

Brunswick City Planning Commission

November 21, 2019

7:00 p.m. - Caucus

Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director

Vice Chairman Jeff Arona called the meeting to order at 7:10 p.m.

The first item was the discussion of the revised detailed site plan and conditional zoning certificate for Rainforest Car Wash, 3365 Center Road. Mr. Jones explained Table 1276-3 requires a parking stall length of 19.8' for 45° angle parking. He noted although a 19' parking stall length is indicated on the plan, this does not take into account the distance between the north curb of the vacuum aisle and the mechanical equipment on the west side of the building, which measures 15'3". He said there is insufficient room on the site for the required parking stall width and 20' Fire Department emergency vehicle access width.

The second item was the review of the detailed site plan for 360 Construction corporate headquarters, 1252 Industrial Parkway North. Mr. Jones explained the water from the downspouts has been reconfigured so that it flows through piping under the building into a storm sewer. Regarding paving of the two existing gravel lots, Mr. Jones noted the hard surface must be able to handle the load of heavy equipment. Mr. Arona commented the gravel area that is not being used for heavy equipment could be returned to a grassy area. Mr. Aungst stated the east side of the building has outdoor storage racks which should be screened.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

November 21, 2019

7:30 p.m.

Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Steve Reditis, 360 Construction, 1252 Industrial Parkway North,
Brunswick
Randy Parsons, Mann Parsons Gray Architects, 3660 Embassy
Parkway, Fairlawn
Travis Logson, Studio 10, 12429 Cedar Road, Cleveland Heights
Matt Gile, 23 Bell Road, Chagrin Falls

Item 1

Vice Chairman Jeff Arona called the meeting to order at 7:30 p.m.

Ms. Plavecski called the roll: 4 present 1 absent (Chairman Joe Shirilla).

MR. SAEGER MOTIONED TO EXCUSE CHAIRMAN SHIRILLA FOR JUST CAUSE.

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

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF NOVEMBER 21, 2019.

Mr. Hasan seconded the motion. The vote was 3 Ayes 0 Nays 1 Abstain (Mr. Saeger).

Item 4(a)

Regarding the revised detailed site plan and conditional zoning certificate for Rainforest Car Wash, 3365 Center Road, Mr. Matt Gile, owner; and Mr. Travis Logsdon, of Studio 10, were present.

The Staff Review Comments were addressed as follows:

1. A color rendering shall be submitted of the proposed vacuums eliminating the lettering on the green banners, as this is considered signage, which would require a variance from the Board of Zoning Appeals.
2. Signage on the site shall comply with Section 1270.05 – Table B. Mr. Gile will be meeting with the Administration to discuss signage on the site, including possible requests for variances from the Board of Zoning Appeals.
3. A work agreement with the adjacent property owner to the west (First Federal of Lakewood) shall be obtained, as landscaping will be disturbed, and replacement of the existing swale shall be addressed. Mr. Jones explained there is an existing swale between the bank and Rainforest Car Wash. He noted if the 5' wide parking perimeter landscape strip required by Section 1282.08(a) is reduced, there still needs to be room for the swale, and the existing trees in the parking perimeter strip would have to be planted on the bank's property, which would require their permission.
4. Table 1276-3 requires a parking stall length of 19.8' for 45° angle parking. Although a 19' parking stall length is indicated on the plan, this does not take into account the distance between the north curb of the vacuum aisle and the mechanical equipment on the west side of the building, which measures 15'3". Mr. Jones explained the only way this configuration would work would be to reduce the 5' parking perimeter landscaping strip, which would leave insufficient room for the swale. He noted the 20' wide access for emergency vehicles must be maintained. Mr. Gile stated there are other points where the Fire Department can access the site. Mr. Jones said this would need to be discussed with the Fire Department. He commented if there is a 20' width for most of the entrance drive, but not for a section of it, that would have to be approved by the Fire Department.
5. All requirements of the conditional zoning certificate shall be adhered to.

Mr. Arona asked if there is an alternate location for the vacuums; Mr. Gile answered if this location doesn't work, then they won't install the vacuums. Mr. Hasan commented he is not sure if the building façade reflects the actual dimensions on the site; Mr. Jones stated this should be shown on the site plan.

Mr. Gile requested to table the site plan.

MR. HASAN MOTIONED, AT THE APPLICANT'S REQUEST, TO TABLE THE RAINFOREST CAR WASH REVISED DETAILED SITE PLAN AND CONDITIONAL ZONING CERTIFICATE, 3365 CENTER ROAD, UNTIL THE PARKING AISLE WIDTH AND FIRE DEPARTMENT ACCESS ISSUES ARE RESOLVED.

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

Item 4(b)

Concerning the detailed site plan for 360 Construction corporate headquarters, 1252 Industrial Parkway North, Mr. Steve Roditis, owner; and Mr. Randy Parsons, of Mann Parson Gray Architects, were present.

