Brunswick City Planning Commission

April 16, 2020

5:00 p.m. - Caucus

Meeting conducted via video conference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Brian Ousley, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
David Ports, 3554 Brecksville Road, Suite 100, Richfield
Donald Lydon, Lydon Realty, 22730 Fairview Center Drive, Suite 200, Cleveland
Sara Johansen, Braun Steidl Architects/Prime AE Group, 540 White Pond Drive, Suite E, Akron
John Fadel, Jemm II Properties Ltd., 818 Hanover Road, Gates Mills
Mike Mireiter, Unique Landscaping, 2848 Nationwide Parkway, Brunswick

Chairman Joe Shirilla called the meeting to order at 5:05 p.m.

The first item was the discussion of the site plan review and façade renovation for Romeo's Pizza, 3816 Center Road (former CashMax, from April 2, 2020 agenda). Mr. Shirilla commented a definite enhancement is being made to the existing building. He suggested adding lighting sconces to the building, to which Mr. Ousley concurred. Mr. Shirilla stated Romeo's should be consistent with other sites concerning the lighting. Mr. Hasan commented the roof shingles should match the building better.

The second item was the review of the discussion plan for the St. Colette Church expansion, 330 West 130th Street (from March 19, 2020 agenda). Mr. Hasan inquired about the detention basin; Mr. Jones responded it will be reworked to meet city code. Mr. Arona commented the east elevation has a lot of vertical metal siding facing West 130th Street.

The third item was the review of the discussion plan for Tiremax of Ohio, 2940 Center Road (in front of Goodyear Wingfoot, from March 19, 2020 agenda). Mr. Shirilla stated the building

façade looks good. Mr. Ousley expressed his concern about the detention basin being located in front of the building.

The fourth item was the discussion of the revised site plan for Unique Landscaping outdoor storage, 2848 Nationwide Parkway. Mr. Shirilla asked if the wind screen material is allowed, to which Mr. Aungst responded yes. Mr. Hasan inquired if any trees are being removed; Mr. Aungst replied no.

Chairman Shirilla adjourned the meeting at 5:21 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

April 16, 2020

5:25 p.m.

Meeting conducted via video conference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Brian Ousley, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
David Ports, 3554 Brecksville Road, Suite 100, Richfield
Ryan Rose, BDS Brunswick LLC/Romeo's Pizza, 1113 Medina Road, Suite 200, Medina
John McCale, no address given
Donald Lydon, Lydon Realty, 22730 Fairview Center Drive, Suite 200, Cleveland
Tim Craft, 718 Hinckley Drive, Medina
Rich Jozity, 6675 Orchard Drive, Parma
Sara Johansen, Braun Steidl Architects/Prime AE Group, 540 White Pond Drive, Suite E, Akron
Robert Habel, Braun Steidl Architects/Prime AE Group, same address
Eric Kelly, Braun Steidl Architects/Prime AE Group, same address
Matt Large, John G. Johnson Construction, 1284 Riverbed Street, Cleveland
Thomas Weiss, Lewis Land Professionals, 8691 Wadsworth Road, Suite 100, Wadsworth
John Fadel, Jemm II Properties Ltd., 818 Hanover Road, Gates Mills
Mike Mireiter, Unique Landscaping, 2848 Nationwide Parkway, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 5:25 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 MARCH 5, 2020.

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

Item 4(a)

Regarding the site plan review and façade renovation for Romeo's Pizza, 3816 Center Road (former CashMax – from April 2, 2020 agenda), Mr. Ryan Rose, franchise owner; Mr. John McCale, and Mr. David Ports, architect, were present.

Mr. Rose explained they will be using Engelke Construction as the general contractor for the job. He hopes to move into the renovated building on May 10, 2020 and open on May 11, 2020.

The Staff Review Comments were addressed as follows:

1. Verify there is a minimum of one van-accessible handicap space, as required by Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. Mr. Rose stated they will relocate the existing handicap space to the front of the building.

2. Sheet PC1.0 indicates the existing site lighting will remain, but new lighting will be added to the building. Submit a photometrics plan showing a minimum 0.6 footcandle lighting level will be provided for parking and pedestrian areas, pursuant to Section 1276.14(a). Mr. Ports stated they don't have any information on the existing lighting. Mr. Jones said they can take light level meter readings, which he will address during his engineering review. Mr. Shirilla asked if LED fixtures are being used; Mr. Ports responded no; it's the landlord's existing lighting. Mr. Shirilla commented he would be satisfied with meter readings. Mr. Saeger noted he would like to see locations indicated where the meter readings are taken from.

3. As required by Section 1276.12(a), verify the existing dumpster enclosure is constructed of materials comparable to the building. Mr. Rose stated they will change the color of the dumpster to match the building. Mr. Aungst noted gates need to be added to the dumpster. Mr. Rose commented there are existing doors, but the hinges are broken, which will be fixed.

4. Multiple walls signs are shown on the building; Section 1270.05 – Table B permits one wall sign per each street frontage (one sign permitted facing Center Road and one sign facing Maxwell Boulevard). Mr. Incorvaia noted that any signs proposed that exceed the code will need a variance from the Board of Zoning Appeals.

