

Brunswick City Planning Commission

February 18, 2021

6:30 p.m. – Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Brian Ousley, Council Representative
Joe Delsanter, Council-at-Large
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Ferris Kleem, Herris Properties Realty, 1240 Industrial Parkway
North, Brunswick
Terry Spiker, Phoenix Cement (no address given)
Travis Crane, Davey Resource Group, 1310 Sharon Copley Road,
Sharon Center
Kim Harrington, Brownstone Redevelopment, 3660 Center Road,
Suite 117, Brunswick
R. J. Elser, KDK Auto Brokers, 1710 Pearl Road, Brunswick
Tim Smith, 4606 Wolff Drive, Brunswick

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 Oak Ridge Preserve SPD-7, eastern portion of 834 Pearl Road. Mr. Jones commented he needs the final grade of the lots to be submitted. Ms. Plavecski commented that park fees have not been received, which are needed to calculate building permit fees. Mr. Hasan inquired about the final plat; Mr. Jones explained it is submitted after the streets and utilities are installed and accepted by the city.

The second item was the discussion regarding the public hearing for the KDK Mitsubishi new vehicle sales conditional zoning certificate and detailed site plan, 1710 Pearl Road. Mr. Shirilla asked what time frame the Administration recommends to begin the façade and site improvements; Mr. Aungst replied a minimum of six months.

The third item was the discussion regarding the public hearing for the Ohio Peterbilt new/used semi-truck cab sales and repair conditional zoning certificate and detailed site plan, 1240 Industrial Parkway North. Ms. Plavecski noted the parking lot on the north and south side of the entrance drive has only been chip-sealed and needs to be rolled and resealed. She stated the applicant should provide a time frame when this will be completed.

Mr. Shirilla adjourned the meeting at 6:49 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

February 18, 2021

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Brian Ousley, Council Representative
Joe Delsanter, Council-at-Large
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Sharon Center
Kim Harrington, Brownstone Redevelopment, 3660 Center Road,
Suite 117, Brunswick
R. J. Elser, KDK Auto Brokers, 1710 Pearl Road, Brunswick
Tim Smith, 4606 Wolff Drive, Brunswick
Phil Klima, KDK Auto Brokers, 1633 Pearl Road, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 6:56 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 FEBRUARY 4, 2021.

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

Item 4(a)

Regarding the detailed site plan for Oak Ridge Preserve SPD-7, eastern portion of 834 Pearl Road, Mr. Travis Crane, Davey Resource Group; and Mrs. Kim Harrington, Brownstone Redevelopment, were present.

The Staff Review Comments were addressed as follows:

1. Mr. Crane stated he will submit a final grading plan to Matt Jones. Final site plan approval is subject to engineering approval.
2. Pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations, a final plat shall be submitted, subject to Planning Commission, Engineering and City Council approval. Mr. Jones explained this should be submitted after the streets and utilities are installed and accepted by the city, to which Mr. Crane agreed.
3. As required by Section 1232.06 of the Subdivision Regulations, park fees shall be submitted for Planning Commission approval; Mrs. Harrington agreed. Ms. Plavecski stated this could be added under "old business" at a future Planning Commission meeting.

MR. SAEGER MOTIONED TO APPROVE THE OAK RIDGE PRESERVE SPD-7 DETAILED SITE PLAN, EASTERN PORTION OF 834 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. A FINAL GRADING PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER.
2. A FINAL PLAT SHALL BE SUBMITTED AFTER THE STREETS AND UTILITIES ARE INSTALLED AND ACCEPTED BY THE CITY. APPROVAL OF THE PLAT IS REQUIRED BY THE PLANNING COMMISSION, CITY ENGINEER, AND CITY COUNCIL, IN ACCORDANCE WITH SECTIONS 1224.04(a)(3) AND 1226.04 OF THE SUBDIVISION REGULATIONS.
3. AS REQUIRED BY SECTION 1232.06 OF THE SUBDIVISION REGULATIONS, PARK FEES SHALL BE SUBMITTED FOR PLANNING COMMISSION APPROVAL.
4. 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 KDK Mitsubishi new car dealership conditional zoning certificate and detailed site plan, 1710 Pearl Road, Mr. Phil Klima, owner; and Mr. R. J. Elser, KDK Auto Brokers, were present.

Mr. Elser explained Mitsubishi has given them one year to make the branding façade improvements and they would like to have their new cars on the lot with the dealership open by March 1, 2021. Mr. Arona inquired if the façade upgrade is a requirement by Mitsubishi; Mr. Elser responded yes. He noted Mitsubishi comes to the dealership to work on the façade; it is not done by them. Mr. Arona commented the new façade is a nice look.

