Brunswick City Planning Commission

December 17, 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
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
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
Kyle Nothnagel, Human Bean, no address given
Arnold Nothnagel, 4991 Tulip Drive, Akron
Travis Crane, Davey Resource Group, 1310 Sharon Copley Rd, Sharon Center

Chairman Joe Shirilla called the meeting to order at 6:30 p.m.

The first item was the review of the detailed site plan for the All Construction Services addition, 945 Industrial Parkway North. Mr. Jones noted the applicant is in the process of preparing the lot consolidation of Parcel 1 with the existing parcel. He commented the two stormwater management ponds seem to be appropriately sized to accommodate future development on Parcel 2. He stated the relocation of the proposed Fire Department connection and fire hydrant will be addressed during engineering review. Mr. Arona inquired if the proposed new skywalk should be reviewed by the Planning Commission; Mr. Jones responded it will be reviewed by the Division of Building by an independent Plans Examiner. Mr. Arona commented he wants to ensure the walkway will look good aesthetically. Mr. Hasan said he would like a timer for the parking lot lights since it is adjacent to a residential district to the north.

The second item was the review of the public hearing for the Human Bean coffee shop detailed site plan and variance to the 75’ riparian setback, northwest corner of Center Road and Old Eagle Drive. Ms. Plavecski commented the applicant is seeking a variance to allow an 8’ wide landscape strip, instead of 10’ wide, on Old Eagle Drive due to the 8’ wide asphalt

path. Mr. Hasan stated the traffic circulation pattern is confusing; Mr. Aungst explained how the traffic will flow on the site.

The third item was the discussion of the revised detailed site plan for Marc's grocery store, 3301 Center Road (former K-Mart). Mr. Shirilla noted there is a substantial amount of different light pole heights and stated he would like more uniformity. Mr. Hasan inquired what is the dock enclosure for on the south side of the building. Mr. Arona stated he would like the light pole heights brought into compliance with code.

Mr. Shirilla adjourned the meeting at 6:59 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

December 17, 2020

7:00 p.m. – Video teleconference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
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
Daniel Armagno, LaBella Associates, 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
Kyle Nothnagel, Human Bean, no address given
Arnold Nothnagel, 4991 Tulip Drive, Akron
Travis Crane, Davey Resource Group, 1310 Sharon Copley Rd, Sharon Center
Lena Knight, 1065 Old Eagle Drive, Brunswick
Jeff Knight, 3569 Fireside Drive, Brunswick
Jim Nabors, 3424 Ruf Drive, Brunswick
Scott Barnes,1254 Tulip Court, Brunswick
Morgan Faunce, 5164 Normandy Park Dr., Suite 285, Medina

Item 1

Chairman Joe Shirilla called the meeting to order at 7:06 p.m.

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

Item 2

Regarding announcements or correspondence, Ms. Plavecski announced Mr. Arona is recusing himself from participating in the Human Bean coffee shop project, as he lives in the Old Mill Village Subdivision.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM DECEMBER 3, 2020.

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

Item 4(a)

Regarding the detailed site plan for the All Construction addition, 945 Industrial Parkway North, Mr. Travis Crane, of Davey Resource Group, was present.

The Staff Review Comments were addressed as follows:

1. Mr. Crane stated they are in the process of preparing the lot consolidation of Parcel 1 with the existing parcel, subject to engineering approval.

2. Stormwater management calculations have been submitted; Mr. Jones commented the two stormwater management ponds seem to be appropriately sized to accommodate future development on Parcel 2. A stormwater and ingress/egress easement will be required on Parcel 1 to service Parcel 2.

3. The proposed Fire Department connection shall be relocated and a fire hydrant must be placed within 25' of the remote fire department connection. Mr. Jones stated the location of the above will be subject to engineering approval.

Mr. Arona inquired about the proposed new skywalk; Mr. Crane replied Mr. LeHotan (owner) would like to connect the two buildings for his employees. Mr. Arona commented Mr. Jones stated the skywalk building plans will be reviewed by the Division of Building. Mr. Jones inquired about the aesthetics of the skywalk, to which Mr. Crane responded it will match the new and existing buildings. Mr. Arona stated he would like to see more details of the skywalk, whereby the Division of Building will approve the structural details and the city administration will approve the aesthetics; Mr. Shirilla concurred.

