

Brunswick City Planning Commission

January 21, 2021

6:30 p.m. – Caucus

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
Travis Crane, Davey Resource Group, 1310 Sharon Copley Rd,
Sharon Center
Tim Powers, Tri-Powers Development, 4499 Regal Drive, Copley
Tim Pelton, Landmark Homes, 125 N. Broadway Street, Medina
Thomas Sutcliffe, Drees Homes, 6860 W. Snowville Road, Suite
105, Brecksville
Brian Bauer, Bauer Architecture, 3892 Bair Road N.W., Dover

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 Brunswick Pointe Transitional Care storage garage, 4355 Laurel Road. Mr. Arona inquired if other locations were considered for the storage garage; the Commission agreed this would be brought up during the regular meeting.

The second item was the discussion of the public hearing for the Meadow View SPD-6 rezoning, conceptual plan, revised development guidelines, home elevations, and variance request for sidewalk location, 1849 South Carpenter Road. Regarding traffic impact to the area, Mr. Jones commented the timing of the traffic signal may need to be adjusted. Mr. Shirilla asked if a turn lane will be required; Mr. Jones responded no, as he doesn't anticipate any capacity problems or line of sight issues. Mr. Hasan questioned if the proposed crosswalk at Faulkner Boulevard should have flashing lights; Mr. Jones replied signage could also be used. The Commission discussed if a sidewalk should be added along South Carpenter Road. Mr. Delsanter asked how the city will ensure that a sidewalk is installed; Mr. Incorvaia replied the property owners would be assessed. Mr. Delsanter commented he wants to make sure the city doesn't have to pay for it. Mr. Shirilla noted there is only one homeowner at the intersection of Laurel Road and South Carpenter Road, and he would like the sidewalk to be installed now, rather than later. Mr. Jones noted if a sidewalk is required in front of Meadow View, it will be a sidewalk to nowhere for a long time. He explained there

are elevation changes which would require a retaining wall, and a crosswalk to Faulkner Boulevard is still necessary.

Mr. Shirilla adjourned the meeting at 7:00 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

January 21, 2021

7:00 p.m.

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
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Travis Crane, Davey Resource Group, 1310 Sharon Copley Rd,
Sharon Center
Tim Powers, Tri-Powers Development, 4499 Regal Drive, Copley
Tim Pelton, Landmark Homes, 125 N. Broadway Street, Medina
Rob Rupp, Landmark Homes, same as above
Thomas Sutcliffe, Drees Homes, 6860 W. Snowville Road, Suite
105, Brecksville
Brian Bauer, Bauer Architecture, 3892 Bair Road N.W., Dover
Robin Gager, 3110 Laurel Road, Brunswick Hills
Vince Carl, no address given due to technical difficulties

Item 1

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

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

Item 2

The 2021 election of Planning Commission Officers was held.

MR. ARONA MOTIONED TO RETAIN JOE SHIRILLA AS CHAIRMAN.

There were no other nominations.

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

MR. SHIRILLA MOTIONED TO RETAIN JEFF ARONA AS VICE CHAIRMAN.

There were no other nominations.

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

MR. SAEGER MOTIONED TO RETAIN JOHN ROCHA AS RECORDING SECRETARY.

There were no other nominations.

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

Item 3

There were no announcements or correspondence.

Item 4

MR. ARONA MOTIONED TO APPROVE THE MINUTES OF DECEMBER 17, 2020.

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

Item 5(a)

Regarding the detailed site plan for the Brunswick Pointe Transitional Care storage garage, 4355 Laurel Road, Mr. Brian Bauer, of Bauer Architecture, was present.

