

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

SEPTEMBER 28, 2020

6:30 PM

or immediately following the Safety & Environment Committee Meeting

1. Discussion Items

RES. NO. 67-2020 - An emergency resolution amending resolution No. 66-19 to update the project cost and obligate local match funds relative to a Clean Ohio Funds Grant application to the Ohio Department of Natural Resources for the Plum Creek Greenway Phase 1 project. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Matt Jones*)

ORD. NO. 68-2020 - An ordinance establishing the Oak Ridge Preserve Planning District No. 7 Conceptual Development Plan and amending the zoning map by designating an approximately 12.9258 acre portion of PPN 003-18a-04-193 located at 834 Pearl Road as SPD-7. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Ken Fisher*)

2. General Discussion

3. Adjournment

PROPOSED LEGISLATION



DATE: 09/28/2020

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Paul Barnett

COPY: Mayor Ron Falconi

LEGISLATION: **RES. NO. 67-2020** - An emergency resolution amending resolution No. 66-19 to update the project cost and obligate local match funds relative to a Clean Ohio Funds Grant application to the Ohio Department of Natural Resources for the Plum Creek Greenway Phase 1 project. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Matt Jones*)

BACKGROUND: On September 23, 2019, City Council passed Resolution 66-19, which amended previous Resolution 16-19, authorizing the City Manager to submit a Clean Ohio Funds Grant application to the Ohio Department of Natural Resources (ODNR) for the Plum Creek Greenway Phase 1 project. The grant has since been awarded in the amount of \$301,500 with a 25% local match of \$100,500 based on the preliminary project cost of \$402,000. A detailed cost estimate has since been prepared that revises the estimated project cost of \$596,410. The proposed legislation will further amend the Resolution to account for the updated cost estimate and will obligate additional local match funds in the amount of \$194,410 to cover the increased estimated cost.

**PURPOSE AND
EXPLANATION:**

IMPLEMENTATION

SCHEDULE: Effective upon passage.

**FINANCIAL
INFORMATION:**

**FINANCIAL
SUMMARY:**

Currently \$100,500 has been appropriated for the local share and would need to be amended as a result of the revised project cost estimate. In addition to this particular legislation, an additional piece of legislation would be required to be adopted to increase the appropriation budget by an additional \$194,210 for the local share. This additional piece of legislation is expected to be presented to the Finance Committee and Council in a subsequent meeting. The City has the funding and additional costs set aside for this project, provided the budget is amended to match. All local funds for this project will come from the Capital Improvement Fund #300 (account #300-2019-56700) and the ODNR grant funds will come from the Parks

City-Wide Capital Improvement Fund #341 account # 341-0812-56880.

**RECOMMENDED
ACTION:**

One Reading	Yes
Two Readings	No
Three Readings	No
Emergency	Yes
Suspension of Rules	Yes

If emergency or suspension of the rules, why the request?

It is requested that legislation is passed by emergency measure with suspension of the rules for the immediate preservation of the public peace, property, health, safety, or welfare, and providing for the usual daily operation of the municipality, and for the further reason that this project may be bid and awarded in Fall 2020 to allow for completion by the ODNR deadline of June 2021.