Mr. Hasan noted the parking lot lights should be on a timer, especially near the north property line adjacent to the residential subdivision. Mr. Crane explained Mr. LeHotan agreed to put the exterior lighting on a timer to reduce the lighting levels. He said the hours of operation for the addition will be the same as for the existing building. Mr. Aungst stated All Construction Services operates during normal business hours and there is existing landscaping in place to help provide screening. He noted the city administration can review the lighting levels.

MR. ARONA MOTIONED TO APPROVE THE ALL CONSTRUCTION SERVICES DETAILED SITE PLAN, 945 INDUSTRIAL PARKWAY NORTH, SUBJECT TO THE FOLLOWING:

1. THE LOT CONSOLIDATION OF PARCEL 1 WITH THE EXISTING PARCEL SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

2. STORMWATER MANAGEMENT CALCULATIONS HAVE BEEN SUBMITTED; 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.

3. THE PROPOSED FIRE DEPARTMENT CONNECTION SHALL BE RELOCATED AND A FIRE HYDRANT MUST BE PLACED WITHIN 25' OF THE REMOTE FIRE DEPARTMENT CONNECTION, SUBJECT TO ENGINEERING APPROVAL.

4. ENGINEERED DRAWINGS FOR THE SKYWALK SHALL BE REVIEWED BY THE DIVISION OF BUILDING AND THE CITY ADMINISTRATION SHALL REVIEW THE AESTHETIC DRAWINGS.

5. THE EXTERIOR LIGHTING LEVELS SHALL BE REDUCED AFTER HOURS OF BUSINESS OPERATION, SIMILAR TO THE EXISTING LIGHTING LEVELS, SUBJECT TO ADMINISTRATION APPROVAL.

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

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

Item 4(b)

Concerning the public hearing for the Human Bean coffee shop detailed site plan and variance to the 75' riparian setback, northwest corner of Center Road and Old Eagle Drive, Mr. Arnold Nothnagel and Mr. Kyle Nothnagel, Human Bean coffee shop owners; Mr. Joe Caplea, architect; Mr. Travis Crane, Davey Resource Group; and Ms. Lena Knight, property owner, were present.

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 explained the variance needed, along with the creation of the oxbow. He stated he felt all of the above findings have been met, to which the Planning Commission agreed.

2. The driveway width at the right-of-way on Center Road is shown at 20', pursuant to Table 1276-4; however, the width at the curb is not indicated. Additionally, the width at the right-of-way and curb for the ingress/egress driveway on Old Eagle Drive is not shown. The above table requires a minimum 20' width and maximum 30' width at the right-of-way and a minimum 30' width and maximum 45' width at the curb. Mr. Crane stated they will show this on the final site plan.

3. One handicap space is shown, but no dimensions are provided to indicate if it is van-accessible, pursuant to Section 1106.5 of the 2017 Ohio Building Code. Mr. Crane noted the dimensions will be added to the final site plan.

4. A photometrics plan has been submitted; however, the average illumination level of "Drive-Thru 2" is 2.6 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Also, the majority of the northern-most parking space of the three parking spaces on the northwest portion of the site does not have a minimum 0.6 footcandle level that is required by Section 1276.14(a). Ms. Plavecski commented a revised photometrics plan was submitted, which meets code.

5. Section 1282.08(b)(1) requires a minimum of 180 sq. ft. of interior landscaping, which Ms. Plavecski noted should be indicated on the landscape plan.

6. As required by Section 1282.06(e), a landscape strip along Old Eagle Drive with a combination of Red Point maple trees and Sea Green junipers is indicated. Verify the landscape strip is a minimum 10' wide. Additionally, the Sea Green junipers are shown with a 24" height; Section 1282.04(b)(3) requires a minimum height of 36" at the time of planting when the plant material is used for screening. Also, as required by Section 1282.06(e), a notation shall be added to the landscape plan indicating that 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and /or perennial borders and beds in a design selection by the owner. This notation is also required for the landscaping along Center Road, which shall also include a 10' wide landscape strip. Mr. Crane stated they will adjust the height of the landscaping to comply with a minimum 36" height. Ms. Plavecski noted a modification is needed to allow an 8' wide landscape strip on Old Eagle Drive, instead of a 10' width required by Section 1282.06(e). She explained a reduction in width is required to make room for the 8' wide asphalt trail that will connect to the Plum Creek Greenway, and stated the Planning Commission, as permitted by Section 1282.10(a), has the authority to grant a modification.

7. Identify the height of the Newport viburnum being used in the 5' wide parking perimeter screening strip required by Section 1282.08(a) adjacent to the north parking spaces; Section 1282.04(b)(3) requires a minimum height of 36" at the time of planting when plant material is used for screening. Also, screening is required along the perimeter of the three northwest parking spaces. Mr. Crane stated this will be notated on the final site plan.

