

Brunswick City Planning Commission

September 17, 2020 – Caucus

6:30 p.m. – Video teleconference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
David Ports, 3554 Brecksville, Road, Suite 100, Richfield
Deborah Wasytko, Baskets Galore, 1434 Town Center Boulevard,
Brunswick
Daniel Armagno, 6150 Parkland Boulevard, Suite 100, Mayfield
Heights
Frank Dascenzo, Select Strategies, 6715 Tippecanoe Road,
Building F, Suite 100-B, Canfield
Joe Caplea, 11700 Cleveland Avenue, N.W., Uniontown
Sara Johansen, Prime AE, 540 White Pond Drive, Suite E, Akron
Eric Kelly, Prime AE, same
Kyle Nothnagel, Human Bean, no address given
Arnold Nothnagel, 4991 Tulip Drive, Akron
Matt Large, John G. Johnson Construction, 1284 Riverbed Street,
Cleveland

Chairman Joe Shirilla called the meeting to order at 6:34 p.m.

The first item was the review of the detailed site plan for the Baskets Galore expansion, 95 Pearl Road (former First Merit Bank). Ms. Plavecski commented the 26 parking spaces exceed the maximum 20 spaces permitted by Section 1276-1(d)(3). She explained as this is an existing site, the Planning Commission, as permitted by Section 1276.15(b), could grant a modification to allow a greater number of parking spaces.

The second item was the discussion of the public hearing for the St. Colette Church expansion, 330 West 130th Street. Ms. Plavecski stated a revised photometrics plan was submitted, which now complies with Code. Mr. Arona commented the three-dimensional rendering was helpful to determine the amount of steel siding that would be visible from West 130th Street and he no longer has that concern.

The third item was the review of the detailed site plan for Marc's, 3301 Center Road (former K-Mart). Mr. Arona suggested the light pole heads should be brought up to date; Mr. Shirilla said LED lighting should be used.

The fourth item was the review of the discussion plan for Human Bean coffee shop, northwest corner of Center Road and Old Eagle Drive. Mr. Jones noted the western portion of the site is located within the 75' riparian setback and FEMA floodplain. He explained a flood plain expansion and wetland creation area (oxbow) is proposed north of the site, into which Plum Creek will drain, and said this should be an improvement to the stream corridor. He noted variances to the Subdivision Regulations will be necessary for this project. Mr. Arona stated he will need to recuse himself from participating on this item, as he lives in Old Mill Village (subject property is part of Old Mill Village Homeowners Association). Mr. Aungst commented this is a challenged piece of property, but as the proposed coffee house is narrow, it may fit. Mr. Shirilla stated even though this is a challenged property, it is highly visible from Center Road. He said he wants a product that is equal to or better than North Park Plaza (across the street from subject property).

Mr. Shirilla adjourned the meeting at 6:55 p.m.

Respectfully,

Pamela Plavecski

sBrunswick City Planning Commission

September 17, 2020

7:00 p.m. – Video teleconference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
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David Ports, 3554 Brecksville, Road, Suite 100, Richfield
Deborah Wasytko, Baskets Galore, 1434 Town Center Boulevard,
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Daniel Armagno, 6150 Parkland Boulevard, Suite 100, Mayfield
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Frank Dascenzo, Select Strategies, 6715 Tippecanoe Road,
Building F, Suite 100-B, Canfield
Joe Caplea, 11700 Cleveland Avenue, N.W., Uniontown
Sara Johansen, Prime AE, 540 White Pond Drive, Suite E, Akron
Eric Kelly, Prime AE, same
Thomas Weiss, Lewis Land Professionals, 8691 Wadsworth
Road, Suite 100, Wadsworth
Kyle Nothnagel, Human Bean, no address given
Arnold Nothnagel, 4991 Tulip Drive, Akron
Matt Large, John G. Johnson Construction, 1284 Riverbed Street,
Cleveland

Item 1

Chairman Joe Shirilla called the meeting to order at 7:01 p.m.

MR. SHIRILLA MOTIONED TO EXCUSE ABBAS HASAN FOR JUST CAUSE.

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

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

Item 2

Regarding announcements or correspondence, Mr. Incorvaia announced that Mr. Arona will recuse himself from participating in the Human Bean discussion plan, due to a conflict of interest.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF SEPTEMBER 3, 2020.

Mr. Saeger seconded the motion. The vote was 3 Ayes 0 Nays 1 Abstain (Mr. Rocha).

Item 4(a)

Regarding the detailed site plan for the Baskets Galore expansion, 95 Pearl Road (former First Merit Bank), Deborah and John Wasylo, owners and David Ports, architect, were present.

Mrs. Wasylo provided background on the project and stated they have a large number of national clients, including Sherwin Williams and Cub Cadet. She commented they use over 30 local products from the Cleveland and Medina County area in their baskets.

