Brunswick City Planning Commission

February 20, 2020

7:00 p.m. – Caucus

Joe Shirilla, Chairman
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

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

The first item was the review of the detailed site plan for the Brunswick Lake Park improvements, Brunswick Lake Parkway. Ms. Plavecski explained the applicant is removing the single vault restroom (no running water or flushable toilets) from Phase 1. Mr. Hanek commented he was a member of the Brunswick Lake ad hoc committee and stated the committee discussed the need for a restroom, but didn't address a single vault type. Mr. Jones noted the sanitary sewer connection isn't far from the proposed location of the restroom; however, water for the restroom is located on the other side of the street, which would require boring under the road.

Mr. Arona stated he needs to recuse himself from participating and voting on this project, as his wife is a member of the Board for the Friends of Medina County Parks.

Mr. Hasan commented the ADA parking spaces should be near the ADA canoe/kayak ramp.

The second item was the review of the detailed site plan for the Klassic Custom Decks expansion, 2931 Center Road. Mr. Incorvaia explained the proposed new building is an accessory use (garage) to the principal use of the existing showroom. The Commission discussed the necessary landscaping and façade improvements.

Mr. Shirilla adjourned the meeting at 7:33 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

February 20, 2020

7:30 p.m.

Joe Shirilla, Chairman
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 and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Nate Eppink, Medina County Park District, 6364 Deerview Lane, Medina
Isaac Smith, Medina County Park District, same as above
Hayley Bandi, Medina County Park District, same as above
Grant Aungst, Community & Economic Dev. Director
Mark Leszynski, 16270 Lake Forest Drive, Strongsville
Phil Klonowski, Klassic Custom Decks, 2921 Center Road, Brunswick

Item 1

Chairman Joe Shirlla called the meeting to order at 7:38 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 FEBRUARY 6, 2020.

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

Item 4(a)

Regarding the detailed site plan for the Brunswick Lake Park improvements, Brunswick Lake Parkway, Mr. Nate Eppink, Mr. Isaac Smith, and Ms. Haley Bandi, of the Medina County Park District, were present.

Ms. Bandi described the Phase I improvements. Mr. Shirilla stated he is hoping the restroom will be constructed in Phase 2, as the applicant removed it from the Phase 1 improvements. Mr. Eppink explained they are concerned if they install a flushing unit, if they will be able to keep it properly insulated and heat the structure. He commented the Medina County Park District has to determine if it is efficient to build a stand-alone restroom with running water.

Mr. Hanek noted Brunswick Lake Park is in his ward and he was on the ad hoc committee to discuss improvements in this area.

Mr. Shirilla inquired if any aeration is proposed for Brunswick Lake; Mr. Eppink responded that Mr. Jones stated the wetland project is out for bid. He explained this will include the removal of three large culverts and replacing them with wetlands, which will improve water quality. Mr. Eppink noted they will introduce new plantings that will not be attractive to geese. He stated if water quality is a problem, they will look at aeration.

Mr. Jones explained that Chick-fil-A's current detention basin is not working correctly. He said the breech will be repaired and the three culverts removed. He commented that water is coming into Brunswick Lake from Plum Creek, and noted there is also a dam that acts as a waterfall, so water is moving and is not stagnant.

Mr. Shirilla asked if there will be any changes to the memorial gazebo; Mr. Eppink replied no. Mr. Hasan inquired about the timing of the project; Mr. Eppink answered they want to begin the project in the spring. He stated they will swap out the restroom for the fishing deck in Phase 1.

MR. HASAN MOTIONED TO APPROVE THE BRUNSWICK LAKE PARK IMPROVEMENTS DETAILED SITE PLAN, BRUNSWICK LAKE PARKWAY, SUBJECT TO THE FOLLOWING:

1. THE PHASE 1 ENTRANCE SIGN TO THE PARK WILL BE LOCATED AT THE INTERSECTION OF THE SOUTH SIDE OF CENTER ROAD AND WEST SIDE OF BRUNSWICK LAKE PARKWAY. SECTION 1270.04(b) STATES NO TEMPORARY OR PERMANENT SIGN OVER 3.75 FEET IN HEIGHT SHALL BE ERECTED OR MAINTAINED WITHIN FIFTY FEET OF AN INTERSECTION, AS MEASURED FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES. THE PARK DISTRICT HAS STATED DUE TO SITE CONSTRAINTS, THIS WILL NOT BE POSSIBLE. A VARIANCE WILL BE REQUIRED FROM THE BOARD OF ZONING APPEALS.

2. A SINGLE VAULT RESTROOM (NO RUNNING WATER OR FLUSHABLE TOILETS) HAS BEEN WITHDRAWN FROM THE SITE PLAN AND NO APPROVAL HAS BEEN GRANTED AT THIS TIME.