8. The ground sign on Center Road is located inside of the 50' intersection of Center Road and Old Eagle Drive, as measured from the point of intersection of the right-of-way lines, which is not permitted by Section 1270.04(b). Mr. Crane noted the sign is outside of the 50' intersection and complies with code.

9. The proposed ground and wall signs shall comply with Section 1270.05 – Table B. Mr. Aungst explained if the signs don't comply, a variance will be required from the Board of Zoning Appeals.

10. Pursuant to Section 1278.09(d)(1), pedestrian access shall be provided to Center Road and Old Eagle Drive. Mr. Jones suggested pedestrian access could be provided by a short connection from the building's south elevation across the eastern drive-thru lane and connect to the 8' wide asphalt path. The pedestrian connection will cross through the 8' wide landscaping strip and will be a 4' wide paved surface.

11. The Planning Commission asked for the bike racks to be located south of the white outdoor tables, which shall be indicated on the final site plan.

12. A lot split, including a Minor Subdivision Application, will be required to split the Human Bean 0.9 acre parcel from the existing 6.8-acre parcel. Mr. Crane stated they will submit the lot split application following detailed site plan approval.

Mr. Shirilla asked for an explanation of the traffic pattern on the site, which Mr. Crane clarified. Mr. Shirilla asked what size of delivery trucks will be used; Mr. Kyle Nothnagel responded they will be medium-size trucks and there will be no delivery, stopping, or unloading on Old Eagle Drive.

Mr. Shirilla declared the public hearing open.

Mr. Jeff Knight, 3569 Fireside Drive, Brunswick, stated he is surrounded by a pond and retention lake and noted there has been an increase in the water level within the past year. He also commented there is a build-up of debris in the retention pond and said just building an oxbow doesn't help. He also asked about the traffic pattern and if any new turn lanes are proposed.

Ms. Lena Knight, 1065 Old Eagle Drive, Brunswick, explained she is one of the owners of the property and stated Human Bean will be purchasing 0.9 acre of the existing 6.8-acre parcel, but the rest will be given to the Old Mill Village Homeowners Association and the City of Brunswick.

Mr. Jim Nabors, 3424 Ruf Drive, Brunswick, stated he is the president of the Old Mill Village Homeowners Association and they are concerned about traffic and flooding. He said traffic exiting from Starbucks is using the apartment complex in Old Mill Village as a turnaround to go west. He said North Park Plaza ripped up the street, but it's going to be fixed, and stated a turn lane is needed for better traffic flow at the intersection of Old Eagle Drive and Center Road. Mr. Nabors stated when Plum Creek overflows, it has flooded the Old Mill Village clubhouse. He said all the streets in Old Mill Village are concrete; therefore, they would like a concrete path instead of asphalt. He also inquired if the entrance sign to the subdivision will remain and said they are willing to work with Human Bean.

There was no further public comment, so Mr. Shirilla declared the public hearing closed.

Mr. Shirilla inquired about the back-up of Plum Creek due to debris; Mr. Jones replied the retention pond near Mr. Knight's home is maintained by the Old Mill Village Homeowners Association.

Regarding the traffic back-up at the intersection of Center Road and Old Eagle Drive, Mr. Jones explained Chick-fil-A is installing some significant traffic signal improvements and will have a dedicated left turn lane, except southbound on Old Eagle Drive. He noted the signalization must be operational before Chick-fil-A is permitted to open. He further commented there may be money from the State of Ohio to replace the deteriorating concrete, and adding a left turn lane on Old Eagle Drive could be considered, depending if there is sufficient room for utilities.

Concerning flooding, Mr. Jones said standing water is expected; by having the oxbow within the floodplain, water will spread out more into the detention basin.

Regarding the asphalt path connecting to the Plum Creek Greenway, Mr. Jones explained it will run north/south and will start at Plum Creek and extend to Mooney Park. He stated construction will begin in 2021. He noted the asphalt trail will be part of a larger plan, and the trail could be extended near the Old Mill Village clubhouse.

Mr. Shirilla asked about the Old Mill Village Subdivision sign; Ms. Knight answered the sign will come down, but the lettering will stay intact, as they can use it on the community building.

Concerning the Human Bean staging area, Mr. Shirilla questioned how many cars can fit there; Mr. Crane replied it is approximately 280', so around 15 to 20 cars.

