

Brunswick City Planning Commission

November 7, 2019

7:00 p.m. - Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Anthony Capretta, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Thom Sutcliffe, Drees Homes, 6860 W. Snowville Road, Suite
105, Brecksville

Chairman Joe Shirilla called the meeting to order at 7:08 p.m.

The first item was the review of the public hearing for the conditional zoning certificate and detailed site plan for the Meijer grocery/retail store and gas station/convenience store, 3800 Center Road. Mr. Jones noted a revised traffic study has been submitted, which will be reviewed by the city's traffic engineer during the engineering review process. Mr. Shirilla commented, according to their submittal, that Meijer's will be receiving deliveries during the night and early morning hours.

The second item was the discussion of the public hearing for the Ridgeline Chase single family cluster development preliminary subdivision plan and rezoning from the R-R Rural Residential District and C-G General Commercial District to the R-L Low Density Residential District, west and south of 1918 Pearl Road, and south of Laurel Glens Subdivision. Mr. Jones noted the proposed temporary secondary emergency access will be gated and will be for emergency vehicles only. He stated a second emergency access has to be part of this subdivision and the development shouldn't be allowed to proceed without it. Regarding the sanitary sewer system for the subdivision, Mr. Jones explained that a forced main system powered by individual grinder pumps will be used to pump sewage to Pearl Road.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

November 7, 2019

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Anthony Capretta, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Brian Smallwood, Woolpert, Inc., 1201 Walnut Street,
Cincinnati
Lanie Wess, Woolpert, Inc., same address as above
Thom Sutcliffe, Drees Homes, 6860 W. Snowville Road,
Suite 105, Brecksville
Dal Wolford, 4468 Aylesworth Drive, Brunswick
Chris Schmidt, TGC Engineering, 1310 Sharon Copley Road,
Sharon Center
Ralph Pursley, 4491 Aylesworth Drive, Brunswick
Chris Jones, Meijer, Inc., 2350 Three Mile Road, NW
Grand Rapids, MI
Cliff Schnear, 4307 Arlington Drive, Brunswick
Sara Wise, 4523 Sleepy Hollow Road, Brunswick Hills
Paul and Patty Wilson, 1800 Manningford Oval, Brunswick
Cindy Bartosh, 1891 Manningford Oval, Brunswick
Jean Jacobs, 1876 Manningford Oval, Brunswick
Dean Razek, 4460 Lockmoor Lane, Brunswick
Brad Saeger, 1421 McKinley Avenue, Brunswick
Scott Schneider, 4609 Sleepy Hollow Road, Brunswick Hills

Item 1

Chairman Joe Shirilla called the meeting to order at 7:32 p.m.

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

Item 2

Regarding announcements or correspondence, Ms. Plavecski announced that she will be recusing herself from the discussion of the Ridgeline Chase single family cluster development rezoning (Item 4(b)), as she lives across the street from the proposed subdivision.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF OCTOBER 17, 2019.

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

Item 4(a)

Regarding the public hearing for the conditional zoning certificate and detailed site 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. Chris Jones of Meijer, Inc., were present.

The Staff Review Comments were addressed as follows:

1. Mr. Matt Jones commented a revised traffic impact study has been received, which will be reviewed by the city's traffic consultant during the engineering review process.
2. Final site plan approval is subject to engineering approval. Mr. Chris Jones stated Meijer's would like an approval extension to April, 2021. Mr. Smallwood said May, 2021 would be better to accommodate a potential rough winter and groundbreaking.

Mr. Shirilla declared the public hearing open.

Mr. Grant Aungst, Community & Economic Development Director, stated he wanted to welcome Meijer to the city and commented this will bring a large number of employees to the city.

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

Mr. Incorvaia said an approval extension should be part of the motion, which could state that construction shall commence by May, 2021. Mr. Arona suggested that a definite date of May 31, 2021 should be used, to which the applicant agreed.

MR. ARONA MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR THE MEIJER GROCERY/RETAIL STORE AND GAS STATION/CONVENIENCE STORE, 3800 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. THE APPLICANT HAS SUBMITTED A REVISED TRAFFIC IMPACT STUDY THAT WILL BE REVIEWED BY TMS ENGINEERING (INDEPENDENT TRAFFIC CONSULTANT) DURING ENGINEERING REVIEW.
2. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

3. AS PERMITTED BY SECTION 1274.06(b), PLANNING COMMISSION APPROVAL FOR THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN SHALL BE EXTENDED SO THAT CONSTRUCTION SHALL COMMENCE BY MAY 31, 2021.

