OF 60'.

- d. PURSUANT TO SECTION 1260.07(a), THE WEST FAÇADE FACING MAXWELL BOULEVARD MEETS THE MINIMUM 3% (11.1') DEPTH RECESS/PROJECTION; A TOTAL OF 58.8' IS SHOWN. HOWEVER, THE TOTAL LENGTH OF THE RECESS/PROJECTION IS 73', WHICH DOES NOT MEET THE MINIMUM 20% (74.3') REQUIRED. THE APPLICANT HAS STATED THAT THE STANDARD WIDTH OF THE BUILDING PANELS PRECLUDES THEM FROM MEETING THE MINIMUM 20% LENGTH.
- e. AS THE SOUTH STREET FAÇADE FACING FOXWOOD TERRACE IS THE REAR OF THE BUILDING, AND DUE TO THE PROPOSED SCREENING FENCE, NO RECESS/PROJECTION IS PROPOSED FOR THIS ELEVATION. PURSUANT TO SECTION 1260.07(a), A MINIMUM 3% (13.4') DEPTH FOR A RECESS/PROJECTION IS REQUIRED WHICH EXTENDS A MINIMUM OF 20% (89.10') OF THE LENGTH OF THE BUILDING. THE COMMISSION FOUND THAT AS THE BACK OF THE BUILDING IS NOT VISIBLE, A RECESS/PROJECTION WILL NOT BE REQUIRED.
- f. THE EAST SIDE OF THE CONVENIENCE STORE IS LOCATED 91.5' FROM THE WARREN DRIVE FRONT YARD SETBACK, WHICH EXCEEDS THE MAXIMUM 60' FRONT YARD SETBACK PERMITTED BY SECTION 1260.05(a)(2)(C); AND SECTION 1260.07(a) REQUIRES 2/3'S OF A BUILDING'S STREET FAÇADE SHALL FALL WITHIN THE FRONT YARD ZONE.
- g. THE FUEL PUMP CANOPY EXCEEDS THE 60' MAXIMUM FRONT YARD SETBACK FROM CENTER ROAD AND 60' MAXIMUM FRONT YARD SETBACK FROM WARREN DRIVE REQUIRED BY SECTIONS 1260.05(a)(2)(B) AND 1260.05(a)(2)(C), RESPECTIVELY. ADDITIONALLY, SECTION 1260.07(a) REQUIRES 2/3'S OF A BUILDING'S STREET FAÇADE SHALL FALL WITHIN THE FRONT YARD ZONE.

IN ACCORDANCE WITH SECTION 1260.07(c), THE PLANNING COMMISSION HAS APPROVED A GREATER FRONT YARD WIDTH OR FRONT YARD PARKING ZONE WIDTH GREATER THAN THE MAXIMUM IN THE FOLLOWING INSTANCES:

- (1) THE APPLICANT HAS DEMONSTRATED 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. THE APPLICANT HAS SWITCHED THE LOCATION OF THE FUEL PUMP CANOPY WITH THE CONVENIENCE STORE, RESULTING IN THE CONVENIENCE STORE FACING CENTER ROAD, WITH THE FUEL PUMP CANOPY BEING LOCATED BEHIND IT.
- (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 HAS DEMONSTRATED 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 HAS FOUND:

- (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.
- (2) THAT THE NEGATIVE EFFECTS OF GREATER BUILDING YARDS, INCLUDING, WITHOUT LIMITATION, THE IMPAIRMENT OF PEDESTRIAN ACTIVITY AND STREETSAPES 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: THE APPLICANT HAS MET ALL THREE OF THE CONDITIONS, AS DESCRIBED BELOW:

