

Brunswick City Planning Commission

December 19, 2019

7:00 p.m. – Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, 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 7:11 p.m.

The first item was the discussion of the revised site plan for The Orchard Apartments, Pearl Road and Magnolia Drive, extending south to Beverly Hills Drive. Mr. Jones explained if Pearl Road is widened in the future, the sidewalk must be moved back to the right-of-way at the property owner's expense.

The second item was the review of the discussion plan for Jiffy Lube, 3753 Center Road (former Drummond Financial Service). Mr. Jones commented it may be difficult to move the building forward 5.4' to meet the maximum front yard setback, as there may be insufficient room for trucks to turn into the site. He said a turning template must be submitted. Mr. Jones commented the Commission should confirm there are only 4 bays on the site; if so, only 8 parking spaces are required. Ms. Plavecski noted 9 spaces have been provided, including one handicap space, so they are in compliance. Mr. Aungst stated Jiffy Lube will probably close between 7:30 p.m. and 9:00 p.m., so there shouldn't be much impact to the residents on Warren Drive behind the building. The Commission discussed the variances that will be required for the rear building setback and the dumpster enclosure.

Chairman Shirilla adjourned the meeting at 7:31 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

December 19, 2019

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Matthew Pisko, Sevan Engineering, 37704 Hills Tech Drive,
Farmington Hills, MI
Randy Sacks, Harsax Management, 9565 Midwest Avenue, Suite
A, Garfield Heights

Item 1

Chairman Joe Shirilla called the meeting to order at 7:37 p.m.

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

Item 2

There were no announcements or correspondence.

Item 3

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

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

Item 4(a)

Regarding the revised site plan for The Orchard Apartments, Pearl Road and Magnolia Drive, extending south to Beverly Hills Drive, Mr. Randy Sacks was present.

Mr. Sacks explained they are increasing the height and width of the landscaping mound for aesthetic reasons. He commented it will also provide more privacy for the residents that have a rear patio facing Pearl Road. He commented moving the sidewalk 10' closer to Pearl

Road will provide more room for the fence to be installed. Mr. Shirilla agreed the mound will soften the façade and offer more privacy for the residents.

The Staff Review Comments were addressed as follows:

1. If future road widening of Pearl Road occurs that would necessitate the relocation of the sidewalk back to the right-of-way line, the relocation work would be at the property owner's expense. Mr. Sacks stated he agrees to this condition.
2. Pursuant to Section 1278.03(f), City Council approval is required for all multi-family dwellings.

Mr. Delsanter asked if the mound will block the line of sight on Pearl Road; Mr. Sacks responded no. Mr. Jones said he will check to make sure there is no problem. Mr. Delsanter inquired about the mound at Pearl Road and Magnolia Drive; Mr. Sacks replied the existing mound is already higher than the 3-ft. additional height proposed for the Pearl Road mound.

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE REVISED DETAILED SITE PLAN FOR THE ORCHARD APARTMENTS, PEARL ROAD AND MAGNOLIA DRIVE, EXTENDING SOUTH TO BEVERLY HILLS DRIVE, SUBJECT TO THE FOLLOWING:

1. IF FUTURE ROAD WIDENING OF PEARL ROAD OCCURS THAT WOULD NECESSITATE THE RELOCATION OF THE SIDEWALK BACK TO THE RIGHT-OF-WAY LINE, THE RELOCATION WORK WOULD BE AT THE PROPERTY OWNER'S EXPENSE, TO WHICH THE APPLICANT HAS AGREED.
2. PURSUANT TO SECTION 1278.03(f), CITY COUNCIL APPROVAL IS REQUIRED FOR ALL MULTI-FAMILY DWELLINGS.

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

Item 4(b)

Concerning the discussion plan for Jiffy Lube, 3753 Center Road (former Drummond Financial Service), Mr. Matthew Pisko, of Sevan Engineering, was present.

Mr. Pisko commented the hours of operation for Jiffy Lube will be from 7:30 a.m. until 7:30 p.m., with the employees leaving by 8:30 p.m. or 9:00 p.m. He confirmed there are only four bays, instead of eight. Mr. Pisko noted the dumpster encroaches into the rear setback, but stated it acts as screening for the car headlights as they enter the site. Mr. Shirilla asked how many employees there are; Mr. Pisko replied six.

Mr. Pisko commented they could put all the parking (2 rows) in the rear of the building, in order to move the building forward, but they would lose landscaping in front. Mr. Arona said he is satisfied with that since all the parking is for employees, and the building could be

moved forward to meet the maximum front yard setback requirement, to which the Commission agreed.

