

Brunswick City Planning Commission

February 6, 2020 - Caucus

7:00 p.m.

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

Vice Chairman Jeff Arona called the meeting to order at 7:16 p.m.

The first and only item on the agenda was the public hearing for the Circle K electronic digital display fuel pricing ground sign conditional zoning certificate and outdoor displays, 2770 Boston Road.

Mr. Saeger commented the Planning Commission should be consistent and permit a maximum display height of 4 feet, as was required for the BP gas station/convenience store. Mr. Arona noted there are brown cardboard boxes outside containing additional outdoor display items that should be removed. He stated there are too many display racks, to which Mr. Hasan agreed.

Mr. Arona adjourned the meeting at 7:32 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

February 6, 2020

7:30 p.m.

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
Major Harrison, P. O. Box 18869, Cleveland

Item 1

Vice Chairman Jeff Arona called the meeting to order at 7:38 p.m.

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

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

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

Item 2

There were no announcements or correspondence.

Item 3

MR. SAEGER MOTIONED TO APPROVE THE MINUTES OF JANUARY 16, 2020.

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

Item 4(a)

Regarding the public hearing for the Circle K electronic digital display fuel pricing ground sign conditional zoning certificate and outdoor displays, 2770 Boston Road, Mr. Major Harrison, of Major Source, was present.

Mr. Arona declared the public hearing open, no one was present, so he declared it closed.

The Staff Review Comments were addressed as follows:

1. Mr. Harrison agreed that the proposed sign shall comply with Sections 1270.17 and 1270.05 – Table B of the Zoning Code and all stipulations of the conditional zoning certificate.
2. Verify the ground sign will be located a minimum of 50 feet from the Boston Road and West 130th Street rights-of-way intersection, and 15 feet from the side property line, as required by Sections 1270.04(b) and 1270.05 – Table B, respectively. Mr. Jones stated this should be indicated on a scaled site plan, to which Mr. Harrison concurred.
3. Provide dimensions of outdoor display/sales items, i.e. Red Box, ice chests, propane cages, along with dimensions from the edge of the display to the face of the curb to verify compliance with ADA requirements. Mr. Jones noted exact dimensions should be added to a scaled site plan. Mr. Arona inquired if two ice chests are necessary; Mr. Harrison responded there are two different sizes of ice bags; a 7-pound bag and a 21-pound bag. The Commission agreed to allow the Red Box in its current location and to allow two ice chests that will not exceed their existing size.
4. In order to provide consistency concerning the height of the displays, the Planning Commission approved a maximum display height of four feet in front of the BP gas station/convenience store on June 19, 2019. Mr. Arona commented the windows are blacked out on the front of the store; Mr. Harrison responded it is a vinyl window treatment that allows the employees to see out, but people can't see in. Mr. Incorvaia noted that all outdoor displays shall be located so as not to block visibility into the store, pursuant to Section 1280.12(c) of the Zoning Code. Mr. Hasan stated that all outdoor displays should not block visibility into the store and there should be a maximum 4' height for all temporary seasonal outdoor displays.
5. Per the Fire Department's recommendation, the four propane cages shall be located on the side of the building, to which Mr. Harrison agreed.
6. Provide a time frame for the proposed outdoor display/sales merchandise. As a reference point, the Planning Commission, at their June 19, 2019 meeting, regarding the BP gas station outdoor sales/display areas, determined that windshield washer fluid is a year-round sales item and is not permitted to be displayed or sold outside of the store. At the applicant's request, the Commission agreed to allow outdoor seasonal display of firewood from November 15th through March 15th of the following year. The Commission requested the display boxes to be removed when not in use, to which Mr. Harrison concurred.

Mr. Arona stated the bottled water and windshield washer fluid (including the cardboard boxes) should be stored inside, to which the Commission and Mr. Harrison agreed.

7. Pursuant to Section 1280.12, Planning Commission approval is required for the above mentioned outdoor sales/display areas.

MR. SAEGER MOTIONED TO APPROVE THE CIRCLE K CONDITIONAL ZONING CERTIFICATE, SITE PLAN, AND OUTDOOR DISPLAYS AS DESCRIBED BELOW FOR 2770 BOSTON ROAD, SUBJECT TO THE FOLLOWING:

