

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda OCTOBER 28, 2019 6:20 PM In Caucus Room

1. Discussion Items
 - (a) **ORD. NO. 74-19** - An ordinance approving the revised detailed site plan for the Sanctus, LLC senior development located in the Senior Development Special Planning District NO. 5. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
 - (b) **RES. NO. 76-19** - An emergency resolution providing for temporary relief from the temporary sign regulations contained in City of Brunswick Codified Ordinance Section 1270.10 by waiving the number of temporary special event sign permits permitted in Commercial and Industrial Zoning Districts and durational requirements for display. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 10/28/2019

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 74-19** - An ordinance approving the revised detailed site plan for the Sanctus, LLC senior development located in the Senior Development Special Planning District NO. 5. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Planning Commission held a public hearing on October 17, 2019, pursuant to Charter Section 6.02(c) and Section 1268.07(c) of the Codified Ordinances of the City of Brunswick, and recommended approval to City Council of the revised detailed site plan (Exhibit A) for the Sanctus, LLC senior development located north of Keller-Hanna Drive; south of St. Ambrose Church; and east of the Keller water towers (PP# 003-18B-31-539 and 003-18B-31-540). The development guidelines have remained the same.

PURPOSE AND EXPLANATION: City Council adopted the conceptual plan, development guidelines, and rezoning to Special Planning District No. 5 on February 25, 2019, Ordinance No. 13-19. A revised detailed site plan was submitted whereby as required by 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. Furthermore, pursuant to Section 1268.07(d), once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments. The conceptual plan shall remain in effect until changed by ordinance of Council as required for the initial adoption in Section 1268.06 of the Zoning Code.

IMPLEMENTATION SCHEDULE: First reading at City Council meeting on October 28, 2019.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No

Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

Three readings

**ADDITIONAL
INFORMATION:**

MAYOR
RON FALCONI

CITY OF BRUNSWICK

CITY MANAGER / SAFETY DIRECTOR
CARL S. DEFOREST

COUNCIL
MICHAEL J. ABELLA, JR
ANTHONY P. CAPRETTA
JOSEPH P. DELSANTER
NICHOLAS HANEK
PATRICIA HANEK
BRIAN K. OUSLEY
ANDREA L. RODRIGUEZ

October 18, 2019

Frank Biller
Sanctus, LLC
10940 Parker Road
Parker, CO 80134

RE: Sanctus, LLC senior development
SPD-5
Brunswick, Ohio

Dear Mr. Biller:

The Brunswick City Planning Commission, at their meeting on October 17, 2019, voted to **recommend approval** to City Council of the Sanctus, LLC senior development revised detailed site plan, subject to the following:

1. The Planning Commission recommended approval to City Council of the rezoning to Special Planning District 5, along with the initial conceptual plan and design guidelines, on January 17, 2019, which City Council adopted on February 25, 2019 (Ordinance No. 13-19).
2. Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance; and once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments. The first reading on the proposed legislation is scheduled for Council's meeting on October 28, 2019. Please contact Fijabi Gallam, Clerk of Council, at (330) 558-6845 for meeting times.
3. 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.



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 • FAX: (330) 273-8023 • POLICE & FIRE PHONE: (330) 225-9111 • FAX: (330) 225-6002 <http://www.brunswick.oh.us>

4. Per the Fire Department's request, show the private main to access the north drive and feed the required fire hydrants, along with the presumed location of the mechanical room, on the north side of the building.
5. Final site plan approval is subject to engineering approval.
6. Following engineering approval, necessary permits and inspections must be obtained from the Division of Building.

Please provide one set of complete engineering drawings and calculations to the City Engineer for review. The drawings and calculations submitted must include any plan revisions stipulated by the Planning Commission in their approval motion and listed above. The drawings and calculations submitted must each be signed and stamped by a registered Professional Engineer and be based upon a current topographic existing conditions survey of the site. The existing conditions survey shall be included in the project plan set and must be signed and stamped by the registered Professional Surveyor who performed the work.

Also, please ensure your design engineer reviews Chapter 1234 Erosion and Sediment Control; Chapter 1236 Storm Water Management; and Chapter 1238 Riparian Zones of the Brunswick Codified Ordinances, and includes any appropriate measures into the engineered plans and calculations. Should you or your design engineer have any questions regarding site plan requirements, please contact the Engineering Department at (330) 558-6880.

Section 1234.11 (effective February 11, 2008), requires the Storm Water Pollution Prevention Plan and Abbreviated Storm Water Pollution Prevention Plan review, filing, and inspection fee to be included as part of a complete submittal and is required to be submitted to the City of Brunswick before the review process begins. **Please remit payment in the amount of \$2,500.00 for the above process when engineering detailed site plans are submitted.**

Effective February 7, 2007, the project applicant shall be responsible for all costs associated with the engineering review of a proposed project. The applicant shall post a review fee deposit, pursuant to Section 1278.03(g) of the Brunswick Codified Ordinances. **The City Engineer has established a review deposit of \$15,000.00 for this project.** A check in that amount, made payable to the City of Brunswick, must be included with the submission of the engineered drawings and calculations. **The engineering review of the project will not begin until these funds have been placed on deposit with the City of Brunswick.**

It is important to note the deposit amount presented above is only an estimate. As engineering costs are incurred, a corresponding amount will be deducted from the deposit balance. Any funds that remain after the project has been constructed and accepted shall be returned to the entity or person that posted the funds initially. Should the deposit fall below 30% of the initial amount, the applicant may be required to deposit additional funds as determined by the City Engineer.

Upon completion of the review, the City Engineer will request **four final sets** of plans for signature purposes. After the plans are signed by the Planning Commission and City Engineer, one signed set will be returned to your attention.

