Brunswick City Planning Commission

October 15, 2020 – Caucus

6:30 p.m. – Video teleconference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
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
Sam Grida, Brunswick City Schools, 3643 Center Rd., Brunswick
Dan Clement, Clement Construction, 1645 West 130th Street, Brunswick
Ravi Patel, BAPS Temple, 2915 Laurel Road, Brunswick
Chris Schmidt, Davey Resource Group/TGC Engineering, P. O. Box 37, Sharon Center
Dino Lustri, Greenland Engineering, 4133 Erie St., Willoughby
Brandon Rouhier, Greenland Engineering, same
Tommy Iokum, Greenland Engineering, same
Ed Shearson, Then Design Architecture, 4135 Erie Street, Willoughby

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

The first item was the review of the public hearing for the Brunswick Middle School – Phase 3 conditional zoning certificate and detailed site plan, 1483 Pearl Road. Mr. Shirilla commented the landscaping and pedestrian access on Princeton Drive need to be addressed by the Commission as to whether a modification will be granted.

The second item was the review of the discussion plan for the BAPS Temple addition, 2915 Laurel Road. The Commission had no comments on this item.

The third item was the review of the discussion plan for the Clement Construction staging building, 1654 West 130th Street. Mr. Arona inquired why the staging building is not being attached to the existing structure and noted the garage doors are facing West 130th Street.

The fourth item was the review of the discussion plan for the All Construction expansion, 945 Industrial Parkway North. Mr. Jones explained there is a FEMA floodplain and riparian setback located to the south of new building. He commented the applicant needs to verify

that the grading necessary for the proposed structure and site improvements will not impact the FEMA floodplain or the riparian setback.

Mr. Shirilla adjourned the meeting at 6:46 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

October 15, 2020

6:52 p.m. – Video teleconference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
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Ravi Patel, BAPS Temple, 2915 Laurel Road, Brunswick
Chris Schmidt, Davey Resource Group/TGC Engineering, P. O. Box 37, Sharon Center
Dino Lustri, Greenland Engineering, 4133 Erie St., Willoughby
Brandon Rouhier, Greenland Engineering, same
Tommy Iokum, Greenland Engineering, same
Ed Shearson, Then Design Architecture, 4135 Erie Street, Willoughby
Dave LeHotan, All Construction, 945 Industrial Parkway North, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 6:52 p.m.

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

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

Ms. Plavecski called the roll: 4 Present 1 Absent (Mr. Hasan).

Item 2

There were no announcements or correspondence.

Item 3

MR. SAEGER MOTIONED TO APPROVE THE MINUTES OF OCTOBER 1, 2020.

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

Item 4(a)

Regarding the public hearing for the Brunswick Middle School – Phase 3 conditional zoning certificate and detailed site plan, 1483 Pearl Road, Mr. Sam Grida, Brunswick City Schools; Mr. Ed Shearson, Then Design Architecture; and Mr. Dino Lustri, Mr. Brandon Rouhier, and Mr. Tommy Iokum, of Greenland Engineering, were present.

Mr. Shearson commented they hope to have Phase 3 completed by July, 2021.

The Staff Review Comments were addressed as follows:

1. Landscaping along the north side of the stadium will consist of groupings of 5' high columnar blue spruce trees, along with a grouping of three 7' high white fir pine trees, in conjunction with the existing trees. The east property line near Princeton Drive will be planted with a combination of 2.5" caliper "Celebration" maple trees and 5' high "Heritage River" birch trees from Plant List "A". Verify the spacing for the maple and birch trees is 25' to 35' on-center, as required by Section 1282.06(d), and that the birch trees have a minimum 2-1/2" caliper, pursuant to Section 1282.04(b)(1). Additionally, Section 1282.04(b)(2) requires a minimum height of 6' at the time of planting for the blue spruce trees. Also, verify the screening yard is a minimum 15' wide. A revised drawing was submitted on October 9, 2020 indicating the caliper size of the river birch tree was increased to 2.5"; the height of the blue spruce trees was increased to 6'; the street trees are spaced 35' on-center; and the screening yard is a minimum 15' wide, as per the above code requirements.