3. A FISHING DECK WILL BE INSTALLED NEAR THE SOUTH SIDE OF BRUNSWICK LAKE AS PART OF THE PHASE 1 IMPROVEMENTS.

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

Item 4(b)

Concerning the detailed site plan for Klassic Custom Decks, Mr. Mark Leszynski, architect; and Mr. Phil Klonowski, owner, were present.

Mr. Leszynski stated they would like to change the plan submitted from a detailed site plan to a discussion plan. He addressed the Staff Review Comments as follows:

1. They will submit a lot consolidation (Minor Subdivision) application to join the property located at 2931 Center Road (Permanent Parcel #003-18B-47-004 and 003-18B-47-043) with the existing business at 2921 Center Road (Permanent Parcel #003-18B-47-005).

2. Section 1282.06(a) requires a 25' wide rear screening yard when a commercial use abuts a residential zone or use (Catherine Drive). As parking for the new facility is located behind the building, the applicant is seeking a modification to eliminate this buffer. An 8' high fence, instead of 6' high, will be installed along the north property line between the new building and the Catherine Drive resident, in accordance with Section 1282.06(a). Ms. Plavecski commented that a variance will be necessary from the Planning Commission to approve an 8' high fence and that plans must be submitted 45 days prior to a Planning Commission meeting, as Section 6.02(c) of the City Charter requires advertisement for a public hearing 30 days prior to the meeting.

3. A photometrics plan (Sheet E-200) has been submitted which indicates the lighting levels along the north property line (adjacent to the residential district on Catherine Drive) exceed the maximum one footcandle permitted by Section 1276.14(d). The light pole on the north property line should be relocated in order to comply with the above lighting requirements. Additionally, the two "Label A" fixtures are shown with an average illumination level of 2.6 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). In order to ensure compliance with the maximum footcandle levels permitted by Section 1276.14, indicate the lighting levels on the entire site (2921 and 2931 Center Road). Mr. Leszynski stated they will use wall packs and move the light pole in order for the photometrics to comply with code.

4. Verify that a 10' wide landscape strip will be installed along the Center Road right-of-way, pursuant to Section 1282.06(e), and that 10% of the total front yard area not used for parking or circulation will be landscaped with trees, shrubs, planting beds and/or perennial borders and beds selected by the owner. Mr. Leszynski stated they will indicate this on the landscape plan.

5. Mr. Leszynski stated they will show the amount of interior landscaping for the new site on the landscape plan; Section 1282.08(b) requires a minimum of 120 sq. ft.

6. For the existing property at 2921 Center Road, the front yard landscaping along Center Road shall include plants and materials in compliance with Section 1282.06(g). The Planning Commission, at their meeting on December 20, 2012, as permitted by Section 1282.10(a), voted to grant a modification to allow less than a 10' wide parking perimeter screening strip required by Section 1282.06(g), as this was an existing condition from the former Cleveland Trailer Sales. All conditions of the Planning Commission's approval on the above date shall be complied with.

7. Mr. Leszynski stated they will erect an 8' high fence along the north property line of 2931 Center Road to match the existing fence on the property at 2921 Center Road.

8. All signage must comply with Chapter 1270; therefore, the existing banner on the gate shall be removed. Mr. Incorvaia commented the Division of Building has informed Mr. Klonowski on various occasions that the banner must be removed; Mr. Klonowski said he will remove the banner tomorrow (Friday, February 21, 2020).

9. Suggest further architectural enhancements on the new building, as this will be prominent from Center Road, in order to be compatible with existing structures, as required by Section 1278.08(e). Mr. Incorvaia asked what the use will be for the new building; Mr. Leszynski stated it is an accessory building (garage) to store equipment and excess material. Mr. Incorvaia stated that the maximum height for an accessory building is 15' in the C-G General Commercial District, pursuant to Section 1260.05(d)(2); the plan indicates 31'. He also noted that the garage cannot be located in the front yard, as Section 1280.06(f) states that accessory buildings in commercial or industrial districts shall be located a minimum of 5' from a side or rear property line. Mr. Incorvaia explained the original building at 2921 Center Road was approved as a showroom on November 15, 2012 by the Planning Commission. Mr. Leszynski suggested they could use part of the new structure as a showroom and reduce the height to 26'.

   Regarding the building façade, Mr. Shirilla suggested increasing the height from grade of the masonry on the east elevation to match the height on the south elevation. He also suggested adding a wrought iron fence along Center Road. Mr. Arona stated the new building should blend in with the existing structure so that it looks uniform on the site. Mr. Hasan noted the proposed building should blend in with Sherman's Corners. Mr. Shirilla further suggested that the applicant should look at the new Murphy Tractor facility on Industrial Parkway South, as this building also has garage doors facing the street.

   Mr. Arona asked if there is a safety concern with the detention basin being in front of the building; Mr. Jones responded no, it will be a dry basin most of the time.

