Brunswick City Planning Commission

October 3, 2019

7:00 p.m. - Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director

Chairman Joe Shirilla called the meeting to order at 7:11 p.m.

The first item was the review of the detailed site plan for the Vicky Drive extension single family cluster development, south of Patricia Drive, western portion of 834 Pearl Road. Mr. Jones noted that installing a fence along the western property line of Sublots 9, 10, and 11, due to the change in elevation adjacent to the detention basin would block access. He also noted there are many other detention/retention basins in the city that are not enclosed by a fence. The Commission agreed with Mr. Jones and didn't think a fence is necessary.

The second item was the discussion of revised detailed site plan, Sanctus LLC senior development, north of Keller-Hanna Drive; south of St. Ambrose Church; and east of Keller water towers. Mr. Jones commented he needs to see an analysis of future traffic impact on the drive by St. Ambrose Church.

Mr. Shirilla adjourned the meeting at 7:28 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

October 3, 2019

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Kim Harrington, 5176 Salton Drive, Brunswick Hills
Chris Schmidt, TGC Engineering, 1310 Sharon Copley Road, Sharon Center
Char Crandall, 4542 Patricia Drive, Brunswick
Kimberly Fox, 4526 Patricia Drive, Brunswick
Ron Clement, 808 Pearl Road, Brunswick Hills
Jim Stewart, no address given
Kim Hunt, 4543 Patricia Drive, Brunswick
Naomi & Joel Trent, 4516 Patricia Drive
Nils Johnson, Cunningham & Associates, 203 West Liberty St., Medina
Drew Burge, no address given
Buck Withers, Withers Design Group, 1250 Chambers Road, Columbus
Becky Andrews, Withers Design Group, same as above
Maryann Chandler, Brown, Amodio & Chandler

Item 1

Chairman Joe Shirilla called the meeting to order at 7:38 p.m.

Ms. Plavecski called the roll: 4 present 1 absent (Mr. Hasan).

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF SEPTEMBER 19, 2019.

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

Item 4(a)

Regarding the detailed site plan for the Vicky Drive extension single family cluster development, south of Patricia Drive, western portion of 834 Pearl Road, Mrs. Kim Harrington, developer; and Mr. Chris Schmidt, of TGC Engineering, were present.

The Staff Review Comments were addressed as follows:

1. The applicant has stated there could be multiple builders for the subdivision; therefore, each home elevation will need Planning Commission approval prior to building permits being issued. Mrs. Harrington explained there will probably be one main builder and a few separate ones. Mr. Shirilla suggested that Mrs. Harrington submit building elevations for multiple homes at one time to minimize the number of trips before the Planning Commission.

2. As discussed at the June 20th meeting, the Planning Commission shall determine if the addition of fencing along the western property line of Sublots 9, 10, and 11, due to the change in elevation adjacent to the detention basin, will be required. As noted in the caucus meeting, Mr. Jones explained there is a 9' to 10' drop with a 3:1 slope. He commented if this area is fenced, there will need to be an access gate for maintenance and inspections. He noted this will be a dry basin. Mr. Shirilla commented the homeowners' association could allow individual homeowners to fence their back yards if they are concerned about the drop in elevation. The Commission agreed a fence is not necessary.

3. As stated in Item 17 of the conditional zoning certificate, a landscape plan shall be submitted indicating that trees shall be planted in the street right-of-way in front of each single family cluster development home. Tree plans showing characteristics of acceptable varieties, sizes, spacing and planting requirements shall be prepared by a registered architect, registered engineer, landscape architect, or certified arborist and approved by the Planning Commission. Tree plans may specify that specific varieties shall be uniformly planted on an entire street or neighborhood, or may specify that each homeowner may individually select from the approved tree list. The trees required by this section shall be in lieu of trees required by Section 1230.01(b)(6) of the Subdivision Regulations. Mr. Shirilla commented the Administration can approve the street tree plan.

4. As stated in Item 22 of the conditional zoning certificate, to ensure construction and installation of the subdivision improvements required by Section 1230.04(a) of the Subdivision Regulations, the developer or sub-divider shall execute a construction agreement containing those terms and provisions set forth in the construction agreement as described in Appendix G of the Subdivision Regulations. The Law Director shall have the sole discretion to modify such construction agreement in any manner deemed necessary in the public interest. No construction agreement shall be

executed by or on behalf of the City without first being reviewed and approved by the Law Director, to which Mrs. Harrington agreed.