The Staff Review Comments were addressed as follows:

1. The existing 26 parking spaces exceed the maximum 20 spaces permitted by Table 1276-1(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. Mr. Shirilla asked if they need all 26 parking spaces; Mrs. Wasylo replied no. Mr. Ports suggested the nine parking spaces along the east side of the site could be removed and replaced with three parallel parking spaces, bringing the total number to 20 spaces. Mr. Shirilla commented a modification wouldn't be needed, and the revised parking spaces should be indicated on the final site plan.
2. Two handicap spaces have been installed near the east side of the building, in compliance with Table 1106.1 of the 2017 Ohio Building Code. Verify that one of the handicap spaces is van-accessible, pursuant to Section 1106.5 of the 2017 Ohio Building Code. Mr. Ports stated one space is van-accessible, which will be shown on the final site plan.
3. Sheet AS1.0 indicates a new wood dumpster enclosure with gates painted to match the building will be installed on the east side of the addition. Section 1276.12(a)

requires the enclosure to be constructed of materials comparable to the building. As wood accents are being added to the existing building, the Planning Commission has determined the wood enclosure is acceptable.

4. The existing site lighting will remain with the addition of four new wall fixtures on the west side of the new addition. Verify there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a). Also, confirm the lighting level along the east property line adjacent to a residential use does not exceed one footcandle, as required by Section 1276.14(d). Mr. Shirilla commented a photometrics plan must be submitted, subject to Administration approval.
5. Confirm there is a minimum 520 sq. ft. of interior landscaping, pursuant to Section 1282.08(b). Mr. Ports stated he will indicate this on the final site plan.
6. The ground sign shall be located a minimum of 2' behind the Pearl Road right-of-way and a minimum of 15' from the side property lines. Additionally, in accordance with Section 1270.04(b), verify the ground sign will not be located within 50' of the Pearl Road and Skyview Drive intersection, as measured from the point of intersection of the right-of-way lines. Mr. Ports commented they will comply with this requirement.

Mr. Shirilla inquired if the entire building is going to be painted; Mr. Wayslko answered yes.

Mr. Jones stated Section 1280.10 requires a sidewalk to be installed along the Pearl Road frontage; Mrs. Wayslko stated this will be quite expensive. Mr. Shirilla asked if the Planning Commission can grant a modification to the above code section; Mr. Incorvaia replied no. In order to allow the applicant more time to install the sidewalk, due to the cost, the Commission agreed to have the sidewalk installed by November 1, 2021. Mr. Incorvaia noted the sidewalk should be indicated on the final site plan.

MR. ARONA MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR BASKETS GALORE, 95 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. IN ORDER TO COMPLY WITH THE MAXIMUM 20 SPACES PERMITTED BY TABLE 1276-1(d)(3) OF THE ZONING CODE, THE NINE EXISTING 90° ANGLE PARKING SPACES ON THE EAST SIDE OF THE SITE SHALL BE REMOVED AND REPLACED WITH THREE PARALLEL PARKING SPACES WITH DIMENSIONS IN COMPLIANCE WITH TABLE 1276-3 OF THE ZONING CODE.
2. TWO HANDICAP SPACES HAVE BEEN INSTALLED NEAR THE EAST SIDE OF THE BUILDING, AS REQUIRED BY TABLE 1106.1 OF THE 2017 OHIO BUILDING CODE. INDICATE THAT ONE OF THESE SPACES IS VAN-ACCESSIBLE SPACE, PURSUANT TO SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE.
3. THE PLANNING COMMISSION HAS APPROVED THE NEW WOOD DUMPSTER ENCLOSURE SHOWN ON SHEET AS1.0 AS BEING OF MATERIAL COMPARABLE TO THE BUILDING, IN ACCORDANCE WITH SECTION 1276.12(a).

4. A PHOTOMETRICS PLAN SHALL BE SUBMITTED INDICATING A MINIMUM 0.6 FOOTCANDLE LIGHTING LEVEL FOR PARKING AND PEDESTRIAN AREAS, INCLUDING THE THREE NEW PARALLEL PARKING SPACES DESCRIBED IN ITEM 1 ABOVE, PURSUANT TO SECTION 1276.14(a). ALSO, CONFIRM THE LIGHTING LEVEL ALONG THE EAST PROPERTY LINE ADJACENT TO A RESIDENTIAL USE (HOLIDAY HILLS CONDOMINIUMS) DOES NOT EXCEED ONE FOOTCANDLE, AS REQUIRED BY SECTION 1276.14(d).
5. INDICATE ON THE FINAL SITE PLAN THAT A MINIMUM 520 SQ. FT. OF INTERIOR LANDSCAPING WILL BE PROVIDED, PURSUANT TO SECTION 1282.08(b). (THIS NUMBER SHOULD BE REDUCED TO 400 SQ. FT., AS THERE ARE NOW 20 PARKING SPACES).
6. THE GROUND SIGN SHALL BE LOCATED A MINIMUM OF 2' BEHIND THE PEARL ROAD RIGHT-OF-WAY AND A MINIMUM OF 15' FROM THE SIDE PROPERTY LINES. ADDITIONALLY, IN ACCORDANCE WITH SECTION 1270.04(b), THE GROUND SIGN SHALL NOT BE LOCATED WITHIN 50' OF THE PEARL ROAD AND SKYVIEW DRIVE INTERSECTION, AS MEASURED FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES.
7. AS REQUIRED BY SECTION 1280.10, A SIDEWALK SHALL BE INSTALLED ALONG PEARL ROAD NO LATER THAN NOVEMBER 1, 2021, WHICH SHALL BE INDICATED ON THE FINAL SITE PLAN.
8. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(b)