10. Mr. Leszynski stated they will use the existing sanitary lateral line.

11. Verify if the 20’ wide access required by the Fire Department is available on the existing gate at 2921 Center Road and the proposed gate at 2931 Center Road. Additionally, the deck display near the east property line on the existing site may inhibit this access. Mr. Leszynski stated they have a 20’ wide access.

12. All outdoor displays shall be clearly indicated on a site plan approved for that purposed by the Planning Commission, pursuant to Section 1280.12, or removed from the site. Planning Commission approval was granted for the existing shed and gazebo on November 15, 2012. Mr. Leszynski commented they will update the outdoor displays to include the deck section.

As there are numerous adjustments to be made to the site plan, Mr. Leszynski requested the application to be tabled.

MR. SAEGER MOTIONED TO TABLE THE DISCUSSION PLAN, AT THE APPLICANT’S REQUEST, FOR KLASSIC CUSTOM DECKS, 2931 CENTER ROAD.

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

Item 5

There was no old business.

Item 6

There was no new business. Mr. Jones noted he is unable to attend the March 5, 2020 Planning Commission meeting, but Melissa Bukowski, from Chagrin Valley Engineering, will be in attendance.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Hanek gave the Council Representative’s Report. He stated the second phase of the Plum Creek Trail will be on City Council’s February 24, 2020 agenda. He also noted that a designated outdoor refreshment space will be discussed for Brunswick Lake Park. He commented that Council will also be voting on legislation for a moratorium on senior living facilities. Mr. Rocha thanked Mr. Hanek and City Council for re-appointing him to the Planning Commission.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:08 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

February 20, 2020

Brunswick Lake Park improvements
(Detailed site plan)

Location: Brunswick Lake Parkway
SPD-2

Proposed Use & Background:
A detailed site plan has been submitted by the Medina County Park District for Brunswick Lake Park improvements that will be performed in two phases. Phase 1 will consist of an entrance sign to the park; a single vault restroom; twenty on-street parking spaces; a canoe/kayak launch; and prairie plantings. Phase 2 will consist of a fishing pier; fishing deck; and an ADA accessible canoe/kayak launch.

The Phase 1 restroom will be located off of the trail near the west side of Brunswick Lake Parkway across from Danbury Place. The twenty on-street parking spaces will be situated on the west side of Brunswick Lake Parkway across from Comfort Suites Hotel and Danbury Place. The canoe/kayak launch is proposed west of the twenty new spaces, with prairie plantings that will extend north and south of the launch.

The Phase 2 fishing pier will extend into the lake from the existing boardwalk on the north side of Brunswick Lake. Also, a fishing deck will be installed near the south side of Brunswick Lake. The ADA accessible canoe/kayak launch is proposed off of the southeast corner of the trail that leads from the Cleveland Clinic employee parking lot.

Staff Review Comments:
1. The Phase 1 entrance sign to the park will be located at the intersection of the south side of Center Road and west side of Brunswick Lake Parkway. Section 1270.04(b) states no temporary or permanent sign over 3.75 feet in height shall be erected or maintained within fifty feet of an intersection, as measured from the point of intersection of the right-of-way lines. The Park District has stated due to site constraints, this will not be possible. A variance will be required from the Board of Zoning Appeals. The ground sign complies with the maximum 7’ total sign height (5’ high sign face and 2’ high base).

2. A single vault restroom (no running water or flushable toilets) is proposed; suggest tying into the sanitary sewers and public water main. Also, suggest using earth-tone colors, instead of brick red, on the restroom and redesigning the structure to be more compatible with the adjacent surroundings, pursuant to Section 1278.08(e).

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

Klassic Custom Decks expansion
(Detailed site plan)

Location: 2931 Center Road
C-G District

Proposed Use & Background:
An application has been submitted to construct a 9,960 sq. ft. new building on the property acquired at 2931 Center Road that was formerly a residential home, which has now been demolished. This property will be consolidated with the existing Klassic Custom Decks business at 2921 Center Road. The new structure will house trucks and trailers used for deck installations.

The front of the building is located 60' from the Center Road right-of-way, which complies with the minimum 30' and maximum 75' front yard setback permitted by Sections 1260.05(a)(1) and 1260.05(a)(2)(A), respectively. The rear of the building is located 58.18' from the north property line, which meets the minimum 50' setback required when adjacent to a residential district (Catherine Drive), pursuant to Section 1260.05(c). The west side yard setback is 10' (no minimum setback in the Zoning Code when commercial properties are adjacent to each other).