The Staff Review Comments were addressed as follows:

1. The two existing gravel lots must be paved, pursuant to Section 1276.10(c). Sheet SK01 indicates the existing gravel area east of the new building in the southeast corner of the site, in addition to the existing gravel lot near the east property line, will not be paved. Mr. Roditis explained the entire parking lot has been paved with asphalt with the exception of the two remaining gravel areas. He stated the existing gravel lot located at the southeast corner of the site will be paved immediately, but he would like an extension to pave the gravel area along the east property line, as this is a lay-down area for their equipment and the asphalt gets broken up. Mr. Incorvaia explained the asphalt can't be in a state of disrepair; it must meet code and be properly maintained before final certificate of occupancy is issued. Mr. Jones commented the gravel areas could be paved with concrete, but it would be more expensive.

The Commission discussed a time frame for when the eastern gravel parking lot will be paved. Mr. Incorvaia suggested that an extension could be granted whereby the eastern gravel lot will be paved within six months following issuance of a temporary certificate of occupancy, to which the Planning Commission agreed. Mr. Arona asked when Mr. Roditis anticipates completion of construction; he replied July of 2020.

2. As requested at the September 5th meeting, performance standards were submitted on November 19, 2019, in accordance with Section 1266.07 of the Zoning Code.
3. Sheet C3.0 indicates all downspouts on the south side of the new building will direct discharge to splash blocks at the surface; Section 304.7.1 of the Property Maintenance Code states all roofs of every building, including secondary or appurtenant structures, shall be equipped with gutters and downspouts connected to a public storm sewer, if the storm sewer is available and deemed adequate for such purposes by the City, or as otherwise approved by the Code Official. Mr. Jones stated Sheet C3.0 has been revised so that water from the downspouts will go through piping under the building and connect to a public storm sewer.
4. Pursuant to Section 1266.06(a), the outdoor storage racks on the site shall be approved by the Planning Commission. Outdoor storage shall be screened from view

from all streets (including Interstate 71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping, or any combination thereof which forms a year-round solid screen. Mr. Reditis commented the outdoor storage racks will be moved inside the new building upon its completion. Mr. Jones noted there is an existing chain link fence around the outdoor storage area; Mr. Incorvaia stated the fenced outdoor storage area must be shown on the site plan. Mr. Jones said he could approve the outdoor storage area administratively; if there is a problem, it could be brought back to the Planning Commission under old business. The Commission agreed to approve the outdoor storage area, subject to administrative and engineering approval.

MR. SAEGER MOTIONED TO APPROVE THE 360 CONSTRUCTION CORPORATE HEADQUARTERS DETAILED SITE PLAN, 1252 INDUSTRIAL PARKWAY NORTH, SUBJECT TO THE FOLLOWING:

1. AS INDICATED ON SHEET SK01, THE EXISTING GRAVEL LOT LOCATED AT THE SOUTHEAST CORNER OF THE SITE SHALL BE PAVED IMMEDIATELY, PURSUANT TO SECTION 1276.10(c) OF THE ZONING CODE. THE PLANNING COMMISSION HAS GRANTED AN EXTENSION TO ALLOW THE EXISTING GRAVEL AREA ALONG THE EAST PROPERTY LINE TO BE PAVED WITHIN SIX MONTHS FOLLOWING ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
2. PERFORMANCE STANDARDS HAVE BEEN SUBMITTED, IN ACCORDANCE WITH SECTION 1266.07.
3. SHEET C3.0 HAS BEEN CORRECTED TO INDICATE ALL GUTTERS AND DOWNSPOUTS ON THE SOUTH SIDE OF THE NEW BUILDING SHALL BE CONNECTED TO A PUBLIC STORM SEWER, AS REQUIRED BY SECTION 304.7.1 OF THE PROPERTY MAINTENANCE CODE.
4. PURSUANT TO SECTION 1266.06(a), THE PLANNING COMMISSION HAS APPROVED AN ENCLOSED OUTDOOR STORAGE AREA, WHICH SHALL BE INDICATED ON THE SITE PLAN, SUBJECT TO ADMINISTRATIVE AND ENGINEERING APPROVAL. OUTDOOR STORAGE SHALL BE SCREENED FROM VIEW FROM ALL STREETS (INCLUDING INTERSTATE 71) AND FROM ADJACENT RESIDENTIAL DISTRICTS. SCREENING MAY INCLUDE BUILDING WALLS, SOLID FENCES, MOUNDS, LANDSCAPING, OR ANY COMBINATION THEREOF WHICH FORMS A YEAR-ROUND SOLID SCREEN. THE APPLICANT HAS STATED THE OUTDOOR STORAGE RACKS ON THE SITE SHALL BE MOVED INSIDE THE NEW BUILDING UPON COMPLETION.

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

Item 5

There was no old business.

Item 6

Concerning new business of adoption of the 2020 Planning Commission Meeting Schedule, the Commission agreed the proposed dates are acceptable.

MR. ARONA MOTIONED TO APPROVE THE 2020 PLANNING COMMISSION MEETING SCHEDULE AS PROPOSED.

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

Item 7

No one appeared at the public comment period.