5. Final plat approval is required by the Planning Commission and City Council, in accordance with Section 1224.04(a)(3) of the Subdivision Regulations.

6. All stipulations of the conditional zoning certificate shall be adhered to.

Mr. Shirilla opened the public comment period.

Mrs. Kim Fox, 4526 Patricia Drive, stated she would like a row of evergreen trees planted along the rear of the development to act as a buffer between The Timbers Subdivision and the Vicky Drive extension.

Mr. Joel Trent, 4516 Patricia Drive, inquired about the storm sewer easement on Sublots 14 and 13. Mr. Schmidt responded that's an easement to catch water and bring it into the detention basin. Mr. Trent also asked about the riparian zone on Sublot 4, to which Mr. Jones replied the developer is not going into the riparian setback and a house can still be built on that lot.

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

Ms. Plavecski suggested that in keeping with the intent of screening requirements in Section 1282.06(a), even though this is a residential development adjacent to a residential subdivision, that a row of evergreens with a minimum 6-ft. height at the time of planting, pursuant to Section 1282.04(b)(2), spaced 15 feet on-center, could be used along the north property line of the proposed development. Mrs. Harrington agreed to this condition; Ms. Plavecski asked for this to be shown on the landscaping plan with the street trees.

Mr. Jones noted that the proposed development may require an additional catch basin.

MR. ARONA MOTIONED TO APPROVE THE VICKY DRIVE EXTENSION DETAILED SITE PLAN, SOUTH OF PATRICIA DRIVE, WESTERN 12.03 ACRES OF 834 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. THE APPLICANT HAS STATED THERE MAY BE MULTIPLE BUILDERS FOR THE SUBDIVISION; THEREFORE, EACH HOME ELEVATION SHALL BE APPROVED BY THE PLANNING COMMISSION PRIOR TO BUILDING PERMITS BEING ISSUED.

2. THE PLANNING COMMISSION HAS DETERMINED THE ADDITION OF FENCING ALONG THE WESTERN PROPERTY LINE OF SUBLOTS 9, 10, AND 11, DUE TO THE CHANGE IN ELEVATION ADJACENT TO THE DETENTION BASIN, SHALL NOT BE REQUIRED.
3. AS STATED IN ITEM 17 OF THE CONDITIONAL ZONING CERTIFICATE, A LANDSCAPE PLAN SHALL BE SUBMITTED INDICATING THAT TREES SHALL BE

PLANTED IN THE STREET RIGHT-OF-WAY IN FRONT OF EACH SINGLE FAMILY CLUSTER DEVELOPMENT HOME. TREE PLANS SHOWING CHARACTERISTICS OF ACCEPTABLE VARIETIES, SIZES, SPACING AND PLANTING REQUIREMENTS SHALL BE PREPARED BY A REGISTERED ARCHITECT, REGISTERED ENGINEER, LANDSCAPE ARCHITECT, OR CERTIFIED ARBORIST AND APPROVED BY THE CITY ADMINISTRATION, AS PERMITTED BY THE PLANNING COMMISSION. TREE PLANS MAY SPECIFY THAT SPECIFIC VARIETIES SHALL BE UNIFORMLY PLANTED ON AN ENTIRE STREET OR NEIGHBORHOOD, OR MAY SPECIFY THAT EACH HOMEOWNER MAY INDIVIDUALLY SELECT FROM THE APPROVED TREE LIST. THE TREES REQUIRED BY THIS SECTION SHALL BE IN LIEU OF TREES REQUIRED BY SECTION 1230.01(b)(6) OF THE SUBDIVISION REGULATIONS.

AS AGREED TO BY THE APPLICANT, THE LANDSCAPE PLAN SHALL ALSO INDICATE A ROW OF EVERGREEN TREES WITH A MINIMUM HEIGHT OF 6 FEET AT THE TIME OF PLANTING, PURSUANT TO SECTION 1282.04(b)(2), SPACED 15 FEET ON-CENTER ALONG THE NORTH PROPERTY LINE, TO PROVIDE SCREENING BETWEEN THE NEW DEVELOPMENT AND THE EXISTING HOMES ON PATRICIA DRIVE IN THE TIMBERS SUBDIVISION.