- (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 LANDSCAPED PEDESTRIAN SEATING AREA HAS BEEN PROVIDED SOUTHWEST OF THE FUEL PUMP CANOPY, AND A BIKE RACK IS INDICATED ON THE NORTHWEST SIDE OF THE MAIN GROCERY STORE (SHEET C200).
- (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 5-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), WHICH STATES A MINIMUM OF 10,680 SQ. FT. (534 PARKING SPACES X 20 SQ. FT.) OF INTERIOR LANDSCAPING IS REQUIRED; DOUBLING THAT AMOUNT EQUALS 21,360 SQ. FT.; 102,801.60 SQ. FT. (2.36 ACRES) HAS BEEN PROVIDED.
2. 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 (REAR) WALL IS SCREENED BY A FENCE AND THE EAST (SIDE) WALL IS BROKEN UP BY THE GARDEN CENTER AND PHARMACY DRIVE-THRU. THE PLANNING COMMISSION HAS DETERMINED THE SOUTH AND EAST ELEVATIONS ARE ACCEPTABLE.
3. 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; 515 SPACES WILL BE PROVIDED (INDICATED ON SHEET C200), INCLUDING 495 STANDARD PARKING SPACES MEASURING 9'-6" WIDE X 19' LONG, IN COMPLIANCE WITH TABLE 1276-3, AND 20 VAN-ACCESSIBLE HANDICAP SPACES, WHICH MEETS THE MINIMUM 9 SPACES REQUIRED BY TABLE 1106.1 AND TABLE 1106.5 OF THE 2017 OHIO BUILDING CODE. A MODIFICATION OF 41 PARKING SPACES WILL BE REQUIRED. THE CONVENIENCE STORE WILL HAVE 18 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 PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(B), MAY MODIFY THE SPECIFIC STANDARDS OF THIS CHAPTER AND APPROVE LESS RESTRICTIVE PARKING OR SITE DESIGN IMPROVEMENTS IN INDIVIDUAL, UNIQUE SITUATIONS WHERE SUCH STANDARDS ARE CLEARLY INAPPLICABLE. IN MODIFYING ANY REQUIREMENT OF THIS CHAPTER, THE COMMISSION HAS FOUND THAT THE OBJECTIVES OF THIS CHAPTER, AS STATED IN SECTION 1276.01, HAVE BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED. THE COMMISSION HAS FOUND THAT AS THE NUMBER OF HANDICAP SPACES FOR THE GROCERY/RETAIL STORE AND NUMBER OF PARKING SPACES FOR THE CONVENIENCE STORE EXCEED THE MINIMUM REQUIREMENTS, THE OBJECTIVES OF SECTION 1276.01 HAVE BEEN MET.

4. THE ENTRANCE DRIVE WIDTH AT THE RIGHT-OF-WAY OF 59.7' FOR THE WEST DRIVE ON CENTER ROAD AND 76.2' AND 58.3' FOR THE TWO DRIVES ON THE WEST SIDE OF WARREN DRIVE NEAR THE NORTH AND SOUTH SIDES OF THE MAIN BUILDING, RESPECTIVELY, EXCEED THE MAXIMUM 40' WIDTH PERMITTED BY TABLE 1276-4 FOR DRIVES WITH FREQUENT TRUCK TRAFFIC.

THE WIDTH AT THE CURB FOR THE TWO DRIVES NEAR THE NORTH AND SOUTH SIDES OF THE MAIN BUILDING IS 140' AND 113.8', RESPECTIVELY; TABLE 1276-4 PERMITS A MAXIMUM WIDTH OF 90'. A DIAGRAM OF THE TURNING TEMPLATE USING A STANDARD SEMI-TRUCK AS THE DESIGN VEHICLE TO VERIFY THE EXTRA DRIVE WIDTH IS NECESSARY WAS PROVIDED AT TONIGHT'S MEETING. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), AS STATED IN ITEM 3 ABOVE, MAY MODIFY THE SPECIFIC STANDARDS OF THIS CHAPTER AND HAS APPROVED LESS RESTRICTIVE PARKING OR SITE DESIGN IMPROVEMENTS IN INDIVIDUAL, UNIQUE SITUATIONS WHERE SUCH STANDARDS ARE CLEARLY INAPPLICABLE. IN MODIFYING ANY REQUIREMENT OF THIS CHAPTER, THE COMMISSION HAS FOUND THAT THE OBJECTIVES OF THIS CHAPTER, AS STATED IN SECTION 1276.01, HAVE BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.