   The east property line will also be bordered by a 6' high black vinyl chain link fence. Section 1282.04(a) does not allow a chain link fence, with or without slats, to be used as part of the landscaping or screening requirements stated in Section 1282.06(d). In order to provide visibility for safety forces into the middle school site, Brunswick City Schools does not wish to have a continuous solid barrier in the form of landscaping or a solid fence and is seeking a modification from the Planning Commission. Mr. Shirilla stated he agrees that a solid screening on Princeton Drive is not good for security. Mr. Arona commented the black chain link fence will disappear into the horizon, due to the proposed landscaping. Mr. Shirilla inquired why there are no slats on the fence; Mr. Shearson replied for security purposes. He explained people could hide on either side of the fence if it was solid or if a solid landscaping screen was planted, whereby the school property couldn't be properly supervised.

   As permitted by Section 1282.10(a), the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where

the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, 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. A concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter. The Commission agreed that granting a modification was appropriate.

2. In accordance with Section 1278.09(d), pedestrian connectivity to Princeton Drive shall be provided. It is suggested that a path be located along the northern property line connecting to Princeton Drive, which would function as an eastern extension of the sidewalk running along the north side of the school building. Mr. Shearson explained there is existing or proposed pedestrian access to Manhattan Avenue and Pearl Road. He commented the bus storage and maintenance area prohibits pedestrian access along Oxford Drive and there is a detention basin. Additionally, he stated there is a temporary easement on Brunswick Area Television property for access to Manhattan Avenue. Mr. Shearson noted Brunswick City Schools doesn't feel the need to have a pedestrian connection on Princeton Drive. He said the new middle school has a 1,700 student capacity and noted only 31 students within a one-mile radius walk to school; however, none of them live on Princeton Drive. Mr. Jones commented that Section 1278.09(d) requires pedestrian connectivity to Princeton Drive. Mr. Saeger commented those are the numbers today, but what will they be in three years; there could more students living on Princeton Drive by then.

   Mr. Arona stated when the athletic fields are used, residents will be parking on Princeton Drive, which is a narrow street. He commented since there is no pedestrian access on Oxford Drive, there should be one on Princeton Drive. Mr. Lustri explained access on Princeton Drive is a safety concern, especially in winter. He said children would have to walk in the street, as Princeton Drive isn't wide enough to handle road improvements. He noted building security would have to be split into two sides, which would diminish security. Mr. Shirilla commented this is a security and safety issue; he would rather have students walking on a sidewalk on Pearl Road instead of through a field. Mr. Delsanter stated there are major issues using Princeton Drive for pedestrian access due to security issues and no existing sidewalk on Princeton Drive.

   Mr. Incorvaia read Section 1278.09(d) aloud to the audience, emphasizing that a safe pedestrian connection must be provided. The Commission agreed that a safe connection cannot be provided at this time, and that existing or proposed pedestrian connections to Pearl Road and Manhattan Avenue are sufficient.

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

3. All requirements shall be adhered to on the conditional zoning certificate, to which the applicant agreed.

4. Final site plan approval is subject to engineering approval.

MR. SAEGER MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR BRUNSWICK MIDDLE SCHOOL – PHASE 3, 1483 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. IN COMPLIANCE WITH SECTION 1282.04(b)(2) OF THE ZONING CODE, AS PER THE REVISED LANDSCAPE PLAN (SHEET L100) RECEIVED ON OCTOBER 9, 2020, THE LANDSCAPING ALONG THE NORTH SIDE OF THE STADIUM WILL CONSIST OF GROUPINGS OF 6' HIGH COLUMNAR BLUE SPRUCE TREES, ALONG WITH A GROUPING OF THREE 7' HIGH WHITE FIR PINE TREES, IN CONJUNCTION WITH THE EXISTING TREES. PURSUANT TO SECTION 1282.04(b)(1), THE EAST PROPERTY LINE NEAR PRINCETON DRIVE WILL BE PLANTED WITH A COMBINATION OF 2.5" CALIPER "CELEBRATION" MAPLE TREES AND 2.5" CALIPER "HERITAGE RIVER" BIRCH TREES FROM PLANT LIST "A". THE SPACING FOR THE MAPLE AND BIRCH TREES IS 35' ON-CENTER, AS REQUIRED BY SECTION 1282.06(d), AND THE APPLICANT HAS VERIFIED THE SCREENING YARD IS A MINIMUM 15' WIDE.