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

Item 4(b)

Concerning the public hearing for the Ridgeline Chase single family cluster development preliminary subdivision plan and rezoning from the R-R Rural Residential District and C-G General Commercial District to the R-L Low Density Residential District, west and south of 1918 Pearl Road, and south of the Laurel Glens Subdivision, Mr. Thom Sutcliffe, of Drees Homes; and Mr. Chris Schmidt, of TGC Engineering, were present.

Mr. Sutcliffe explained they are working with the owner of the property to the south of the proposed subdivision that is currently in Brunswick Hills Township to provide a second emergency access. He noted until they can obtain that access, a temporary gated emergency access to Aylesworth Drive in the Laurel Glens Subdivision is proposed. He stated in exchange for this access, Drees Homes will assist Laurel Glens with the repair of their private streets.

Regarding the sanitary sewer system, Mr. Sutcliffe explained individually powered low-pressure pumps for each unit will be used that will pump sewage up to Pearl Road. He said this system has been recommended by the Medina County Sanitary Engineer, as they will not allow a lift station at this location.

Mr. Shirilla asked what is the distance between the rear lot line of the homes on Aylesworth Drive and the rear property line of the Ridgeline Chase single family cluster units; Mr. Sutcliffe responded a little over 200', along with a ravine and an elevation change of 15'.

Mr. Shirilla inquired if this subdivision will have public or private streets; Mr. Sutcliffe replied they will be public streets. Mr. Shirilla asked about the price of homes; Mr. Sutcliffe answered the cluster homes will start in the 290,000's and the conventional single family homes in the high 300,000's.

Mr. Hasan asked about a time frame for the temporary emergency access; Mr. Sutcliffe replied the access will be there until a new second access exists.

Mr. Shirilla declared the public hearing open.

Mr. Cliff Schnear, 4307 Arlington Drive, asked if the proposed subdivision entrance drive will align with Arlington Drive. He said he is concerned about additional traffic, as it is difficult to make a left-hand turn from Arlington Drive heading south on to Pearl Road. He asked if a traffic study has been performed.

Ms. Jean Jacobs, 1876 Manningford Oval, inquired if a second emergency access is obtained elsewhere on the site, will the proposed access to Aylesworth Drive be closed off. She noted Laurel Glens has private streets.

Ms. Cindy Bartosh, 1891 Manningford Oval, commented this is private property that the proposed emergency access will be connected to, but it is being used for the public. She inquired what the time frame is for the temporary access drive.

Mr. Scott Schneider, 4609 Sleepy Hollow Road, stated he is concerned about stormwater management and the sanitary sewer system.

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

Mr. Shirilla asked about the alignment of the new street with Arlington Drive; Mr. Sutcliffe replied the entrance drive will align with Arlington Drive. He stated a traffic study will be discussed during the engineering review.

Mr. Shirilla inquired what happens to the temporary access road when access to the south is obtained; Mr. Sutcliffe responded that the proposed road is a geotech road that is gravel with grass pavers over it. He stated once the geotech road is abandoned, it will be removed. He explained there will be a horse fence on a hinged gate across the temporary access road that blends in with the community appearance. Mr. Shirilla asked if the Laurel Glens Homeowners Association is being compensated for the temporary access road; Mr. Sutcliffe answered it is currently being discussed with them. He noted the majority of the Laurel Glens homeowners must approve the access road. Mr. Shirilla explained there won't be any traffic coming from the proposed subdivision into Laurel Glens because the access road is only for emergency service vehicles. He asked if there is any cost to the Laurel Glens HOA for the temporary access road; Mr. Sutcliffe replied no.

Mr. Jones questioned where the location of the stormwater management basin will be, and if there are any jurisdictional streams; if so, do any of them have riparian setbacks. Mr. Shirilla asked about the sanitary sewer system; Mr. Jones explained there will be individually powered pumps at each house that will work collectively to pump waste forward to Pearl Road. He said this form of sanitary sewer system is used elsewhere in Medina County.