MR. SAEGER MOTIONED TO APPROVE THE HUMAN BEAN COFFEE SHOP DETAILED SITE PLAN AND 75' RIPARIAN SETBACK VARIANCE, 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. THE COMMISSION HAS FOUND THE REQUIREMENTS IN SUBSECTIONS (a) THROUGH (f) HAVE BEEN MET.

2. IN ACCORDANCE WITH TABLE 1276-4, INDICATE THE DRIVEWAY WIDTH AT THE CURB FOR THE CENTER ROAD DRIVE. ADDITIONALLY, THE WIDTH AT THE RIGHT-OF-WAY AND CURB FOR THE INGRESS/EGRESS DRIVEWAY ON OLD EAGLE DRIVE SHALL BE SHOWN. THE ABOVE TABLE REQUIRES A MINIMUM 20' WIDTH AND MAXIMUM 30' WIDTH AT THE RIGHT-OF-WAY AND A MINIMUM 30' WIDTH AND MAXIMUM 45' WIDTH AT THE CURB.

3. PROVIDE THE DIMENSIONS OF THE VAN-ACCESSIBLE HANDICAP SPACE, PURSUANT TO SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE.

4. THE REVISED PHOTOMETRICS PLAN COMPLIES WITH THE MAXIMUM 2.4 FOOTCANDLES PERMITTED by SECTION 1276.14(c) OF THE ZONING CODE.

5. SECTION 1282.08(b)(1) REQUIRES A MINIMUM OF 180 SQ. FT. OF INTERIOR LANDSCAPING, WHICH SHALL BE INDICATED ON THE LANDSCAPE PLAN.

6. AS REQUIRED BY SECTION 1282.06(e), A LANDSCAPE STRIP ALONG OLD EAGLE DRIVE WITH A COMBINATION OF RED POINT MAPLE TREES AND SEA GREEN JUNIPERS IS INDICATED. THE APPLICANT REQUESTED A MODIFICATION TO ALLOW AN 8' WIDE LANDSCAPE STRIP ALONG OLD EAGLE DRIVE, INSTEAD OF A 10' WIDE STRIP REQUIRED BY THE ABOVE SECTION, IN ORDER TO PROVIDE SUFFICIENT ROOM FOR THE 8' WIDE ASPHALT PATH THAT WILL CONNECT TO THE FUTURE PLUM CREEK GREENWAY. AS PERMITTED BY SECTION 1282.10(a), THE PLANNING COMMISSION HAS GRANTED A MODIFICATION AND 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.

   ADDITIONALLY, THE SEA GREEN JUNIPERS ARE SHOWN WITH A 24" HEIGHT; SECTION 1282.04(b)(3) REQUIRES A MINIMUM HEIGHT OF 36" AT THE TIME OF PLANTING WHEN THE PLANT MATERIAL IS USED FOR SCREENING. ALSO, AS REQUIRED BY SECTION 1282.06(e), A NOTATION SHALL BE ADDED TO THE LANDSCAPE PLAN INDICATING THAT 10% OF THE TOTAL FRONT YARD AREA NOT USED FOR PARKING OR CIRCULATION SHALL BE LANDSCAPED WITH TREES, SHRUBS, PLANTING BEDS, AND /OR PERENNIAL BORDERS AND BEDS

IN A DESIGN SELECTION BY THE OWNER. THIS NOTATION IS ALSO REQUIRED FOR THE LANDSCAPING ALONG CENTER ROAD, WHICH SHALL INCLUDE A 10' WIDE LANDSCAPE STRIP.

7. IDENTIFY THE HEIGHT OF THE NEWPORT VIBURNUM BEING USED IN THE 5' WIDE PARKING PERIMETER SCREENING STRIP REQUIRED BY SECTION 1282.08(a) ADJACENT TO THE NORTH PARKING SPACES; SECTION 1282.04(b)(3) REQUIRES A MINIMUM HEIGHT OF 36" AT THE TIME OF PLANTING WHEN PLANT MATERIAL IS USED FOR SCREENING. ALSO, SCREENING IS REQUIRED ALONG THE PERIMETER OF THE THREE NORTHWEST PARKING SPACES.

8. THE GROUND SIGN ON CENTER ROAD IS LOCATED OUTSIDE OF THE 50' INTERSECTION OF CENTER ROAD AND OLD EAGLE DRIVE, AS MEASURED FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES, AS REQUIRED BY SECTION 1270.04(b).