   THE EAST PROPERTY LINE WILL ALSO BE BORDERED BY A 6' HIGH BLACK VINYL CHAIN LINK FENCE. SECTION 1282.04(a) DOES NOT ALLOW A CHAIN LINK FENCE, WITH OR WITHOUT SLATS, TO BE USED AS PART OF THE LANDSCAPING OR SCREENING REQUIREMENTS STATED IN SECTION 1282.06(d). IN ORDER TO PROVIDE VISIBILITY FOR SAFETY FORCES INTO THE MIDDLE SCHOOL SITE, THE PLANNING COMMISSION GRANTED A MODIFICATION TO THE ABOVE SECTION AND SECTION 1282.04(e), WHICH REQUIRES A CONTINUOUS SOLID BARRIER IN THE FORM OF LANDSCAPING OR A SOLID FENCE.

   AS PERMITTED BY SECTION 1282.10(a), THE PLANNING COMMISSION MAY APPROVE A LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENT IN INDIVIDUAL, UNIQUE SITUATIONS WHERE THE REQUIREMENTS OF THIS CHAPTER ARE CLEARLY INAPPLICABLE. IN APPROVING LESS RESTRICTIVE REQUIREMENTS, THE COMMISSION HAS 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.

2. PURSUANT TO SECTION 1278.09(d), THERE IS CURRENT OR PROPOSED PEDESTRIAN ACCESS TO PEARL ROAD AND MANHATTAN AVENUE. AS SAFE PEDESTRIAN CONNECTIVITY TO PRINCETON DRIVE COULD NOT BE PROVIDED, A SIDEWALK ALONG PRINCETON DRIVE IS NOT REQUIRED.

3. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE.

4. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(b)

Concerning the discussion plan for the BAPS Temple addition, 2915 Laurel Road, Mr. Ravi Patel was present.

Mr. Patel addressed the Staff Review Comments as follows:

1. A sloped concrete walk is indicated on the east side of the addition; Mr. Patel verified it is a minimum width of 4', pursuant to Section 1278.09(d).

2. A photometrics plan shall be submitted with the detailed site plan to ensure there is a minimum 0.6 footcandle lighting level for pedestrian areas, pursuant to Section 1276.14(a). The Commission agreed that a photometrics plan of only the addition will be required, as Mr. Jones noted that a photometrics plan of the entire site was provided when the parking lot expansion was approved on September 7, 2017.

3. As required by the Fire Department, the new addition should tie into the existing sprinkler system. Mr. Patel stated he will show this on the detailed site plan.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR THE BAPS TEMPLE ADDITION, 2915 LAUREL ROAD, SUBJECT TO THE FOLLOWING:

1. THE APPLICANT VERIFIED THE SLOPED CONCRETE WALK ON THE EAST SIDE OF THE ADDITION IS A MINIMUM WIDTH OF 4', PURSUANT TO SECTION 1278.09(d).

2. A PHOTOMETRICS PLAN FOR ONLY THE ADDITION SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN TO ENSURE THERE IS A MINIMUM 0.6 FOOTCANDLE LIGHTING LEVEL FOR PEDESTRIAN AREAS, PURSUANT TO 1276.14(a).