**ADDITIONAL
INFORMATION:**

September 22, 2020

**PLUM CREEK GREENWAY
Preliminary Estimate of Cost**

Item Number	Item Description	Quantity	Units	Unit Price	Total
1	Clearing and Grubbing	1	LUMP	\$42,500.00	\$42,500.00
2	Tree Removal Over 12 inches to 24 inches	26	EACH	\$500.00	\$13,000.00
3	Tree Removal Over 24 inches to 36 inches	2	EACH	\$2,000.00	\$4,000.00
4	Excavation	1	LUMP	\$25,000.00	\$25,000.00
5	Embankment	400	CY	\$40.00	\$16,000.00
6	Subgrade Removal and Replacement	560	CY	\$50.00	\$28,000.00
7	Subgrade Compaction	4960	SY	\$6.00	\$29,760.00
8	6" ODOT 304 Aggregate Base	830	CY	\$75.00	\$62,250.00
9	1-3/4" ODOT 441 Asphat Concrete Intermediate Course, Type 2, (448), PG64-22	220	CY	\$250.00	\$55,000.00
10	1-1/4" ODOT 441 Asphat Concrete Surface Course, Type 1, (448), PG64-22	156	CY	\$275.00	\$42,900.00
11	Recycled Asphalt Shoulder	150	CY	\$50.00	\$7,500.00
12	Curb Ramp W/Truncated Domes	120	SF	\$25.00	\$3,000.00
13	8" Storm Sewer	90	LF	\$50.00	\$4,500.00
14	12" Storm Sewer	60	LF	\$75.00	\$4,500.00
15	18" Storm Sewer	100	LF	\$125.00	\$12,500.00
16	48" Storm Sewer	31	LF	\$250.00	\$7,750.00
17	12" Yard Basin	2	EACH	\$1,000.00	\$2,000.00
18	Full-Height Headwall	2	EACH	\$5,500.00	\$11,000.00
19	Half-Height Headwalls	2	EACH	\$1,000.00	\$2,000.00
20	Rock Channel Protection, Type C W/Filter Fabric	15	CY	\$200.00	\$3,000.00
21	4" Underdrain W/ Fabric Wrap	250	LF	\$20.00	\$5,000.00
22	Safety Railing	175	LF	\$60.00	\$10,500.00
23	Fence and Gate (Mooney Park Entrance)	1	LUMP	\$2,500.00	\$2,500.00
24	Collapsible Bollards	3	EACH	\$2,200.00	\$6,600.00
25	ODNR Trail Signs	1	LUMP	\$3,000.00	\$3,000.00
26	Signing, Misc.: Solar Powered Rectangular Rapid Flashing Beacon (RRFB) Sign Assembly	2	EACH	\$8,500.00	\$17,000.00
27	Pavement Markings and Signage	1	LUMP	\$5,000.00	\$5,000.00
28	Topsoil, Seeding and Mulching	4500	SY	\$5.00	\$22,500.00
29	Erosion Control	1	LUMP	\$10,000.00	\$10,000.00

Subtotal	\$458,260.00
10% Contingency	\$45,826.00
Total Construction Cost	\$504,086.00
Engineering per CVE contract	\$41,828.00
Inspection / Construction Admin 6%	\$27,496.00
Supplemental Services	\$23,000.00
Total Project Cost	\$596,410.00

CITY OF BRUNSWICK, OHIO
RESOLUTION NO. 67-2020

BY: Mr. Delsanter, Mr. Hanek, and Mr. Ousley

AN EMERGENCY RESOLUTION AMENDING RESOLUTION NO. 66-19 TO UPDATE THE PROJECT COST AND OBLIGATE LOCAL MATCH FUNDS RELATIVE TO A CLEAN OHIO FUNDS GRANT APPLICATION TO THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR THE PLUM CREEK GREENWAY PHASE 1 PROJECT.

WHEREAS: The Ohio Department of Natural Resources (“ODNR”) offers a Clean Ohio Trails Funds Grant (the “Grant”), which requires a 25% local match;

WHEREAS: On January 30, 2019, Council adopted Resolution No. 16-19 authorizing the City Manager to submit a Clean Ohio Funds Grant Application to ODNR for the Plum Creek Greenway Phase 1 Project (the “Project”), the total cost of which was preliminarily estimated at \$545,000.00;

WHEREAS: On September 23, 2019, Council adopted Resolution No. 66-19 obligating funds for the 25% local match in the amount of \$100,500.00, subject to award of Grant funds, based upon a revised cost estimate for the Project of \$402,000.00;

WHEREAS: Grant funds in the amount of \$301,500.00 were awarded by ODNR based upon cost estimate for the Project of \$402,000.00; and

WHEREAS: The revised cost estimate for the Project is \$596,410.00.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY RESOLVES:

SECTION 1: That the City agrees to obligate necessary local match funds in the amount of \$100,500.00 and additional funds in the amount of \$194,410.00 for the Project, subject to formal execution of a Grant Agreement.