Mr. Shirilla asked how long Mr. Elser wants the approval for; he replied he would like to continue operating for as long as possible before the Mitsubishi design team arrives. He stated he has one year from March 1, 2021 to start the upgrade or make an appointment to begin the improvements. Mr. Elser said the façade features are not important to them; Mr. Shirilla stated they are important to the Planning Commission. Mr. Incorvaia noted the conditional zoning certificate usually has a time frame of one year; either Mr. Elser or Mitsubishi will need to come before the Planning Commission regarding the façade improvements. Mr. Elser stated the façade and site improvements will be completed by February 28, 2022. Mr. Aungst noted a temporary certificate of occupancy will be issued, but Mr. Elser needs to show that progress is being made. He commented that signage, landscaping, and lighting need to be brought up to code.

Mr. Shirilla commented he would like a time frame of less than twelve months to provide a buffer and suggested a ten-month period. Mr. Hasan stated a specific time frame should be provided when the detailed site plan will be submitted to the Planning Commission. Ms. Plavecski suggested the plans should be submitted by December 31, 2021, to which the Commission and Mr. Elser agreed. Pending inspections, Mr. Aungst stated a temporary certificate of occupancy will be issued, which will expire on December 31, 2021.

Mr. Shirilla declared the public hearing open.

Mr. Joe Delsanter, Council-at-Large, stated he is in support of the new dealership, which will provide improvements along the Pearl Road corridor. He congratulated the Planning Commission and KDK on arriving at a mutually agreeable time frame.

Mr. Tim Smith, 4606 Wolff Drive, Brunswick, stated he appreciates the city working with KDK. As he is a long-time proponent of economic development on Pearl road, he appreciates KDK Mitsubishi coming to Brunswick.

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

Mr. Shirilla noted the plan submitted to the Planning Commission should not be considered a detailed site plan, as it does not contain lighting, landscaping, or building façade improvements. Therefore, he stated it should be considered a discussion plan, to which the Planning Commission agreed.

MR. ARONA MOTIONED TO APPROVE THE KDK MITSUBISHI CONDITIONAL ZONING CERTIFICATE AND DISCUSSION PLAN, 1710 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. GENERAL LANDSCAPING SERVICES TO REMOVE AND CLEAN UP 6' TO 8' OF RIVER ROCK AREA OFF THE FRONT SIDEWALK, AND TO REGRADE/SLOPE NEW STONE DOWN TO THE WALK TO CREATE A CLEAN EDGE SHALL BE PERFORMED. ADDITIONALLY, DEBRIS AND THE MAJORITY OF UNWANTED VEGETATION WILL BE REMOVED, AND SOIL AND STONE WILL BE RECYCLED TO THE REAR OF THE PROPERTY.
2. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE, WHICH WILL BE VALID THROUGH DECEMBER 31, 2021.
3. FUTURE FAÇADE IMPROVEMENTS IMPLEMENTING THE MITSUBISHI BRANDING, ALONG WITH A DISCUSSION SITE PLAN INDICATING LIGHTING IN COMPLIANCE WITH SECTION 1276.14, AND LANDSCAPING, IN ACCORDANCE WITH CHAPTER 1282 OF THE ZONING CODE, INCLUDING A 10' WIDE LANDSCAPE STRIP AT THE PEARL ROAD RIGHT-OF-WAY AND INTERIOR LANDSCAPING, SHALL BE SUBMITTED TO THE PLANNING COMMISSION NO LATER THAN DECEMBER 31, 2021.
4. UPON PASSING OF INSPECTIONS, A TEMPORARY CERTIFICATE OF OCCUPANCY WILL BE ISSUED THAT WILL EXPIRE DECEMBER 31, 2021.

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

Item 4(c)

Regarding the public hearing for the Ohio Peterbilt conditional zoning certificate and detailed site plan, 1240 Industrial Parkway North, Mr. Jeff Plautz and Mr. Dan Neff, of Neff & Associates, and Mr. Terry Spiker, of Phoenix Cement, were present.

The Staff Review Comments were addressed as follows:

1. A condition of the Planning Commission's approval was for the asphalt grindings on the north and south side of the entrance drive to be sealed with either asphalt or concrete by December 31, 2019. The lot has only been chip-sealed and needs to be rolled and resealed; provide a time frame when this will be completed. Mr. Neff suggested June 30, 2021 as a completion date, to which Mr. Aungst and the Planning Commission agreed. Mr. Aungst stated if these areas become problematic, they will need to be resealed in either asphalt or concrete.
2. Identify the use of the two trailers on the south side of the paved area; Section 1280.12 requires Planning Commission approval for outdoor sales and display. Mr. Neff stated the trailers have been removed.
3. As this property was originally zoned I-L Light Industrial District, interior landscaping was not required at that time. However, as the property is now zoned C-H Highway Interchange Commercial District and site improvements are being made, indicate on

Sheet L1.0 that a minimum 500 sq. ft. of interior landscaping will be provided, pursuant to Section 1282.08(b)(1) and(2), which will include a minimum of two trees from Plant List “A” and sixteen shrubs from Plant Lists “D” or “E”. Mr. Plautz explained they will add approximately 600 sq. ft. of landscaping near the southwest corner of the site and are requesting a modification to allow this to be considered as interior landscaping. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening requirement in individual, unique situations where the requirements of this Chapter are clearly inapplicable.