The Staff Review Comments were addressed as follows:

1. Identify what will be stored in the garage. Mr. Bauer explained the garage will be used to store furniture, along with the repair and maintenance of furniture used in the facility. He said all repairs will be performed inside the garage. Mr. Shirilla inquired what if the garage gets too full; Mr. Bauer replied they will dispose of the furniture. Mr. Shirilla noted no outdoor storage is permitted on the site without screening and Planning Commission approval. Ms. Plavecski asked if any flammable liquids will be stored inside the garage; Mr. Bauer answered no.
2. In accordance with Section 304.7.1 of the Property Maintenance Code, all roofs of every building, including secondary or appurtenant structures, shall be equipped with gutters and downspouts connected to a public storm sewer if the storm sewer is available and deemed adequate for such purposes by the City, or as otherwise approved by the Code Official, and shall be indicated on the site plan. Mr. Bauer explained they will pipe the downspouts underground, which will tie into the retention basin.

Mr. Arona questioned why this location was chosen for the storage garage; Mr. Bauer replied it will be less visible and it is the only large enough flat area on the site. He also noted

employees can exit the rear of the Brunswick Transitional Care building and have easy access to the storage garage.

MR. ARONA MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR THE BRUNSWICK POINTE TRANSITIONAL CARE STORAGE GARAGE, 4355 LAUREL ROAD, BRUNSWICK, SUBJECT TO THE FOLLOWING:

1. THE STORAGE GARAGE WILL BE USED FOR FURNITURE, ALONG WITH THE REPAIR AND MAINTENANCE OF FURNITURE FOR THE FACILITY, WHICH WILL BE PERFORMED WITHIN THE BUILDING. NO FLAMMABLE LIQUIDS WILL BE STORED INSIDE THE GARAGE.
2. IN ACCORDANCE WITH SECTION 304.7.1 OF THE CITY OF BRUNSWICK PROPERTY MAINTENANCE CODE, ALL ROOFS OF EVERY BUILDING, INCLUDING SECONDARY OR APPURTENANT STRUCTURES, SHALL BE EQUIPPED WITH GUTTERS AND DOWNSPOUTS CONNECTED TO A PUBLIC STORM SEWER IF THE STORM SEWER IS AVAILABLE AND DEEMED ADEQUATE FOR SUCH PURPOSES BY THE CITY, OR AS OTHERWISE APPROVED BY THE CODE OFFICIAL, AND SHALL BE INDICATED ON THE SITE PLAN.

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

Item 5(b)

Concerning the public hearing for the Meadow View SPD-6 rezoning, conceptual plan, development guidelines, home models, and sidewalk variance, 1849 South Carpenter Road, Mr. Tim Powers, developer; Mr. Tim Pelton and Mr. Rob Rupp, Landmark Homes; Mr. Thom Sutcliffe, Drees Homes; and Mr. Travis Crane, Davey Resource Group, were present.

Regarding the sidewalk along South Carpenter Road, Mr. Pelton stated it was their understanding that installing it would not be in the best interest of the subdivision. He explained there are existing wetlands, existing vegetation, and grade changes. He commented they will install a crosswalk with flashing lights at Faulkner Boulevard.

Mr. Hasan inquired what the walking path will be constructed out of that extends from the north side of Sublot 34, which encircles the stormwater retention basin and leads back to parking spaces by the intersection of Street "B" and Street "C". Mr. Crane replied they will use crushed gravel, and the walking path will be 4' to 6' wide. Ms. Plavecski asked Mr. Jones if that material is acceptable; he responded it is harder to maintain and there is more erosion of the path into the soil.

Mr. Arona asked about water access to the community garden; Mr. Powers answered they could run a water line from the retention basin. Mr. Shirilla suggested if the community garden doesn't work out, they could fence the area in for a dog park. He asked about the base for the pavilion; Mr. Powers replied it will be a concrete slab. Mr. Arona suggested the

community garden could be addressed in the homeowners' association deeds and covenants, to which Mr. Powers agreed.

The Staff Review Comments were addressed as follows:

1. Pursuant to Section 1268.05(c), in order for City Council to create a SPD, it must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, and that one or more of the following conditions exist within the proposed SPD:
 1. A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 2. Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 3. Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

The Commission determined that Conditions 2 and 3 would be applicable.