4. AS STATED IN ITEM 22 OF THE CONDITIONAL ZONING CERTIFICATE, TO ENSURE CONSTRUCTION AND INSTALLATION OF THE SUBDIVISION IMPROVEMENTS REQUIRED BY SECTION 1230.04(a) OF THE SUBDIVISION REGULATIONS, THE DEVELOPER OR SUB-DIVIDER SHALL EXECUTE A CONSTRUCTION AGREEMENT CONTAINING THOSE TERMS AND PROVISIONS SET FORTH IN THE CONSTRUCTION AGREEMENT AS DESCRIBED IN APPENDIX G OF THE SUBDIVISION REGULATIONS. THE LAW DIRECTOR SHALL HAVE THE SOLE DISCRETION TO MODIFY SUCH CONSTRUCTION AGREEMENT IN ANY MANNER DEEMED NECESSARY IN THE PUBLIC INTEREST. NO CONSTRUCTION AGREEMENT SHALL BE EXECUTED BY OR ON BEHALF OF THE CITY WITHOUT FIRST BEING REVIEWED AND APPROVED BY THE LAW DIRECTOR.

5. FINAL PLAT APPROVAL IS REQUIRED BY THE PLANNING COMMISSION AND CITY COUNCIL, IN ACCORDANCE WITH SECTION 1224.04(a)(3) OF THE SUBDIVISION REGULATIONS.

6. ALL STIPULATIONS OF THE ATTACHED CONDITIONAL ZONING CERTIFICATE SHALL BE ADHERED TO.

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

Concerning the discussion of the revised detailed site plan for the Sanctus, LLC senior development, Mr. Buck Withers and Ms. Becky Andrews, of Withers Design Group; Mr. Nils Johnson, of Cunningham & Associaties; Mrs. Maryann Chandler, attorney, of Brown, Amodio and Chandler, and Mr. Jim Stuart were present.

Mr. Johnson explained the stormwater management and drainage system to the Planning Commission and commented this development will improve the drainage in the neighborhood. Mr. Shirilla noted the retention basin is on the south side of the development, but the north side is impacted the most. Mr. Johnson explained the storm sewer and catch basin on the north side of the site will connect to the retention pond on the south side of the site.

Mr. Withers showed a revised façade elevation of the senior complex with the central entrance to the Planning Commission, which they thought looked fine.

Mr. Shirilla noted there is a large increase in the size of the stormwater management pond; Mr. Jones explained the underground retention is being eliminated and it will all be above ground, which is easier to maintain.

The Staff Review Comments were addressed as follows:

1. As permitted by Section 1278.03(h), the City Engineer requires the coordination of data from the traffic study with adjacent property owners and proposed development sites. Mr. Jones explained the traffic study needs to take into account the Ambrose Crossing complex across Pearl Road.

2. Pursuant to Section 1268.07(c), changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Pursuant to Section 1268.07(d), once a SPD is created, it may only be changed through the Charter provisions for zoning amendments (Section 6.02). The conceptual development plan shall remain in effect until changed by ordinance of Council as required for the initial adoption in Section 1268.06. A public hearing for the revised detailed site plan is scheduled for the Planning Commission’s meeting on October 17, 2019.

3. The north side of the access road around the development will require two fire hydrants located 300’ apart, to which Mr. Johnson agreed.

Ms. Plavecski noted no action can be taken by the Planning Commission tonight, as this was merely an informational session requested by the developer. She stated a public hearing is scheduled for October 17, 2019.

Concerning old business, Ms. Plavecski explained the City Council Planning & Zoning Committee accidentally sent the Herris Properties rezoning from the I-L District to the C-H District, for property located at 1240 Industrial Parkway North, back to the Planning Commission, for which the Commission had already recommended approval to City Council on September 5, 2019. Ms. Plavecski noted another motion would be required for the legislation to proceed to second reading at the Council meeting on October 14, 2019.