SECTION 2: That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, welfare, and safety and for the additional reason to allow for completion of the Project by the June 2021 deadline imposed by ODNR. Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

PASSED: 1st Reading _____

RULES SUSPENDED: AYES _____ NAYS _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

PROPOSED LEGISLATION



DATE: 09/28/2020

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Ken Fisher

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 68-2020** - An ordinance establishing the Oak Ridge Preserve Planning District No. 7 Conceptual Development Plan and amending the zoning map by designating an approximately 12.9258 acre portion of PPN 003-18a-04-193 located at 834 Pearl Road as SPD-7. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Ken Fisher*)

BACKGROUND: These development guidelines, together with the concept plan, comprise the conceptual development plan required by Chapter 1268 for Oak Ridge Preserve. As such, the conceptual development plan is the zoning and development requirements for the 12.7 acre Oak Ridge Preserve SPD-7 area. All provisions of Part Twelve of the Brunswick Codified ordinances remain applicable to SPD-7, unless clearly indicated to the contrary in the development guidelines.

PURPOSE AND EXPLANATION: The purpose of the Oak Ridge Preserve Special Planning District is to create a zoning district designed exclusively for low density, detached homes, all of which are individually owned. SPD-7 is intended to create an opportunity for flexible and innovative site design and to allow density averaging across the zoning boundaries which exists prior to the SPD-7 designation.

IMPLEMENTATION

SCHEDULE: 1st Reading on September 28, 2020 with referral to Planning Commission

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No

Suspension of Rules No

If emergency or suspension of the rules, why the request?

**ADDITIONAL
INFORMATION:**

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 68-2020

BY: Mr. Delsanter, Mr. Hanek, and Mr. Ousley

AN ORDINANCE ESTABLISHING THE OAK RIDGE PRESERVE PLANNING DISTRICT NO. 7 CONCEPTUAL DEVELOPMENT PLAN AND AMENDING THE ZONING MAP BY DESIGNATING AN APPROXIMATELY 12.9258 ACRE PORTION OF PPN 003-18A-04-193 LOCATED AT 834 PEARL ROAD AS SPD-7.

WHEREAS: 834 Pearl LLC has submitted an Application to establish a Special Planning District for low density, detached residential development relative to an approximate 12.9258 acre portion of PPN 003-18A-04-193, which is presently located in the R-R Rural Residential Zoning District (the “Property”);

WHEREAS: The Special Planning District Application includes a Conceptual Development Plan consisting of proposed Design Guidelines and a Conceptual Site Plan for the development of the Property;

WHEREAS: On _____, 2020, the Planning Commission held a public hearing on the Special Planning District Application and recommended approval to City Council; and

WHEREAS: This Council finds that the proposed Special Planning District meets the objections of Codified Ordinance Section 1268.01 and the required conditions contained in Codified Ordinance Section 1268.05(c)(2) and (3), to wit, the proposed Special Planning District includes land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities and calls for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Oak Ridge Preserve Special Planning District No. 7 Conceptual Development Plan, as recommended by the Planning Commission for approval on _____, 2020, is hereby adopted as Appendix ____ to Title 6 of the Zoning Code as provided in Codified Ordinance Section 1268.07(a). The Oak Ridge Preserve Special Planning District No. 7 Conceptual Development Plan consists of Design Guidelines, as attached hereto as Exhibit “A”, and a Conceptual Site Plan for the development of the Property, as attached hereto as Exhibit “B”.

SECTION 2: That the City Engineer is directed to update the Zoning Map by designating the Property as SPD-7.

SECTION 3: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading_____

2nd Reading_____

3rd Reading_____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

**APPENDIX
OAK RIDGE PRESERVE
SPECIAL PLANNING DISTRICT NUMBER 7**

Section A: Overview

These development guidelines, together with the concept plan, comprise the conceptual development plan required by Chapter 1268 for Oak Ridge Preserve. As such, the conceptual development plan is the zoning and development requirements for the 12.7 acre Oak Ridge Preserve SPD-7 area. All provisions of Part Twelve of the Brunswick Codified ordinances remain applicable to SPD-7, unless clearly indicated to the contrary in the development guidelines below.

Section B: Purpose

The purpose of the Oak Ridge Preserve Special Planning District is to create a zoning district designed exclusively for low density, detached homes, all of which are individually owned. SPD-7 is intended to create an opportunity for flexible and innovative site design and to allow density averaging across the zoning boundaries which exists prior to the SPD-7 designation. More particular purposes for creating SPD-7 are as follows:

- (1) To allow site designers and developers to use ingenuity and imagination in keeping with the overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code;
- (2) To allow more creative and flexible design of the natural and developed environment within SPD 7 than would otherwise not be possible by adhering to the existing zoning;
- (3) To allow creative use of the clustering and density averaging concepts to preserve the natural beauty of the land while maximizing the enjoyment of homeowners in the uniquely picturesque qualities of Oak Ridge Preserve and leaving much of the land untouched as common space for the community.