Concerning the public hearing for the St. Colette Church expansion conditional zoning certificate and detailed site plan, 330 West 130th Street, Ms. Sara Johansen and Mr. Eric Kelly, of Prime AE; and Mr. Thomas Weiss, of Lewis Land Professionals, were present.

Ms. Johansen provided background on the project and stated it would be done in phases. Mr. Arona commented the street view from West 130th Street of the addition provided by Ms. Johansen showed the amount of steel siding that will be visible. He said due to the elevation change, he no longer is concerned there will be an excessive amount of siding visible from the street.

Mr. Shirilla declared the public hearing open, no open appeared, so he declared it closed.

The Staff Review Comments were addressed as following:

1. Ms. Plavecski noted a revised photometrics plan has been submitted which indicates an average illumination level of 2.1 footcandles on the north walk and 1.7 footcandles on the south walk, in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c). This shall be included with the final site plan.
2. A 4" Storz fitting for the Fire Department connection, positioned at a 35 degree downward angle, will be provided on the final site plan.
3. Stormwater management is subject to engineering approval, to which the applicant agreed.

MR. SAEGER MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR THE ST. COLETTE CHURCH ADDITION, 330 WEST 130TH STREET, SUBJECT TO THE FOLLOWING:

1. A REVISED PHOTOMETRICS PLAN HAS BEEN SUBMITTED WHICH INDICATES AN AVERAGE ILLUMINATION LEVEL OF 2.1 FOOTCANDLES ON THE NORTH WALK AND 1.7 FOOTCANDLES ON THE SOUTH WALK, IN COMPLIANCE WITH THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c). THIS SHALL BE INCLUDED WITH THE FINAL SITE PLAN.
2. A 4" STORZ FITTING FOR THE FIRE DEPARTMENT CONNECTION, POSITIONED AT A 35 DEGREE DOWNWARD ANGLE, SHALL BE PROVIDED AND INDICATED ON THE FINAL SITE PLAN.
3. STORMWATER MANAGEMENT IS SUBJECT TO ENGINEERING APPROVAL.
4. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE.

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

Item 4(c)

Regarding the detailed site plan for Marc's, 3301 Center Road (former K-Mart), Mr. Frank Dascenzo, of Select Strategies; and Mr. Daniel Armagno, of LaBella Associates, were present.

Mr. Dascenzo clarified that 54,000 sq. ft. of the former K-Mart building would be used for Marc's; not 84,335 sq. ft. He explained that 24,000 sq. ft. to the west of the proposed Marc's will be Phase 2 for another new tenant. He stated Marc's is planning to open at their new location in spring of 2021. He commented there is 5,000 sq. ft. behind Jud's where they are trying to add a tenant.

Mr. Shirilla inquired why the 5,000 sq. ft. "Future Building F" is crossed out on the site plan; Mr. Dascenzo responded the building is not being eliminated, it is just not part of tonight's submission.

The Staff Review Comments were addressed as follows:

1. The existing interior landscaping measures 10,141 sq. ft.; Section 1282.08(b) requires a minimum of 15,820 sq. ft. (791 parking spaces x 20). Also, the existing striped islands at the end of the parking aisles shall be replaced with curbed landscaped islands, pursuant to Section 1282.08(b)(1). The future 5,000 sq. ft. "Building F" that is being eliminated from the site plan shall be replaced with interior landscaping. As Mr. Dascenzo stated above, Building "F" is not being eliminated. Mr. Shirilla commented the existing landscaping and parking look dated. Mr. Dascenzo explained the parking ratio is 4.4 spaces per 1,000 sq. ft.; he said this is actually less than what retailers like. He said if they reduce the number of parking spaces any further, it will limit the attractiveness to retailers.

Mr. Shirilla stated that additional interior landscaping could be added around the new ground sign and cart corrals without losing too many parking spaces. Mr. Jones suggested if landscaping is added where the striped islands are at the end of the parking aisles, it would provide a substantial amount of interior landscaping. Mr. Dascenzo stated they don't want to add landscaping by the cart corrals. Mr. Saeger commented the Planning Commission has the authority to grant a modification on the amount of interior landscaping, but he would like the applicant to come as close as possible to code requirements. Mr. Dascenzo agreed to add landscaping in the striped areas at the end of the parking aisles and around the new ground sign.