MR. ROCHA MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE HERRIS PROPERTIES REZONING FROM THE I-L LIGHT INDUSTRIAL DISTRICT TO THE C-H HIGHWAY INTERCHANGE COMMERCIAL DISTRICT, FOR PROPERTY LOCATED AT 1240 INDUSTRIAL PARKWAY NORTH.

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

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 stated the Comprehensive Plan update will be coming before the Planning Commission on October 17, 2019. He also explained a grant has been applied for with the Ohio Department of Natural Resources for Phase 1 to connect Plum Creek Park to Mooney Park, which should be completed next year.

MR. ARONA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:44 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

October 3, 2019

Vicky Drive extension single family cluster development
(Detailed site plan)

Location: Vicky Drive extension, south of Patricia Drive, western 12.03 acres of 834 Pearl Road
R-L District

Proposed Use & Background:
At their meeting on June 20, 2019, a public hearing was held whereby the Planning Commission recommended approval to City Council to rezone the subject property from the R-R Rural Residential District to the R-L Low Density Residential District, along with recommending approval of the preliminary subdivision plan and conditional zoning certificate, which City Council approved on July 29, 2019 (Ordinance 48-19 and 47-19).

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

1. The Planning Commission, as permitted by Section 1228.02(d), approved the 759 linear ft. cul-de-sac, which exceeds the 600' length permitted by the above section, due to the unique topography and single access to the site. The 759-ft. cul-de-sac length and fifteen lots on a single access is less than Medina County requirements.

2. The applicant is aware of the 50' wide riparian zone located on the east side of the subdivision that encroaches into the rear yard of Sublot 4, which will impact the buildable area for this lot. No construction can occur within the riparian zone except as needed to complete the sanitary sewer connection.

3. A grading and Stormwater Pollution Prevention Plan (SWP3) for stormwater management have been submitted to verify feasibility for the installation of an adequately sized basin on the existing slope.

4. Park fees have been established, in accordance with Chapter 1232, and are attached as part of the conditional zoning certificate.

Staff Review Comments:
1. The applicant has stated there could be multiple builders for the subdivision; therefore, each home elevation will need Planning Commission approval prior to building permits being issued.

2. As discussed at the June 20th meeting, the Planning Commission shall determine if the addition of fencing along the western property line of Sublots 9, 10, and 11, due to the change in elevation adjacent to the detention basin, will be required.

3. As stated in Item 17 of the conditional zoning certificate, a landscape plan shall be submitted indicating that trees shall be planted in the street right-of-way in front of each single family cluster development home. Tree plans showing characteristics of acceptable varieties, sizes, spacing and planting requirements shall be prepared by a registered architect, registered engineer, landscape architect, or certified arborist and approved by the Planning Commission. Tree plans may specify that specific varieties shall be uniformly planted on an entire street or neighborhood, or may specify that each homeowner may individually select from the approved tree list. The trees required by this section shall be in lieu of trees required by Section 1230.01(b)(6) of the Subdivision Regulations.

4. As stated in Item 22 of the conditional zoning certificate, to ensure construction and installation of the subdivision improvements required by Section 1230.04(a) of the Subdivision Regulations, the developer or sub-divider shall execute a construction agreement containing those terms and provisions set forth in the construction agreement as described in Appendix G of the Subdivision Regulations. The Law Director shall have the sole discretion to modify such construction agreement in any manner deemed necessary in the public interest. No construction agreement shall be executed by or on behalf of the City without first being reviewed and approved by the Law Director.

5. Final plat approval is required by the Planning Commission and City Council, in accordance with Section 1224.04(a)(3) of the Subdivision Regulations.

6. All stipulations of the conditional zoning certificate shall be adhered to.

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

<u>Sanctus, LLC senior development</u>
(Discussion of revised detailed site plan)

Location: north of Keller-Hanna Drive; south of St. Ambrose Church; and east of Keller water towers
SPD-5

Proposed Use & Background:
The Planning Commission, at their meeting on January 17, 2019, recommended approval to City Council of the conceptual plan and development guidelines to construct a senior development consisting of a 1-story, 24,174 sq. ft., 32-unit memory care facility; 2-story, 68,180 sq. ft., 80-unit assisted living structure; and 36-unit independent living with services cottages (4 units per building with a total of 9 buildings) on a 16.35-acre site. Additionally, the Commission recommended approval to City Council to rezone the property from the C-G General Commercial District and R-L Low Density Residential District to create Special

Planning District No. 5. City Council adopted the conceptual plan and SPD-5 rezoning on February 25, 2019 (Ordinance No. 13-19). Pursuant to Section 1268.07(b), the approved conceptual development plan shall be the basis for preparation of a more detailed site plan, as required by Chapter 1278.