Mr. Hasan commented the existing roof shingles don't match the new colors on the building. Mr. Rose stated they are keeping the existing shingles, which are brown, and the façade will be brown and gray. Mr. Shirilla suggested adding wall sconces to the building; Mr. Rose said they have ground lights that illuminate the entire wall of Romeo's Pizza at the corner of Maxwell Boulevard and Center Road. Mr. Shirilla further suggested that Mr. Rose should look at the lighting used on nearby buildings for continuity, to which Mr. Rose agreed. Mr. Rocha suggested adding red trim near the roof line.

MR. SAEGER MOTIONED TO APPROVE THE SITE PLAN AND FAÇADE RENOVATIONS FOR ROMEO'S PIZZA, 3816 CENTER ROAD (FORMER CASHMAX), SUBJECT TO THE FOLLOWING:

1. PROVIDE ONE VAN-ACCESSIBLE HANDICAP SPACE NEAR THE FRONT ENTRANCE DOOR, AS REQUIRED BY TABLE 1106.1 AND SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE.

2. AS THE APPLICANT WAS UNABLE TO PROVIDE A PHOTOMETRICS PLAN OF THE EXISTING SITE, AS REQUIRED BY SECTION 1276.14 OF THE ZONING CODE, THE PLANNING COMMISSION HAS AGREED TO ALLOW LIGHTING LEVEL METER READINGS IDENTIFIED AT VARIOUS LOCATIONS ON THE SITE TO BE SUBMITTED, SUBJECT TO ENGINEERING APPROVAL.

3. AS REQUIRED BY SECTION 1276.12(a), THE EXISTING DUMPSTER ENCLOSURE WILL BE UPDATED WITH MATERIALS COMPARABLE TO THE BUILDING.

4. MULTIPLE WALLS SIGNS ARE SHOWN ON THE BUILDING; SECTION 1270.05 – TABLE B PERMITS ONE WALL SIGN PER EACH STREET FRONTAGE (ONE SIGN PERMITTED FACING CENTER ROAD AND ONE SIGN FACING MAXWELL BOULEVARD). ADDITIONAL SIGNAGE WILL REQUIRE A VARIANCE FROM THE BOARD OF ZONING APPEALS.

5. THE APPLICANT HAS STATED THE EXISTING SHINGLE ROOF WILL REMAIN ON THE BUILDING. WALL SCONCES SHALL BE INSTALLED FOR ADDITIONAL LIGHTING, SUBJECT TO ENGINEERING APPROVAL. THE APPLICANT SHALL LOOK AT LIGHTING USED ON NEARBY BUILDINGS FOR CONTINUITY.

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

Item 4(b)

Concerning the discussion plan for St. Colette Church, Ms. Sara Johansen, Mr. Robert Habel, and Mr. Eric Kelly, of Braun Steidl Architects/Prime AE Group; Mr. Matt Large, of John G. Johnson Construction; and Mr. Thomas Weiss, of Lewis Land Professionals, were present.

Ms. Johansen gave an overview of the project. She noted the dark brown T-11 siding on the existing building will be replaced with something more durable and lighter in color; therefore, they are using a neutral color metal siding.

The Staff Review Comments were addressed as follows:

1. Ninety-four (94) parking spaces are indicated on the west side of the new addition, including five new handicap spaces. Provide the total number of parking spaces (including van-accessible and regular handicap spaces) on the site to ensure there is sufficient parking, in accordance with Table 1276-1(b)(2) of the Zoning Code and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. Ms. Johansen stated there are 286 total parking spaces, including 12 handicap spaces and 1 van-accessible space. Ms. Plavecski noted that Section 1106.5 of the 2017 Ohio Building Code requires two van-accessible handicap spaces, to which the applicant agreed to install. Concerning the total number of parking spaces, Ms. Plavecski noted there is a parking requirement of one space per four seats of areas used for public assembly, pursuant to Table 1276-1(b)(2) of the Zoning Code.

2. Provide the aisle width between the rows of parking on the west side of the addition; Table 1276-3 requires a minimum width of 24' for two-way traffic. Indicate the dimensions of the new parking spaces; the above table requires a minimum 9' width by a minimum 19' length for 90° angle parking. Ms. Johansen stated this will be indicated on the detailed site plan.

3. Indicate the width of the new pedestrian sidewalk along the west and south sides of the new addition; Section 1278.09(d)(3) requires a minimum 5' width for heavier pedestrian traffic. Ms. Johansen noted this will be shown on the detailed site plan.

4. As there are existing woods along the west property line, the applicant is seeking a modification to waive the minimum 5' wide parking perimeter landscape strip required by Section 1282.08(a). The Planning Commission, as permitted by Section 1282.10(a), 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. Mr. Shirilla stated a modification would be appropriate due to the above factors.

5. Interior landscaping of 3,822 sq. ft. has been provided for the 94 parking spaces on the west side of the addition, which meets the minimum 1,880 sq. ft. required by Section 1282.08(b). The detailed site plan shall include plant specifications, pursuant to Section 1282.08(b)(2), which requires seven trees from Plant List "A" and 56 shrubs from Plant Lists "D" or "E". Ms. Johansen stated the number and species will be indicated on the detailed site plan.

6. The applicant stated the photometrics plan will be submitted with the detailed site plan, in compliance with Section 1276.14.