4. Section 1282.08(a) requires a 5’ wide parking perimeter screening strip with plant material from Plant Lists “D” or “E” along the south side of the eleven new parking spaces; verify the existing landscaping along the south property line will fulfill that requirement. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening requirement 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. The concurring vote of three members of the Planning Commission is required to modify any of the specific requirements of this Chapter.

Mr. Plautz explained there is mature vegetation along the south property line. Mr. Jones commented there is almost a 15’ wide strip of woods with established vegetation in that location and he is in favor of leaving it in place and maintaining it. Mr. Shirilla concurred with Mr. Jones and stated he is in favor of granting a modification. Ms. Plavecski commented that Sections 1282.04(d) and (e) of the Zoning Code require the landscape strip to be maintained and in place. Mr. Neff explained they are going to clean some of that vegetation out, and they will add more screening along the south property line if necessary. Mr. Arona stated that needs to be shown on the landscape plan, and Mr. Shirilla said it needs to be approved by the Planning Commission.

5. A photometrics plan has been submitted; however, the lighting level on the four new parking spaces on the west side of the building ranges from 6.2 to 10.1 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Additionally, the average illumination levels for the site shall be indicated on Sheet PH.0. An existing light will be removed near the northwest corner of the site. Mr. Plautz presented a revised photometrics plan which complies with the above section.
6. Two of the light poles are indicated at 27’ tall; Section 1276.14(e)(2) permits a maximum height of 25’. However, the Planning Commission may approve greater heights upon a showing by the applicant that the additional height complies with both of the following standards:
 - A. The additional height is necessary to efficiently illuminate outdoor areas; and
 - B. The additional height will have no adverse effect on adjacent properties.

Mr. Neff stated the light poles have been reduced to 25' in height, which now complies with the above code section.

7. All requirements shall be adhered to on the conditional zoning certificate, to which the applicant agreed.
8. Final site plan approval is subject to engineering approval.
9. The applicant shall comply with Section 2311 of the 2017 Ohio Fire Code regarding repair garages. Mr. Shirilla stated this shall be added as a requirement to the conditional zoning certificate. Mr. Plautz noted they are not changing the use from the previous owner (SelecTrucks).

Mr. Hasan stated when the applicant comes back before the Planning Commission with a revised landscaping plan, he should show what existing landscaping is being removed and what will remain. Mr. Neff commented exposure from I-71 is very important to Ohio Peterbilt. As the Planning Commission needs to review the revised landscape plan, Mr. Shirilla asked Mr. Neff if he would like to table the application until the Commission's March 18, 2021 meeting, to which he agreed. Mr. Aungst noted the revised landscape plan should indicate the location of the ground sign.

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

MR. SAEGER MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE OHIO PETERBILT CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN, 1240 INDUSTRIAL PARKWAY NORTH, UNTIL THE PLANNING COMMISSION'S MARCH 18, 2021 MEETING.

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

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:03 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

February 18, 2020

Oak Ridge Preserve SPD-7

(Detailed site plan)

Location: eastern portion of 834 Pearl Road
SPD-7

Proposed Use & Background:

The Planning Commission, at their meeting on November 19, 2020, recommended approval to City Council of the rezoning to SPD-7, conceptual plan, development guidelines, home model elevations, variances for four wetland removal areas, and to allow a sidewalk on only the south side of Street "A", which were subsequently approved by City Council on December 14, 2020.

As requested by the Planning Commission at their November 19th meeting, seven guest parking spaces have been added by Sublot 18 to service the west end of the subdivision. There are also seven guest parking spaces north of Sublots 28 and 29 on the north side of Street "A", and five guest spaces west of Sublot 30 on the south side of Street "A" to distribute guest parking evenly throughout the development.

Staff Review Comments:

1. A final grading plan shall be submitted to the City Engineer. Final site plan approval is subject to engineering approval.
2. Pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations, a final plat shall be submitted, subject to Planning Commission, engineering and City Council approval.
3. As required by Section 1232.06 of the Subdivision Regulations, park fees shall be submitted for Planning Commission approval.