The applicant has submitted a revised detailed site plan whereby the location of the memory care building and assisted living structure has been reversed, resulting in the assisted living structure being located on the west side of the West Neighborhood, and the memory care facility being located on the east side of the West Neighborhood. The 1-story memory care facility has increased in size to 25,318 sq. ft., from the previously approved 24,174 sq. ft., but will still contain 32 units. Additionally, the 2-story assisted living structure has been increased to 80,396 sq. ft., from the previously approved 68,180 sq. ft., but will still consist of 80 units. To accommodate the additional length of the building, the structure has been moved 12' to the west and 18' to the east. The 36-unit independent living with services cottages (4 units per building with a total of 9 buildings, each building measuring 6,300 sq. ft.) will remain the same.

A 2,500 sq. ft. enclosed courtyard for the memory care facility has been provided. Also, 19,500 sq. ft. of recreation space has been indicated for the assisted living center, along with a gazebo. As required by Section 1278.09(d)(1), a pedestrian concrete sidewalk is shown on Sheet S2 around the perimeter of the assisted living and memory care structures. The previous turn-around drive behind the senior complex has been lengthened to encircle the entire West Neighborhood for Fire Department access.

Revisions to the site plan include a slight maneuvering of the main drive into the facility and the main entrance and drop-off area are centered between the assisted living center and memory care structure. The majority of resident common spaces will be located in this central location, instead of multiple locations; and many of the services provided will be from this area.

The parking spaces have been reconfigured with 35 spaces centered between the assisted living center and the memory care building. Additional parking of 16 spaces to the south and 10 spaces to the east of the memory care facility are indicated on Sheet 2 of the site plan. Also, ten parking spaces are located to the northwest and west of the assisted living center. A total of 71 parking spaces has been provided for the West Neighborhood, which meets the minimum 56 spaces required by Section 4(b)(x) of the West Neighborhood Design Guidelines. A total of 116 spaces has been provided for the East Neighborhood, which meets the minimum 115 spaces required by Section 5(b)(x) of the East Neighborhood Design Guidelines.

The stormwater management pond located at the southeast corner of the East Neighborhood has been increased to 50,000 sq. ft. from the previous 12,000 sq. ft. The revised landscaping plan (Sheet L1) notes that existing trees will be part of the required screening yard along the north, south, and east property lines, thus, slightly reducing the amount of new trees being planted.

Staff Review Comments from the January 17, 2019 meeting have been addressed as follows:

1. The ornamental trees on the landscaping plan (Sheet L-1) indicate that “Young's Weeping Birch”, “Prairifire Crabapple”, “Appalachian Redbud”, “Yoshino Cherry”, “Autumn Brilliance Serviceberry”, “Red Jewel Crabapple”, “Eastern Redbud”, and “Rainbow Pillar Serviceberry” now meet the minimum 2.5" caliper required by Section 1282.04(b)(1).

2. The previously proposed “Copper Beech” and “Shademaster Honey Locust” have been removed from the landscaping plan, as they are not approved species from Plant Lists A, B, or C of Section 1282.11 of the Zoning Code.

Staff Review Comments:

1. As permitted by Section 1278.03(h), the City Engineer requires the coordination of data from the traffic study with adjacent property owners and proposed development sites.

2. Pursuant to Section 1268.07(c), changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Pursuant to Section 1268.07(d), once a SPD is created, it may only be changed through the Charter provisions for zoning amendments (Section 6.02). The conceptual development plan shall remain in effect until changed by ordinance of Council as required for the initial adoption in Section 1268.06. A public hearing for the revised detailed site plan is scheduled for the Planning Commission’s meeting on October 17, 2019.

3. The north side of the access road around the development will require two fire hydrants located 300’ apart.

Staff Recommendations:

Staff recommends approval to City Council of the revised detailed site plan, provided the above items are addressed.