7. The applicant agreed to provide the 4" Storz connection for the Fire Department exterior hose connection.

Mr. Arona expressed his concern regarding the east elevation of the new activity area that a large amount of steel siding will be exposed facing West 130th Street. Ms. Johansen commented it won't be as exposed as it looks on the façade drawings. Mr. Arona requested Ms. Johansen to bring a 3-dimensional view from West 130th Street verifying the east elevation steel siding wall won't be as visible as it seems on the submitted drawings, to which Mr. Shirilla concurred. Mr. Weiss noted the road is 12' below the building. Mr. Habel said they can show the view of the east elevation from the street.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR THE ST. COLETTE CHURCH EXPANSION, 330 WEST 130TH STREET, SUBJECT TO THE FOLLOWING:

1. THE APPLICANT HAS STATED THERE ARE 286 TOTAL PARKING SPACES, INCLUDING 12 HANDICAP SPACES AND 1 VAN-ACCESSIBLE SPACE. AS REQUIRED BY SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE, ONE ADDITIONAL VAN-ACCESSIBLE HANDICAP SPACE SHALL BE PROVIDED, FOR A TOTAL OF TWO VAN-ACCESSIBLE HANDICAP PARKING SPACES. THE APPLICANT SHALL VERIFY THE 286 TOTAL PARKING SPACES MEETS THE REQUIREMENT OF ONE SPACE PER FOUR SEATS OF AREAS USED FOR PUBLIC ASSEMBLY, PURSUANT TO TABLE 1276-1(b)(2) OF THE ZONING CODE.

2. THE APPLICANT HAS STATED THEY WILL PROVIDE THE AISLE WIDTH BETWEEN THE ROWS OF PARKING ON THE WEST SIDE OF THE ADDITION; TABLE 1276-3 REQUIRES A MINIMUM WIDTH OF 24' FOR TWO-WAY TRAFFIC. INDICATE THE DIMENSIONS OF THE NEW PARKING SPACES; THE ABOVE TABLE REQUIRES A MINIMUM 9' WIDTH BY A MINIMUM 19' LENGTH FOR 90° ANGLE PARKING.

3. THE APPLICANT WILL INDICATE THE WIDTH OF THE NEW PEDESTRIAN SIDEWALK ALONG THE WEST AND SOUTH SIDES OF THE NEW ADDITION; SECTION 1278.09(d)(3) REQUIRES A MINIMUM 5' WIDTH FOR HEAVIER PEDESTRIAN TRAFFIC.

4. AS THERE ARE EXISTING WOODS ALONG THE WEST PROPERTY LINE, THE APPLICANT IS SEEKING A MODIFICATION TO WAIVE THE MINIMUM 5' WIDE PARKING PERIMETER LANDSCAPE STRIP REQUIRED BY SECTION 1282.08(a). THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a), 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 HAS FOUND THAT THE PURPOSE OF THIS CHAPTER, AS STATED IN SECTION 1282.01, HAS BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.

5. INTERIOR LANDSCAPING OF 3,822 SQ. FT. HAS BEEN PROVIDED FOR THE 94 PARKING SPACES ON THE WEST SIDE OF THE ADDITION, WHICH MEETS THE MINIMUM 1,880 SQ. FT. REQUIRED BY SECTION 1282.08(b). THE DETAILED SITE PLAN SHALL INCLUDE PLANT SPECIFICATIONS, PURSUANT TO SECTION 1282.08(b)(2), WHICH REQUIRES SEVEN TREES FROM PLANT LIST "A" AND 56 SHRUBS FROM PLANT LISTS "D" OR "E".

6. THE PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN, IN COMPLIANCE WITH SECTION 1276.14.

7. THE APPLICANT HAS AGREED TO PROVIDE THE 4" STORZ CONNECTION FOR THE FIRE DEPARTMENT EXTERIOR HOSE CONNECTION.

8. A 3-DIMENSIONAL RENDERING OF THE EAST ELEVATION, SLIGHTLY TO THE SOUTH, SHALL BE SUBMITTED TAKING INTO ACCOUNT THE CHANGE IN GRADE BETWEEN THE STREET AND THE BUILDING TO INDICATE THE AMOUNT OF STEEL SIDING ON THE NEW ADDITION THAT WILL BE EXPOSED TO WEST 130TH STREET. ALSO, THE COLOR RENDERING SHOULD INDICATE THE TRUE COLORS OF THE EXISTING STRUCTURE.

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

Item 4(c)

Concerning the discussion plan for TireMax of Ohio, Mr. John Fadel, property owner; Mr. Don Lydon, of Lydon Realty; Mr. Tim Craft; and Mr. Rich Jozity, were present.

Mr. Lydon addressed the Staff Review Comments as follows:

1. Provide the width at the curb for the exit drive off of Center Road; Table 1276-4 does not have a minimum width for drives with frequent truck traffic, but permits a maximum width of 90 feet. Mr. Lydon stated there is a 64' driveway width at the curb.

2. Verify that one of the handicap spaces is van-accessible, pursuant to Section 1106.5 of the 2017 Ohio Building Code. He stated they will provide a van-accessible handicap space.

3. Provide the parking stall dimensions; Table 1276-3 requires a minimum 9' width by minimum 19' length for 90° angle parking. Mr. Lydon stated the parking stall dimensions will comply with code and will be shown on the detailed site plan.

