

Brunswick City Planning Commission

March 4, 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
Deborah Wasylko, Baskets Galore, 1434 Town Center Boulevard,
Brunswick
Ed Gonzales, Fast Signs of Medina, 2755 Medina Road, Medina
Danielle Bohannon, Technical Group, Inc., 37716 Hills Tech
Drive, Farmington Hills, MI
Helene Slosarik, 4173 Knight Lane, #10, Brunswick

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

The first item was the review of the public hearing for the Baskets Galore electronic moving message/digital display ground sign conditional zoning certificate, 95 Pearl Road. Ms. Plavecski stated the sign complies with code; therefore, the Planning Commission had no questions.

The second item was the review of the discussion plan for the Burger King new restaurant, 3276 Center Road. Mr. Arona inquired if there will be any outdoor seating; Ms. Bohannon responded she will have to check with the owner. Mr. Shirilla asked if Burger King has access to the slip road behind the building; Mr. Jones replied no. Mr. Arona questioned where the 130' drive-thru stacking room is measured from; Mr. Jones replied from the order board. Mr. Delsanter asked if there will be a potential bottle-neck where the double drive-thru lanes turn into one; Mr. Jones answered no.

Mr. Shirilla adjourned the meeting at 6:52 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

March 4, 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
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Brunswick
Ed Gonzales, Fast Signs of Medina, 2755 Medina Road, Medina
Danielle Bohannon, Technical Group, Inc., 37716 Hills Tech
Drive, Farmington Hills, MI

Item 1

Chairman Joe Shirilla called the meeting to order at 7:00 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 18, 2021.

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

Item 4(a)

Regarding the public hearing for the Baskets Galore electronic moving message/digital display ground sign conditional zoning certificate, 95 Pearl Road, Mrs. Deborah Wasylo, of Baskets Galore; and Mr. Ed Gonzales, Fast Signs of Medina, were present.

Mrs. Wasyliko explained they have invested in improvements to the building, new expansion, and landscaping, and want to also invest in signage.

The Planning Commission had no questions on this application, as the electronic moving message/digital display ground sign complies with Sections 1270.17 and 1270.05 – Table B of the Zoning Code.

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

Mrs. Wasyliko and Mr. Gonzales agreed to comply with the Staff Review Comments.

MR. SAEGER MOTIONED TO APPROVE THE BASKETS GALORE ELECTRONIC MOVING MESSAGE/DIGITAL DISPLAY GROUND SIGN CONDITIONAL ZONING CERTIFICATE, 95 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE CONDITIONAL ZONING CERTIFICATE AND SECTIONS 1270.05 – TABLE B AND 1270.17 OF THE ZONING CODE.
2. PURSUANT TO SECTION 1270.17(a)(3), COPY (LETTERING) SHALL BE LIMITED TO TWO COLORS ON THE ELECTRONIC MOVING MESSAGE/DIGITAL DISPLAY SIGN AND SHALL HAVE A UNIFORM AND NON-CHANGING CONTRASTING BACKGROUND. COLORS SHALL REMAIN UNIFORM AND SHALL NOT ALTERNATE WITHIN ANY WORD OR MESSAGE.
3. AS INDICATED ON THE SITE PLAN, PURSUANT TO SECTIONS 1270.04(b) AND 1270.05 – TABLE B, THE ELECTRONIC MOVING MESSAGE/DIGITAL DISPLAY SIGN SHALL BE ERECTED A MINIMUM DISTANCE OF 50 FEET FROM THE PEARL ROAD AND SKYVIEW DRIVE INTERSECTION, AS MEASURED FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES, AND 15 FEET FROM THE SIDE PROPERTY LINE.

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

Item 4(b)

Concerning the discussion plan for the new Burger King restaurant, 3276 Center Road, Ms. Danielle Bohannon, of Technical Group, Inc., was present.

Ms. Bohannon explained, due to COVID-19, the playground will be removed in the new restaurant, resulting in a smaller building footprint, whereby it will be located further back from Center Road. She stated they moved the kitchen and dining room forward. She commented since not as much parking is required, due to less seats inside the restaurant, extra green space is being added. Ms. Bohannon stated they are also trying to keep the underground stormwater system intact.

Mr. Shirilla suggested adding more landscaping and pedestrian amenities on the north side of the building, to which Mr. Arona and Mr. Hasan agreed. Mr. Shirilla inquired if the ground sign will be enhanced with landscaping; Ms. Bohannon responded yes.

Mr. Shirilla requested for the northern drive to be widened; Mr. Jones commented they are trying to discourage two-way traffic, but adding a slight amount of pavement may be beneficial. Mr. Shirilla commented this should be shown on the detailed site plan.

Mr. Arona stated he appreciates the new building and reduction in seating capacity, and asked what Burger King has in their portfolio regarding building facades. Ms. Bohannon answered, currently, there are only two models; the one proposed tonight for the Burger King, 3276 Center Road location and the model used at the Burger King, 14 Pearl Road location.