5. AS THE NUMBER OF PARKING SPACES HAS INCREASED TO 534 (515 PARKING SPACES FOR THE MAIN STORE AND 19 SPACES FOR THE CONVENIENCE STORE, PER SHEET C200), PURSUANT TO SECTION 1282.08(b)(2), 36 TREES FROM PLANT LIST "A" AND 285 SHRUBS FROM PLANT LISTS "D" OR "E" ARE REQUIRED; SHEET C600 HAS BEEN REVISED TO INDICATE 36 TREES AND 285 SHRUBS HAVE BEEN PROVIDED. ALSO, THE INTERIOR LANDSCAPING NOTE ON THIS SHEET HAS BEEN REVISED TO INDICATE 534 PARKING SPACES.
6. A PHOTOMETRICS PLAN HAS BEEN SUBMITTED WHICH INDICATES THE AVERAGE ILLUMINATION LEVELS OF THE FRONT DRIVEWAY AT 2.55 FOOTCANDLES; THE GAS STATION AT 7.71 FOOTCANDLES; THE LEFT SIDE PARKING LOT AT 2.97 FOOTCANDLES; THE MAIN AND RIGHT SIDE PARKING LOTS AT 2.62 FOOTCANDLES; AND THE STOREFRONT AREA AT 4.86 FOOTCANDLES; THIS EXCEEDS 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 OR USE. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), MAY MODIFY THE SPECIFIC STANDARDS OF THIS CHAPTER AND HAS APPROVED LESS RESTRICTIVE PARKING OR SITE DESIGN IMPROVEMENTS IN INDIVIDUAL, UNIQUE SITUATIONS WHERE SUCH STANDARDS ARE CLEARLY INAPPLICABLE. IN MODIFYING ANY REQUIREMENT OF THIS CHAPTER, THE COMMISSION HAS FOUND THAT THE OBJECTIVES OF THIS CHAPTER, AS STATED IN SECTION 1276.01, HAVE BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.
7. THE LIGHT POLE HEIGHT OF 33' IS PROPOSED; SECTION 1276.14(e)(2) STATES THE MAXIMUM LUMINAIRE HEIGHT SHALL BE 25'. PURSUANT TO THE ABOVE SECTION, THE PLANNING COMMISSION HAS APPROVED A GREATER HEIGHT AND HAS FOUND THE FOLLOWING STANDARDS HAVE BEEN MET:

- A. THE ADDITIONAL HEIGHT IS NECESSARY TO EFFICIENTLY ILLUMINATE OUTDOOR AREAS; AND
- B. THE ADDITIONAL HEIGHT WILL HAVE NO ADVERSE EFFECT ON ADJACENT PROPERTIES.

THE LIGHT POLE SHALL BE REDUCED TO A 25' HEIGHT THAT IS LOCATED AT THE SOUTHEAST CORNER OF THE SITE NEAR THE APARTMENTS ON FOXWOOD TERRACE.

- 8. A REVISED TRAFFIC IMPACT STUDY SHALL BE SUBMITTED TO REFLECT THE CHANGES TO THE CENTER ROAD MAIN DRIVE, ALONG WITH THE DROP LANES EASTBOUND ON CENTER ROAD AND EXTENDED LEFT TURN LANE ON WARREN DRIVE.
- 9. IN ACCORDANCE WITH SECTION 1282.09(a), THE MECHANICAL EQUIPMENT ON THE NORTHWEST SIDE OF THE MAIN BUILDING SHALL BE SCREENED WITH A SLATTED FENCE TO MATCH THE BUILDING THAT WILL BE AT LEAST ONE FOOT HIGHER THAN THE EQUIPMENT HEIGHT, BUT SHALL NOT EXCEED 10' IN HEIGHT.
- 10. AS PERMITTED BY SECTION 1280.12, THE PLANNING COMMISSION HAS APPROVED THE OUTDOOR DISPLAYS AT THE CONVENIENCE STORE CONSISTING OF ICE, PROPANE TANKS AND MERCHANDISE SUCH AS WATER, SALT, FIREWOOD, AND WIPER SOLVENT, WHICH SHALL BE SHOWN ON THE DETAILED SITE PLAN. AS REQUIRED BY SECTION 1280.12(c), NO OUTDOOR PRODUCT DISPLAYS OR SALES AREAS SHALL BE LOCATED TO IMPAIR VISIBILITY INTO OR OUT OF THE SITE OR BUILDING; THEREFORE, THE HEIGHT OF THE OUTDOOR DISPLAYS SHALL NOT EXCEED 5 FEET. IN COMPLIANCE WITH SECTION 1280.12(d), NO PRODUCT DISPLAY AREAS WILL BE LOCATED NEAR THE FUEL PUMPS.
- 11. IN ACCORDANCE WITH SECTION 1260.04(m), GARDEN SALES ARE A CONDITIONALLY PERMITTED USE, SUBJECT TO SECTION 1274.08(d), (f), AND (g). SECTION 1274.08(f) STATES THAT ALL ACTIVITIES, EXCEPT THOSE REQUIRED TO BE PERFORMED AT THE FUEL PUMPS, SHALL BE CARRIED ON INSIDE A BUILDING. THE PROPOSED GARDEN CENTER IS ONLY PARTIALLY COVERED AND HAS NO WALLS. THE APPLICANT IS SEEKING A VARIANCE FROM THE BOARD OF ZONING APPEALS ON OCTOBER 15, 2019.
- 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. THE APPLICANT WILL BE SEEKING VARIANCES FROM THE BZA AT THEIR OCTOBER 15TH MEETING.