2. Fourteen handicap spaces are indicated for Building A, which meets the minimum eight spaces required by Table 1106.1 of the 2017 Ohio Building Code. Verify there is a minimum of three van-accessible spaces, in accordance with Section 1106.5 of the 2017 Ohio Building Code. Mr. Armagno explained they would like to have two van-accessible handicap spaces in front of Marc's and one van-accessible space in front of the new tenant space on the west end of the building.
3. A photometrics plan has been submitted which indicates the average illumination level is 3.57 footcandles for the parking areas; this exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Mr. Shirilla stated the photometrics plan needs to comply with code.
4. Provide the height of the existing light poles; Section 1276.14(e) permits a maximum 25' height. However, the Planning Commission may approve greater heights upon a showing by the applicant that the additional height complies with both of the following standards:
 - A. The additional height is necessary to efficiently illuminate outdoor areas; and
 - B. The additional height will have no adverse effect on adjacent properties.

Mr. Shirilla asked about the height of the light poles; Mr. Dascenzo stated they range in height from 39' to 28'. He noted the light poles are in satisfactory condition, but they will replace the heads with LED lighting. Mr. Aungst suggested reducing the lighting levels after a certain time, as other businesses have done. Mr. Dascenzo explained there are employees working at night, so sufficient lighting is necessary as a safety factor. Mr. Shirilla commented he is agreeable to a higher footcandle level, but he would like consistency whereby the light poles are all the same height.

5. On the front elevation facing Center Road, the split-face block on the lower portion of the canopy poles shall be extended to the top of the poles. Mr. Armagno explained the canopy poles are 10' high; having an exposed column makes them look less heavy. He noted the poles will be galvanized before they are painted to prevent rust. Mr. Aungst suggested the canopy poles could be anodized metal; Mr. Saeger said he is satisfied the poles are galvanized before being painted.
6. As the existing pole sign is a prohibited sign, pursuant to Section 1270.11(m), it shall be removed. Split-face block to match the front canopy poles shall be incorporated on the new ground sign, as required by Section 1278.10(a) and (b). Mr. Shirilla stated the Planning Commission would like to see the design of the proposed ground sign that will replace the existing pole sign. Mr. Dascenzo explained they will incorporate split-face block on the sign base and they hope to use the sign face of the existing pole sign.
7. Pursuant to Section 1278.08(c), the long expanse of blank wall on the east elevation shall be broken up with architectural enhancements such as additional split-face block and wall sconces. Mr. Shirilla suggested adding banding or a color off-set to break up the wall. Mr. Aungst noted Murphy Tractor and Antonio's are good examples. Mr. Dascenzo commented they are hoping to design the east elevation in accordance with the new tenant's requirements. Mr. Aungst suggested to mirror the EIFS canopy on the other end of the wall and add wall sconces. He said there should be consistency so there is flow to the building. Mr. Shirilla suggested adding something over the garage doors and scone lighting between the garage doors. Mr. Dascenzo noted he is concerned about long-term maintenance since it's an automotive repair business. Mr. Shirilla commented the new tire store (Tire Express) in front of Goodyear Wingfoot on Center Road is using sconces.

Mr. Shirilla stated he didn't think there is adequate information for a detailed site plan to be approved. Mr. Dascenzo commented he was hoping for approval tonight and asked if only the façade could be approved. Mr. Incorvaia explained the Planning Commission has not done that in the past. Mr. Shirilla said there are too many revisions that need to be addressed and suggested that a revised detailed site plan should be submitted for a future meeting. Ms. Plavecski stated the next available meeting is November 5, 2020. Mr. Shirilla asked Mr. Dascenzo if he would like to table this application, to which he agreed.

MR. SAEGER MOTIONED TO TABLE THE DETAILED SITE PLAN, AT THE APPLICANT'S REQUEST, FOR MARC'S, 3301 CENTER ROAD. THE REVISED DETAILED SITE PLAN

SHALL ADDRESS THE STAFF REVIEW COMMENTS AND THE SUGGESTIONS MADE BY THE PLANNING COMMISSION AT TONIGHT'S MEETING.

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

Item 4(d)

Regarding the discussion plan for Human Bean coffee shop, northwest corner of Center Road and Old Eagle Drive, Mr. Arnold Nothnagel and Mr. Kyle Nothnagel, owners; Mr. Joseph Caplea; and Mr. Travis Crane were present.

Mr. Arnold Nothnagel explained they are requesting a variance to the 75' riparian setback. Mr. Shirilla commented this is challenged piece of property, but it is highly visible.

The Staff Review Comments were addressed as follows:

1. The western portion of the site is located within the 75' riparian setback and FEMA floodplain. A floodplain expansion and wetland creation area is proposed north of the site. Pursuant to Section 1222.07 of the Subdivision Regulations, the Planning Commission may grant variances to the above Regulations where unusual or exceptional factors or conditions require such modification, provided that the Commission:
 - a) Finds that unusual topographical or exceptional physical conditions exist;
 - b) Finds that strict compliance with these Regulations would create an extraordinary hardship as a result of exceptional conditions;
 - c) Permits any modification of these Regulations only to the extent necessary to remove the extraordinary hardship;
 - d) Finds that any modification granted will not be detrimental to the public interest nor in conflict with the intent and purpose of these Regulations;
 - e) Requires such other conditions to be met by the proposed plan or plat as the Commission finds necessary to accomplish the purposes of these Regulations when modified; and
 - f) Records such modification on the plat to be submitted to Council.