Concerning the building façade, Mr. Arona stated there should be more split-face block than EIFS incorporated on the building. He said the proposed building resembles a fast-food restaurant and the canopy over the window should be extended. Mr. Shirilla suggested adding two windows on the side of the building and utilizing a brown masonry band that will extend all around the building. He commented the building should be harmonious with the proposed Meijer store across the street. Mr. Pisko explained they can't have glass on the second window, as that is where the restrooms are, but they could install a faux window. Mr. Saeger asked if white is part of the Jiffy Lube corporate identity; Mr. Pisko answered yes. Mr. Arona suggested adding masonry to the top of the windows and doors for further architectural interest.

Mr. Shirilla noted additional landscaping should be added in front, since the side landscaping islands are being eliminated.

The Staff Review Comments were addressed as follows:

1. As the building will be moved forward to meet the maximum 60' front yard setback permitted by Section 1260.05(a)(2)(B), and all of the parking is being moved to the rear of the structure, modifications will not be required.
2. The rear of the building and the dumpster enclosure encroach into the 100' setback required by Section 1274.08(a) for an activity area adjacent to a residential property line. As the building is being moved forward, it will now be located 86.6' from the north (rear) property line. The north side of the dumpster enclosure is located 11' from the rear property line. Variances will be required from the Board of Zoning Appeals.
3. The applicant stated there are four service bays; Table 1276-1(d)(7) requires a minimum of two parking spaces per bay, for a total of 8 spaces. Nine spaces (including one van-accessible space, as required by Section 1106.5 of the 2017 Ohio Building Code) have been provided.
4. Indicate on the detailed site plan the Center Road entrance drive width at the curb and right-of-way; Table 1276-4 requires a 30' minimum width and 45' maximum width at the curb, and a 20' minimum width and 30' maximum width at the right-of-way.
5. In accordance with Section 1278.08(e), a color rendering of the building façade was provided which shall incorporate the revisions suggested tonight by the Planning Commission.
6. As required by Section 1282.06(e), the detailed site plan shall include a landscape plan which indicates 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and

beds in a design selected by the owner. The above landscaping shall also include a 10' wide landscaping strip with plantings specified in Section 1282.06(g).

7. Section 1282.06(a) requires a 25' wide rear screening yard between the north property line and the residential property on Warren Drive. Mr. Incorvaia stated the Planning Commission, if they so choose, can make a modification on this requirement, pursuant to Section 1282.10(a).
8. A minimum of 180 sq. ft. of interior landscaping shall be provided, pursuant to Section 1282.8(b)(2), to which the applicant agreed.
9. The detailed site plan shall include a photometrics plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, as required by Section 1276.14(a); and the average illumination level shall not exceed one (1) footcandle along the north property line adjacent to the residential district, in accordance with Section 1276.14(d). Mr. Pisko explained they usually install wall packs on the building and do not have light poles in the parking lot.
10. Provide existing grading on the adjacent properties to ensure there is no negative drainage impact. A work agreement with the adjacent property owners to the east (Monarch Carpet) and west (Cenco gas station) may be necessary to construct the parking and drive aisles. Mr. Pisko commented there is a raised curb on the east and west sides of the property that will remain, so they will not be encroaching onto the adjacent properties. Mr. Arona asked if shared access with the Cenco gas station would be beneficial; Mr. Jones responded not much would be gained from a traffic standpoint, as Jiffy Lube will only generate a small amount of traffic. He said there would be no benefit to the site located west of Jiffy Lube.
11. Verify vehicle turning radius and that a 20' wide access has been provided around the site for emergency vehicles.

Regarding the rear screening on the north side of the property adjacent to the residential home on Warren Drive, Mr. Hasan suggested in exchange for a modification on the width of the landscape buffer, that additional landscaping should be planted. Mr. Pisko stated they will install a 6' high fence and a double staggered row of evergreens, in accordance with Section 1282.06(a).

MR. HASAN MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR JIFFY LUBE, 3753 CENTER ROAD, PENDING VARIANCES GRANTED BY THE BOARD OF ZONING APPEALS. THE APPLICANT WILL ADDRESS STAFF REVIEW COMMENTS 1 THROUGH 11, AS DISCUSSED TONIGHT, WHICH WILL BE INCORPORATED INTO THE DETAILED SITE PLAN. A PUBLIC HEARING ON THE CONDITIONAL ZONING CERTIFICATE WILL ALSO BE HELD IN CONJUNCTION WITH THE DETAILED SITE PLAN.