4. Pursuant to Section 1280.12, the Planning Commission shall approve the outdoor storage of old tires that will be enclosed by a 6' high painted wood board-on-board fence, as shown on Sheet A1.0. Mr. Lydon commented they have regular pick-up of old tires, so there will not be a large amount stored outside, and felt a 6' high fence would be sufficient. Mr. Ousley asked what was decided about the tire storage at Conrad's Automotive Serve; Mr. Incorvaia stated he would research the matter.

5. The dumpster is located behind the southwest corner of the automotive repair center and meets the minimum 25' rear setback required by Section 1258.04(d). Verify the dumpster enclosure will be constructed with materials comparable to the building, as required by Section 1276.12(a). Mr. Lydon stated the dumpster enclosure will be comparable in materials to the building.

6. Verify the mechanical equipment located near the southeast corner of the facility will be screened in accordance with Section 1282.09(a). Screening material shall be one foot higher than the height of the service structure, but shall not exceed 10' in height. Mr. Lydon commented that a transformer is the only mechanical equipment that is outside, which shall be screened by landscaping.

7. Pursuant to Section 1278.08(c) and (j), suggest continuation of the bottom band of brick veneer around the remainder of the west and south elevations to provide further architectural enhancement and to break up the long expanse of blank wall on the south elevation, along with lessening the bulk of the building. Mr. Aungst noted the rear of the building should look the same as the front to provide continuity, as customers will be traveling to the Goodyear site, making the back of the building visible. Mr. Shirilla stated the west and south elevations need further enhancements. Mr. Arona commented if the car wash is removed, it will eliminate the "book end" on that section of the building. Mr. Craft stated they could reduce the size of the building, but it would still have bookends. Mr. Aungst reiterated the back of the building is visible to people going to Goodyear; therefore the banding on the north and east elevations should be added to the west and south elevations. Mr. Hasan inquired if there is scoring on the material on the north elevation; Mr. Craft responded those are metal panels. Mr. Aungst noted Brunswick Mazda has ACM panels with shadow lines. Mr. Lydon stated they will add the bottom band of brick veneer around the remainder of the west and south elevations as requested by the Administration and Planning Commission.

8. As required by Section 1282.06(e), the detailed site plan shall indicate that a minimum of 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, as specified in Section 1282.06(g). Mr. Lydon stated they will comply with the above requirements.

9. Section 1282.08(a) requires a minimum 5' wide parking perimeter landscape strip containing plant material from Plant Lists "D" or "E" that will achieve a decorative planting with a minimum height of 4' (minimum 3' height at the time of planting), which shall be shown along the west and south portions of the parking lot. He noted they will show this on the detailed site plan.

10. Pursuant to Section 1282.08(b), the detailed site plan shall include a minimum 460 sq. ft. of interior landscaping, including a minimum of two trees from Plant List "A" and a minimum of sixteen shrubs from Plant Lists "D" or "E", in accordance with Section 1282.08(b)(2). Mr. Lydon said it will be indicated on the detailed site plan.

11. He stated they will submit a photometrics plan with the detailed site, in compliance with Section 1276.14.

12. An ingress/egress easement is required for the shared drive with Goodyear on the west side of the property. Mr. Lydon explained that a cross easement will be shown on the lot split.

13. The City Engineer has requested a traffic impact study to determine if additional restrictions are necessary for the proposed northeastern drive on Center Road. Mr. Jones explained he is concerned about a left turn from TireMax out onto Center Road, but he is satisfied with allowing a right turn out of the site onto Center Road. Mr. Lydon said they could keep the drive as a right-hand turn only. Mr. Jones said it is the Commission's decision if they want to waive a traffic study. Mr. Shirilla stated he is satisfied with waiving the traffic study requirement if the drive is only a right-hand turn out, to which Mr. Saeger concurred. Mr. Ousley commented if there is an entrance easement on the shared Goodyear drive, then a customer wouldn't need to turn left.

    Regarding the proposed car wash, Mr. Craft commented they are concerned about cars coming out in front of the building. Mr. Jones stated he doesn't mind having a right turn out of the site onto Center Road, as it would have a negligible effect on traffic in that area. Mr. Aungst stated there needs to be signage by that drive installed stating no entry and no left-hand turn into TireMax. He suggested this could be achieved by making the curb cut a sharp right-hand turn. Mr. Shirilla commented a median could be added for a right-hand turn only. Mr. Lydon explained the car wash may be eliminated; therefore, a right-hand turn would not be an issue.

14. As the existing concrete drive and apron leading to Goodyear Wingfoot on the west side of the property is in poor condition, it shall be repaired or reconstructed as part of the detailed site plan submitted for Tiremax. Mr. Lydon stated they will work this out with John Fadel, owner of the property.

    Due to Mr. Shirilla experiencing technical difficulties on the video teleconference, Mr. Arona took over as chairman at 6:50 p.m.

15. Will the existing Goodyear ground sign remain at its current location; suggest using one combined ground sign for both Tiremax and Goodyear. Mr. Lydon explained there will be two parcels after the lot split; therefore, each business would like their own sign. He stated the existing Goodyear sign will remain at its current location on their property, and TireMax will have one on their property.

    Mr. Shirlla returned to his position as chairman of the meeting at 6:54 p.m.