Section C: Uses

- (1) Permitted Accessory Uses. Signs as regulated by Chapter 1270 and any use or structure which is accessory and incidental to a SPD-7 permitted use.
- (2) Permitted Uses. Detached cluster dwelling units, including single and two story unit types with the option of patios or raised decks subject to the SPD-7 development guidelines and the site plan review procedures in Chapter 1278.

Section D: Density, Separation and Floor Area Requirements

(1) Density. Maximum density shall be 2.7 units per net acre. Actual density may be less, based on topography, required open space, building spacing or other considerations.

(2) Minimum Boundary Setbacks. Building envelopes shall be located 50 feet from the Pearl Road ROW, 20 feet from the Northern and Southern boundaries, and 40 feet from the Western boundary of SPD-7.

(3) Minimum Building Setbacks.

(a) Minimum of 20 feet from front of building envelope to nearest edge of pavement or sidewalk.

(b) Minimum 5' rear yard setback.

(c) Buildings will be separated by a minimum of 10 feet. 24 inches of variance outside of the building envelope will be given to roof or building overhangs, gutters and downspouts, fireplaces and bay windows.

(d) Open porches and decks either at grade or raised must also fit inside of the building envelope as outlined on the plan. No fences are permitted between units.

(4) Maximum Building Height.

(a) Principally permitted building: 35 feet.

(b) Accessory buildings or pools: Not permitted.

(5) Minimum floor area: 1,150 square feet.

(a) Minimum Living Area – Single Floor Ranch Building Type – 1200 sq. ft.

(b) Minimum Living Area – Multiple Floor Building (Two Story) – 1450 sq. ft.

(c) Lower Level Finished Space Area for buildings constructed with daylight windows of 36" height or greater or with walk out doors shall be considered living area for square footage calculation of total living area.

(6) Sidewalk to start 4' inside of ROW.

Section E: Development Standards

(1) Unit Types.

(a) Unit types shall include detached buildings containing only 1 dwelling unit per building.

(b) All dwelling units shall have direct access to the outdoors without use of a common walkway.

(c) All units shall be individually owned as cluster homes as defined in these development guidelines.

(d) Private driveway maintenance shall be the responsibility of those homeowners living on the private driveways, per requirements and fees set out in the community HOA and signed off on by Homeowners at closing. Homeowners will be solely responsible for snow removal and any maintenance of the private drive in perpetuity. HOA will also collect fees from all homeowners in the cluster development to maintain any ponds or other common areas within SPD 7.

(2) Landscaping. Landscaping shall comply with the requirements of Chapter 1282.

(3) Design Standards.

(a) Garages shall be designed and located so that they are not the dominant visual element of the building or streetscape. All garages shall be integrated into the building and trimmed in a minimum of 6" width materials.

(b) Structures buildings shall use offsets, projections, recesses and other comparable design elements to avoid long, uninterrupted wall or roof planes.

(c) Doorways shall be defined and articulated with architectural elements such as lintels, pediments, porches or overhangs. Doorways shall be compatible with the building as a whole and with the door themselves.

(d) There shall be a maximum of 16 inches between exterior wall finishes and the final grade. Exposed foundation walls shall be covered with brick, stone or masonry with a surface design.

(e) Sidewalks shall form a network of pedestrian paths with a logical continuity while allowing for maximum preservation of the natural landscape. Walks shall be designed around large trees and outcroppings without being overly rigid in their placement. Walkability of the neighborhood for residents shall be given priority in site design.

(f) Open space areas shall be planted with trees, shrubs, hedges, ground covers and grasses, unless existing vegetation is to be retained. Landscaping shall be integrated with other functional and ornamental site characteristics to reinforce the character of the area.

(4) Parking. Each dwelling unit shall have 2 parking spaces, including a minimum of one space per unit in a garage which is physically attached to and directly accessible from the dwelling unit.