Mr. Jones stated he feels that all the above subsections have been complied with, and this project will improve the stream corridor. Mr. Shirilla stated he is concerned if there is a heavy rain, that the building will be flooded. Mr. Jones explained the structure must be set above the flood plain. Mr. Incorvaia noted City Council approval is not required for this project.

2. Pursuant to Section 1276.10(j), verify there is a minimum 130 feet storage area for waiting vehicles in the drive-through lane. Mr. Arnold Nothnagel commented they feel the double drive-thru will work well on the site, as it prevents stacking issues. Mr. Shirilla stated the Planning Commission doesn't want a lot of headlights shining on the road and said landscape screening is important. Mr. Shirilla inquired about ingress/egress on Center Road; Mr. Jones replied there will an exit only, right turn out

only on the Center Road drive. Mr. Shirilla asked Mr. Jones if he is concerned the driveways are too close; Mr. Jones replied he thinks it is fine. Mr. Jones noted the traffic pattern within the site is unique; it will require a substantial amount of directional signage. He stated there shouldn't be a back-up of cars on city streets.

3. Provide driveway widths at the right-of-way and curb on Center Road and Old Eagle Drive; Table 1276-4 requires a minimum width of 20' at the right-of-way and 30' at the curb. Also, provide the parking stall dimensions; Table 1276-3 requires a minimum 9' width by 19' length for 90° angle parking. Mr. Crane stated they will comply with these requirements.
4. Nine parking spaces are indicated; as there is no seating inside the establishment, the parking requirements in Table 1276-1(d)(4) are not applicable. Therefore, the standards for other retail stores and services in Table 1276-1(d)(3) will be used. One handicap space is shown; verify it is a van-accessible space, pursuant to Section 1106.5 of the 2017 Ohio Building Code. Mr. Shirilla asked if there is also walk-up business, in addition to drive-thru business; Mr. Kyle Nothnagel answered yes. He noted there is also parking for employees during peak hours. Mr. Shirilla questioned if it is dangerous to walk up to the drive-thru window; Mr. Kyle Nothnagel replied it is the same as walking up to a McDonald's restaurant.
5. Section 1282.08(b)(1) requires a minimum of 180 sq. ft. of interior landscaping, which shall be indicated on the detailed site plan. Mr. Crane stated there is sufficient space on the site to add it.
6. The dumpster enclosure is located at the northwest corner of the site; verify the enclosure will be constructed of materials comparable to the building, in accordance with Section 1276.12(a). Mr. Crane said the dumpster enclosure will comply with code.
7. As required by Section 1276.14(a), a photometrics plan shall be submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, to which Mr. Crane agreed.
8. Pursuant to Section 1270.04(b), verify the ground sign will not be located within 50' of the Center Road and Old Eagle Drive intersection, as measured from the point of intersection of the right-of-way lines. Ms. Plavecski commented Mr. Arona (recused himself from this item) suggested that Human Bean could share their sign with the Old Mill Village Subdivision entrance sign. Mr. Shirilla commented the ground sign submitted is eye-catching, to which Mr. Rocha agreed.
9. Detailed façade elevations, including a description of building materials, shall be submitted with the detailed site plan; the applicant agreed.
10. The proposed ground and wall signs shall comply with Section 1270.05 – Table B. Mr. Aungst commented the sign package submitted does not meet code.

11. Pursuant to Section 1278.09(d)(1), pedestrian access shall be provided to Center Road and Old Eagle Drive. Also, in lieu of the sidewalk on the west side of Old Eagle Drive required by Section 1280.10, the Administration recommends the addition of an asphalt path that will connect to the future Plum Creek Greenway. Mr. Jones commented the path needs to be wider than 5 feet. Mr. Shirilla inquired if there will be any outside seating or a bike rack. Mr. Kyle Nothnagel replied he is in favor of outside seating, but he doesn't know if a public restroom will be required. He is only providing a restroom for the employees. Mr. Incorvaia commented the restroom must comply with 2017 Ohio Building Code requirements. Mr. Hanek asked if the restroom will be handicap-accessible; Mr. Caplea replied only one restroom is required by the OBC to be handicap-accessible.