Item 8

Mr. Hanek gave the Council Representative's Report. He said City Council will be establishing new Council Committees in January and he is not certain if he will be appointed to the Planning & Zoning Committee again. Mr. Hanek thanked the Planning Commission for their hard work.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:55 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

November 21, 2019

Rainforest Car Wash

(Revised detailed site plan and conditional zoning certificate)

Location: 3365 Center Road
C-G District

Proposed Use & Background:

At the public hearing on September 5, 2019, per the applicant's request, the Planning Commission tabled the revised detailed site plan and conditional zoning certificate application to install ten (10) new vacuum stations on the west side of the site adjacent to the bank.

As a car wash is not a principally permitted or conditionally permitted use in the C-G District, the Planning Commission, on July 24, 2014, pursuant to Section 1280.01(b) of the Zoning Code, subject to City Council approval granted on July 28, 2014, determined that a car wash is a comparable use to an automobile repair facility, which is a conditionally permitted use in the C-G District, as stated in Section 1260.04(k), subject to Sections 1274.08(a), (d), (f), and (g).

Staff Review Comments from the September 5th meeting have been addressed as follows:

1. Sheet S2 indicates a 20' aisle width for the one-way drive, which meets the minimum 13' aisle width required by Table 1276-3, adjacent to the 45° angle parking for the vacuums, and meets the required 20' width for emergency vehicle access.
2. With the installation of the vacuums, 1,100 sq. ft. of existing landscaping will be removed on the west side of the property adjacent to the bank. A total of 740 sq. ft. of new landscaping will be installed; 640 sq. ft. north of the 10 vacuums, and 100 sq. ft. near the southwest corner of the site. Sheet S2 indicates a 5' wide parking perimeter landscape strip, pursuant to Section 1282.08(a), as there is parking along the west side of the site. The existing trees will be adjusted to work with the new site plan.
3. As suggested by the City Engineer, the driveway for the 45° angle parking has been converted to one-way north bound traffic off of Center Road.
4. A photometrics plan has been submitted with an average illumination level of 0.52 footcandles, which complies with the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Review Comments:

1. A color rendering shall be submitted of the proposed vacuums eliminating the lettering on the green banners, as this is considered signage, which would require a variance from the Board of Zoning Appeals.

Signage on the site shall comply with Section 1270.05 – Table B.

2. A work agreement with the adjacent property owner to the west (First Federal of Lakewood) shall be obtained, as landscaping will be disturbed, and replacement of the existing swale shall be addressed.
3. Table 1276-3 requires a parking stall length of 19.8' for 45° angle parking. Although a 19' parking stall length is indicated on the plan, this does not take into account the distance between the north curb of the vacuum aisle and the mechanical equipment on the west side of the building, which measures 15'3".
4. All requirements of the conditional zoning certificate shall be adhered to.

Staff Recommendations:

Staff withholds recommendation of the revised detailed site plan and conditional zoning certificate until the above items are addressed.

360 Construction corporate headquarters

(Detailed site plan)

Location: 1252 Industrial Parkway North
I-L District

Proposed Use & Background:

The Planning Commission moved the discussion plan to a detailed site plan at their meeting on September 5, 2019 to construct a 17,600 sq. ft. (220' x 80') new building on the south side of the 5.2958-acre parcel, south of the existing building.

A portion of the Staff Review Comments from the September 5th meeting has been addressed as follows:

1. The total of number of employees has been indicated and 50 parking spaces have been provided, in compliance with Table 1276-1(e).
2. The applicant explained to the Commission's satisfaction at the above meeting that the new building will be used as a contractor's headquarters, as permitted by Section 1266.02(d). The owner stated they will be adding additional personnel and will be closing their facility in Cleveland to move their operations to the Brunswick location.

3. The applicant stated at the above meeting that no repair work will be performed outside of the building.
4. No new landscaping is proposed; the existing landscaping at the front of the building complies with the minimum 5% of the total front yard area (20% has been provided), as required by Section 1282.06(f). Existing trees are shown near the east property line.
5. A photometrics plan has been submitted indicating an average illumination level of 0.52 footcandles, in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c).
6. In accordance with Section 1278.08(e), the applicant stated the new building will use blue-gray panels to match the existing building and a color rendering has been submitted to confirm this. The building will be constructed with vertical metal siding and stone veneer.

Staff Review Comments:

1. The two existing gravel lots must be paved, pursuant to Section 1276.10(c). Sheet SK01 indicates the existing gravel area east of the new building in the southeast corner of the site, in addition to the existing gravel lot near the east property line, will not be paved.
2. As requested at the September 5th meeting, performance standards must be submitted, in accordance with Section 1266.07.
3. Sheet C3.0 indicates all downspouts on the south side of the new building will direct discharge to splash blocks at the surface; Section 304.7.1 of the Property Maintenance Code states all roofs of every building, including secondary or appurtenant structures, shall be equipped with gutters and downspouts connected to a public storm sewer, if the storm sewer is available and deemed adequate for such purposes by the City, or as otherwise approved by the Code Official.
4. Pursuant to Section 1266.06(a), the outdoor storage racks on the site shall be approved by the Planning Commission. Outdoor storage shall be screened from view from all streets (including Interstate 71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping, or any combination thereof which forms a year-round solid screen.

Staff Recommendations:

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