2. The applicant is seeking a variance to install a 4' wide sidewalk on the south side of Streets "A" and "C", and the west side of Street "B"; Section 1230.01(b)(3) – Appendix H of the Subdivision Regulations requires sidewalks to be installed on both sides of the street. Pursuant to Section 1222.07 of the Subdivision Regulations, the Planning Commission may grant variances to these Regulations where unusual or exceptional factors or conditions require such modification, provided the Commission finds the following:
 - 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.

The Commission agreed to grant a variance, as they found the above conditions have been met, whereby installing a sidewalk on both sides of the street would result in the streets being narrower. Mr. Arona noted the community would be better served by having a 24' wide street, which was increased as a recommendation from the Planning Commission's November 19, 2020 meeting.

3. The following home models require Planning Commission approval:

- a. Landmark Homes models MV1, MV2, MV3, MV4, MV5, and MV6.
- b. Drees Homes models:
Ashton “A”, “E”, “G” and “J”; Belleville “A”, “B”, “C”, “F” and “G”; Buchanan “C”, “M”, “U” and “V”; Cohen “A”, “B”, and “C”; Haley “A”, “B”, and “C”; Hollister “A”, “B”, and “C”; Lakeland “A”, “B”, and “C”; Naples “A”, “B”, “C”, “D”, “E”, “F”, and “G”; Sarasota “A”, “B”, “C”, and “D”; Vanderburgh “A”, “B”, “C”, and “G”; and Finley “G”, “H”, “J”, and “K”.

Mr. Hasan noted the Buchanan “M” doesn’t match the rest of the models, as there is no stone or brick accents. Mr. Sutcliffe stated they can change the materials on that elevation to include these materials.

- 4. The City Engineer had suggested at the November 19th meeting to add a walking path leading to the northwest stormwater management pond behind Sublots 1 through 5, which should be indicated on the conceptual plan. As explained by the applicant, the Commission agreed this will not be required in order to leave that area in its natural state.
- 5. Verify there is a minimum 20’ distance from the garage to the back of the sidewalk to ensure that vehicles parked in the driveway of homes on the sidewalk side of the street will not be blocking the sidewalk. Mr. Crane submitted a revised conceptual plan which indicates the 20’ distance.
- 6. Pursuant to Section 1268.04, City Council approval of SPD-6 is required.

Mr. Shirilla inquired how the crosswalk by Faulkner Boulevard will be addressed; Mr. Powers replied there will be striping and signage stating there is a crosswalk ahead. Mr. Jones commented he is waiting for additional information from the traffic study. He noted the detailed site plan will address this and he is satisfied with a crosswalk with only signage or a recharging rapid flashing sign.

Concerning the installation of a sidewalk on South Carpenter Road, Mr. Aungst explained there are challenges with ditches, elevation changes, existing vegetation, and the sidewalk would lead to nowhere. He commented a homeowners’ association fund could be established for if and when sidewalks are necessary. Mr. Powers stated they will take that suggestion into consideration.

Mr. Shirilla declared the public hearing open.

Mr. Vince Carl (no address given due to technical difficulties) inquired if the streets will be public or private; Mr. Aungst answered they will be public.

Mrs. Robin Gager, 3110 Laurel Road, Brunswick Hills, stated there is a flood plain between her property and Sublot 14. She commented leaving the property in its natural state will not alleviate water problems, as there are already flooding issues. She stated her house has never flooded, but was concerned it could if the problem wasn't fixed. Mr. Crane explained 90% of the water from their proposed subdivision will be flowing downhill to the stormwater management pond. He noted there is no FEMA flood plain on this property. Mr. Jones confirmed there is a ditch, but not a flood plain, and water will not drain to this area. He noted gutters and downspouts on the houses will run to the retention basin. He stated with the construction of this new development, some water will actually be taken away.