The Zoning Code requires a **financial guarantee** "to insure that all site features, including, but not limited to, parking, drainage, sidewalks, screening, exterior lighting and landscaping, conform to the approved site plan." The guarantee amount must be based on an itemized estimate from a designer or contractor and must be approved by the City Engineer. The guarantee must be **in the form of cash, letter of credit, or performance bond**, unless another form is approved by the Law Director. The enclosed samples may be utilized for this purpose. Please contact the City Engineer for more information regarding the financial guarantee.

The record site plans, engineering approval, project cost estimate, and financial guarantee must all be in place before building permits can be issued.

The Commission's **site approval is valid for one year** from the date the Planning Commission voted to approve the project.

Please contact me at (330) 558-6865 if you have any questions.

Sincerely,



Pamela Plavecski,
Planning & Zoning Coordinator

enc.

c: Carl DeForest, City Manager
City Council
Grant Aungst, Community & Economic Dev. Director
Ken Fisher, Law Director
Matt Jones, Consulting City Engineer
Cliff Calaway, Chief Building Official
Buck Withers, Withers Design Group

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 74-19

BY: Mr. Delsanter, Mr. Hanek, and Mrs. Rodriguez

AN ORDINANCE APPROVING THE REVISED DETAILED SITE PLAN FOR THE SANCTUS, LLC SENIOR DEVELOPMENT LOCATED IN THE SENIOR DEVELOPMENT SPECIAL PLANNING DISTRICT NO. 5.

WHEREAS: On October 17, 2019, the Brunswick City Planning Commission recommended approval to City Council of the revised Detailed Site Plan for the Sanctus, LLC senior development located in the Senior Development Special Planning District No. 5.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the revised Detailed Site Plan for the Sanctus, LLC senior development located in the Senior Development Special Planning District No. 5, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approvals.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading_____

2nd Reading_____

3rd Reading_____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

THE CITY OF BRUNSWICK
PROPOSED LEGISLATION



DATE: 10/28/2019

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **RES. NO. 76-19** - An emergency resolution providing for temporary relief from the temporary sign regulations contained in City of Brunswick Codified Ordinance Section 1270.10 by waiving the number of temporary special event sign permits permitted in Commercial and Industrial Zoning Districts and durational requirements for display. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The City has adopted temporary special event sign regulations as set forth in Section 1270.10 of the Codified Ordinances.

PURPOSE AND EXPLANATION: The City wishes to provide businesses in the community the opportunity to reach the public by allowing the maximum number of permits permitted and the durational requirements for display of temporary special event signage contained in City of Brunswick Codified Ordinance Section 1270.10 be waived through the end of the year, thereby giving businesses the opportunity through the holiday season. Businesses would still need to obtain a permit and also sign a Stipulated Agreement obtained through the Division of Permits & Inspections, approved by the Law Director. A similar program was established in the past several years during the same time frame, after approval by Council Resolution.

IMPLEMENTATION

SCHEDULE: It is anticipated to advise the local chamber of commerce and area businesses upon passage of the legislation.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes

Emergency	Yes
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

Three readings and pass as an emergency measure to enable local businesses to increase their attempts to reach the public.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
RESOLUTION NO. 76-19

BY: Mr. Delsanter, Mr. Hanek and Mrs. Rodriguez

AN EMERGENCY RESOLUTION PROVIDING FOR TEMPORARY RELIEF FROM THE TEMPORARY SIGN REGULATIONS CONTAINED IN CITY OF BRUNSWICK CODIFIED ORDINANCE SECTION 1270.10 BY WAIVING THE NUMBER OF TEMPORARY SPECIAL EVENT SIGN PERMITS PERMITTED IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS AND DURATIONAL REQUIREMENTS FOR DISPLAY.

WHEREAS: The City Council believes that it is appropriate and in the best interest of the citizens and business owners of the City of Brunswick to enable local businesses to increase their attempts to reach the public thus continuing to support and grow the local economy;

WHEREAS: The City has adopted temporary sign regulations as set forth in Section 1270.10 of the Codified Ordinances and the City still supports those regulations and their intent; and

WHEREAS: City Council wishes to provide temporary relief from the temporary sign regulations for businesses in the City of Brunswick in an attempt to increase economic opportunities.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY RESOLVES:

SECTION 1: In recognition of the objective to support the local economy and businesses, temporary relief from the temporary sign regulations contained in Section 1270.10 of the City of Brunswick Codified Ordinances shall be permitted as follows:

- A) Persons and/or entities owning or leasing property in commercial or industrial zoning districts in the City upon which their business is located may, upon issuance of necessary permits by the City and execution of the attached Stipulated Agreement, erect authorized temporary signage in such manner as permitted by Section 1270.10 and this Resolution.
- B) The maximum total number of permits and the durational requirements for display of temporary signage contained in City of Brunswick Codified Ordinance Section 1270.10 shall be waived.
- C) The temporary relief granted herein is effective from the effective date of this Resolution up to and including December 31, 2019.

SECTION 2: All requirements contained in City of Brunswick Section 1270.10 or Chapter

1270, as may be amended from time to time, not modified by this Resolution shall remain in full force and effect.

SECTION 3: That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety, or welfare and to provide for the usual daily operation of a municipality and for the additional reason that this temporary relief is necessary to immediately enable local businesses to increase their attempts to reach the public and drive growth for local businesses and the economy. Therefore, the same shall be in full force from and after its passage by the required number of votes or from the earliest time allowed by law.

PASSED: 1st Reading_____

2nd Reading_____

3rd Reading_____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
 Clerk of Council
 Fijabi Julien-Gallam, CMC