

Brunswick City Planning Commission

May 7, 2020 – Caucus

5:00 p.m. – Video conference

Jeff Arona, Vice Chairman
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 Development Director
Thom Sutcliffe, Drees Homes, 6866 W. Snowville Road,
Brecksville
Travis Crane, TGC Engineering, 1310 Sharon Copley Road,
Sharon Center

Vice Chairman Jeff Arona called the meeting to order at 5:03 p.m.

The first and only item on the agenda was the public hearing for the Ridgeline Chase preliminary subdivision plan, home model elevations, and conditional zoning certificate, west and south of 1918 Pearl Road and south of the Laurel Glens Subdivision.

Ms. Plavecski stated she will recuse herself from participating in the Ridgeline Chase project, except to answer questions regarding the Planning Commission Staff Report, as she lives within the 200' radius of the proposed development.

Mr. Arona said he had comments regarding items 5, 6, and 7 of the Staff Report, which will be discussed during the regular meeting. He noted he would like to see an additional ranch elevation proposed for the single family cluster units to provide more variety.

Mr. Arona adjourned the meeting at 5:18 p.m. and stated the regular meeting will begin at 5:25 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

May 7, 2020

5:25 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
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Item 1

Chairman Joe Shirilla called the meeting to order at 5:25 p.m.

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

MR. HASAN MOTIONED TO EXCUSE MR. ROCHA FOR JUST CAUSE.

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

Item 2

There were no announcements or correspondence.

Item 3

MR. ARONA MOTIONED TO APPROVE THE MINUTES OF APRIL 16, 2020.

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

Item 4(a)

Regarding the public hearing for the Ridgeline Chase preliminary subdivision plan, home model elevations, and conditional zoning certificate, west and south of 1918 Pearl Road and

south of the Laurel Glens Subdivision, Mr. Thom Sutcliffe, of Drees Homes; and Mr. Travis Crane, of TGC Engineering, were present.

Ms. Plavecski stated she will recuse herself from participating in the Ridgeline Chase project, except to answer questions regarding the Planning Commission Staff Report, as she lives within the 200' radius of the proposed development.

Mr. Sutcliffe gave an overview of the project. He commented Drees Homes doesn't allow adjacent home models to be built next to each other. He explained the proposed homes will have either walk out or view out basements. Mr. Sutcliffe commented they have partnered with the West Creek Conservancy concerning dedication of open space for the development.

Regarding the home elevations, Mr. Arona noted there is only one ranch plan for the cluster units. He stated since the demographics for these units will mostly be for seniors, an additional ranch home model should be provided. Mr. Sutcliffe stated they will be adding one more ranch model and an additional two-story model with the master bedroom on the first floor.

Mr. Arona asked if there is a contingency plan if for some reason West Creek Conservancy is unable to maintain the open space. Mr. Sutcliffe responded it will be addressed in the homeowners' association easement and restriction documents. He said the Declaration of Deeds and Covenants will require if one party falls away, another party will be instituted. He said is a best practice to have a third party managing the common open space, as they are being paid to do so. Mr. Sutcliffe commented the City will not have to police the area. Mr. Jones commented the West Creek Conservancy will be able to keep an eye on the open space, which will be managed appropriately.

Mr. Delsanter inquired if West Creek Conservancy is unable to maintain the open space, who will be responsible to find a new steward; Mr. Sutcliffe replied he will work with the city administration on this.

Concerning Item 7 of the Staff Report, Mr. Arona inquired who will keep the emergency access drive clear from snow; Mr. Sutcliffe replied Drees Homes has an agreement with the Laurel Glens Homeowners Association. He said it is the responsibility of Drees Homes to maintain it. Mr. Shirilla asked if there is a gate on the access drive; Mr. Sutcliffe answered yes, until they take the street out when a second point of access has been provided at the southern portion of the property. Mr. Arona questioned where the gate will be located; Mr. Sutcliffe responded it will be by Aylesworth Drive. He said the emergency access street will have an aggregate base covered with geotech panels with grass on top. Mr. Shirilla asked what the length of the emergency access drive is; Mr. Sutcliffe answered 486 feet. Mr. Jones commented the city doesn't allow aggregate drives, but this is an emergency access only, which must be constructed to support the weight of fire trucks.