3. AS REQUIRED BY THE FIRE DEPARTMENT, THE NEW ADDITION SHALL TIE INTO THE EXISTING SPRINKLER SYSTEM, WHICH WILL BE INDICATED ON THE DETAILED SITE PLAN.

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

Item 4(c)

Regarding the discussion plan for the Clement Construction staging building, 1654 West 130th Street, Mr. Dan Clement, owner, was present.

Mr. Clement addressed the Staff Review Comments as follows:

1. An architectural drawing was submitted, however, a color rendering of the new staging building will be provided with the detailed site plan to ensure it is compatible with the existing structure, as required by Section 1278.08(e) and (f).

2. They will submit a photometrics plan with the detailed site plan to indicate a minimum 0.6 footcandle level for pedestrian areas, including the new sidewalk, pursuant to Section 1276.14(a).

Mr. Arona inquired why the new staging building isn't attached to the existing structure; Mr. Clement responded if the building was attached, in order to receive deliveries, they would have to add pavement to the parking lot, which would reduce green space and ease of getting in and out of the site. Mr. Arona stated since the building sets back a considerable distance from West 130th Street, he doesn't have a problem with the garage doors facing the street.

MR. SAEGER MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE CLEMENT CONSTRUCTION STAGING BUILDING, 1654 WEST 130TH STREET, SUBJECT TO THE FOLLOWING:

1. ARCHITECTURAL DRAWINGS AND A COLOR RENDERING OF THE NEW STAGING BUILDING WILL BE PROVIDED WITH THE DETAILED SITE PLAN TO ENSURE IT IS COMPATIBLE WITH THE EXISTING STRUCTURE, AS REQUIRED BY SECTION 1278.08(e) AND (f).

2. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN TO INDICATE A MINIMUM 0.6 FOOTCANDLE LEVEL FOR PEDESTRIAN AREAS, INCLUDING THE NEW SIDEWALK, PURSUANT TO SECTION 1276.14(a).

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

Item 4(d)

Regarding the discussion plan for the All Construction expansion, 945 Industrial Parkway North, Mr. Chris Schmidt, Davey Resource Group; and Mr. Dave LeHotan, owner, were present.

Mr. Shirilla inquired if the new building will mirror the existing structure, using the same amount of overhead doors; Mr. Schmidt answered he doesn't have the specifics for the façade yet. Mr. Aungst explained it will be a white masonry building with blue shutters.

The Staff Review Comments were addressed as follows:

1. Five handicap parking spaces have been provided in accordance with Table 1106.1 of the 2017 Ohio Building Code. Verify one of these spaces is van-accessible, as

required by Section 1106.5 of the OBC; Mr. Schmidt stated it will be shown on the detailed site plan.

2. Mr. Schmidt said he will provide dimensions of the parking stalls; Table 1276-3 requires a minimum dimension of 9' wide x 19' long for 90º angle parking.

3. Mr. Schmidt stated he will indicate driveway widths at the right-of-way and curb on the detailed site plan; Table 1276-4 permits a minimum of 24' and a maximum of 40' at the right-of-way; there is no minimum width required at the curb, but there is a maximum of 90'.

4. Provide a color rendering, along with building materials, to ensure compatibility with the existing structure, pursuant to Section 1278.08(e) and (f), to which Mr. Schmidt concurred.

5. The detailed site plan shall include a landscaping plan, including the plantings being used in the 50' screening yard adjacent to the residential district in the Ashton Woods Subdivision, as required by Section 1282.06(b). Mr. Schmidt stated there are existing trees that are part of the buffer; Ms. Plavecski commented the type of trees and density should be noted on the landscape plan. Mr. Aungst suggested providing pictures, to which Mr. Jones said that photos should be taken 50' to 60' off the property line showing the rear of the adjacent homes.

6. Where an industrial use abuts a public or private right-of-way, 5% of the total front yards areas must be landscaped with trees, shrubs, planting beds and/or perennial borders and beds in a design selected by the owner, in accordance with Section 1282.06(f). Interior landscaping for an industrial site is not required by 1282.06. Mr. Aungst commented there is nice landscaping in front of the existing building, including a large grove of trees. He stated as much of the existing landscaping should remain as possible, to which Mr. Jones concurred and suggested that photos of the above area should be provided. He also noted this part of the property is impacted by the riparian setback and healthy vegetation must remain, as required by code.