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

Changes to the development guidelines were proposed as follows:

1. Section E(3)(e)(a) – Regarding street front elevations, Mr. Hasan suggested the 40% surface area should exclude windows and doors. Mr. Pelton suggested adding Section E(3)(e)(a)(2) which states “Method of calculating percentage of surface area for this purpose – surface area of the primary street facing elevation of the home after deducting window, door and garage door areas.”
2. Section F(3) - In order to ensure that recreational facilities and structures will be installed, Mr. Arona suggested removing the word “may” and replacing it with “shall” to read “Common open space areas shall be improved with appropriate recreation facilities and structures, such as pavilions or other recreational features.”

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL TO REZONE THE PROPERTY LOCATED AT 1849 SOUTH CARPENTER ROAD FROM THE EXISTING R-R DISTRICT TO THE PROPOSED MEADOW VIEW SPD-6. THE COMMISSION HAS FOUND THAT CONDITIONS 2 AND 3, PURSUANT TO SECTION 1268.05(c), ARE APPLICABLE.

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

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE CONCEPTUAL PLAN, DEVELOPMENT GUIDELINES, HOME ELEVATIONS, AND SIDEWALK VARIANCE LOCATION FOR MEADOW VIEW SPD-6, SUBJECT TO THE FOLLOWING:

1. IN ACCORDANCE WITH SECTION 1278.09(d), A 4' WIDE SIDEWALK ON THE SOUTH SIDE OF STREETS “A” AND “C”, AND THE WEST SIDE OF STREET “B” WILL BE INSTALLED; SECTION 1230.01(b)(3) – APPENDIX H OF THE SUBDIVISION REGULATIONS REQUIRES SIDEWALKS TO BE INSTALLED ON BOTH SIDES OF THE STREET. A VARIANCE TO ALLOW A SIDEWALK ON ONLY ONE SIDE OF THE STREET HAS BEEN GRANTED, PURSUANT TO SECTION 1222.07 OF THE SUBDIVISION REGULATIONS, WHEREBY THE PLANNING COMMISSION HAS FOUND THAT UNUSUAL OR EXCEPTIONAL FACTORS OR

CONDITIONS REQUIRE SUCH MODIFICATION, AND THAT SUBSECTIONS (a) THROUGH (f) OF THE ABOVE SECTION HAVE BEEN MET.

2. THE PLANNING COMMISSION HAS APPROVED THE FOLLOWING HOME MODEL ELEVATIONS:
 - A. LANDMARK HOMES MODELS MV1, MV2, MV3, MV4, MV5, AND MV6.
 - B. DREES HOMES MODELS ASHTON "A", "E", "G" AND "J"; BELLEVILLE "A", "B", "C", "F" AND "G"; BUCHANAN "C", "M", "U" AND "V"; COHEN "A", "B", AND "C"; HALEY "A", "B", AND "C"; HOLLISTER "A", "B", AND "C"; LAKELAND "A", "B", AND "C"; NAPLES "A", "B", "C", "D", "E", "F", AND "G"; SARASOTA "A", "B", "C", AND "D"; VANDERBURGH "A", "B", "C", AND "G"; AND FINLEY "G", "H", "J", AND "K".
3. THE COMMISSION HAS DETERMINED THAT A WALKING PATH LEADING TO THE NORTHWEST STORMWATER MANAGEMENT POND BEHIND SUBLOTS 1 THROUGH 5 WILL NOT BE REQUIRED IN ORDER TO LEAVE THE LAND IN ITS NATURAL STATE.
4. A REVISED CONCEPTUAL PLAN WILL BE SUBMITTED INDICATING THERE IS A MINIMUM 20' DISTANCE FROM THE GARAGE TO THE BACK OF THE SIDEWALK TO ENSURE THAT VEHICLES PARKED IN THE DRIVEWAY OF HOMES ON THE SIDEWALK SIDE OF THE STREET WILL NOT BE BLOCKING THE SIDEWALK. ADDITIONALLY, A CROSSWALK HAS BEEN ADDED BETWEEN FAULKNER BOULEVARD AND THE ENTRANCE STREET TO MEADOW VIEW SUBDIVISION OFF OF SOUTH CARPENTER ROAD.
5. REVISIONS TO THE DEVELOPMENT GUIDELINES WILL BE MADE AS FOLLOWS:
 - A. SECTION E(3)(e)(a)(2) WILL BE ADDED WHICH STATES "METHOD OF CALCULATING PERCENTAGE OF SURFACE AREA FOR THIS PURPOSE – SURFACE AREA OF THE PRIMARY STREET FACING ELEVATION OF THE HOME AFTER DEDUCTING WINDOW, DOOR AND GARAGE DOOR AREAS."
 - B. SECTION F(3) SHALL BE AMENDED TO REMOVE THE WORD "MAY" AND WILL BE REPLACED WITH "SHALL" TO READ "COMMON OPEN SPACE AREAS SHALL BE IMPROVED WITH APPROPRIATE RECREATION FACILITIES AND STRUCTURES, SUCH AS PAVILIONS OR OTHER RECREATIONAL FEATURES."
6. PLANNING COMMISSION APPROVAL OF THE DETAILED SITE PLAN IS REQUIRED.
7. PURSUANT TO SECTION 1268.04, CITY COUNCIL APPROVAL OF MEADOW VIEW SPD-6 IS REQUIRED.