9. THE PROPOSED GROUND AND WALL SIGNS SHALL COMPLY WITH SECTION 1270.05 – TABLE B.

10. PURSUANT TO SECTION 1278.09(d)(1), PEDESTRIAN ACCESS SHALL BE PROVIDED BY A SHORT CONNECTION FROM THE BUILDING'S SOUTH ELEVATION ACROSS THE EASTERN DRIVE-THRU LANE AND CONNECT TO THE 8' WIDE ASPHALT PATH. THE PEDESTRIAN CONNECTION WILL CROSS THROUGH THE 8' WIDE LANDSCAPING STRIP AND WILL BE A 4' WIDE PAVED SURFACE.

11. THE BIKE RACKS SHALL BE LOCATED NEAR THE SOUTH END OF THE WHITE OUTDOOR TABLES, WHICH SHALL BE SHOWN ON THE FINAL SITE PLAN.

12. A LOT SPLIT, INCLUDING A MINOR SUBDIVISION APPLICATION, WILL BE REQUIRED TO SPLIT THE HUMAN BEAN 0.9 ACRE PARCEL FROM THE EXISTING 6.8-ACRE PARCEL.

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

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

Item 4(c)

Concerning the revised detailed site plan for Marc's grocery store, 3301 Center Road (former K-mart), Mr. Dan Armagno, LaBella Associates; and Mr. Frank Dascenzo, Select Strategies; were present.

Mr. Armagno explained the resurfacing of the front parking lot will continue. He noted the 30' high light poles are in front of Buildings A and B; and the light poles in front of Wendy's are 25' high. He said most of the light poles on the K-Mart site are 30' high or taller. He commented they will be changing out the existing light heads and replacing them with LED lighting. Mr. Armagno commented they have added an esplanade to provide pedestrian access from the building to Center Road. Mr. Dascenzo noted they will continue the walking path to Center Road after Future Building F is developed. Mr. Shirilla suggested adding up-lighting to the trees and bushes in the esplanade.

Regarding clarification for Phase 3, Mr. Dascenzo explained there will be a new entrance canopy on the south side of the building and noted the dock is on the north side, not south side, of the store.

Concerning the building façade, Mr. Armagno explained they will leave the fluted masonry in its existing state and paint it, as the manufacturer of the EIFS (shown on the September 17, 2020 plan) will not warranty it since it is at a low height. Mr. Dascenzo commented they couldn't find a EIFS product that would stand the test of time, so they decided to clean up the fluted masonry. Mr. Armagno noted they added the masonry columns back in, along with the cornice over Jud's. Mr. Shirilla asked what the black canopy will be constructed with on the front of the building; Mr. Armagno replied it will be a dark brown, not black, metal canopy. Mr. Shirilla inquired how water run-off will be managed, since it is a flat roof; Mr. Armagno answered the roof drains will tie into the downspouts, which will connect to the public storm sewer. Mr. Shirilla asked what the purpose is of the canopy on the south elevation; Mr. Dascenzo replied it will cover outdoor merchandise. Mr. Armagno noted they reduced the height of the masonry on the columns to provide balance.

Mr. Shirilla stated some type of enhancement should be added to cover the drain pipes on the south elevation. Mr. Dascenzo said they will use masonry columns to cover the pipe and break up the wall. Mr. Shirilla commented the façade looks unfinished; the south elevation is still a long wall that should be broken up. He suggested running the masonry on the canopy columns to the top of the pole; Mr. Dascenzo explained stacking masonry that high is problematic. Mr. Shirilla suggested boxing in the pipe and adding EIFS.

Mr. Incorvaia commented the Marc's store in Brecksville is a repurposed store, whereby the front façade is broken up to have the appearance of four different store fronts. Mr. Hasan said there is too much wall facing Center Road. Mr. Aungst noted the Marc's color rendering submitted in August, 2020 showed the columns encased and Jud's had a canopy to provide balance. Mr. Dascenzo explained boxing in downspouts all the way up is difficult. Mr. Shirilla suggested removing the metal canopy on the south elevation and using gables and pitched roofs to break up the wall, as was done on the Brecksville store. Mr. Saeger agreed that emulating the Brecksville store would be an improvement, but they don't need to create a new building. He said the downspouts look too slender and should be "beefed up", and noted there are only three downspouts left that are exposed.