MR. SAEGER MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR HUMAN BEAN, NORTHWEST CORNER OF CENTER ROAD AND OLD EAGLE DRIVE, SUBJECT TO THE FOLLOWING:

1. THE WESTERN PORTION OF THE SITE IS LOCATED WITHIN THE 75' RIPARIAN SETBACK AND FEMA FLOODPLAIN. A FLOODPLAIN EXPANSION AND WETLAND CREATION AREA IS PROPOSED NORTH OF THE SITE. PURSUANT TO SECTION 1222.07 OF THE SUBDIVISION REGULATIONS, THE PLANNING COMMISSION MAY GRANT VARIANCES TO THE ABOVE REGULATIONS WHERE UNUSUAL OR EXCEPTIONAL FACTORS OR CONDITIONS REQUIRE SUCH MODIFICATION, PROVIDED THE COMMISSION FINDS THAT SUBSECTIONS (a) THROUGH (f) HAVE BEEN MET. THE COMMISSION HAS FOUND THAT THE ABOVE SUBSECTIONS APPLY, BUT A VOTE WILL NOT TAKEN UNTIL THE DETAILED SITE PLAN IS SUBMITTED, DUE TO PUBLIC HEARING NOTIFICATION REQUIREMENTS FOR THE ABOVE VARIANCES.
2. THE APPLICANT WILL COMPLY WITH ITEMS 2 THROUGH 9 OF THE STAFF REVIEW COMMENTS.
3. IF THE SIGN PACKAGE DOES NOT COMPLY WITH ITEM 10 OF THE STAFF REPORT, VARIANCES WILL BE REQUIRED FROM THE BOARD OF ZONING APPEALS.
4. PER ITEM 11 OF THE STAFF REVIEW COMMENTS, PURSUANT TO SECTION 1278.09(d)(1), PEDESTRIAN ACCESS SHALL BE PROVIDED TO CENTER ROAD AND OLD EAGLE DRIVE. ALSO, IN LIEU OF THE SIDEWALK ON THE WEST SIDE OF OLD EAGLE DRIVE REQUIRED BY SECTION 1280.10, THE ADMINISTRATION RECOMMENDS THE ADDITION OF AN ASPHALT PATH THAT WILL CONNECT TO THE FUTURE PLUM CREEK GREENWAY. THE APPLICANT WILL WORK WITH THE CITY ENGINEER ON THE DESIGN OF THE PATH. THE APPLICANT SHALL ALSO ADD OUTSIDE SEATING AND A BIKE RACK.

Mr. Rocha seconded the motion. The vote was 3 Ayes 0 Nays 1 Abstain (Mr. Arona).

Item 5

There was no old business.

Item 6

Regarding new business, the Planning Commission discussed options to reduce the length of future meetings, as the two prior meetings lasted four and five hours each, and tonight's meeting ran almost four hours. Mr. Aungst stated this topic will be revisited at the Commission's October 1, 2020 meeting, since it has a small agenda.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Hanek gave the Council Representative's Report. He noted the Comprehensive Plan 2020 Update provides flexibility on the development of shopping plazas. Ms. Plavecski suggested that possibly an overlay district could be used on these areas.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 10:16 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

September 17, 2020

Baskets Galore expansion

(Detailed site plan)

Location: 95 Pearl Road (former First Merit Bank)
GW-C District

Proposed Use & Background:

A detailed site plan has been submitted to enclose the existing drive-through canopy over the former 2,445 sq. ft. bank, thereby creating a 728 sq. ft. addition on the north side of the structure, for a total of 3,173 sq. ft. The proposed business is a retail establishment that sells and assembles gift baskets, with their current location at Brunswick Town Center.

A portion of pavement on the west and north sides of the site will be removed and replaced with grass, and a new concrete curb will be installed along the southwest corner of the existing gravel mulch bed. The existing chain link fence on the east side of the building will also be removed.

Façade improvements include a new metal canopy over the southeast entrance, along with wood siding proposed over the existing wall. A new decorative wood-clad wall will be constructed on the southwest side of the building. The existing masonry will be painted, and the proposed addition will be covered with siding.

Staff Review Comments:

1. The existing 26 parking spaces exceed the maximum 20 spaces permitted by Table 1276-1(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. A concurring vote of three members of the Planning Commission is required to approve a less restrictive improvement, as authorized by this subsection.
2. Two handicap spaces have been installed near the east side of the building, in compliance with Table 1106.1 of the 2017 Ohio Building Code. Verify that one of the handicap spaces is van-accessible, pursuant to Section 1106.5 of the 2017 Ohio Building Code.
3. Sheet AS1.0 indicates a new wood dumpster enclosure with gates painted to match the building will be installed on the east side of the addition. Section 1276.12(a)

requires the enclosure to be constructed of materials comparable to the building. As wood accents are being added to the existing building, the Planning Commission shall determine if the wood enclosure is acceptable.

4. The existing site lighting will remain with the addition of four new wall fixtures on the west side of the new addition. Verify there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a). Also, confirm the lighting level along the east property line adjacent to a residential use does not exceed one footcandle, as required by Section 1276.14(d).
5. Confirm there is a minimum 520 sq. ft. of interior landscaping, pursuant to Section 1282.08(b).
6. The ground sign shall be located a minimum of 2' behind the Pearl Road right-of-way and a minimum of 15' from the side property lines. Additionally, in accordance with Section 1270.04(b), verify the ground sign will not be located within 50' of the Pearl Road and Skyview Drive intersection, as measured from the point of intersection of the right-of-way lines.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's ruling on the above modification, and provided the above items are addressed.

