

Brunswick City Planning Commission

June 4, 2020 – Caucus

6:00 p.m. – Video conference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
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 Development Director
Jim Stephens, 14751 Pearl Road, Strongsville

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 The Backyard (former The Grille) outdoor kitchen, 1813 Pearl Road. The Commission had no comments on this application.

Mr. Shirilla adjourned the meeting at 6:06 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

June 4, 2020

6:08 p.m. - 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 Development Director
Jim Stephens, 14751 Pearl Road, Strongsville

Item 1

Chairman Joe Shirilla called the meeting to order at 6:08 p.m.

Ms. Plavecski called the roll: 5 present 0 absent.

Item 2

There were no announcements or correspondence.

Item 3

MR. HASAN MOTIONED TO APPROVE THE MINUTES OF MAY 21, 2020.

Mr. Arona seconded the motion. The vote was 4 Ayes 0 Nays. (Mr. Rocha was experiencing technical difficulties on the Webex conference and was unable to rejoin the meeting).

Item 4(a)

Regarding the site plan review for The Backyard (former The Grille) outdoor kitchen, 1813 Pearl Road, Mr. Jim Stephens was present.

Mr. Stephens explained the patio is needed now to spread out customers due to COVID-19.

Mr. Shirilla commented he is glad to see the restaurant is open again and said the outdoor kitchen is a good idea to serve customers on the patio in a timely manner. Mr. Stephens stated it is their goal to have a completely enclosed outdoor kitchen in 2021.

Mr. Shirilla noted the existing deck looks a little rough in some areas; Mr. Stephens responded they have already completed refinishing 80% of the deck and the rest should be finished by the end of the week.

Mr. Arona inquired about the location of the new cooking equipment; Mr. Stephens replied the existing stone structure will stay in place. He said the open flame grill will be on the left; the flat top grill on the right; and the cold table will be located to the right of that. He noted there is an existing gas line in place.

In response to the Staff Review Comments, Mr. Stephens stated they have temporary approval from the Medina County Health Department.

MR. SAEGER MOTIONED TO APPROVE THE SITE PLAN FOR THE BACKYARD OUTDOOR KITCHEN, 1813 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. PURSUANT TO SECTION 1276.14(a), SUBMIT A PHOTOMETRICS PLAN TO ENSURE THERE IS A MINIMUM 0.6 FOOTCANDLE LEVEL FOR PEDESTRIAN AREAS.
2. MEDINA COUNTY HEALTH DEPARTMENT APPROVAL IS REQUIRED FOR THE OUTDOOR KITCHEN.

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

Item 5

Regarding old business, Ms. Plavecski explained the public hearing guidelines adopted by the Planning Commission on March 21 and April 18, 2002 included an item that public hearing notices must be published twice in the local newspaper. As a cost saving measure, the city has reduced it to being published only once in the newspaper, as the notice is also on the city's website. She stated at the recommendation of the Law Department, a motion is required to formally amend the public hearing guidelines to publish the notice only once.

Mr. Hasan commented the public hearing notices should be in a visible place on the website; Mr. Aungst and Ms. Plavecski stated the notices are on the home page.

MR. SHIRILLA MOTIONED TO CHANGE THE PUBLIC HEARING GUIDELINES WHEREBY THE PUBLIC HEARING NOTICE IS REQUIRED TO BE PUBLISHED ONLY ONCE IN THE LOCAL NEWSPAPER.

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

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Councilman Ousley stated there was no Council Representative's Report at this time.

MR. HASAN MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 6:28 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

June 4, 2020

The Backyard outdoor kitchen

(Site plan review)

Location: 1813 Pearl Road (formerly The Grille)
C-G District

Proposed Use & Background:

An application has been submitted to install an outdoor kitchen to serve customers on the patio. The outdoor kitchen will consist of replacing the existing wooden countertop with a stainless steel countertop and installing a glass divider to separate food from the customers. Additionally, a commercial natural gas grill; a stainless steel flat-top grill; and a commercial cold table will be installed. The outdoor kitchen meets the minimum 25' rear yard setback required by Section 1260.05(c) of the Zoning Code.

There are 160 parking spaces available for the existing restaurant (40 indoor seats) and outdoor patio (140 seats), which meets the minimum 90 spaces required by Table 1276-1(d)(4). In addition to parking on the restaurant site, the applicant's lease agreement includes shared parking at Archway Plaza (north of site) and Laurel Pointe (across the street).

No changes to the existing landscaping, lighting, or building facade are proposed at this time.

Staff Review Comments:

3. Pursuant to Section 1276.14(a), submit a photometrics plan to ensure there is a minimum 0.6 footcandle level for pedestrian areas.
4. Medina County Health Department approval is required for the outdoor kitchen.

Staff Recommendations:

Staff recommends approval of the outdoor kitchen, provided the above items are addressed.