Mr. Saeger 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

Mr. Delsanter gave the Council Representative's Report. He stated a joint Economic Development and Planning and Zoning Council Committee meeting was held tonight to review suggestions made to the 2019 Comprehensive Plan Update.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:58 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

December 19, 2019

The Orchard Apartments

(Revised detailed site plan)

Location: Pearl Road & Magnolia Drive, extending south to Beverly Hills Drive
C-G District

Proposed Use & Background:

A revised site plan has been submitted whereby the proposed earth mound along Pearl Road will be increased an additional 3 feet in height and 10 feet in width to provide screening for the rear apartment patios facing Pearl Road. Additional space for the increased mound was obtained by moving the sidewalk 10' closer to Pearl Road. The evergreen trees, street trees, and 4' high white vinyl two-rail fence will be installed as per the landscape plan approved by the Planning Commission on September 20, 2018, which City Council subsequently approved on October 8, 2018.

Staff Review Comments:

1. If future road widening of Pearl Road occurs that would necessitate the relocation of the sidewalk back to the right-of-way line, the relocation work would be at the property owner's expense.
2. Pursuant to Section 1278.03(f), City Council approval is required for all multi-family dwellings.

Staff Recommendations:

Staff recommends approval to City Council of the revised detailed site plan.

Jiffy Lube

(Discussion plan)

Location: 3753 Center Road (former Drummond Financial Service)
C-G District

Proposed Use & Background:

An application has been submitted to demolish the former Drummond Financial Service building and erect a 3,064 sq. ft. eight-bay automotive quick oil change facility on an approximate 0.52-acre site. Automobile repair facilities are a conditionally permitted use in the C-G District, pursuant to Section 1260.04(k), subject to Section 1274.08(a), (d), (f), and (g) of the Zoning Code.

Staff Review Comments:

1. The proposed building is located 65.4' from the Center Road right-of-way; Section 1260.05(a)(2)(B) permits a maximum front yard setback of 60 feet. Also, Section 1260.07(a) requires that 2/3's of the building shall fall within the front yard zone established above. As the street façade facing Center Road is less than 60' wide, recesses and/or projections will not be required. Additionally, the maximum 45' front yard parking zone width allowed by Section 1260.07(b) has been exceeded. Pursuant to Section 1260.07(c), the Planning Commission may approve a greater front yard width or front yard parking zone width greater than the maximum in the following instances:
 - (1) The applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
 - (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right-of-way in compliance with the maximum yard.
 - (3) The applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

As required by Section 1260.07(d), before approving a front yard or front yard parking zone greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided below in Section 1260.07(e).

Pursuant to Section 1260.07(e), where the Planning Commission approves a front yard or front yard parking zone width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effect of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.

- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b) shall be provided.
2. The rear of the building and the dumpster enclosure encroach into the 100' setback required by Section 1274.08(a) for an activity area adjacent to a residential property line. The rear of the building is located 67.6' from the north property line and the north side of the dumpster enclosure is located 11' from the rear property line. Variances will be required from the Board of Zoning Appeals.
3. Table 1276-1(d)(7) requires a minimum of two parking spaces per bay (8 bays), for a total of 16 parking spaces; 9 spaces (including one van-accessible space, as required by Section 1106.5 of the 2017 Ohio Building Code) have been provided. As permitted by Section 1276.15(b), the Planning Commission may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.
4. Indicate the Center Road entrance drive width at the curb and right-of-way; Table 1276-4 requires a 30' minimum width and 45' maximum width at the curb, and a 20' minimum width and 30' maximum width at the right-of-way.
5. In accordance with Section 1278.08(e), provide a color rendering of the building façade, along with dimensioned architectural drawings, to ensure compatibility with the surrounding structures.
6. As required by Section 1282.06(e), the detailed site plan shall include a landscape plan which indicates 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. The above landscaping shall also include a 10' wide landscaping strip with plantings specified in Section 1282.06(g).
7. Section 1282.06(a) requires a 25' wide rear screening yard between the north property line and the residential property on Warren Drive.
8. A minimum of 180 sq. ft. of interior landscaping shall be provided, pursuant to Section 1282.8(b)(2); if a modification is granted for the front yard and front parking zone width, twice that amount (360 sq. ft.) is required.
9. The detailed site plan shall include a photometrics plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, as required by Section 1276.14(a); and the average illumination level shall not exceed one (1) footcandle along the north property line adjacent to the residential district, in accordance with Section 1276.14(d).

10. Provide existing grading on the adjacent properties to ensure there is no negative drainage impact. A work agreement with the adjacent property owners to the east (Monarch Carpet) and west (Cenco gas station) may be necessary to construct the parking and drive aisles.
11. Verify vehicle turning radius and that a 20' wide access has been provided around the site for emergency vehicles.

Staff Recommendations:

Staff withholds recommendation pending the ruling by the Planning Commission on the front yard and front yard parking zone setback, along with required variances from the Board of Zoning Appeals.