Mr. Delsanter stated he is concerned about residential parking on the stubs of the emergency access road and asked if signage can be used to prohibit parking; Mr. Incorvaia answered

yes. Mr. Sutcliffe agreed to install signage prohibiting parking in that area and that violators will be towed.

The Staff Review Comments were addressed as follows:

1. On the conventional single family dwelling lots, as required by Section 1284.04(7), verify on lots where the house has the garage door(s) oriented perpendicular to the access street, that the minimum side yard setback on the garage side shall be 15' and the minimum side yard setback on the side of the dwelling opposite the garage shall be 5'. The minimum distance from any side loaded garage door and the property line shall be 26'. The minimum separation between dwellings shall not be less than 20', except where the dwelling is on a cul-de-sac. In such case, as provided in Section 1284.04(b)(4), the minimum side yard width shall be 5', provided that a minimum of 15' is maintained between adjacent dwellings. All driveways shall be a minimum of 5' from the property line. Aprons in front of the garage door(s), and their associated tapers, may be within 1' of the property line, provided they do not interfere with drainage swales or other storm water features. Mr. Sutcliffe said this would be noted on the detailed site plan.
2. For the single family cluster lots, in accordance with Section 1284.06(j), garages shall be designed and located so they are not the dominant visual element of the building or streetscape. All attached garages shall comply with the following:
 - (1) The garage door shall be a maximum of 2' forward (towards the primary access street) of either the front wall of the main living area, if there is no covered porch; or the front porch line, provided the porch is both covered with a roof and has a concrete frost depth foundation. In no instance shall the garage door be more than 6' in front of the main living area.
 - (2) The garage door shall be oriented perpendicular, or mainly perpendicular, to the access street.

Mr. Sutcliffe stated the homes will comply with the above requirements.

3. Verify that each cluster unit shall be designed to include private outdoor space. Private outdoor space shall be located and designed to maximize its utility and privacy to the unit it serves, especially in relation to adjacent units. Particular care must be given to outdoor privacy when two-story cluster units are used. Private open space shall be provided at the minimum rate of 100 sq. ft. per cluster dwelling unit. Mr. Sutcliffe commented all the lots will have a minimum 100 sq. ft. of private open space.
4. Site development and home models shall comply with the requirements stated in Chapter 1284 for single family cluster development, to which Mr. Sutcliffe agreed.
5. There is a potential that several sublots may be impacted by the riparian setback, as follows: Sublots 10, 18, 22, 23, 31, 32, 33, 34, and several sublots on the north side of

Street “C”. Mr. Jones explained there will probably be an adjustment to the above sublots and noted no permanent structures are permitted in the riparian setback or a

change in grade. Mr. Shirilla commented stormwater management is a major concern that will be addressed with the detailed site plan.

6. The proposed subdivision is serviced for water both by the Rural Lorain County Water Authority and the City of Cleveland. Staff recommends the subdivision shall be serviced only by the City of Cleveland, which shall be coordinated by the developer. Mr. Jones explained Rural Lorain County can supply domestic water mains only, but can't provide water for fire hydrants. Therefore, he said the entire subdivision must be serviced by the City of Cleveland and noted most of the city is serviced by them with a few pockets served by Rural Lorain County Water Authority.
7. Ensure the emergency vehicle access drive leading to Aylesworth Drive is kept accessible at all times, especially during the winter months. This was discussed earlier in the meeting, as noted above.
8. All requirements of the conditional zoning certificate shall be adhered to; Mr. Sutcliffe concurred.
9. Pursuant to Section 1278.03(c), a detailed site plan shall be submitted to include engineering details, subject to Planning Commission and Engineering approval, to which Mr. Sutcliffe agreed.
10. As required by Section 1224.04(d)(4) of the Subdivision Regulations, City Council approval is required for a major subdivision.
11. Final plat approval is subject to Planning Commission and City Council approval, as required by Section 1224.04(a)(3) of the Subdivision Regulations.