Mr. Arona stated using the existing fluted masonry is satisfactory, but there should be a higher canopy above Jud's to balance the building. Mr. Hasan suggested continuing the awning from Marc's to the tenant space; Mr. Armagno said Marc's needs that area to provide extra signage. Mr. Aungst explained additional signage needs to be approved and suggested lengthening the canopy heading to the west toward the tenant space to provide balance. Mr. Dascenzo commented they are adding two large canopies; awnings are difficult to maintain.

The Staff Review Comments were addressed as follows:

1. The height of the existing light poles has been provided as follows: Two 22' poles; three 25' poles; one 29' pole; ten 30' poles; five 31' poles; and five 33' 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.

   This was discussed previously in the meeting. Mr. Arona asked if the light poles are being refurbished or only providing maintenance; Mr. Dascenzo answered they will be replacing the light heads with LED fixtures throughout the property. Mr. Shirilla said he doesn't have a problem with granting a modification to allow higher poles, to which Mr. Saeger agreed. Mr. Hasan stated he is fine with the higher light poles since there are no residential properties nearby, and that the higher poles are an existing condition.

2. A revised photometrics plan has been submitted; however, the average illumination level of 2.4 footcandles permitted by Section 1276.14(c) has been exceeded by all of the parking lots, with the exception of the Building "A" side parking lot. The applicant is requesting a modification from the Planning Commission, as the light poles are an existing condition. As permitted by Section 1276.15(b), the Planning Commission may modify the specific standards of Chapter 1276 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 shall be required to approve a less restrictive improvement as authorized by this subsection. Mr. Dascenzo noted Marc's is looking for a higher lighting level that is closer to 5 footcandles.

3. On the front (south) elevation facing Center Road, as discussed at the September 17th meeting, the applicant stated utilizing full-height masonry columns would result in a heavy aesthetic look and pose a possible concern of birds nesting. He stated the canopy steel columns, along with any exposed steel, will be galvanized and painted to prevent rusting, to which the Planning Commission agreed. However, the masonry on the lower portion of the canopy columns has been removed and should be replaced.

Also, on the September 17th elevation, there were vertical columns with masonry piers that extended across the front elevation, which have now been eliminated. These piers or another form of architectural enhancement should be added to the front façade to break up the long expanse of blank wall, as required by Section 1278.08(c). Furthermore, the EIFS cornice over the Jud's tenant space has been removed, which should be replaced to provide continuity with the rest of the front façade, pursuant to Section 1278.08(f). The Administration suggests the applicant consider the façade improvements performed at the Marc's grocery store in Brecksville, which is a refurbished Giant Eagle.

Regarding the east elevation, wall sconces have been added on pillars between Jud's overhead doors. Also, a three-tier paint scheme will extend along the remaining length of the façade after the EIFS ends at Jud's entrance doors.

This was discussed earlier in the meeting. Mr. Shirilla stated he would like to see front façade improvements before the rest of the site is approved, to which the Planning Commission agreed. Mr. Dascenzo said they will extend the canopy and enclose the downspouts on the south elevation, and they are looking for approval of the revised detailed site plan tonight. Mr. Shirilla stated he wants to see a revised front elevation before the Commission approves the detailed site plan and said this item could be added under old business on the Planning Commission's January 21, 2021 agenda.

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

Mr. Shirilla asked Mr. Dascenzo if he would like to table the revised detailed site plan tonight; he responded yes.

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

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

Item 5

There was no old business.

Item 6

Concerning new business, Mr. Arona commented the Planning Commission has been granting too many modifications to allow a higher footcandle level and should consider making a text amendment to the code.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Hanek gave the Council Representative's Report. He stated there was a joint meeting between the Economic Development and Planning & Zoning Committees of City Council to discuss 15 text amendments to the Zoning Code, as recommended by the Comprehensive Plan Update. Ms. Plavecski stated a public hearing for these text amendments will be on the Planning Commission's February 4, 2021 meeting.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 10:38 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

December 17, 2020

All Construction Services addition
(Detailed site plan)

Location: 945 Industrial Parkway North
I-L District

Proposed Use & Background:
At their meeting on October 15, 2020, the Planning Commission moved the discussion plan to a detailed site plan to construct a 22,400 sq. ft. new building on a 5-acre parcel (Parcel 1) west of the existing structure.

A portion of the October 15th Staff Review Comments have been addressed as follows:

1. Five handicap parking spaces have been provided in accordance with Table 1106.1 of the 2017 Ohio Building Code, as shown on Sheet 5, including one van-accessible space required by Section 1106.5 of the OBC.

