

Brunswick City Planning Commission

December 3, 2020 – Caucus

6:30 p.m. – Video teleconference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Steve Slimak, 851 Southbridge Boulevard, Brunswick

The first and only item on the agenda is a public hearing for the Slimak home occupation (woodworking) conditional zoning certificate, 851 Southbridge Boulevard. As the applicant is in compliance with the home occupation regulations, the Planning Commission had no comments or questions.

Mr. Shirilla adjourned the meeting at 6:34 p.m.

Respectfully,

Pamela Plavecski

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Item 1

Chairman Joe Shirilla called the meeting to order at 6:35 p.m.

Ms. Plavecski called the roll: 5 Present 0 Absent.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF NOVEMBER 19, 2020.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays 1 Abstain (Mr. Rocha).

Item 4(a)

Regarding the public hearing for the Slimak home occupation (woodworking) conditional zoning certificate, 851 Southbridge Boulevard, Mr. Stephan Slimak was present.

Mr. Slimak explained he will be making display cases for collections of football helmets. Mr. Saeger commented as Mr. Slimak will be working in his basement, there shouldn't be a problem with noise outside of the house, to which Mr. Slimak concurred. Mr. Shirilla asked Mr. Slimak if he agrees to comply with all the regulations in the conditional zoning certificate; Mr. Slimak replied yes.

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

MR. SAEGER MOTIONED TO APPROVE THE SLIMAK HOME OCCUPATION FOR WOODWORKING, 851 SOUTHBRIDGE BOULEVARD, SUBJECT TO THE REQUIREMENTS IN THE CONDITIONAL ZONING CERTIFICATE.

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

Item 5

There was no old business.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Delsanter gave the Council Representative's Report. He stated the Economic Development and Planning & Zoning Committees of City Council are working on an overlay district and implementing suggestions outlined in the Comprehensive Plan Update.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

Mr. Hasan seconded the motion.

The meeting was adjourned at 6:48 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

December 3, 2020

Slimak home occupation

(Public hearing – conditional zoning certificate)

Location: 851 Southbridge Boulevard
R-L District

Proposed Use & Background:

A conditional zoning certificate application has been submitted by Stephan Slimak to operate a home occupation producing hand-crafted display cases (woodworking). Hours of operation shall be limited to 20 hours per month on weekends. The work will be performed in a 10' x 10' section of the applicant's 1,100 sq. ft. basement and all items will be stored there, in compliance with Section 1274.09(b), (c), (d) and (e) of the Zoning Code. No outdoor advertising signage will be used, pursuant to Section 1274.09(f); items will be sold on-line and by word-of-mouth. As required by Section 1274.09(g), there will be no mechanical or electrical equipment used that would cause any fluctuation in line voltage, vibration heat, glare or other nuisances outside the home.

Delivery and shipping of supplies and materials will be performed through Mr. Slimak's private automobile and UPS/USPS, in compliance with Section 1274.09(i). No walk-in retail sales will occur at the home.

Home occupations are a conditionally permitted use in the R-L District, pursuant to Section 1274.09 of the Zoning Code.

Staff Review Comments:

1. In accordance with Section 634.04(k) of the Codified Ordinances, no woodworking activities causing a noise disturbance shall take place between the hours of 11:00 p.m. and 6:00 a.m.
2. All requirements shall be adhered to on the conditional zoning certificate.

Staff Recommendations:

Staff recommends approval of the home occupation conditional zoning certificate, provided the applicant complies with the above items.