13. THE ELECTRONIC DIGITAL DISPLAY FUEL PRICING GROUND SIGN FOR THE GAS STATION MEASURES 13'4" HIGH, WHICH EXCEEDS THE MAXIMUM 7' TOTAL HEIGHT 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. VARIANCES FOR THIS SIGN WILL ALSO BE REQUESTED AT THE BZA OCTOBER 15TH MEETING.
14. AN ADDITIONAL ARCHITECTURAL ENHANCEMENT SHALL BE ADDED TO THE EASTERN SECTION OF THE CONVENIENCE STORE NORTH ELEVATION.

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

Regarding the public comment period, Mr. Christopher Reynolds, 1614 Maxwell Boulevard, Brunswick, stated he is concerned about the traffic impact on his neighborhood from the proposed Meijer store.

Item 8

Mr. Delsanter gave the Council Representative's Report. He stated a draft of the Comprehensive Plan will be reviewed by the Planning Commission at their meeting on October 17, 2019.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:50 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

September 19, 2019

Meijer grocery/retail store and gas station/convenience store

(Revised discussion plan)

Location: 3800 Center Road
C-G District

At the applicant's request, the Planning Commission, at their meeting on June 20, 2019, tabled the discussion plan and asked for a second discussion plan to be 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 and gas station. Per the Commission's request, the convenience store for the gas station has been shifted to Center Road, instead of the previously shown fuel pump canopy, and the pump canopy is now located behind the convenience store facing south toward the main grocery/retail store parking lot. The front yard setback of the convenience store complies with the maximum 60' permitted by Section 1260.05(a)(2)(B) of the Zoning Code.

Changes were made to the main entrance drive eliminating a left-hand turn and allowing for a right-in/right-out turn and left turn in from Center Road. Improvements for drop lanes eastbound on Center Road and a slightly extended left turn lane on Warren Drive, as recommended by the traffic impact study, are indicated.

Portions of the Staff Review Comments from the above meeting were addressed as follows:

1. As required by Section 1276.10(j), the applicant verified at the June 20th meeting that a minimum 130' of vehicle stacking room for the pharmacy drive-thru has been provided.
2. Pursuant to Section 1260.07(a), the north street facade facing Center Road for the main grocery store meets the minimum 3% (13.4') depth for a recess/projection; a total of 25' is indicated. Additionally, the recesses/projections extend a minimum of 20% (89.10') of the length of the building; a total of 266.20' is provided. The recess/projection depth of the east building façade on Warren Drive meets the minimum 3% (11.1') depth; a total of 55.4' is shown, which extends the minimum length of 20% (74.3') of the building; a total of 207.2' is provided. The north street façade of the convenience store facing Center Road meets the minimum 3% depth (2.5') that extends a minimum 20% length (16.9'); 36.5' is provided. As the building length of the east side of the convenience store facing Warren Drive is less than 60', a recess/projection is not required.
3. Along the Center Road right-of-way, in accordance with Section 1282.06(e), the applicant has verified that a minimum of 10% (1,572.2 sq. ft.) 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; 2,788 sq. ft. has been provided.

4. Pursuant to Section 1282.08(a), a 5' wide parking perimeter landscape screening strip containing plant material from Plant Lists "D" or "E", is provided along the west property line. As shown on Sheet C600, in accordance with Section 1282.04(b)(3), the shrubs will be a minimum height of 36" at the time of planting.
5. As requested, a bus shelter has been provided near the outdoor landscaped seating area located southwest of the fuel pump canopy.

Staff Review Comments:

The applicant is seeking modifications for front yard and front yard parking zone setbacks on the following:

- a. 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 yard 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 front yard parking zone width exceeds the maximum 45' width permitted by Section 1260.07(b).
- b. The south side of the grocery/retail store facing Foxwood Terrace exceeds the maximum 60' front yard setback required by Section 1260.05(a)(2)(c); and Section 1260.07(a) requires 2/3's of a building's street façade shall fall within the front yard zone.
- c. The southeast corner of the garden center is located 60.5' from the Warren Drive front yard setback; Section 1260.05(a)(2)(C) allows a maximum of 60'.
- d. Pursuant to Section 1260.07(a), the west façade facing Maxwell Boulevard meets the minimum 3% (11.1') depth recess/projection; a total of 58.8' is shown. However, the total length of the recess/projection is 73', which does not meet the minimum 20% (74.3') required.
- e. As the south street façade facing Foxwood Terrace is the rear of the building, and due to the proposed screening fence, no recess/projection is proposed for this elevation. Pursuant to Section 1260.07(a), a minimum 3% (13.4') depth for a recess/projection is required which extends a minimum of 20% (89.10') of the length of the building.
- f. The east side of the convenience store is located 91.5' from the Warren Drive front yard setback, which exceeds the maximum 60' front yard setback permitted by Section 1260.05(a)(2)(C); and Section 1260.07(a) requires 2/3's of a building's street façade shall fall within the front yard zone.