Six parking spaces are located on the north side of the new building, including one van-accessible handicap space, which meets the minimum six spaces required for a showroom net floor area of 2,300 sq. ft., pursuant to Table 1276-1(d)(2) of the Zoning Code and Section 1106.5 of the 2017 Ohio Building Code. The proposed new spaces measure 10' wide by 20' long, in compliance with the minimum 9' wide by 19' long dimensions stated in Table 1276-3. There is a 37'-9" aisle width between the new parking spaces and the north property line, which meets the minimum 24' width required by Table 1276-3. There are fourteen existing parking spaces on the existing Klassic Custom Decks site.

The entrance drive width at the Center Road right-of-way is 24', and 40' at the curb, in compliance with Table 1276-4 for drives with frequent truck traffic. A new sidewalk will be installed along Center Road in front of the new building for pedestrian access, pursuant to Section 1278.09(d).

A retention pond is indicated on the south side of the property facing Center Road. A 6' high chain link fence with privacy slats and 24' wide motorized gate will be installed for screening and security east of the new facility, adjacent to the five parking spaces located at the southwest corner of the existing building.

Two 2' x 2' x 2' masonry piers, each with a carriage light, will be installed near Center Road to match the existing pier at the existing business. Two 20' high light poles with fixtures are proposed, which complies with the maximum 25' height permitted by Section 1276.14(e)(2).

The building will be constructed with almond colored metal siding accented with 8" x 16" split-face concrete masonry units (CMU) and will have a dark bronze metal roof. The east elevation facing the existing building will have eight white insulated overhead doors. Pursuant to Section 1260.07(a), as the length of the street façade does not exceed 60', one or more wall plane projections or recesses are not required.

Staff Review Comments:

1. A lot consolidation will be required to join the property located at 2931 Center Road (Permanent Parcel #003-18B-47-004 & 003-18B-47-043) with the existing business at 2921 Center Road (Permanent Parcel #003-18B-47-005).

2. Section 1282.06(a) requires a 25' wide rear screening yard when a commercial use abuts a residential zone or use (Catherine Drive). As parking for the new facility is located behind the building, the applicant is seeking a modification to eliminate this buffer. A 6' high fence is proposed along the north property line between the new building and the Catherine Drive resident, in accordance with Section 1282.06(a). As permitted by Section 1282.10(a), the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, 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 modify any of the specific requirements of this Chapter.

3. A photometrics plan (Sheet E-200) has been submitted which indicates the lighting levels along the north property line (adjacent to the residential district on Catherine Drive) exceed the maximum one footcandle permitted by Section 1276.14(d). The light pole on the north property line should be relocated in order to comply with the above lighting requirements. Additionally, the two "Label A" fixtures are shown with an average illumination level of 2.6 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). In order to ensure compliance with the maximum footcandle levels permitted by Section 1276.14, indicate the lighting levels on the entire site (2921 and 2931 Center Road).

4. Verify that a 10' wide landscape strip will be installed along the Center Road right-of-way, pursuant to Section 1282.06(e), and that 10% of the total front yard area not used for parking or circulation will be landscaped with trees, shrubs, planting beds and/or perennial borders and beds selected by the owner.

5. Provide the amount of interior landscaping on the new site; Section 1282.08(b) requires a minimum of 120 sq. ft.

6. For the existing property at 2921 Center Road, the front yard landscaping along Center Road shall include plants and materials in compliance with Section 1282.06(g). The Planning Commission, at their meeting on December 20, 2012, as permitted by Section 1282.10(a), voted to grant a modification to allow less than a 10' wide parking perimeter screening strip required by Section 1282.06(g), as this was an existing condition from the former Cleveland Trailer Sales. All conditions of the Planning Commission's approval on the above date shall be complied with.

7. In order to keep the project on schedule, the applicant is seeking approval of a 6' high wooden fence along the north property line, instead of 8' high, which requires a variance by the Planning Commission and 30-day notice prior to a Planning Commission meeting. The applicant may return at a later date to revisit the fence height.

8. All signage must comply with Chapter 1270; therefore, the existing banner on the gate shall be removed.

9. Suggest further architectural enhancements on the new building, as this will be prominent from Center Road, in order to be compatible with existing structures, as required by Section 1278.08(e).

10. Verify if the existing sanitary lateral line services this property and can be re-used. The proposed 6" sanitary connection would be disruptive to the pavement and traffic on Center Road. This impact should be avoided if possible.

11. Verify if the 20' wide access required by the Fire Department is available on the existing gate at 2921 Center Road and the proposed gate at 2931 Center Road. Additionally, the deck display near the east property line on the existing site may inhibit this access.

12. All outdoor displays shall be clearly indicated on a site plan approved for that purposed by the Planning Commission, pursuant to Section 1280.12, or removed from the site. Planning Commission approval was granted for the existing shed and gazebo on November 15, 2012.

Staff Recommendations:
Staff withholds recommendation of the detailed site plan, pending the Planning Commission's ruling on the required rear screening yard, and until the above items are addressed.