2. Sheet 5 indicates the parking spaces will measure 9' wide x 19' long for 90º angle parking, in compliance with Table 1276-3, along with a 24' aisle width between the rows of parking

3. A color rendering indicating the building materials has been submitted (Sheet A1.1) to ensure compatibility with the existing structure, pursuant to Section 1278.08(e) and (f). The addition will be constructed with a "Pacific Blue" standing seam roof; "Polar White" standing seam vertical siding on the upper portion of the building; and "Arctic White" scored split-face 8" concrete block on the lower portion. A white synthetic stucco gable is shown over the entrance doors.

4. As required by Section 1282.06(b), a landscaping plan has been submitted showing a double, staggered row of white pine trees from Plant List "C" planted 15' on-center; pin oaks from Plant List "A" installed 20' on-center, and existing deciduous trees and shrubs in the 50' wide screening yard adjacent to the residential district of the Ashton Woods Subdivision along the north property line.

5. A photometrics plan has been submitted which meets the 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 is in compliance with the maximum one footcandle permitted by Section 1276.14(c). The average illumination level of 1.1 footcandle is in accordance with the maximum 2.4 footcandles allowed by Section 1276.14(c). Additionally, the light pole

height of 20’ complies with the maximum height of 25’ permitted by Section 1276.14(e)(2).

Staff Review Comments:

1. The applicant is in the process of preparing the lot consolidation of Parcel 1 with the existing parcel, subject to engineering approval.

2. Stormwater management calculations have been submitted; 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.

3. The proposed Fire Department connection shall be relocated and a fire hydrant must be placed within 25’ of the remote fire department connection.

Staff Recommendation:

Staff recommends approval of the detailed site plan, provided the above items are addressed.

Human Bean coffee shop

(Public hearing – detailed site plan and 75’ riparian zone variance)

Location: C-G District
Northwest corner of Center Road and Old Eagle Drive – 3479 Center Road

Proposed Use & Background:

The Planning Commission, at their meeting on September 17, 2020, moved the discussion plan to a detailed site plan 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.

As requested by the Commission, outdoor seating has been provided by means of two outdoor tables with four chairs, each located near the south side of the building.

In accordance with 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.

A portion of the Staff Review Comments from the above meeting have been addressed as follows:

1. Pursuant to Section 1276.10(j), a minimum 130 feet storage area for waiting vehicles in the drive-through lane has been provided.

2. Sheet C05 indicates the parking stall dimensions of 9’ wide by 19’ long for 90º angle parking, in compliance with Table 1276-3.

3. The dumpster enclosure is located at the northwest corner of the site and will be constructed of materials comparable to the building, as required by Section 1276.12(a).

4. Detailed façade elevations, including a description of building materials, have been submitted.

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. The driveway width at the right-of-way on Center Road is shown at 20’, pursuant to Table 1276-4; however, the width at the curb is not indicated. Additionally, the width at the right-of-way and curb for the ingress/egress driveway on Old Eagle Drive is not shown. The above table requires a minimum 20’ width and maximum 30’ width at the right-of-way and a minimum 30’ width and maximum 45’ width at the curb.

3. One handicap space is shown, but no dimensions are provided to indicate if it is van-accessible, pursuant to Section 1106.5 of the 2017 Ohio Building Code.

4. A photometrics plan has been submitted; however, the average illumination level of “Drive-Thru 2” is 2.6 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Also, the majority of the northern-most parking space of the three parking spaces on the northwest portion of the site does not have a minimum 0.6 footcandle level that is required by Section 1276.14(a).

5. Section 1282.08(b)(1) requires a minimum of 180 sq. ft. of interior landscaping, which shall be indicated on the landscape plan.

6. As required by Section 1282.06(e), a landscape strip along Old Eagle Drive with a combination of Red Point maple trees and Sea Green junipers is indicated. Verify the landscape strip is a minimum 10' wide. Additionally, the Sea Green junipers are shown with a 24" height; Section 1282.04(b)(3) requires a minimum height of 36" at the time of planting when the plant material is used for screening. Also, as required by Section 1282.06(e), a notation shall be added to the landscape plan indicating that 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and /or perennial borders and beds in a design selection by the owner. This notation is also required for the landscaping along Center Road, which shall also include a 10' wide landscape strip.

7. Identify the height of the Newport viburnum being used in the 5' wide parking perimeter screening strip required by Section 1282.08(a) adjacent to the north parking spaces; Section 1282.04(b)(3) requires a minimum height of 36" at the time of planting when plant material is used for screening. Also, screening is required along the perimeter of the three northwest parking spaces.