Section F: Common Open Space

(1) Common open space shall be a minimum of 30 percent of the net acreage (excluding right of way) of the SPD-7 area, and shall be reserved in perpetuity for such use. Common open space shall be designed and appropriate instruments shall be created according to the criteria established below and in Section G.

(2) Open space shall be available and accessible to all residents of SPD-7 and shall be designed primarily for their use. Common open space shall be exclusive of all streets, non-recreational buildings and individually-owned land.

(3) In order to insure that all portions of the open space network are useful for that purpose, no portion of the common open space shall have a dimension of less than 50 feet, subject to modification by the Planning Commission for smaller sections which are particularly well-designed and meet the purposes of SPD-7.

(4) Significant natural amenities, such as outcroppings, tree stands, ponds, ravines and stream channels should be left in their natural state and considered part of the required open space, subject to these standards.

(6) Common open space shall be designed as a network of spaces offering pedestrian access and walkability throughout SPD-7 while maintaining the natural beauty of the area and maximize the number of homes which are adjacent to the open space.

Section G Common Open Space Disposition

(a) Intent. The design standards in this section are intended to insure adequate open spaces, recreation areas and related design standards for the benefit of the residents of the SPD-7 area, comparable to a single family complex.

(b) Common Open Space. The development in the SPD-7 area shall provide common open space equal to a minimum of 30 percent of the development area, excluding right-of-way. As used in this chapter, common open space includes outdoor areas designed for use by all of the residents, and their guests, of the SPD-7 development. Common open space includes lawns and other landscaped areas, natural areas, paved terraces and sitting areas and outdoor recreation areas. Common open space excludes vehicle parking or circulation areas, and individually controlled land. Common open space in excess of the above minimum may be considered for park and recreation credits as provided in Chapter 1232.

(c) Private Open Space. Each building envelope shall be provided open space at the ratio of 100 square feet per unit minimum. Private open space shall not occupy any portion of the common open space required in subsection (b) above. Private open space shall be specifically designed and constructed to be used and enjoyed by the residents of an individual dwelling unit, and shall be located adjacent to and reasonably accessible from the dwelling unit. Such space shall be screened or otherwise designed to provide privacy for the intended users.

(e) Exclusions. Stormwater detention areas may receive full credit towards the common open space requirement in (b) above if they are designed and improved for an appropriate open space use (such as a lake or playfield) in addition to stormwater detention. Single purpose detention basins shall not receive credit toward the open space requirement.

Section H: Supplemental Requirements.

(1) Planning Commission Modification. The Planning Commission may modify the strict requirements of the development guidelines if it finds that privacy, light and openness are improved because of skillful design in the arrangement of buildings, open spaces, landscaping or other site features. The Commission may also require wider yards, where an adjoining building is near a lot line, and may require such features as fences and planting to protect adjoining residences. The Commission shall not decrease the yard width, common open space, or private open space requirements in order to allow the maximum number of units permitted in SPD-7, nor shall the Commission increase the maximum allowable density permitted in SPD-7.

(2) Site Plan Review. Each development phase of SPD-7 shall require review and approval of site plans as provided in Chapter 1278, including approval by City Council. Site plans shall clearly depict the required common open space and private open space areas, including proposed improvements thereto, required by the development guidelines. Site plans shall also comply with the provisions of Chapter 1276 Parking and Site Design and Chapter 1282 Landscaping and Screening.

(3) Supplemental Provisions. In reviewing the SPD-7 development plan, or any portions thereof, the Planning Commission may attach written supplemental provisions to the plan. These supplemental requirements may be adopted by the Commission without a public hearing or action by City Council.

Section I: Definitions.

As used in these development guidelines, certain terms are defined as follows:

(1) Cluster dwelling unit: an ownership arrangement where the individual unit owner holds fee simple title to the land beneath the foundation and may also own some amount of land around the foundation. A cluster may be a detached structure or may be attached to other dwelling units within the same structure.