Staff Recommendations:

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

KDK Mitsubishi new car sales

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

Location: 1710 Pearl Road
C-G District

Proposed Use & Background:

An application has been submitted to open a new car dealership in the existing 17,548 sq. ft. building on the site of the former KDK Auto Brokers. New car sales is a conditionally permitted use, pursuant to Section 1260.04(l), subject to Section [1274.08](#)(d), (f) and (g) and Section 1274.11 of the Zoning Code.

A total of 378 parking spaces will be provided, including 8 customer parking spaces, 13 service parking spaces, 5 service client parking spaces, 37 employee parking spaces, and 315 car inventory spaces. Three handicap spaces have been provided, including one van-accessible space, in compliance with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

The site complies with Section 1274.11 of the Zoning Code. With Planning Commission approval, pursuant to Section 1274.11(c), areas for vehicles and storage may be unpaved. Parking areas designated for display or inventory may depart from the required standards for parking spaces and aisles in Chapter 1276 of the Zoning Code.

No site improvements are proposed at this time, other than general landscaping services to remove and clean up 6' to 8' of river rock area off the front sidewalk, and to regrade/slope new stone down to the walk to create a clean edge. Additionally, debris and the majority of unwanted vegetation will be removed, and soil and stone will be recycled to the rear of the property.

Hours of operation for the service department are from 8:00 a.m. to 5:00 p.m., Monday through Friday, and hours for the sales department are from 10:00 a.m. to 7:00 p.m., Monday through Friday, and on Saturday from 10:00 a.m. to 5:00 p.m.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. A future façade drawing was submitted with the Mitsubishi branding, which will require Planning Commission approval before any work begins, along with necessary permits and inspections from the Division of Building. Provide a time frame when the new façade will be implemented.
3. Future changes to the site plan will require lighting to comply with Section 1276.14, and landscaping to comply with Chapter 1282, including a 10' wide landscape strip at the Pearl Road right-of-way and interior landscaping.

Staff Recommendations:

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

Ohio Peterbilt new and/or used semi-truck cab sales

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

Location: 1240 Industrial Parkway North
C-H District

Proposed Use & Background:

An application is proposed for new and/or used semi-truck cab sales and repair in the existing 10,293 sq. ft. building. Rezoning of this property from the I-L Light Industrial District to the C-H Highway Interchange Commercial District was approved by the Planning Commission on September 5, 2019, and subsequently approved by City Council on October 14, 2019.

New and/or used vehicle sales and automotive repair are conditionally permitted uses in the C-H District, pursuant to Section 1258.03(h) and (i), subject to Section 1274.08(a), (d), (f), and (g); and Section 1274.11 of the Zoning Code.

The existing pavement will be removed on the south side of the property, along with an existing storm sewer inlet and 12" wide storm sewer line. An underground detention system will be installed in that area and eleven new 90° angle parking spaces will be added above it, each measuring 9' wide by 19' long, along with a minimum 24' wide parking aisle, in compliance with Table 1276-3. One handicap van-accessible parking space will be added on the west side of the building, pursuant to Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code, along with three additional parking spaces.

Staff Review Comments:

1. A condition of the Planning Commission's approval was for the asphalt grindings on the north and south side of the entrance drive to be sealed with either asphalt or concrete by December 31, 2019. The lot has only been chip-sealed and needs to be rolled and resealed; provide a time frame when this will be completed.
2. Identify the use of the two trailers on the south side of the paved area; Section 1280.12 requires Planning Commission approval for outdoor sales and display.
3. As this property was originally zoned I-L Light Industrial District, interior landscaping was not required at that time. However, as the property is now zoned C-H Highway Interchange Commercial District and site improvements are being made, indicate on Sheet L1.0 that a minimum 500 sq. ft. of interior landscaping will be provided, pursuant to Section 1282.08(b)(1) and (2), which will include a minimum of two trees from Plant List "A" and sixteen shrubs from Plant Lists "D" or "E".
4. Section 1282.08(a) requires parking perimeter screening along the south side of the eleven new parking spaces; verify the existing landscaping along the south property line will fulfill that requirement. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening requirement 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. The concurring vote of three members of the Planning Commission is required to modify any of the specific requirements of this Chapter.

5. A photometrics plan has been submitted; however, the lighting level on the four new parking spaces on the west side of the building ranges from 6.2 to 10.1 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Additionally, the average illumination levels for the site shall be indicated on Sheet PH.0. An existing light will be removed near the northwest corner of the site.
6. Two of the light poles are indicated at 27' tall; Section 1276.14(e)(2) permits a maximum height of 25'. 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.
7. All requirements shall be adhered to on the conditional zoning certificate.
8. Final site plan approval is subject to engineering approval.
9. The applicant shall comply with Section 2311 of the 2017 Ohio Fire Code regarding repair garages.

Staff Recommendations:

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