St. Colette Church expansion

(Public hearing – conditional zoning certificate and detailed site plan)

Location: 330 West 130th Street
R-L District

Proposed Use & Background:

The Planning Commission moved the discussion plan to a detailed site plan and public hearing at their meeting on April 16, 2020 to construct a 15,000 sq. ft. addition on the west side of the existing building that will include a multipurpose room for various church functions and a new kitchen facility. The current multipurpose room and kitchen are located in the church basement. Religious places of worship are a conditionally permitted use in the R-L District, subject to Section 1274.08(a), (b), (e), and (h) of the Zoning Code.

The majority of the comments from the April 16th meeting have been addressed as follows:

1. Sheet C-200 (site plan and landscaping plan) indicates there is a total of 281 parking spaces including 12 handicap spaces (10 regular and 2 van-accessible), which meets the minimum 100 spaces and 7 handicap spaces required by Table 1276-1(b)(2) of the Zoning Code and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

2. A minimum aisle width of 24' between the rows of parking on the west side of the addition is shown, in compliance with Table 1276-3. The dimensions of the new parking spaces are 10' wide by 19' long, which meets the minimum 9' width by minimum 19' length for 90° angle parking required by the above table.
3. The width of the new pedestrian sidewalk along the west and south sides of the new addition is 5', in compliance with Section 1278.09(d)(3).
4. As there are existing woods along the west property line, the applicant requested 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), agreed at the April 16th meeting to approve a less restrictive landscaping or screening improvement and 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). Sheet C-200 indicates that seven trees from Plant List "A" and 57 shrubs from Plant List "D" or "E" will be planted, which meets the minimum seven trees and 56 shrubs required by Section 1282.08(b)(2).
6. Also, as requested at the above meeting, a 3-dimensional color rendering of the east elevation, slightly to the south, has been submitted (Sheet A-300), which indicates the change in grade between the street and the amount of steel siding on the new addition that will be exposed to West 130th Street. Also, as requested, the color rendering indicates the actual colors being used on the façade of the new addition.

Staff Review Comments:

1. A photometrics plan has been submitted which indicates an average illumination level of 4.7 footcandles on the north walk and 2.6 footcandles on the south walk; this exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).
2. A 4" Storz fitting for the Fire Department connection, positioned at a 35 degree downward angle, shall be provided.
3. Stormwater management is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above item is addressed.

Marc's

(Detailed site plan)

Location: 3301 Center Road (former K-Mart) – The Shops at Brunswick Place
C-G District

Proposed Use & Background:

An application has been submitted to relocate the existing Marc's grocery store into a portion of the former K-Mart store, occupying 84,335 sq. ft. of space. The existing Jud's Best Discount Muffler and Brake business will continue to occupy the eastern section of the building. Construction will be in two phases: Phase 1 will consist of the Marc's/Jud's canopy, along with the Jud's dumpster enclosure. A future recessed dock (under separate submission) is proposed on the north side of the new Marc's facility, which meets the minimum 25' rear setback required by Section 1260.05(c). There is a 20' aisle width behind the north side of the building, as required by the Fire Department. Phase 2 will consist of the canopy and dock addition for the future retail store for the western portion of the former K-Mart building.

The façade of the new Marc's store will consist of the front of the building utilizing tan EIFS on the canopy above the entrance where the wall sign will be located, and also on Jud's wall canopy. The bottom portion of both wall canopies will be dark brown split-face block extending down to grade level. The remainder of the building will be painted "Nomadic Desert". The future tenant space on the western portion of the structure will incorporate "Dover White" EIFS above the entrance wall canopy, and will include the tan and desert colors.

Parking for Building A is indicated at 382 spaces, which meets the minimum 345 spaces required by Table 1276-1(d)(3) and (7). The total plaza parking provided is 791 spaces, in accordance with the minimum 710 spaces required by Table 1276-1(d)(3), (4), and (7).

Staff Review Comments:

1. The existing interior landscaping measures 10,141 sq. ft.; Section 1282.08(b) requires a minimum of 15,820 sq. ft. (791 parking spaces x 20). Also, the existing striped islands at the end of the parking aisles shall be replaced with curbed landscaped islands, pursuant to Section 1282.08(b)(1). The future 5,000 sq. ft. "Building F" that is being eliminated from the site plan shall be replaced with interior landscaping.
2. Fourteen handicap spaces are indicated for Building A, which meets the minimum eight spaces required by Table 1106.1 of the 2017 Ohio Building Code. Verify there is a minimum of three van-accessible spaces, in accordance with Section 1106.5 of the 2017 Ohio Building Code.
3. A photometrics plan has been submitted which indicates the average illumination level is 3.57 footcandles for the parking areas; this exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).