7. The detailed site plan shall include a photometrics plan to ensure there is a minimum 0.6 footcandle level for parking and pedestrian areas on the new site, pursuant to Section 1276.14(a). Also, the lighting level along the north property line adjacent to the Ashton Woods Subdivision shall not exceed one footcandle, as permitted by Section 1276.14(c). Additionally, the light pole height shall be indicated on the lighting plan; Section 1276.14(e)(2) allows a maximum height of 25', with the Planning Commission having the ability to approve a greater height provided certain conditions have been met. Mr. Schmidt stated the above information will be submitted with the detailed site plan.

8. Verify grading necessary for the new building and site improvements will not impact the FEMA floodplain or the riparian setback; Mr. Schmidt agreed.

9. Parcel 1 shall be consolidated with the existing parcel, which requires a Minor Subdivision Application, legal description, and survey to be submitted, subject to engineering approval. Mr. Schmidt explained they are going to split Parcel 1 and Parcel 2. Mr. Jones commented Parcel 1 would have to be consolidated with the existing building. He said based on the proposed walkway, a lot consolidation/lot split will be required.

10. The two stormwater management ponds shall be sized to accommodate planned future development on Parcel 2. Mr. Jones explained due to the riparian setback, a stormwater and ingress/egress easement will be required on Parcel 1 to service Parcel 2.

MR. SAEGER MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE ALL CONSTRUCTION EXPANSION, 945 INDUSTRIAL PARKWAY NORTH, SUBJECT TO THE FOLLOWING: THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENTS 1 THROUGH 10 AND THAT PARCEL 1 SHALL BE CONSOLIDATED WITH THE EXISTING BUILDING, ALONG WITH THE SUBSEQUENT LOT SPLIT FOR PARCELS 1 AND 2.

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

Item 5

Concerning old business, Mr. Aungst reviewed the comments from the October 1, 2020 meeting with the Commission regarding decreasing the length of Planning Commission meetings.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

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

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:52 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

October 15, 2020

Brunswick Middle School – Phase 3
(Public hearing – conditional zoning certificate and detailed site plan)

Location: 1483 Pearl Road
R-L & C-G Districts

Proposed Use & Background:
The Planning Commission, at their meeting on September 3, 2020, moved the discussion plan to a detailed site plan and public hearing to construct a new 801-seat stadium on the east side of the property, along with two practice fields; one measuring 170' x 270' (45,900 sq. ft.) at the northeast corner of the property, and one measuring 130' x 176' (22,880 sq. ft.) near the middle of the east property line that will include shotput and discus areas.

The Board of Zoning Appeals, at their meeting on September 15, 2020, granted variances to allow the following encroachments into the 100' setback for an activity area required by Section 1274.08(a) from a residential property line:

a. The north portion of the track is located 49.50' from the north property line.
b. The scoreboard is located 49.64' from the north property line.
c. The 170' x 270' practice field is located 36.55' from the north property line and 30.49' from the east property line.
d. The 130' x 176' practice field is located 34.59' from the east property line. Additionally, within the above practice field, the discus field is located 48.71' from the east property line.

At the above meeting, the BZA tabled the variance request for the 8'1" high, 70.06 sq. ft. electronic moving message/digital display sign face area until October 14, 2020.

Educational institutions are a conditionally permitted use in the R-L Low Density Residential District, pursuant to Section 1252.04(a), subject to Section 1274.08(a), (b), (e) and (h) of the Zoning Code.

Pursuant to Section 1276.14(h), the lighting standards stated in Section 1276.14 do not apply to outdoor recreation activities.