8. The ground sign on Center Road is located inside of the 50' intersection of Center Road and Old Eagle Drive, as measured from the point of intersection of the right-of-way lines, which is not permitted by Section 1270.04(b).

9. The proposed ground and wall signs shall comply with Section 1270.05 – Table B.

10. Pursuant to Section 1278.09(d)(1), pedestrian access shall be provided to Center Road and Old Eagle Drive.

11. The Planning Commission requested bike racks to be added, which shall be shown on the final site plan.

12. A lot split, including a Minor Subdivision Application, will be required to split the Human Bean 0.9 acre parcel from the existing 6.8-acre parcel.

Staff Recommendations:
Staff recommends approval of the detailed site plan, pending the Planning Commission's ruling on the variance to the riparian setback, and provided the above items have been addressed.

Marc's grocery store
(Revised detailed site plan)

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

Proposed Use & Background:
The Planning Commission, at their meeting on September 17, 2020, tabled the detailed site plan at the applicant's request, to relocate the existing Marc's grocery store into 51,554 sq. ft. of the former 84,335 sq. ft. K-Mart store. The existing Jud's Best Discount Muffler and Brake business will continue to occupy 4,087 sq. ft. of the eastern section of the building. Construction will be in three phases: Phase 1 will consist of the Marc's/Jud's canopy, along with the Jud's dumpster enclosure. Phase 2 will provide a utility split for each of the tenant spaces. Phase 3 will consist of a future recessed dock and compactor pad on the north side of Building "A", and a canopy and dock enclosure on the south side of the building.

A portion of the Staff Review Comments from the September 17, 2020 meeting have been addressed as follows:

1. The existing interior landscaping now measures 15,686 sq. ft., in compliance with the minimum 15,680 sq. ft. required by Section 1282.08(b). The number of parking spaces has been reduced to 784 spaces. Also, six existing striped islands at the end of the parking aisles have been replaced with curbed landscaped islands, each containing one hedge maple and two Korean boxwood shrubs, pursuant to Section 1282.08(b)(1). The future 5,000 sq. ft. "Building F" is not being eliminated and will be developed at a later date.

2. Sheet G100 indicates thirteen handicap spaces for Building "A", which meets the minimum eight spaces required by Table 1106.1 of the 2017 Ohio Building Code. Four van-accessible spaces will be provided, in compliance with the minimum three spaces required by Section 1106.5 of the 2017 Ohio Building Code.

3. As the existing pole sign is a prohibited sign, pursuant to Section 1270.11(m), the applicant has agreed to remove the sign. The existing foundation of the pole sign will be used and will incorporate split-face block, as required by Section 1278.10(a) and (b).

Staff Review Comments:
1. The height of the existing light poles has been provided as follows: Two 22' poles; three 25' poles; one 29' pole; ten 30' poles; five 31' poles; and five 33' 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.

2. A revised photometrics plan has been submitted; however, the average illumination level of 2.4 footcandles permitted by Section 1276.14(c) has been exceeded by all of the parking lots, with the exception of the Building "A" side parking lot. The applicant is requesting a modification from the Planning Commission, as the light poles are an existing condition. As permitted by Section 1276.15(b), the Planning Commission may modify the specific standards of Chapter 1276 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 shall be required to approve a less restrictive improvement as authorized by this subsection.

3. On the front (south) elevation facing Center Road, as discussed at the September 17th meeting, the applicant stated utilizing full-height masonry columns would result in a heavy aesthetic look and pose a possible concern of birds nesting. He stated the canopy steel columns, along with any exposed steel, will be galvanized and painted to prevent rusting, to which the Planning Commission agreed. However, the masonry on the lower portion of the canopy columns has been removed and should be replaced.

   Also, on the September 17th elevation, there were vertical columns with masonry piers that extended across the front elevation, which have now been eliminated. These piers or another form of architectural enhancement should be added to the front façade to break up the long expanse of blank wall, as required by Section 1278.08(c). Furthermore, the EIFS cornice over the Jud's tenant space has been removed, which should be replaced to provide continuity with the rest of the front façade, pursuant to Section 1278.08(f). The Administration suggests the applicant consider the façade improvements performed at the Marc's grocery store in Brecksville, which is a refurbished Giant Eagle.

   Regarding the east elevation, wall sconces have been added on pillars between Jud's overhead doors. Also, a three-tier paint scheme will extend along the remaining length of the façade after the EIFS ends at Jud's entrance doors.

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

Staff Recommendations:
Staff withholds recommendation until the above items are addressed.