16. Mr. Lydon stated they will extend the sidewalk to the existing end of Brunswick Subaru's sidewalk to the west.

17. As the car wash will be open 24 hours per day, will security cameras be installed on the site? Mr. Lydon commented as the car wash will probably be eliminated, they will return to the Planning Commission with a revised site plan. He said if they decide to keep the car wash, it will be open the same hours as TireMax.

18. Provide a color rendering of the proposed vacuums. Additionally, the vacuums should be relocated outside of the 50' front yard setback required by Section 1258.04(b)(1)(A) and the 25' side yard setback required by Section 1258.04(c). Mr. Lydon noted the vacuums will not be an issue, as the car wash will probably be removed as part of the project.

Mr. Ousley expressed his concern regarding the 30' wide detention basin in front of TireMax. Mr. Jones responded it would be a challenge to locate the basin anywhere else except on the north side of the site. Mr. Ousley suggested if the basin can't be moved, it should be enhanced with landscaping. Mr. Lydon explained the basin won't be deep and agreed to add landscaping around it. Mr. Craft said they will make it aesthetically pleasing.

MR. HASAN MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR TIREMAX OF OHIO, 2940 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. THE APPLICANT HAS STATED THERE IS A 64' DRIVEWAY WIDTH AT THE CURB FOR THE EXIT DRIVE OFF OF CENTER ROAD, IN COMPLIANCE WITH THE MAXIMUM 90' WIDTH PERMITTED BY TABLE 1276-4 (NO MINIMUM WIDTH REQUIRED FOR DRIVES WITH FREQUENT TRUCK TRAFFIC).

2. VERIFY THAT ONE OF THE HANDICAP SPACES IS VAN-ACCESSIBLE, PURSUANT TO SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE.

3. PROVIDE THE PARKING STALL DIMENSIONS; TABLE 1276-3 REQUIRES A MINIMUM 9' WIDTH BY MINIMUM 19' LENGTH FOR 90° ANGLE PARKING.

4. PURSUANT TO SECTION 1280.12, THE PLANNING COMMISSION HAS APPROVED THE OUTDOOR STORAGE OF OLD TIRES THAT WILL BE

ENCLOSED BY A 6’ HIGH PAINTED WOOD BOARD-ON-BOARD FENCE, AS SHOWN ON SHEET A1.0 OF THE SITE PLAN.

5. THE DUMPSTER IS LOCATED BEHIND THE SOUTHWEST CORNER OF THE AUTOMOTIVE REPAIR CENTER AND MEETS THE MINIMUM 25’ REAR SETBACK REQUIRED BY SECTION 1258.04(d). VERIFY THE DUMPSTER ENCLOSURE WILL BE CONSTRUCTED WITH MATERIALS COMPARABLE TO THE BUILDING, AS REQUIRED BY SECTION 1276.12(a).

6. VERIFY THE TRANSFORMER LOCATED NEAR THE SOUTHEAST CORNER OF THE FACILITY WILL BE SCREENED IN ACCORDANCE WITH SECTION 1282.09(a). SCREENING MATERIAL SHALL BE ONE FOOT HIGHER THAN THE HEIGHT OF THE SERVICE STRUCTURE, BUT SHALL NOT EXCEED 10’ IN HEIGHT.

7. PURSUANT TO SECTION 1278.08(c) AND (j), THE APPLICANT HAS AGREED TO CONTINUE THE BOTTOM BAND OF BRICK VENEER AROUND THE REMAINDER OF THE WEST AND SOUTH ELEVATIONS TO PROVIDE FURTHER ARCHITECTURAL ENHANCEMENT AND TO BREAK UP THE LONG EXPANSE OF BLANK WALL ON THE SOUTH ELEVATION, ALONG WITH LESSENING THE BULK OF THE BUILDING.

8. AS REQUIRED BY SECTION 1282.06(e), THE DETAILED SITE PLAN SHALL INDICATE THAT A MINIMUM OF 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, AS SPECIFIED IN SECTION 1282.06(g).

9. SECTION 1282.08(a) REQUIRES A MINIMUM 5’ WIDE PARKING PERIMETER LANDSCAPE STRIP CONTAINING PLANT MATERIAL FROM PLANT LISTS “D” OR “E” THAT WILL ACHIEVE A DECORATIVE PLANTING WITH A MINIMUM HEIGHT OF 4’ (MINIMUM 3’ HEIGHT AT THE TIME OF PLANTING), WHICH SHALL BE SHOWN ALONG THE WEST AND SOUTH PORTIONS OF THE PARKING LOT.

10. PURSUANT TO SECTION 1282.08(b), THE DETAILED SITE PLAN SHALL INCLUDE A MINIMUM 460 SQ. FT. OF INTERIOR LANDSCAPING, INCLUDING A MINIMUM OF TWO TREES FROM PLANT LIST “A” AND A MINIMUM OF SIXTEEN SHRUBS FROM PLANT LISTS “D” OR “E”, IN ACCORDANCE WITH SECTION 1282.08(b)(2).

11. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE, IN COMPLIANCE WITH SECTION 1276.14.

12. AN INGRESS/EGRESS EASEMENT IS REQUIRED FOR THE SHARED DRIVE WITH GOODYEAR ON THE WEST SIDE OF THE PROPERTY WHICH SHALL BE SHOWN ON THE LOT SPLIT.