Staff Review Comments:
5. Landscaping along the north side of the stadium will consist of groupings of 5' high columnar blue spruce trees, along with a grouping of three 7' high white fir pine trees, in conjunction with the existing trees. The east property line near Princeton Drive will be planted with a combination of 2.5" caliper "Celebration" maple trees and 5' high "Heritage River" birch trees from Plant List "A". Verify the spacing for the maple and birch trees is 25' to 35' on-center, as required by Section 1282.06(d), and that the

birch trees have a minimum 2-1/2" caliper, pursuant to Section 1282.04(b)(1). Additionally, Section 1282.04(b)(2) requires a minimum height of 6' at the time of planting for the blue spruce trees. Also, verify the screening yard is a minimum 15' wide.

The east property line will also be bordered by a 6' high black vinyl chain link fence. Section 1282.04(a) does not allow a chain link fence, with or without slats, to be used as part of the landscaping or screening requirements stated in Section 1282.06(d). In order to provide visibility for safety forces into the middle school site, Brunswick City Schools does not wish to have a continuous solid barrier in the form of landscaping or a solid fence and is seeking a modification from the Planning Commission.

As permitted by Section 1282.10(a), the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, 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. A concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.

6. In accordance with Section 1278.09(d), pedestrian connectivity to Princeton Drive shall be provided. It is suggested that a path be located along the northern property line connecting to Princeton Drive, which would function as an eastern extension of the sidewalk running along the north side of the school building.

7. All requirements shall be adhered to on the conditional zoning certificate.

8. Final site plan approval is subject to engineering approval.

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

BAPS Temple addition
(Discussion plan)

Location: R-R & I-L District (northern portion of site)
2915 Laurel Road

Proposed Use & Background:
A discussion plan has been submitted to construct an addition totaling 2,020 sq. ft. on the west, east and south sides of the existing building. The addition will be located 105.4' from the Laurel Road right-of-way; 579.4' from the east property line; and 720' from the west

property line, in compliance with Section 1274.08(a) of the Zoning Code, which requires all structures and activity areas to be located a minimum 100' from all residential property lines.

Religious places of worship are a conditionally permitted use in the R-R District, pursuant to Section 1250.04(b), subject to Section 1274.08(a), (b), (e), and (h) of the Zoning Code.

The addition will be constructed of materials comparable to the existing building, as required by Section 1278.08(e) and (f). Split-face concrete masonry units (CMU) will be used on the façade to match the existing structure. Three pre-finished fiberglass domes will be added that are visible from the west elevation. A decorative pre-fabricated fiberglass roof cornice with a standing seam metal roof will also be incorporated.

No parking spaces are being eliminated and the existing landscaping along the Laurel Road right-of-way is not being disturbed. Landscaping around the new addition includes evergreen bushes and 10' high arborvitae.

Staff Review Comments:

4. A sloped concrete walk is indicated on the east side of the addition; verify it is a minimum width of 4', pursuant to Section 1278.09(d).

5. A photometrics plan shall be submitted with the detailed site plan to ensure there is a minimum 0.6 footcandle lighting level for pedestrian areas.

6. As required by the Fire Department, the new addition should tie into the existing sprinkler system.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing, provided the above items are addressed.

Clement Construction staging building

(Discussion plan)

Location: 1654 West 130th Street
I-L District

Proposed Use & Background:

An application has been submitted to construct a 1,404 sq. ft. staging building which will be used to stage and assemble material for construction projects such as entertainment centers, cabinetry, lockers, and book shelving.

The staging building will be located at the southwest corner of the site and complies with the minimum 25' side and rear yard setbacks required by Section 1266.05(d) and (e).

Assembly of materials is a permitted use in the I-L District, pursuant to Section 1266.02(a).

Approximately 16 linear feet of existing concrete curb will be removed, along with three existing pine trees. Three new pine trees will be planted to replace them north of the proposed staging building. A 4' wide concrete sidewalk leading to the man-door will be provided for pedestrian access, in compliance with Section 1278.09(d).