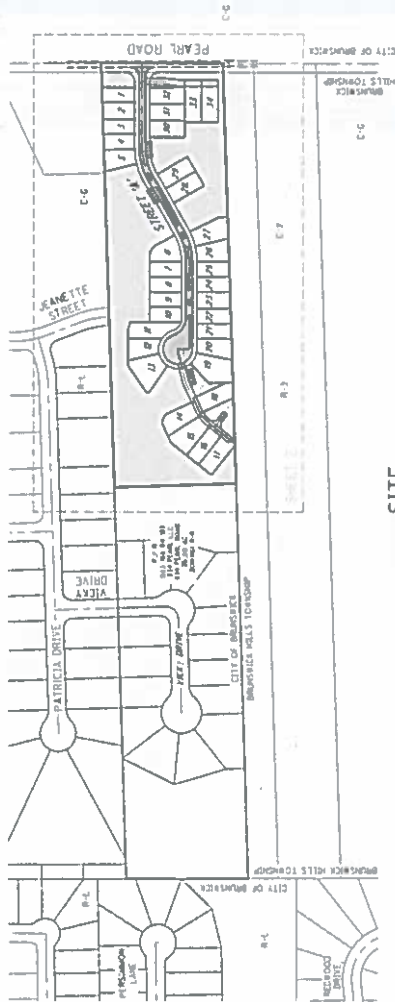
(Ord. 118-03. Passed 11-10-03.)

PRELIMINARY SITE PLAN FOR OAK RIDGE RESERVE CITY OF BRUNSWICK, COUNTY OF MEDINA AND STATE OF OHIO

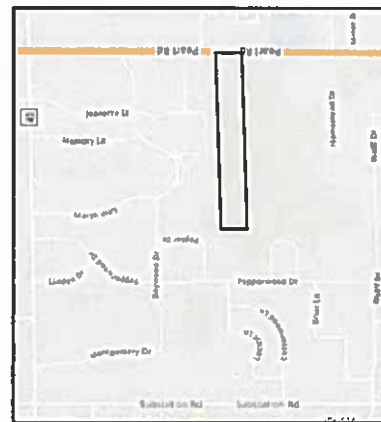
SITE DATA

PPH 0031-84-04-03
ADDRESS: 834 PEARL ROAD, BRUNSWICK, 44272
AREA: 75.0 AC
EXISTING VICKY LANE: 12.0 AC
PROPOSED PHASE 2: 11.0 AC
E.E. ROW: 0.3 AC
PROJECT AREA: 12.7 AC
ZONING: SPECIAL PLANNING DISTRICT-7 (SPD-7)

CODE	SETBACKS
40'	FROM PEARL ROAD ROW
50'	FROM ROTHMAN & SOUTHERN SIDE BOUNDARY
40'	FROM WESTERN REAR BOUNDARY
80'	MIN. BUILDING SETBACKS
70'	MIN. SEPARATION BETWEEN BUILDINGS
70'	MIN. SETBACK FROM EDGE OF PAVEMENT
20'	MIN. SETBACK FROM EDGE OF SIDEWALK
20'	MIN. REAR YARD
305' (13.8 AC)	MIN. OPEN SPACE PER ACR.
455' (5.8 AC)	MIN. DENSITY UNITS PER ACR.
4.0 (150 UNITS)	50' ROW TO BACK OF SIDEWALK DISTANCES
2.7 (134 UNITS)	
4	



SHEET INDEX:
SHEET 1: TITLE SHEET
SHEET 2: PLANS SHEET



LOCATION MAP
NO SCALE



SOILS MAP
SCALE: 1 inch = 200 ft

OWNER:
PARKS, J.D. & ASSOCIATES, LLC
834 PEARL ROAD
BRUNSWICK, OHIO 44272
PH: 330-550-6004
FAX: 330-550-6004

DESIGNER:
BRUNSWICK HILLS TOWN AND
SUBDIVISIONS, LLC
834 PEARL ROAD
BRUNSWICK, OHIO 44272
PH: 330-550-6004
FAX: 330-550-6004

DESIGN ENGINEER:
TSC ENGINEERING, LLC
1710 SHAWNEE CIRCLE, P.O. BOX 17
BRUNSWICK, OHIO 44272
PH: 330-550-6004
FAX: 330-550-6004

REVISION	DATE
1	06/12/2023



2

OAK RIDGE PRESERVE
PRELIMINARY SITE PLAN

PROJECT NUMBER: 1777
DATE: 06/12/23
SCALE: 1 inch = 200 ft

TSC ENGINEERING, LLC
1710 SHAWNEE CIRCLE, P.O. BOX 17
BRUNSWICK, OHIO 44272
PH: 330-550-6004
FAX: 330-550-6004