13. THE PLANNING COMMISSION HAS WAIVED THE REQUIREMENT OF A TRAFFIC IMPACT STUDY FOR THE PROPOSED NORTHEASTERN DRIVE ON CENTER ROAD IF THERE IS ONLY A RIGHT-HAND TURN OUT OF TIREMAX ONTO CENTER ROAD; NO LEFT-HAND TURN WILL BE PERMITTED. SIGNAGE SHALL BE PROVIDED THAT STATES THIS DRIVEWAY IS NOT AN ENTRANCE, BUT ONLY AN EXIT.

14. AS THE EXISTING CONCRETE DRIVE AND APRON LEADING TO GOODYEAR WINGFOOT ON THE WEST SIDE OF THE PROPERTY IS IN POOR CONDITION, IT SHALL BE REPAIRED OR RECONSTRUCTED AS PART OF THE DETAILED SITE PLAN SUBMITTED FOR TIREMAX. THE APPLICANT STATED THEY WILL WORK WITH THE OWNER OF THE PROPERTY ON THIS ISSUE.

15. FOLLOWING THE LOT SPLIT, THE EXISTING GOODYEAR GROUND SIGN WILL REMAIN AT ITS CURRENT LOCATION AND TIREMAX WILL HAVE A GROUND SIGN ON THEIR PROPERTY WHICH SHALL MEET THE REQUIREMENTS OF SECTION 1270.05 – TABLE B.

16. THE APPLICANT WILL EXTEND THE SIDEWALK TO THE EXISTING END OF BRUNSWICK SUBARU'S SIDEWALK TO THE WEST.

17. THE APPLICANT HAS STATED IF THE CAR WASH REMAINS, IT WILL BE OPEN THE SAME HOURS AS TIREMAX.

18. THE APPLICANT HAS STATED THE VACUUMS WILL NOT BE AN ISSUE, AS THE CAR WASH WILL PROBABLY BE REMOVED AS PART OF THE PROJECT.

19. THE APPLICANT WILL ADDRESS IMPROVING THE AESTHETICS OF THE DETENTION BASIN BY PLANTING LANDSCAPING AROUND IT.

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

Item 4(d)

Regarding the revised site plan for Unique Landscaping outdoor storage, 2848 Nationwide Parkway, Mr. Mike Mireiter was present.

The Staff Review Comments were addressed as follows:

1. Establish a time frame to repair the existing parking lot. Mr. Mireiter explained he obtained a building permit for the sidewalk, but would like to complete the fencing before he repairs the parking lot. He commented the parking lot repair would be part of a third phase. Mr. Aungst suggested that completion of the parking lot repair could take place by the end of the asphalt plant season, to which Ms. Plavecski commented

that is in November. Mr. Incorvaia noted the parking lot repair is part of the site plan approval and should be completed this year. To ease the financial burden, Mr. Aungst suggested Mr. Mireiter should clean up and repair the front parking lot where the majority of customer parking is located and repair the holes, to which Mr. Mireiter agreed that he could do that by the end of November. Ms. Plavecski suggested clean-up and repair of the front parking lot should be done by November 30, 2020 and the parking lot repaved by April 30, 2021. Mr. Aungst commented that all parking must be on a hard surface. He stated the Division of Building has been working with Mr. Mireiter for three years to install the required screening for the outdoor storage.

2. Final site plan approval is subject to engineering approval.

Mr. Mireiter stated he needed more time to review his options and requested to table the application. Ms. Plavecski commented as the Division of Building has been working on site compliance with Mr. Mireiter for three years, a definite date of the Planning Commission meeting on May 21, 2020 should be established to revisit the project.

MR. ROCHA MOTIONED TO TABLE THE UNIQUE LANDSCAPING OUTDOOR STORAGE PLAN UNTIL THE PLANNING COMMISSION'S MEETING ON MAY 21, 2020.

Mr. Hasan 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

The public comment period was not applicable. Mr. Incorvaia stated if the public is unable to participate in this item, it should be removed from the agenda.

Item 8

Councilman Ousley 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 5 Ayes 0 Nays.

The meeting was adjourned at 8:11 p.m.

Respectfully,
Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

April 16, 2020

Romeo's Pizza (from April 2, 2020 agenda)
(Site plan review and façade renovation)

Location: 3816 Center Road (former CashMax)
C-G District

Proposed Use & Background:
An application has been submitted to relocate Romeo's Pizza from their existing site at 1663 Pearl Road to their new location at 3816 Center Road (former 2,013 sq. ft. CashMax facility). Restaurants are a permitted use in the C-G District, pursuant to Section 1260.02(g) of the Zoning Code.

The existing site has sixteen parking spaces; five spaces on the north side of the property, and eleven spaces on the south side, which meets the minimum six spaces required by Table 1276-1(d)(3) for a net floor area of 324 sq. ft. (4 spaces per 1,000 sq. ft. NFA, with a minimum of 6 spaces).

There are notations on Sheet PC1.0 stating no additions or increased areas are proposed on the existing building, and no modifications are planned for the existing driveway, landscaping, and dumpster.