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

Item 6

There was no old business, as the Marc's detailed site plan, 3301 Center Road, was withdrawn by the applicant.

Item 7

There was no new business.

Item 8

No one appeared at the public comment period.

Item 9

Mr. Delsanter gave the Council Representative's Report. He stated there is a public hearing scheduled for the Planning Commission's February 4, 2021 meeting regarding seventeen text amendments as suggested by the Comprehensive Plan Update.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:09 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

January 21, 2020

Brunswick Pointe Transitional Care storage garage

(Detailed site plan)

Location: 4355 Laurel Road
C-G District

Proposed Use & Background:

An application has been submitted to construct a 400 sq. ft. storage garage on the north side of the existing facility, whereby three existing parking spaces will be removed. The remaining number of parking spaces is in compliance with the minimum 45 spaces required by Table 1276-1(b)(6), as 75 spaces (including 5 handicap spaces) are provided.

The building will be constructed with sandalwood colored vinyl siding with a bottom border of neutral colored cultured stone. The north elevation will have a white overhead sectional door with tempered safety glass panels and a white six-panel hollow metal door. The south, west, and east elevations will include a window with “musket brown” vinyl shutters. The roof will be constructed with “teak” fiberglass shingles.

Staff Review Comments:

3. Identify what will be stored in the garage.
4. In accordance with Section 304.7.1 of the Property Maintenance Code, all roofs of every building, including secondary or appurtenant structures, shall be equipped with gutters and downspouts connected to a public storm sewer if the storm sewer is available and deemed adequate for such purposes by the City, or as otherwise approved by the Code Official, and shall be indicated on the site plan.

Staff Recommendations:

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

Meadow View SPD-6

(Public hearing – rezoning, conceptual plan, development guidelines, home elevations, and variance on the sidewalk location)

Location: 1849 South Carpenter Road
Currently R-R District – proposed SPD-6

Proposed Use & Background:

The Planning Commission, at the applicant's request, tabled the Meadow View SPD-6 rezoning, conceptual plan, development guidelines, and home elevations at their meeting on November 19, 2020 to construct 44 single family homes on a 19.485-acre parcel. The developer also requested to seek a variance to allow the installation of a sidewalk on only one side of the street, where Section 1230.01(b)(3) – Appendix H of the Subdivision Regulations requires sidewalks to be installed on both sides of the street.

The City Engineer has reviewed the traffic study and requested additional information from the applicant.