The Commission reviewed all eleven home models and elevations submitted for the proposed subdivision. Mr. Sutcliffe stated the price of the single family cluster homes will start at \$282,000 to \$285,000, and the price of the conventional single family homes will begin at \$336,000 to \$360,000. He explained Drees Homes won't put the same home model, even if it is a different elevation, next to each other in order to avoid a “cookie cutter” appearance. Ms. Plavecski requested that building material samples should be available when the detailed site plan is submitted.

Mr. Shirilla declared the public hearing open.

Mr. Aungst read into the record questions from Scott Schneider, 4609 Sleepy Hollow Road, Medina, as follows:

1. “Has there been any environmental or stormwater impact studies completed affecting downstream properties?” Mr. Jones responded the city's stormwater management

requirements must be adhered to and the amount of water running downstream will be improved.

2. "Will SWPPP (Stormwater Pollution Prevention Program) permits be required by the OEPA (Ohio Environmental Protection Agency) and Medina County Soil and Water District?" Mr. Jones replied the city is the governing authority on stormwater management and they will follow OEPA guidelines.
3. "What is the purpose of Street "D", is it intended to just dead end or should there be a cul-de-sac like the other street? Is Street "D" going to be extended?" Mr. Shirilla answered it will be a stub street for future development.

Further public comment was received from Ms. Cythnia Wargo, 4195 Arlington Drive, Brunswick. She stated her biggest concern is, as there is only one entrance and exit from Ridgeline Chase, that Arlington Drive will be used as a cut-through to Laurel Road. She had the following questions:

1. "How will you assure the almost 100 families on Arlington Drive and Mary Ellen Drive that their safety and quality of life will not be adversely impacted by the increased traffic from this development?" Mr. Sutcliffe responded they won't be constructing homes until spring of 2021. He explained their master plan is to have another exit onto Pearl Road. Mr. Shirilla asked if a traffic study is necessary; Mr. Jones replied it would be a good idea for the Planning Commission to require a traffic study to be submitted with the detailed site plan. He also noted the new Street "A" should align with Arlington Drive. Ms. Wargo also asked if the emergency access to Aylesworth Drive could be a permanent access. Mr. Sutcliffe answered no; that is not a legal option.
2. "Why are so many cluster units proposed for this development." Mr. Shirilla replied some of the cluster units may disappear due to the riparian setback.
3. "Please describe how the development will incorporate green space?" Mr. Sutcliffe answered there will be 22 acres of open space.
4. "How will the sewer/grinder set-up impact the city sewer system and the Ridgeline Chase Subdivision?" Mr. Sutcliffe responded a sewer lift station is not allowed by the Medina County Sanitary Engineer. He said there will be a pressurized air system in each home. Ms. Wargo asked about the life span of this system; Mr. Sutcliffe responded there is a life-time warranty. He said the system works just like the sanitary sewer system. Mr. Jones explained he met with the national representative of this pressurized air system to gather further information and noted the Medina County Sanitary Engineer's office has jurisdiction over the sanitary sewer system. He commented this system is currently used in Hinckley and other cities nationwide.
5. "In case there is a change in the housing market, will there be a reduction in price?" Mr. Shirilla answered if that happens, the applicant will have to come back before the

Planning Commission. Mr. Sutcliffe commented Drees Homes plans on sticking to their development plan.

6. "How are you going to mitigate construction traffic"? She stated she doesn't want construction traffic going down Arlington Drive. Mr. Jones replied construction traffic wouldn't be allowed on Arlington Drive; also, there is no reason for them to go down that street.

There was no further public comment so Mr. Shirilla declared the public hearing closed.