Ms. Plavecski inquired if Mr. Sutcliffe is seeking approval for the rezoning only, or the rezoning and the preliminary subdivision plan. Mr. Sutcliffe responded they are seeking approval only for the rezoning; there will be a different preliminary subdivision plan.

MR. HASAN MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL TO REZONE THE 49.5843-ACRE PARCEL LOCATED WEST AND SOUTH OF 1918 PEARL ROAD, AND SOUTH OF THE LAUREL GLENS SUBDIVISION, FROM THE EXISTING R-R RURAL RESIDENTIAL DISTRICT TO THE R-L LOW DENSITY RESIDENTIAL DISTRICT. THE COMMISSION ALSO RECOMMENDS APPROVAL TO CITY COUNCIL TO REZONE 3.2 ACRES IN THE NORTHWEST CORNER OF THE EXISTING 9.0464-ACRE PARCEL LOCATED AT 2000 PEARL ROAD, FROM THE EXISTING C-G GENERAL COMMERCIAL

DISTRICT TO THE R-L LOW DENSITY RESIDENTIAL DISTRICT, FOR THE PURPOSE OF CONSTRUCTING THE RIDGELINE CHASE SINGLE FAMILY CLUSTER DEVELOPMENT.

Mr. Arona seconded the motion. The vote was 4 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

Mr. Capretta stated there was no Council Representative's Report at this time.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:37 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

November 7, 2019

Meijer grocery/retail store and gas station/convenience store

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

Location: 3800 Center Road
C-G District

Proposed Use & Background:

At their meeting on September 19, 2019, the Planning Commission moved the discussion plan to a detailed site plan and public hearing 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. The Commission granted modifications on the front yard and front yard parking zone setbacks from Center Road, Warren Drive, and Foxwood Terrace for the main grocery/retail store, convenience store, and fuel pump canopy, in addition to granting modifications for the required recesses/projections from Foxwood Terrace and Maxwell Boulevard. The Commission found that the conditions of Section 1260.07(c), (d), and (e) were met to grant the above modifications. The Planning Commission also determined the south and east elevations of the main store are acceptable.

As permitted by Section 1276.15(b), the Planning Commission granted modifications to allow 515 parking spaces, instead of 556 spaces required by Table 1276-1(d)(3), and to exceed the maximum entrance drive widths permitted by Table 1276-4. The average total employees for the main store is 249, with a total of 62 employees during a peak shift. The average total of employees for the convenience store is 14, with a minimum of two employees per shift.

Additionally, the Commission granted a modification to allow a higher average footcandle level, and to allow 33' high light poles, with the exception of the light pole at the southeast corner of the site near the apartments on Foxwood Terrace, which shall be reduced in height to 25 feet.

At the September 19th meeting, the Planning Commission also approved the outdoor displays in front of the convenience store with a maximum height of 5 feet.

Concerning landscaping, 36 trees from Plant List "A" and 285 shrubs from Plant Lists "D" or "E" have been provided for interior landscaping, in compliance with Section 1282.08(b)(2).

Regarding truck deliveries, the main store will have an average of 27 semi-tractor trailer deliveries per week with an average of 15 to 20 vendor delivery trucks per day from box vans and semi-tractor trailers. The convenience store has an average of two semi-tractor trailer deliveries per week with an average of three to five vendor delivery trucks per day from box vans and semi-tractor trailers. Deliveries will take place usually between the hours of 10:00 p.m. and 6:00 a.m.

Staff Review Comments from the September 19th meeting have been addressed as follows:

1. 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 applicant has now enclosed the garden center with brick pilasters and decorative metal fencing, which meets the intent of the above section.
2. As shown on Sheet C200, pursuant to Section 1282.09(a), the mechanical equipment on the northwest side of the main building has been screened with an 8' high slatted chain link fence that is 2' higher than the 6' equipment height, which will match the building.
3. An additional architectural enhancement of a deeper shade of gray precast concrete block with a brick imprint has been added in a rectangular shape around the "Meijer Express" logo of the convenience store north elevation.
4. Multiple wall signs were 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 was granted variances from the Board of Zoning Appeals at their October 15, 2019 meeting.
5. 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). Variances for this sign were granted by the BZA on October 15, 2019.

Staff Review Comments:

1. A revised traffic impact study shall be submitted which shall be comprehensive of all site and public infrastructure improvements and shall 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.
2. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above items have been addressed.