As discussed at the November 19th meeting, the requested amendments to the development guidelines were made as follows:

1. Section D(2)(a) and (b) have been added which establishes a minimum building envelope size of 44' wide x 60' deep.
2. Regarding minimum floor area, the language in Section D(6)(c) has been added to state only floor levels entirely above grade shall be included in the calculation of minimum square footage requirements.
3. Concerning lighting, Section E(3)(c)(a) has been modified to provide a uniform location for yard lights. Section E(3)(c)(c) has been eliminated requiring two coach lights on each garage.
4. Section E(3)(e)(a) and (b) have been added to supply additional required architectural elements on each home model.
5. Section E(3)(g) has been added to state street facing primary elevations shall have brick or stone (manufactured or natural) covering the exposed foundation walls to grade, and Section E(3)(h) has been amended to read that the sides and rear of exposed foundation walls shall be covered with vinyl siding, brick, stone, or masonry with a surface design. Poured concrete with a brick pattern is considered a surface design for sides and rear of homes, with a maximum of 16 inches between exterior wall finishes and the final grade.
6. Sections E(3)(l)(a), (b), and (c) have been added concerning the diversity of plan designs, elevation designs, and colors. No dwellings will be constructed with the same siding color adjacent to a dwelling that has the same primary siding color. A minimum of two homes must separate the same primary siding color from each other. Additionally, the same floor plan/elevation design will not be constructed adjacent to each other. A minimum of two homes must separate the same floor plan/elevation design from each other. If the same floor plan design is proposed on two adjacent sites, both plans must be approved directly by the Meadow View Architectural Review Committee.
7. Sections G(3)(a), (b), (c), and (d) concerning private open space have been added requiring a minimum 200 sq. ft. per building envelope with a minimum dimension of 10

feet for one side/boundary of private open space, which shall be located adjacent to and reasonably accessible from the rear of the dwelling unit. Additionally, the above private open space can be outdoor space covered and/or uncovered and can be integral to the structure of the dwelling unit as long as it is “outdoor” space that is not heated or temperature controlled.

As suggested at the November 19th meeting, changes to the conceptual plan have been made as follows:

1. The street has been widened to 24’ and additional parking spaces have been added inside the cul-de-sacs of Street “A” and Street “C”.
2. A walking path has been added extending from the north side of Sublot 34, which encircles the stormwater retention basin and leads back to parking spaces by the intersection of Street “B” and Street “C”.

Staff Review Comments:

1. Pursuant to Section 1268.05(c), in order for City Council to create a SPD, it must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, and that one or more of the following conditions exist within the proposed SPD:
 1. A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 2. Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 3. Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

The Commission determined at the November 19th meeting that Condition 3 would be applicable.

2. The applicant is seeking a variance to install a 4’ wide sidewalk on the south side of Streets “A” and “C”, and the west side of Street “B”; Section 1230.01(b)(3) – Appendix H of the Subdivision Regulations requires sidewalks to be installed on both sides of the street. Pursuant to Section 1222.07 of the Subdivision Regulations, the Planning Commission may grant variances to these Regulations where unusual or exceptional factors or conditions require such modification, provided the Commission finds the following:
 - 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.
3. The following home models require Planning Commission approval:
- 1. Landmark Homes models MV1, MV2, MV3, MV4, MV5, and MV6.
 - 2. Drees Homes models:
Ashton "A", "E", "G" and "J"; Belleville "A", "B", "C", "F" and "G"; Buchanan "C", "M", "U" and "V"; Cohen "A", "B", and "C"; Haley "A", "B", and "C"; Hollister "A", "B", and "C"; Lakeland "A", "B", and "C"; Naples "A", "B", "C", "D", "E", "F", and "G"; Sarasota "A", "B", "C", and "D"; Vanderburgh "A", "B", "C", and "G"; and Finley "G", "H", "J", and "K".
4. The City Engineer had suggested at the November 19th meeting to add a walking path leading to the northwest stormwater management pond behind Sublots 1 through 5, which should be indicated on the conceptual plan.
5. Verify there is a minimum 20' distance from the garage to the back of the sidewalk to ensure that vehicles parked in the driveway of homes on the sidewalk side of the street will not be blocking the sidewalk.
6. Pursuant to Section 1268.04, City Council approval of SPD-6 is required.

Staff Recommendations:

Staff recommends approval to City Council of the Meadow View SPD-6 rezoning, conceptual plan, development guidelines, home elevations, and sidewalk location variance.