1. PROVIDE DIMENSIONS ON A SCALED SITE PLAN INDICATING THE GROUND SIGN SHALL BE LOCATED A MINIMUM OF 50 FEET FROM THE BOSTON ROAD AND WEST 130TH STREET RIGHTS-OF-WAY INTERSECTION, AND 15 FEET FROM THE SIDE PROPERTY LINE, PURSUANT TO SECTIONS 1270.04(b) AND 1270.05 – TABLE B, RESPECTIVELY.
2. ALL REQUIREMENTS OF THE SIGNED CONDITIONAL ZONING CERTIFICATE (COPY ATTACHED) SHALL BE ADHERED TO.
3. PROVIDE DIMENSIONS OF OUTDOOR DISPLAY/SALES ITEMS, I.E. RED BOX, ICE CHESTS, PROPANE CAGES, ALONG WITH DIMENSIONS FROM THE EDGE OF THE DISPLAY TO THE FACE OF THE CURB, ON A SCALED SITE PLAN TO VERIFY COMPLIANCE WITH ADA REQUIREMENTS.
4. OUTDOOR SALES/DISPLAYS HAVE BEEN APPROVED FOR THE FOLLOWING LOCATIONS AND TIME FRAMES. ALL OUTDOOR DISPLAYS SHALL BE LOCATED SO AS NOT TO BLOCK VISIBILITY INTO THE STORE, PURSUANT TO SECTION 1280.12(c) OF THE ZONING CODE.
 - A. ONE “RED BOX” AT ITS CURRENT LOCATION AND MAXIMUM SIZE IS APPROVED.
 - B. A MAXIMUM OF TWO ICE CHESTS WITH A MAXIMUM EXISTING SIZE ARE PERMITTED AT THEIR EXISTING LOCATION.
 - C. A MAXIMUM OF FOUR PROPANE CAGES ARE PERMITTED, NOT TO EXCEED THE EXISTING SIZE, WHICH SHALL BE LOCATED ON THE SIDE OF THE BUILDING, AS REQUESTED BY THE FIRE DEPARTMENT.
 - D. TWO TEMPORARY SEASONAL FIREWOOD DISPLAY BOXES ARE PERMITTED FROM NOVEMBER 15TH THROUGH MARCH 15TH OF THE FOLLOWING YEAR. THE DISPLAY BOXES SHALL BE REMOVED WHEN NOT IN USE DURING THE ABOVE TIME PERIOD. THE DISPLAY HEIGHT FOR ALL TEMPORARY SEASONAL OUTDOOR DISPLAYS SHALL NOT EXCEED 4 FEET.

5. THE WINDSHIELD WASHER FLUID AND BOTTLED WATER ARE NOT PERMITTED TO BE STORED OUTSIDE AND THE DISPLAY RACKS SHALL BE REMOVED, ALONG WITH THE CARDBOARD BOXES.
6. THE EXISTING BLACK TINTED WINDOWS ON THE FRONT OF THE BUILDING ARE NOT APPROVED AS PART OF THIS CONDITIONAL ZONING CERTIFICATE.

Mr. Hasan 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. Delsanter 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 8:14 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

February 6, 2020

Circle K electronic sign

(Public hearing – conditional zoning certificate)

Location: 2770 Boston Road
C-N District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to erect a 26.66 sq. ft. electronic digital display fuel pricing ground sign to replace the existing pole sign. The proposed sign will consist of a 4' high sign face and 2' high base, for a total height of 6', in compliance with the maximum 5' high sign face and 2' high base, for a total height of 7', pursuant to Sections 1270.17(b) and 1270.05 – Table B of the Zoning Code. The proposed ground sign will include an electronic digital display area of approximately 8.15 sq. ft., in compliance with the maximum 50% (20 sq. ft.) changeable copy permitted by Section 1270.17(b).

The Board of Zoning Appeals, on January 21, 2020, granted a use variance to allow an electronic moving message/digital display sign as a conditionally permitted use in the C-N District, which is not allowed by Sections 1256.04 and 1270.17 of the Zoning Code.

Pursuant to Section 1280.12, there are outdoor sales/display items by the north and northwest building wall that require Planning Commission approval. The applicant is seeking approval for one Red Box machine; seven 3' wide 3-level displays for seasonal display of windshield washer fluid and cases of bottled water for the balance of the year; two firewood display boxes; two ice chests; and four propane cages. On April 18, 2019, the Commission approved seasonal outdoor sales of only mulch from April 1st through June 30th of 2019 and 2020.

Staff Review Comments:

1. The proposed sign shall comply with Sections 1270.17 and 1270.05 – Table B of the Zoning Code and all stipulations of the conditional zoning certificate.
2. Verify the ground sign will be located a minimum of 50 feet from the Boston Road and West 130th Street rights-of-way intersection, and 15 feet from the side property line, as required by Sections 1270.04(b) and 1270.05 – Table B, respectively.
3. Provide dimensions of outdoor display/sales items, i.e. Red Box, ice chests, propane cages, along with dimensions from the edge of the display to the face of the curb to verify compliance with ADA requirements.

4. In order to provide consistency concerning the height of the displays, the Planning Commission approved a maximum display height of four feet in front of the BP gas station/convenience store on June 19, 2019.
5. Per the Fire Department's recommendation, the four propane cages shall be located on the side of the building.
6. Provide a time frame for the proposed outdoor display/sales merchandise. As a reference point, the Planning Commission, at their June 19, 2019 meeting, regarding the BP gas station outdoor sales/display areas, determined that windshield washer fluid is a year-round sales item and is not permitted to be displayed or sold outside of the store.
7. Pursuant to Section 1280.12, Planning Commission approval is required for the above mentioned outdoor sales/display areas.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, provided the above items are addressed.