

Brunswick City Planning Commission

October 17, 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 7:07 p.m.

The first item was the discussion of the public hearing for the Comprehensive Plan 2019 Update: Advance Brunswick. The Commission agreed they would go into further detail at the regular meeting.

The second item was the review of the public hearing for the Sanctus, LLC senior development revised detailed site plan, north of Keller-Hanna Drive; south of St. Ambrose Church; and east of the Keller water towers. Mr. Jones noted a temporary grading permit was approved for the site. The Planning Commission had no comments on this topic.

Mr. Shirilla adjourned the meeting at 7:15 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

October 17, 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
Buck Withers, Withers Design Group, 1250 Chambers Road,
Columbus
Becky Andrews, Withers Design Group, same as above
Maryann Chandler, Brown, Amodio & Chandler, 109 W. Liberty
Street, Medina
Jim Stuart, 115 Executive Parkway, Hudson
Debbie Looman, 4223 Keller-Hanna Drive, Brunswick
Brian Kiggirs, Unity Catholic Federal Credit Union, 1500 Pearl
Road, Brunswick
David Sparar, 7651 Edgewood Lane, Seven Hills
Ryan Smalley, Envision Group, 2249 Elm Street, Suite 419,
Cleveland
Emil Liszniansky, Envision Group, same as above
Nils Johnson, Cunningham & Associates, 203 West Liberty
Street, Medina
Margaret Waller, 4038 Ganyard Avenue, Brunswick

Item 1

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

Ms. Plavecski called the roll: 5 present 0 absent.

Item 2

Regarding announcements and correspondence, Mr. Shirilla suggested moving the Sanctus, LLC public hearing up on the agenda, as the discussion of the Comprehensive Plan 2019 Update would be lengthy.

MR. SHIRILLA MOTIONED TO MOVE THE SANCTUS, LLC PUBLIC HEARING OF THE REVISED DETAILED SITE PLAN FURTHER UP ON THE AGENDA.

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

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF OCTOBER 3, 2019.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays 1 Abstain (Mr. Hasan).

Item 4(b) – moved up on the agenda

Regarding the public hearing for the Sanctus, LLC senior development revised detailed site plan, north of Keller-Hanna Drive; south of St. Ambrose Church; and east of the Keller water towers, Mr. Buck Withers and Ms. Becky Andrews, of Withers Design Group; Mr. Nils Johnson, of Cunningham & Associates, and Mr. Jim Stuart, builder, were present.

Mr. Withers gave an overview of the revisions that were made to the site plan and floor plan. Mr. Johnson explained that all stormwater will drain to the retention basin and there will be no run-off on the adjacent residential properties on Keller-Hanna Drive. He commented the basin is designed for a 100-year storm and noted some water will remain in the pond.

Mr. Shirilla declared the public hearing open.

Ms. Margaret Waller, 4038 Ganyard Drive, inquired since it will be a wet retention pond, will there be a lot of mosquitoes? She also commented the ditch in front of her house is deep and is difficult to mow the grass; therefore, could it be enclosed. Mr. Jones explained the storm outlet pipe from the basin will be located where her ditch is and a ditch enclosure could be used.

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

Mr. Jones explained there will be water flowing in and out of the retention pond; mosquitoes like stagnant water, so there shouldn't be much of a problem. He commented retention ponds are typically not a breeding ground for mosquitoes.

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 that background data has already been generated from Ambrose Crossing which needs to be incorporated with this development.
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.

3. Per the Fire Department's request, show the private main to access the north drive and feed required fire hydrants, along with the presumed location of the mechanical room, on the north side of the building, to which the applicant agreed.

MR. ARONA MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE SANCTUS, LLC SENIOR DEVELOPMENT REVISED DETAILED SITE PLAN (THE DESIGN GUIDELINES HAVE REMAINED THE SAME), NORTH OF KELLER-HANNA DRIVE; SOUTH OF ST. AMBROSE CHURCH; AND EAST OF THE KELLER WATER TOWERS, SUBJECT TO THE FOLLOWING:

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.
3. PER THE FIRE DEPARTMENT'S REQUEST, SHOW THE PRIVATE MAIN TO ACCESS THE NORTH DRIVE AND FEED REQUIRED FIRE HYDRANTS, ALONG WITH THE PRESUMED LOCATION OF THE MECHANICAL ROOM, ON THE NORTH SIDE OF THE BUILDING.

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

Item 4(a) – moved down on the agenda

Concerning the public hearing for the Comprehensive Plan 2019 Update: Advance Brunswick, Mr. Emil Liszniansky and Mr. Ryan Smalley, of Envision Group, were present.

The Commission reviewed the Comprehensive Plan 2019 Update with the following comments:

1. Page 7 - Executive Summary, under the "Connect community assets" and on page 55, North Park should be added as part of the potential "Plum Creek Greenway". Also, "Plum Creek Park" should be amended to "Plum Creek County Park".
2. Page 19 – Mr. Shirilla expressed his concern about the data presented, as there is currently a moratorium on building apartments in the City of Brunswick. Mr. Liszniansky noted the data illustrated is for suburban areas, not for urban cores. Mr. Shirilla commented the public and City Council agreed that no more apartments are necessary in the city, but the Comprehensive Plan Update states more apartments are needed. He stated this is confusing to developers. Mr. Incorvaia noted the apartment moratorium is in place while City Council waits for the results of the Update. Mr. Aungst commented there are 2,300 apartment units in 13 square miles (size of the

City of Brunswick). He also stated the median income level has risen. Mr. Liszniansky said they will be more strategic about the location of multi-family dwellings.