The new building will be constructed with a standing seam metal roof, with the façade using "Old Town Grey" metal siding to match the existing building and "Arctic White" split-face block.

Staff Review Comments:

3. Submit architectural drawings and a color rendering of the new assembly building to ensure it is compatible with the existing structure, as required by Section 1278.08(e) and (f).

4. Submit a photometrics plan with the detailed site plan to indicate a minimum 0.6 footcandle level for pedestrian areas, including the new sidewalk, pursuant to Section 1276.14(a).

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.

All Construction addition

(Discussion plan)

Location: 945 Industrial Parkway North
I-L District

Proposed Use & Background:

An application has been submitted to construct a 22,400 sq. ft. new building on a 5-acre parcel (Parcel 1) west of the existing structure, which meets the minimum one acre required by Section 1266.05(b). The 393' lot width meets the minimum 100' width required by Section 1266.05(b). The minimum 50' front yard setback; minimum 25' side yard setback on the east and west property lines; and minimum 200' rear yard setback adjacent to a residential district (Ipswich Court in the Ashton Woods Subdivision) have been met, in accordance with Section 1266.05(c), (d), and (e). A 50' rear screening yard is also indicated along the rear (north) property line, as required by Section 1266.05(g).

The new building will be used for production purposes, which is a permitted use pursuant to Section 1266.02(a).

The number of parking spaces for the proposed building is 108 spaces, which meets the minimum of one space per employee plus 25% for guests, company vehicles, and employment growth, pursuant to Table 1276-1(e). The minimum 24' aisle width between the

rows of parking has been met, as required by Table 1276-3. A potential 20' wide skywalk connection from the new building to the existing building is proposed.

There is a FEMA floodplain and subsequent riparian setback located to the south of the proposed building. Two stormwater management ponds are indicated to the west of the new parking lot and new structure.

Staff Review Comments:

11. Five handicap parking spaces have been provided in accordance with Table 1106.1 of the 2017 Ohio Building Code. Verify one of these spaces is van-accessible, as required by Section 1106.5 of the OBC.

12. Provide dimensions of the parking stalls; Table 1276-3 requires a minimum dimension of 9' wide x 19' long for 90º angle parking.

13. Indicate driveway widths at the right-of-way and curb; Table 1276-4 permits a minimum of 24' and a maximum of 40' at the right-of-way; there is no minimum width required at the curb, but there is a maximum of 90'.

14. Provide a color rendering, along with building materials, to ensure compatibility with the existing structure, pursuant to Section 1278.08(e) and (f).

15. The detailed site plan shall include a landscaping plan, including the plantings being used in the 50' screening yard adjacent to the residential district in the Ashton Woods Subdivision, as required by Section 1282.06(b).

16. Where an industrial use abuts a public or private right-of-way, 5% of the total front yards areas must be landscaped with trees, shrubs, planting beds and/or perennial borders and beds in a design selected by the owner, in accordance with Section 1282.06(f). Interior landscaping for an industrial site is not required by 1282.06.

17. The detailed site plan shall include a photometrics plan to ensure there is a minimum 0.6 footcandle level for parking and pedestrian areas on the new site, pursuant to Section 1276.14(a). Also, the lighting level along the north property line adjacent to the Ashton Woods Subdivision shall not exceed one footcandle, as permitted by Section 1276.14(c). Additionally, the light pole height shall be indicated on the lighting plan; Section 1276.14(e)(2) allows a maximum height of 25', with the Planning Commission having the ability to approve a greater height provided certain conditions have been met.

18. Verify grading necessary for the new building and site improvements will not impact the FEMA floodplain or the riparian setback.

19. Parcel 1 shall be consolidated with the existing parcel, which requires a Minor Subdivision Application, legal description, and survey to be submitted, subject to engineering approval.

20. The two stormwater management ponds shall be sized to accommodate planned future development on Parcel 2. A stormwater and ingress/egress easement will be required on Parcel 1 to service Parcel 2.

Staff Recommendations:
Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.