Façade renovations are proposed to the building; along the roof line of the structure, there will be a band of black metal fascia with LED illumination. A new dark gray EIFS overlay on the existing masonry will be installed below the black metal fascia, with a wide band of medium gray EIFS beneath that. The existing masonry walls will be painted light gray extending down to grade level. Composite wood-looking siding will be installed at the corners on the front of the building. The existing shingled mansard roof will remain.

Staff Review Comments:
5. Verify there is a minimum of one van-accessible handicap space, as required by Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

6. Sheet PC1.0 indicates the existing site lighting will remain, but new lighting will be added to the building. Submit a photometrics plan showing a minimum 0.6 footcandle lighting level will be provided for parking and pedestrian areas, pursuant to Section 1276.14(a).

7. As required by Section 1276.12(a), verify the existing dumpster enclosure is constructed of materials comparable to the building.

8. Multiple walls signs are shown on the building; Section 1270.05 – Table B permits one wall sign per each street frontage (one sign permitted facing Center Road and one sign facing Maxwell Boulevard).

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

St. Colette Church expansion (from March 19, 2020 agenda)
(Discussion plan)

Location: 330 West 130th Street
R-L District

Proposed Use & Background:
An application has been submitted to construct a 15,965 sq. ft. addition on the west side of the existing church which will contain six new 531.10 sq. ft. classrooms and a 6,240 sq. ft. multipurpose room/gym. The addition meets the requirement of Section 1274.08(a), which states in residential districts, all structures and activity areas shall be located at least 100 feet from all property lines. An activity area, as defined in Section 1242.02(1.1) of the Zoning Code, does not require parking areas and areas paved for emergency, vehicular, or pedestrian access on the site to be 100' from a residential property line.

Religious places of worship are a conditionally permitted use in the R-L District, pursuant to Section 1252.04(b), subject to Section 1274.08(a), (b), (e), and (h) of the Zoning Code.

The building façade of the new addition will be constructed with new asphalt shingles to match the existing building; new metal siding to match the pattern of the existing wood siding; and new brick to match the existing building, pursuant to Section 1278.08(e).

Staff Review Comments:
1. Ninety-four (94) parking spaces are indicated on the west side of the new addition, including five new handicap spaces. Provide the total number of parking spaces (including van-accessible and regular handicap spaces) on the site to ensure there is sufficient parking, in accordance with Table 1276-1(b)(2) of the Zoning Code and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

2. Provide the aisle width between the rows of parking on the west side of the addition; Table 1276-3 requires a minimum width of 24' for two-way traffic. Indicate the dimensions of the new parking spaces; the above table requires a minimum 9' width by a minimum 19' length for 90° angle parking.

3. Indicate the width of the new pedestrian sidewalk along the west and south sides of the new addition; Section 1278.09(d)(3) requires a minimum 5' width for heavier pedestrian traffic.

4. As there are existing woods along the west property line, the applicant is seeking a modification to waive the minimum 5' wide parking perimeter landscape strip required by Section 1282.08(a). The Planning Commission, as permitted by Section 1282.10(a), 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.

5. Interior landscaping of 3,822 sq. ft. has been provided for the 94 parking spaces on the west side of the addition, which meets the minimum 1,880 sq. ft. required by Section 1282.08(b). The detailed site plan shall include plant specifications, pursuant to Section 1282.08(b)(2), which requires seven trees from Plant List "A" and 56 shrubs from Plant Lists "D" or "E".

6. The detailed site plan shall include a photometrics plan, in compliance with Section 1276.14.

7. Provide 4" Storz connection for the Fire Department exterior hose connection.

.

Staff Recommendations:
Staff recommends moving the discussion plan to a detailed site plan and public hearing, provided the above items are addressed.

<u>Tiremax of Ohio (from March 19, 2020 agenda)</u>
(Discussion plan)

Location: 2940 Center Road (in front of Goodyear Wingfoot)
C-H District

Proposed Use & Background:
An application has been submitted to construct an 11,263 sq. ft. eight-bay auto repair facility and three-bay laser car wash, which are conditionally permitted uses in the C-H Highway Interchange Commercial District, pursuant to Section 1258.03(h), subject to Section 1274.08(a), (d), (f), and (g) of the Zoning Code.

The building meets the minimum 50' front yard setback required by Section 1258.04(b)(1)(A) for a right-of-way of 80' or more; and is located 34'-2" from the east property line, in accordance with the minimum 25' side yard setback required by Section 1258.04(c). There is an existing concrete drive on the west side of the property that leads to the Goodyear Wingfoot facility, whereby the building meets the above required minimum 25' side yard setback. The back of the building complies with the minimum 25' rear setback required by

Section 1258.04(d). As there are no residential or multi-family districts adjacent to the site, the minimum 100' setback for activity areas required by Section 1274.08(a) is not applicable. The vacuum stations for the laser wash are proposed along the northeast corner of the site.

There are three entrance drives on the site; the drive off Center Road has a 24' width at the right-of-way, which meets the minimum 24' width required by Table 1276-4; and two entrance drives with a 24' width and 40' width off of the existing concrete drive that leads to Goodyear Wingfoot on the west side of the property. This meets the minimum 24' width required by Table 1276-3 for two-way traffic. The drive on the south side of the site leading to the laser wash is indicated with a 24' width, in compliance with the above Table.