Ridgeline Chase Subdivision – single family cluster development
(Public hearing – rezoning and preliminary subdivision plan)

Location: West and south of 1918 Pearl Road
South of Laurel Glens Subdivision
R-R & C-G Districts

Proposed Use & Background:

An application for a map amendment and preliminary subdivision plan have been submitted by Drees Homes, for property located west and south of 1918 Pearl Road and south of the Laurel Glens Subdivision, Permanent Parcel No. 003-18C-08-012, to rezone the existing 49.5843-acre parcel from the current R-R Rural Residential District to the proposed R-L Low Density Residential District. Additionally, 3.2 acres in the northwest corner of the existing 9.0464-acre parcel located at 2000 Pearl Road, Permanent Parcel No. 003-18C-08-015, will be rezoned from the existing C-G General Commercial District to the R-L Low Density Residential District. Pursuant to Section 6.02(c) of the City Charter, the applicant is seeking to rezone the above parcels to construct a single family cluster development consisting of 50 conventional single family dwellings and 27 single family cluster units, for a total of 77 homes. This meets the maximum 35% (27 units) of the total number of dwelling units within the development that are permitted for single family cluster units, pursuant to Section 1284.05(c).

A single family cluster development is a conditionally permitted use in the R-L Low Density Residential District, pursuant to Section 1252.04(j), subject to Section 1274.03 and Chapter 1284 of the Zoning Code.

In accordance with Section 1284.04(a)(1), the minimum site area of 25 gross acres has been met that is required for single family cluster development. The site plan complies with the minimum 13,600 sq. ft. lot area per unit for the conventional single family dwellings, pursuant to Section 1284.04(b)(1). Lot sizes will range from a minimum of 13,700 sq. ft. to a maximum of 32,706 sq. ft. The 40' front yard setback; 10' side yard setback; and 35' rear yard setback are in compliance with the setbacks required by Section 1284.04(b)(3), (4), and (5), respectively.

Regarding the single family cluster units, a minimum front yard setback of 50' is indicated, which meets the minimum 40' required by Section 1284.05(d)(1)(C). The side yard setback of 5', and rear yard setback of 15', pursuant to Section 1284.05(d)(2) and (3), respectively, have been met. A minimum lot size of 6,000 sq. ft. is proposed, with the size ranging from 6,153 sq. ft. to 10,373 sq. ft.

Staff Review Comments:

1. Pursuant to Sections 1284.04(b)(3) and 1284.05(d)(1)(C), respectively, verify the front yard setbacks for the conventional single family dwellings and single family cluster units will be staggered between 35' and 45'. Not more than three adjacent front yard setbacks shall be the same.

2. As required by Section 1284.04(a)(3), verify that a minimum of 30% of the gross acreage of the entire development shall be used for common open space.
3. A proposed temporary gated emergency access drive is indicated on the north side of the site that will connect to Aylesworth Drive in the Laurel Glens Subdivision SPD-1, which will require approval of the Laurel Glens Homeowners Association. Without an emergency access, staff withholds recommendation of the proposed subdivision.
4. Pursuant to Section 1284.05(e), within groups of single family cluster units, additional guest parking shall be provided at a ratio of one space for each five cluster units (six spaces required). Additional guest off-street parking areas may be required by the Commission if it determines that additional parking is necessary to adequately serve the needs of the cluster area.
5. There is a potential that several sublots may be impacted by the riparian setback, which shall be verified when the property is surveyed.
6. Provide location of the stormwater management facilities, such as a retention or detention basin.
7. Provide details of how the proposed single family cluster development will be served with sanitary sewers.
8. As required by Section 1224.04(d)(4) of the Subdivision Regulations, City Council approval is required for a major subdivision.
9. Pending approval of the rezoning and preliminary subdivision plan, a detailed site plan and conditional zoning certificate application, including park fees and home model elevations, shall be submitted for Planning Commission approval, pursuant to Section 1252.04(j), subject to Section 1274.03 and Chapter 1284 of the Zoning Code.
10. Final plat approval is subject to Planning Commission and City Council approval, as required by Section 1224.04(a)(3) of the Subdivision Regulations.

Staff Recommendations:

Staff recommends approval of the rezoning and preliminary subdivision plan to City Council, provided the above items have been addressed, pending the installation of an emergency access to the Laurel Glens Subdivision.

