

Brunswick City Planning Commission

June 18, 2020 - Caucus

6:00 p.m. – Video teleconference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Julie Duong Nguyen, 4237 Manhattan Avenue, Brunswick
Eli Zogheib, Professional Design Consultants, 3606 Dover Center
Road, Westlake

Chairman Joe Shirilla called the meeting to order at 6:04 p.m.

The first and only item on the agenda was the site plan review for Song Salon, 4237 Manhattan Avenue. Mr. Shirilla commented there are 19 extra parking spaces (33 existing spaces, which exceeds the maximum 14 parking spaces permitted by code. He commented if these spaces are going to be removed, what is going to replace them. He also noted that additional landscaping should be added.

Mr. Shirilla adjourned the meeting at 6:10 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

June 18, 2020

6:15 p.m. – Video teleconference

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

Chairman Joe Shirilla called the meeting to order at 6:15 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 JUNE 4, 2020.

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

Item 4(a)

Regarding the site plan review for Song Salon, 4237 Manhattan Avenue, Ms. Julie Nguyen, owner; and Mr. Eli Zogheib, from Professional Design Consultants, were present.

Concerning Item 7 of the Staff Review Comments, Mr. Zogheib explained Ms. Nguyen wanted protection from the weather over the entrance leading to her apartment; therefore, an enclosed canopy is being constructed.

Regarding Staff Review Comment No. 2, pertaining to the number of parking spaces on the site, Mr. Zogheib stated they want to keep the 33 parking spaces, as they will be providing shared parking with the Oceana Day Spa and Restaurant located across the street. Mr. Shirilla asked what the time frame is for opening the restaurant; Ms. Plavecski responded the building plans have been submitted and are currently under review by the Plans Examiner. Mr. Incorvaia explained if there is shared parking between Song Salon and Oceana Day Spa and Restaurant, the Planning Commission will require hours of operation, including the peak hours for the spa and restaurant, along with the new salon. Mr. Aungst also noted the occupancy number for the restaurant is needed.

Mr. Incorvaia asked how customers will safely cross the street between Oceana Day Spa and Song Salon. Mr. Aungst noted there are no sidewalks on Manhattan Avenue by Song Salon.

Ms. Nguyen stated she has been working on site improvements; there is a new dumpster in the backyard and dead trees have been removed from the front yard. She said she has added a small amount of landscaping in the front and by the curb, and noted she is removing the existing shed.

Ms. Nguyen commented the hours of operation will be from 7:30 a.m. to 4:00 p.m. for the day spa, and the restaurant will open at 5:00 p.m. She said customers will be able to walk across the street from Oceana to Song Salon and commented there will be security cameras.

Mr. Shirilla asked Ms. Nguyen if she is adding more parking spaces; she responded no. He stated the Planning Commission needs the exact count on the number of parking spaces. Mr. Aungst said there needs to be greater detail on the site plan, including landscaping. Mr. Shirilla commented a parking plan and landscaping plan need to be submitted. Mr. Hasan said interior landscaping should be added and the Staff Review Comments addressed.

Mr. Incorvaia noted a shared parking agreement needs to be in place between Oceana Day Spa and Restaurant and Song Salon, in case one of the properties is sold to a different owner.

As the Planning Commission needs additional information, Mr. Shirilla asked Ms. Nguyen if she would like the application tabled, to which she replied yes.

MR. SAEGER MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE SONG SALON SITE PLAN REVIEW, 4237 MANHATTAN AVENUE. IN ADDITION TO ADDRESSING THE NINE STAFF REVIEW COMMENTS, THE APPLICANT SHALL PROVIDE INFORMATION AS TO HOW THE SHARED PARKING WILL TAKE PLACE; PROVIDE HOURS OF OPERATION FOR BOTH ESTABLISHMENTS; INDICATE THE MANNER IN WHICH CUSTOMERS WILL CROSS THE STREET BETWEEN BOTH BUSINESSES; AND PROVIDE A COLOR RENDERING OF THE CANOPY.

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

There was no old business.

Item 6

There was no new business.

As Mr. Shirilla was having technical difficulties, Mr. Arona presided over the meeting at 7:03 p.m.

Item 7

No one requested to speak at the public comment period.

Item 8

Mr. Delsanter stated there was no Council Representative's Report at this time.

Mr. Shirilla returned to preside over the meeting at 7:06 p.m. He explained as he will be out of town for the July 2nd meeting, he may be available only for an audio conference. Mr. Hasan commented he will be on vacation for the July 2nd meeting, but will be able to participate for an audio conference only.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 7:09 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

June 18, 2020

Song Salon

(Site plan review)

Location: 4237 Manhattan Avenue
C-G District

Proposed Use & Background:

An application has been submitted to renovate the former dance studio into a 1,849 sq. ft. hair and nail salon, along with an existing 1,185 sq. ft. apartment, for a total of 3,034 sq. ft. Section 1280.05 of the Zoning Code permits living quarters within a building located in any commercial district, provided the apartment is for the sole use of the owner, lessee or manager of the business, or quarters for a watchman or caretaker. A proposed canopy is shown on the south elevation.

Staff Review Comments:

1. Verify one of the handicap spaces is van-accessible, pursuant to Section 1106.5 of the 2017 Ohio Building Code. Two handicap spaces are indicated, which meets the minimum two spaces required by Table 1106.1 of the 2017 Ohio Building Code. However, access to the northern handicap space is partially blocked by the proposed salon; this space should be relocated.
2. The 33 parking spaces exceed the maximum 14 parking spaces permitted by Table 1276-1(a)(2) and (d)(3). As this is an existing site, the Planning Commission, as permitted by Section 1276-15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.
3. Pursuant to Section 1282.08(b), provide interior landscaping equal to 20 sq. ft. per parking space; the amount will be contingent upon the number of parking spaces approved by the Planning Commission.
4. Section 1282.06(e) requires that 10% of the total front yard area not used for parking or circulation must be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. This landscaping is in addition to parking lot interior landscaping required by Section 1282.08(b) and shall include a 10' wide landscape strip at the Manhattan Avenue right-of-way with plantings described in

Section 1282.06(g). In order to achieve the 10' wide landscape strip, the Administration suggests the removal of two of the eastern-most parking spaces adjacent to the Manhattan Avenue right-of-way; one on the north row of parking spaces and one on the south row.

Concerning the 10% of the total front yard landscaping, as this is an existing site, 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 a less restrictive requirement, 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. Section 1282.08(a) requires a 5' wide parking perimeter screening strip along the north property line. Due to this being an existing site, the Planning Commission, as permitted by Section 1282.10(a), as stated above, may grant a modification to this requirement; the Administration is in favor of a modification.
6. Sheet A-1 indicates that the existing landscaping at the northwest corner of the site will be removed; identify what will replace it.
7. Explain the purpose of the proposed enclosed canopy on the south side of the existing apartment. Provide a color rendering of the canopy and existing building to ensure compatibility, pursuant to Section 1278.08(e).
8. Provide a photometrics plan to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, in accordance with Section 1276.14(a).
9. The Fire Department notes that Section 915 of the Ohio Fire Code pertaining to carbon monoxide detection shall be complied with as follows:
915.1.1 Where required.
 - Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies
915.4 Carbon Monoxide Alarms
 - 915.4.3 Combination Alarms.
 - Combination carbon monoxide/smoke alarms shall be an acceptable alternative to carbon monoxide alarms. Combination carbon monoxide/smoke alarms shall be listed in accordance with UL 2034 and UL 217 as listed in rule 1301:7-7-80 of the Administrative Code

Staff Recommendations:

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