Twenty-three parking spaces have been provided, which meets the minimum 23 spaces required by Table 1276-1(d)(7), including two handicap spaces, in accordance with the minimum one space required by Table 1106.1 of the 2017 Ohio Building Code. As required by Section 1278.09(d), a 5' wide concrete walk on the west side of the parking lot leading to the sidewalk on Center Road has been indicated for pedestrian circulation.

A 30' wide by 150' long detention basin will be located on the north side of the property near the Center Road right-of-way.

On the north elevation facing Center Road, the building will be constructed with earth-tone brick veneer and eight 12' high by 12' wide overhead doors with glass/pre-finished composite panels. Brick veneer towers with spandrel glass panels at the west and east sides of the north elevation have been provided to add architectural interest. The south elevation will be constructed with concrete masonry units (CMU). The west and east elevations will also utilize earth-tone brick veneer and spandrel glass panels.

Staff Review Comments:

1. Provide the width at the curb for the exit drive off of Center Road; Table 1276-4 does not have a minimum width for drives with frequent truck traffic, but permits a maximum width of 90 feet.

2. Verify that one of the handicap spaces is van-accessible, pursuant to Section 1106.5 of the 2017 Ohio Building Code.

3. Provide the parking stall dimensions; Table 1276-3 requires a minimum 9' width by minimum 19' length for 90° angle parking.

4. Pursuant to Section 1280.12, the Planning Commission shall approve the outdoor storage of old tires that will be enclosed by a 6' high painted wood board-on-board fence, as shown on Sheet A1.0.

5. The dumpster is located behind the southwest corner of the automotive repair center and meets the minimum 25' rear setback required by Section 1258.04(d). Verify the dumpster enclosure will be constructed with materials comparable to the building, as required by Section 1276.12(a).

6. Verify the mechanical equipment located near the southeast corner of the facility will be screened in accordance with Section 1282.09(a). Screening material shall be one foot higher than the height of the service structure, but shall not exceed 10' in height.

7. Pursuant to Section 1278.08(c) and (j), suggest continuation of the bottom band of brick veneer around the remainder of the west and south elevations to provide further architectural enhancement and to break up the long expanse of blank wall on the south elevation, along with lessening the bulk of the building.

8. As required by Section 1282.06(e), the detailed site plan shall indicate that a minimum of 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, as specified in Section 1282.06(g).

9. Section 1282.08(a) requires a minimum 5' wide parking perimeter landscape strip containing plant material from Plant Lists "D" or "E" that will achieve a decorative planting with a minimum height of 4' (minimum 3' height at the time of planting), which shall be shown along the west and south portions of the parking lot.

10. Pursuant to Section 1282.08(b), the detailed site plan shall include a minimum 460 sq. ft. of interior landscaping, including a minimum of two trees from Plant List "A" and a minimum of sixteen shrubs from Plant Lists "D" or "E", in accordance with Section 1282.08(b)(2).

11. The detailed site plan shall include a photometrics plan, in compliance with Section 1276.14.

12. An ingress/egress easement is required for the shared drive with Goodyear on the west side of the property.

13. The City Engineer has requested a traffic impact study to determine if additional restrictions are necessary for the proposed northeastern drive on Center Road.

14. As the existing concrete drive and apron leading to Goodyear Wingfoot on the west side of the property is in poor condition, it shall be repaired or reconstructed as part of the detailed site plan submitted for Tiremax.

15. Will the existing Goodyear ground sign remain at its current location; suggest using one combined ground sign for both Tiremax and Goodyear.

16. Extend the sidewalk to the existing end of Brunswick Subaru's sidewalk to the west.

17. As the car wash will be open 24 hours per day, will security cameras be installed on the site?

18. Provide a color rendering of the proposed vacuums. Additionally, the vacuums should be relocated outside of the 50' front yard setback required by Section 1258.04(b)(1)(A) and the 25' side yard setback required by Section 1258.04(c).

Staff Recommendations:
Staff recommends moving the discussion plan to a detailed site plan and public hearing, provided the above items are addressed.

Unique Landscaping outdoor storage
(Revised site plan)

Location: 2848 Nationwide Parkway
I-L District

Proposed Use & Background:
A revised site plan has been submitted which indicates proposed screening for the new outdoor storage areas, as required by Section 1266.06(a) of the Zoning Code. The Planning Commission approved the original detailed site plan for the outdoor storage on October 20, 2016. Per the revised site plan, Phase 1 will include a 2:1 slope mound planted with a double staggered row of 6' high Norway spruce trees that will be installed on the east side of the site to provide screening for three trailers (two existing and one proposed). Mulch slopes or erosion control matting will be installed if grass is planted. Additionally, a silt fence will be installed on the east side of the mound along the east property line for erosion control. Phase 1 will also include installation of a 6' high chain link fence with privacy material and a 25' wide rolling gate extending from the southeast corner of the existing 7,500 sq. ft. building further east to enclose a portion of the eastern parking spaces.

In Phase 2, the above described mound and erosion control measures will also be installed on the west side of the site to provide screening for the five existing storage bins. Phase 2 will also consist of expanding the limits of the asphalt pavement on the southwest side of the proposed 53' long trailer containing straw.

Staff Review Comments:
1. Establish a time frame to repair the existing parking lot.

2. Final site plan approval is subject to engineering approval.

Staff Recommendations:
Staff recommends approval of the revised site plan for outdoor storage, provided the above items are addressed.