4. Provide the height of the existing light poles; Section 1276.14(e) permits a maximum 25' height. However, the Planning Commission may approve greater heights upon a showing by the applicant that the additional height complies with both of the following standards:
 - C. The additional height is necessary to efficiently illuminate outdoor areas; and
 - D. The additional height will have no adverse effect on adjacent properties.
5. On the front elevation facing Center Road, the split-face block on the lower portion of the canopy poles shall be extended to the top of the poles.
6. As the existing pole sign is a prohibited sign, pursuant to Section 1270.11(m), it shall be removed. Split-face block to match the front canopy poles shall be incorporated on the new ground sign, as required by Section 1278.10(a) and (b).
7. Pursuant to Section 1278.08(c), the long expanse of blank wall on the east elevation shall be broken up with architectural enhancements such as additional split-face block and wall sconces.

Staff Recommendations:

Staff approves recommendation of the detailed site plan, provided the above items are addressed.

Human Bean

(Discussion plan)

Location: Northwest corner of Center Road and Old Eagle Drive
C-G District

Proposed Use & Background:

An application has been submitted to construct a 756 sq. ft. drive-through coffee shop on 0.9 acre of the 6.8-acre parcel at the northwest corner of Center Road and Old Eagle Drive (Permanent Parcel No. 003-18B-45-025). Restaurants are a permitted use in the C-G District as stated in Section 1260.02(g) of the Zoning Code.

The building complies with the minimum 30' front yard setback and maximum 60' front yard setback from Old Eagle Drive and from Center Road, pursuant to Section 1260.05(a)(1) and (2)(B) and (C). The structure will be located a minimum of 25' from the rear property line, as required by Section 1260.05(c), and a minimum 50' side yard setback from the west property line adjacent to a residential district, in compliance with Section 1260.05(b).

The building will be constructed with earth-tone colors incorporating a dark brown metal canopy over the entrance and the drive-through pick-up window.

As required by Section 1282.06(e), a 10' wide landscape strip at the Center Road and Old Eagle Drive rights-of-way is indicated. Pursuant to Section 1282.08(a), a 5' wide parking perimeter screening strip will be installed adjacent to the north and west parking spaces.

Staff Review Comments:

1. The western portion of the site is located within the 75' riparian setback and FEMA floodplain. A floodplain expansion and wetland creation area is proposed north of the site. Pursuant to Section 1222.07 of the Subdivision Regulations, the Planning Commission may grant variances to the above Regulations where unusual or exceptional factors or conditions require such modification, provided that the Commission:
 - a) Finds that unusual topographical or exceptional physical conditions exist;
 - b) Finds that strict compliance with these Regulations would create an extraordinary hardship as a result of exceptional conditions;
 - c) Permits any modification of these Regulations only to the extent necessary to remove the extraordinary hardship;
 - d) Finds that any modification granted will not be detrimental to the public interest nor in conflict with the intent and purpose of these Regulations;
 - e) Requires such other conditions to be met by the proposed plan or plat as the Commission finds necessary to accomplish the purposes of these Regulations when modified; and
 - f) Records such modification on the plat to be submitted to Council.
2. Pursuant to Section 1276.10(j), verify there is a minimum 130 feet storage area for waiting vehicles in the drive-through lane.
3. Provide driveway widths at the right-of-way and curb on Center Road and Old Eagle Drive; Table 1276-4 requires a minimum width of 20' at the right-of-way and 30' at the curb. Also, provide the parking stall dimensions; Table 1276-3 requires a minimum 9' width by 19' length for 90° angle parking.
4. Nine parking spaces are indicated; as there is no seating inside the establishment, the parking requirements in Table 1276-1(d)(4) are not applicable. Therefore, the standards for other retail stores and services in Table 1276-1(d)(3) will be used. One handicap space is shown; verify it is a van-accessible space, pursuant to Section 1106.5 of the 2017 Ohio Building Code.
5. Section 1282.08(b)(1) requires a minimum of 180 sq. ft. of interior landscaping, which shall be indicated on the detailed site plan.
6. The dumpster enclosure is located at the northwest corner of the site; verify the enclosure will be constructed of materials comparable to the building, in accordance with Section 1276.12(a).
7. As required by Section 1276.14(a), a photometrics plan shall be submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas.

8. Pursuant to Section 1270.04(b), verify the ground sign will not be located within 50' of the Center Road and Old Eagle Drive intersection, as measured from the point of intersection of the right-of-way lines.
9. Detailed façade elevations, including a description of building materials, shall be submitted with the detailed site plan.
10. The proposed ground and wall signs shall comply with Section 1270.05 – Table B.
11. Pursuant to Section 1278.09(d)(1), pedestrian access shall be provided to Center Road and Old Eagle Drive. Also, in lieu of the sidewalk on the west side of Old Eagle Drive required by Section 1280.10, the Administration recommends the addition of an asphalt path that will connect to the future Plum Creek Greenway.

Staff Recommendations:

Staff withholds recommendation of moving the discussion plan to a detailed site plan and public hearing on the riparian setback variance until the above items are addressed.