3. Page 21 – Mr. Hasan noted there are 6,496 people who work in Brunswick, but live elsewhere and asked if the Comprehensive Plan should address that group of people in trying to have them live in the city. He asked what their income is; Mr. Aungst responded it ranges from manufacturing all the way up to top level jobs.
4. Page 24 – Mr. Arona asked if the city's walkability score could be increased. Mr. Smally explained Brunswick will never be as walkable as Lakewood, as it was not developed in the same manner.
5. Page 47 – Mr. Shirilla asked for confirmation that "Big Box Retail" and "Sit-down Restaurant" are the most requested types of development, to which Mr. Liszniansky answered yes. Mr. Shirilla asked that a footnote should be added stating that the data obtained was a random sampling. Mr. Arona suggested adding a glossary to explain unfamiliar terms in the Comprehensive Plan Update. Ms. Plavecski inquired as to how many people responded to the survey; Mr. Smalley replied he will check on that.
6. Page 51 – Mr. Arona stated the city's Zoning Code needs to be updated. Mr. Shirilla said this should be a priority of City Council. Mr. Aungst explained the Planning & Zoning Committee of City Council is working on a budget for this item. Councilwoman Rodriguez stated this was seriously discussed at tonight's Planning & Zoning Committee meeting. Ms. Plavecski commented it is surprising that residents thought the building code was antiquated, as the Building Department uses the 2017 Ohio Building Code (commercial and industrial) and the 2019 Residential Code of Ohio. Mr. Hasan inquired about the industrial parks; Mr. Aungst replied they are almost built out; there are only two lots left. Mr. Shirilla asked if there are any large retail businesses proposed for that area; Mr. Aungst replied it is critical that industrial businesses go in there.
7. Page 55 – Mr. Shirilla asked for an explanation of "extend place-making north of State Route 303"; Mr. Liszniansky answered that is pertaining to the K-Mart Plaza. Mr. Shirilla commented he would like to see a new development consisting of retail stores on the first floor with living space above it, similar to Crocker Park, instead of a "big box" store. Mr. Jones commented it makes sense to have denser development near I-71.

Mr. Shirilla inquired as to what is envisioned for the Bennett's Corner's intersection; Mr. Arona replied there is an existing gas station and laser wash, so any form of development should expand upon that.

Ms. Plavecski asked if a Business Improvement District would be a viable option to improve existing businesses along the Pearl and Center Road Corridors; Mr. Liszniansky said the business owners would have to agree to it.

8. Page 58 – Mr. Arona suggested abolishing the minimum parking requirements and to encourage shared parking. Mr. Incorvaia commented less entryways on the main roads would help. Mr. Shirilla asked if any city has abolished minimum parking requirements; Mr. Liszniansky replied Northfield Township has done it. Mr. Rocha suggested parking requirements could be part of City Council's goal setting session.
9. Page 64 – Mr. Shirilla commented he hopes business will continue to flourish at Mapleside Farms.
10. Page 79 – Mr. Shirilla stated he was disappointed the proposed amphitheater did not get constructed near Brunswick Lake. Mr. Aungst noted the Medina County Park District operates Brunswick Lake Park and said there are many things planned for that area.
11. Page 80 – Mr. Shirilla discussed the possibility of a Community Improvement Corporation for the K-Mart Plaza area.
12. Page 101 - Mr. Hasan commented the potential developer should be allowed flexibility for the transitional areas.
13. Page 106 – Mr. Shirilla asked how feasible a Community Improvement Corporation (CIC) is and how is it initiated. Mr. Liszniansky replied the city initiates it and there is a board; at least 40% of the members must be on City Council. Mr. Shirilla asked if a Planning Commission member can be on the board; Mr. Liszniansky answered yes. He stated the City of Medina has a CIC. Mr. Aungst commented it's an economic tool that can help in some areas, but could also hinder in other areas.

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

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE COMPREHENSIVE PLAN 2019 UPDATE: ADVANCE BRUNSWICK, WITH CONSIDERATION BEING MADE TO THE COMMENTS MADE TONIGHT, INCLUDING THE FOLLOWING:

1. A GLOSSARY SHOULD BE ADDED TO EXPLAIN UNFAMILIAR TERMS.
2. ON PAGE 7 OF THE EXECUTIVE SUMMARY, UNDER THE "CONNECT COMMUNITY ASSETS" AND ON PAGE 55, NORTH PARK SHOULD BE ADDED AS PART OF THE POTENTIAL "PLUM CREEK GREENWAY". ALSO, "PLUM CREEK PARK" SHOULD BE AMENDED TO "PLUM CREEK COUNTY PARK".
3. SUGGEST MORE FLEXIBILITY IN DEVELOPMENT OF THE C-N NEIGHBORHOOD COMMERCIAL DISTRICT AT BENNETT'S CORNERS.
4. IDENTIFY THE PROS AND CONS OF A COMMUNITY IMPROVEMENT CORPORATION (CIC).

Mr. Hasan 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

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

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:42 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

October 17, 2019

Comprehensive Plan 2019 Update

(Public hearing)

Proposed Use & Background:

A draft of the City of Brunswick 2019 Comprehensive Plan Update: Advance Brunswick, has been proposed by the Envision Group with assistance from the In-Site Advisory Group and the GPD Group. The original Comprehensive Plan was adopted by City Council in January, 2005. The Comprehensive Plan considers the potential impacts of all aspects of the community, including future land use, goals, policies and actions, and targets specific actions to maintain and improve the community.

Staff Recommendations:

Staff recommends approval to City Council to 2019 Comprehensive Plan Update.

Sanctus, LLC senior development

(Public hearing – revised detailed site plan and revised development guidelines)

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 held a discussion of the revised detailed site plan at their meeting on October 3, 2019 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. 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.

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.
3. Per the Fire Department's request, show private main to access north drive and feed required fire hydrants, along with the presumed location of the mechanical room, on the north side of the building.

Staff Recommendations:

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