- g. The fuel pump canopy exceeds the 60' maximum front yard setback from Center Road and 60' maximum front yard setback from Warren Drive required by Sections 1260.05(a)(2)(B) and 1260.05(a)(2)(C), respectively. Additionally, Section 1260.07(a) requires 2/3's of a building's street façade shall fall within the front yard zone.

In accordance with 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) The 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 landscaped pedestrian seating area has been provided southwest of the fuel pump canopy, and a bike rack is indicated on the northwest side of the main grocery store (Sheet C200).
- (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 5-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), which states a minimum of 10,680 sq. ft. (534 parking spaces x 20 sq. ft.) of interior landscaping is required; doubling that amount equals 21,360 sq. ft.; 102,801.60 sq. ft. (2.36 acres) has been provided.
2. 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 (rear) wall is screened by a fence and the east (side) wall is broken up by the garden center and pharmacy drive-thru. The Planning Commission shall determine if the south and east elevations are acceptable.
3. 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; 515 spaces will be provided (indicated on Sheet C200), including 495 standard parking spaces measuring 9'-6" wide x 19' long, in compliance with Table 1276-3, and 20 van-accessible handicap spaces, which meets the minimum 9 spaces required by Table 1106.1 and Table 1106.5 of the 2017 Ohio Building Code. A modification of 41 parking spaces will be required. The convenience store will have 18 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.

The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.

4. The entrance drive width at the right-of-way of 59.7' for the west drive on Center Road and 76.2' and 58.3' for the two drives on the west side of Warren Drive near the north and south sides of the main building, respectively, exceed the maximum 40' width permitted by Table 1276-4 for drives with frequent truck traffic. The width at the curb for the two drives near the north and south sides of the main building is 140' and 113.8', respectively; Table 1276-4 permits a maximum width of 90'. During engineering review, submit a turn template for the design vehicle to verify the extra drive width is necessary. The Planning Commission, as permitted by Section 1276.15(b), as stated in Item 3 above, may modify the specific standards of this Chapter and approve less

restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable.

5. As the number of parking spaces has increased to 534 (515 parking spaces for the main store and 19 spaces for the convenience store, per Sheet C200), pursuant to Section 1282.08(b)(2), 36 trees from Plant List “A” and 285 shrubs from Plant Lists “D” or “E” are required; Sheet C600 indicates 32 trees and 262 shrubs. Also, the interior landscaping note on this sheet indicates 480 parking spaces; verify the correct parking space count.
6. A photometrics plan has been submitted which indicates the average illumination levels of the front driveway at 2.55 footcandles; the gas station at 7.71 footcandles; the left side parking lot at 2.97 footcandles; the main and right side parking lots at 2.62 footcandles; and the storefront area at 4.86 footcandles; this exceeds 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 or use. The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable.
7. The light pole height of 33’ is proposed; Section 1276.14(e)(2) states the maximum luminaire height shall be 25’. However, the Planning Commission may approve a greater height 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.
8. A revised traffic impact study shall be submitted to reflect the changes to the Center Road main drive, along with the drop lanes eastbound on Center Road and extended left turn lane on Warren Drive.
9. The mechanical equipment is shown on the northwest side of the main building; verify the screening material is in compliance with Section 1282.09(a), which 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.
10. 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. The applicant is seeking approval for outdoor displays at the convenience store consisting of ice, propane tanks and merchandise such as water, salt, firewood, and wiper solvent, which shall be shown on the site plan. As required by Section 1280.12(c), no outdoor product displays or sales areas shall be located to impair visibility into or out of the site or building. In compliance with Section 1280.12(d), the applicant has stated no product display areas will be located near the fuel pumps.

11. In accordance with Section 1260.04(m), garden sales are a conditionally permitted use, subject to Section 1274.08(d), (f), and (g). Section 1274.08(f) states that all activities, except those required to be performed at the fuel pumps, shall be carried on inside a building. The proposed garden center is only partially covered and has no walls. The applicant is seeking a variance from the Board of Zoning Appeals on October 15, 2019.
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. The applicant will be seeking variances from the BZA at their October 15th meeting.
13. The electronic digital display fuel pricing ground sign for the gas station measures 13'4" high, which exceeds the maximum 7' total height 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. Variances for this sign will also be requested at the BZA October 15th meeting.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's rulings on the requested modifications, and provided the above items are addressed.