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE RIDGELINE CHASE PRELIMINARY SUBDIVISION PLAN, HOME MODEL ELEVATIONS, AND CONDITIONAL ZONING CERTIFICATE, AND MOVE IT TO A DETAILED SITE PLAN, SUBJECT TO THE FOLLOWING:

1. ITEMS 1 THROUGH 11 OF THE MAY 7, 2020 PLANNING COMMISSION STAFF REPORT, AS LISTED ABOVE, SHALL BE COMPLIED WITH ON THE DETAILED SITE PLAN.
2. TWO ADDITIONAL HOME MODELS SHALL BE SUBMITTED FOR THE SINGLE FAMILY CLUSTER UNITS, INCLUDING ONE RANCH MODEL AND ONE TWO-STORY MODEL WITH THE MASTER BEDROOM ON THE FIRST FLOOR.
3. A TRAFFIC STUDY IS REQUIRED FOR THE INTERSECTION OF PEARL ROAD AND THE PROPOSED STREET "A".

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 for the public comment period.

Item 8

Mr. Delsanter gave the Council Representative's Report. He thanked Ms. Wargo for her questions and concerns regarding the Ridgeline Chase single family cluster development. He noted a future City Council Planning & Zoning Committee meeting will be scheduled soon.

Ms. Plavecski commented several of the Planning Commission members requested if the video conference starting time of Planning Commission meetings could be moved to 5:30 p.m.; all the members agreed.

MR. SAEGER MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 7:30 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

May 7, 2020

Ridgeline Chase Subdivision

(Public hearing - preliminary subdivision plan, home elevations, and conditional zoning certificate)

Location: west and south of 1918 Pearl Road, south of the Laurel Glens Subdivision

Proposed Use & Background:

The Planning Commission, at their meeting on November 7, 2019, recommended approval to City Council to rezone to the R-L Low Density Residential District 49.5843 acres on Permanent Parcel No. 003-18C-08-012 located in the R-R Rural Residential District, and northwest 1.65 acres of the 9.0464-acre property on Permanent Parcel No. 003-18C-08-015 located in the C-G General Commercial District, to construct a single family cluster development consisting of 50 conventional single family dwellings and 27 single family cluster units, for a total of 77 homes. City Council approved the rezoning on December 16, 2019. The applicant requested to table the preliminary subdivision discussion plan at the Commission's November 7th meeting.

Eleven (11) house models, for a total of 50 elevations, have been submitted for this development, as listed below. The square footage meets the minimum 1,100 sq. ft. required by Section 1252.05(g)(1) for houses with a full basement, and minimum 1,300 sq. ft. required by Section 1252.05(g)(2) for homes without a full basement.

Seven (7) models have been submitted for conventional single family homes:

- (a) Ranch: "Naples" – elevations "A", "B", "C", "D", "E", "F", and "G" - 2,286 sq. ft. base
"Lyndhurst" – elevations "A", "B", "C", and "D" - 2,392 sq. ft. base
- (b) Master bedroom on first floor: "Hollister" – elevations "A", "B", and "C" - 3,004 sq. ft. base
- (c) Master bedroom on second floor:
"Belleville" (tentative model) – elevations "A", "B", "C", "F", and "G" - 2,691 sq. ft. base
"Buchanon" – elevations "M", "N", "U" and "V" - 2,743 sq. ft. base
"Vanderburgh" – elevations "A", "B", "C", and "G" - 3,252 sq. ft. base
"Ash Lawn" – elevations "B", "C", "D", "F", "G", and "H" - 3,078 sq. ft. base

Four (4) models have been submitted for single family cluster units:

- (a) Ranch: "Alistar" – elevations "D", "G", "H", "J" and "K" - 1,366 sq. ft. base
- (b) Master bedroom on second floor:
"Dempsey" – elevations "A", "B", "C", and "D" – 2,160 sq. ft. base
"Northwood" – elevations "A", "B", "C", and "D" – 2,988 sq. ft. base
"Ashton" – elevations "A", "E", "G", and "J" – 2,227 sq. ft. base

A portion of the Staff Review Comments from the November 7, 2019 meeting has been addressed as follows:

1. The proposed temporary gated emergency access drive located on the north side of the site between 4418 Aylesworth Drive and the parking area east of 4442 Aylesworth Drive in the Laurel Glens Subdivision SPD-1 was approved by the Laurel Glens Homeowners Association on April 7, 2020.
2. Pursuant to Sections 1284.04(b)(3) and 1284.05(d)(1)(C), respectively, the front yard setbacks for the conventional single family dwellings and single family cluster units will be staggered between 35' and 45', as notated on the preliminary subdivision plan. Not more than three adjacent front yard setbacks shall be the same.
3. As required by Section 1284.05(e), within groups of single family cluster units, additional guest parking shall be provided at a ratio of one space for each five cluster units (six spaces required). Six spaces have been provided on Street "C"; four spaces on the south side of the cul-de-sac bulb and two spaces south of Sublot 77.
4. In accordance with Section 1284.04(a)(3), 43% common open space (22.1 acres) has been provided, which meets the minimum 30% (115.4 acres) required by code.
5. Three stormwater management basins are indicated on the preliminary subdivision plan; one on the northeast portion of the site near Sublots 75, 76, and 77; one on the northwest section of the site west of Sublot 61; and one on the southwest portion west of Sublots 34 and 35.

Staff Review Comments:

1. On the conventional single family dwelling lots, as required by Section 1284.04(7), verify on lots where the house has the garage door(s) oriented perpendicular to the access street, that the minimum side yard setback on the garage side shall be 15' and the minimum side yard setback on the side of the dwelling opposite the garage shall be 5'. The minimum distance from any side loaded garage door and the property line shall be 26'. The minimum separation between dwellings shall not be less than 20', except where the dwelling is on a cul-de-sac. In such case, as provided in Section 1284.04(b)(4), the minimum side yard width shall be 5', provided that a minimum of 15' is maintained between adjacent dwellings. All driveways shall be a minimum of 5' from the property line. Aprons in front of the garage door(s), and their associated tapers, may be within 1' of the property line, provided they do not interfere with drainage swales or other storm water features.
2. For the single family cluster lots, in accordance with Section 1284.06(j), garages shall be designed and located so they are not the dominant visual element of the building or streetscape. All attached garages shall comply with the following:
 - (1) The garage door shall be a maximum of 2' forward (towards the primary access street) of either the front wall of the main living area, if there is no covered porch; or the front porch line, provided the porch is both covered with a roof and

has a concrete frost depth foundation. In no instance shall the garage door be more than 6' in front of the main living area.

- (2) The garage door shall be oriented perpendicular, or mainly perpendicular, to the access street.
3. Verify that each cluster unit shall be designed to include private outdoor space. Private outdoor space shall be located and designed to maximize its utility and privacy to the unit it serves, especially in relation to adjacent units. Particular care must be given to outdoor privacy when two-story cluster units are used. Private open space shall be provided at the minimum rate of 100 sq. ft. per cluster dwelling unit.
4. Site development and home models shall comply with the requirements stated in Chapter 1284 for single family cluster development.
5. There is a potential that several sublots may be impacted by the riparian setback, as follows: Sublots 10, 18, 22, 23, 31, 32, 33, 34, and several sublots on the north side of Street "C".
6. The proposed subdivision is serviced for water both by the Rural Lorain County Water Authority and the City of Cleveland. Staff recommends the subdivision shall be serviced only by the City of Cleveland, which shall be coordinated by the developer.
7. Ensure the emergency vehicle access drive leading to Aylesworth Drive is kept accessible at all times, especially during the winter months.
8. All requirements of the conditional zoning certificate shall be adhered to.
9. Pursuant to Section 1278.03(c), a detailed site plan shall be submitted to include engineering details, subject to Planning Commission and Engineering approval.
10. As required by Section 1224.04(d)(4) of the Subdivision Regulations, City Council approval is required for a major subdivision.
11. Final plat approval is subject to Planning Commission and City Council approval, as required by Section 1224.04(a)(3) of the Subdivision Regulations.

Staff Recommendations:

Staff recommends approval to City Council of the preliminary subdivision plan, home elevations, and conditional zoning certificate, provided the above items are addressed.