The Staff Review Comments were addressed as follows:

1. The building will be located 70'7-3/4" from the Center Road right-of-way; Section 1260.05(a)(2)(B) requires a maximum front yard setback of 60' and that two-thirds of the building street façade shall fall within the front yard zone. However, Section 1260.07(c) allows the Planning Commission to approve front yards or front yard parking zones greater than the maximum in the following instances:
 - (1) An applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
 - (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right of way in compliance with the maximum yard.
 - (3) An applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

Pursuant to Section 1260.07(d), before approving a front yard or front yard parking greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including without limitation the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided below in Section 1260.07(e).

In accordance with Section 1260.07(e), where the Planning Commission approves a front yard or front yard parking exceeding the maximum, the Planning Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effects of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or

covered walkways. Bike racks will be installed near the northeast corner of the building. Mr. Shirilla stated he would also like a bench added.

- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of nearby buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b); a total of 1,240 sq. ft., is required, to which Ms. Bohannon stated they will supply.

2. Sheet C- indicates the parking spaces with an 18' length; Table 1276-3 requires a minimum 19' length for 90° angle parking. Ms. Bohannon stated they have sufficient room to comply with the 19' length and minimum 24' wide aisle required by the above table, as there is currently a 26'6" aisle width.
3. A new trash enclosure is shown on Sheet C-2 near the southeast corner of the new restaurant; verify it will be constructed of materials comparable to the building, in accordance with Section 1276.12(a). Ms. Bohannon stated they could use split-face block on the trash enclosure to match the building, or use a fibrous cement in a beige color. Mr. Hasan stated using a light color on the trash enclosure would make it a focal point, which is not the intent. Mr. Shirilla commented the dumpster enclosure will get dirty and recommended using darker split-face block.
4. Although wall sconces were added to the western portion of the main entrance elevation and drive-thru elevation, additional architectural enhancements are suggested to break up the long expanse of blank wall, pursuant to Sections 1278.08(c) and (j). Ms. Plavecski noted the length of the street façade is less than 60'; therefore, recesses and projections are not required. Mr. Shirilla suggested adding sconces on the north elevation; and changing the light color to a darker shade of split-face block on the west elevation, along with adding some banding. The Commission agreed the main entrance (east) elevation and rear (south) elevation are satisfactory.
5. The detailed site plan shall include a photometrics plan, as required by Section 1276.14. As there is a residential use to the south (Clearbrooke Apartments), Section 1276.14(d) permits a maximum of one footcandle along the south property line.
6. A landscaping plan shall be submitted with the detailed site plan and shall include a minimum 1,240 sq. ft. of interior landscaping required by Section 1260.07(e)(3), if a modification is granted for the building front yard setback facing Center Road, and shall comply with the number and species of plantings specified in Section 1282.08(b).
7. Clarify if the intention is to resurface the entire parking lot or make repairs; Section 1276.10(k) of the Zoning Code and Section 302.3 of the 2018 Property Maintenance Code requires parking areas and related driveways to be maintained in good condition and free of holes, dust, dirt, trash and other debris. Ms. Bohannon explained a

substantial amount of pavement will be new concrete, including the drive-thru lanes. She said they will replace the deteriorated parking lot areas with either asphalt or concrete. Mr. Aungst noted the parking lot is close to the end of its life expectancy.

8. Mr. Shirilla stated the applicant needs to verify if repairs are needed on the sidewalks along Center Road and Clearbrooke Drive; Section 302.3 of the 2018 Property Maintenance Code requires sidewalks to be kept in a proper state of repair, free from hazardous conditions.
9. Signage shall comply with Section 1270.05 – Table B.

Mr. Shirilla commented he would like to have outdoor seating at the new Burger King. Mr. Hasan said he is fine with just having a bike rack, a bench, and twice the amount of interior landscaping.

A question arose as to whether the landscaping strip near Clearbrooke Drive could be considered as interior landscaping. Mr. Incorvaia explained since Clearbrooke Drive is a private street, it could be allowed as interior landscaping, to which the Planning Commission agreed.

MR. HASAN MOTIONED TO GRANT A MODIFICATION TO ALLOW THE BUILDING TO BE LOCATED 70'7-3/4" FROM THE CENTER ROAD RIGHT-OF-WAY; SECTION 1260.05(a)(2)(B) REQUIRES A MAXIMUM FRONT YARD SETBACK OF 60' AND THAT TWO-THIRDS OF THE BUILDING STREET FAÇADE SHALL FALL WITHIN THE FRONT YARD ZONE. HOWEVER, SECTION 1260.07(c) ALLOWS THE PLANNING COMMISSION TO APPROVE FRONT YARDS OR FRONT YARD PARKING ZONES GREATER THAN THE MAXIMUM IN THE FOLLOWING INSTANCES: THE COMMISSION HAS FOUND THAT THE APPLICANT HAS COMPLIED WITH SECTIONS 1260.07(c)(1), (2), AND (3); COMPLIED WITH SECTIONS 1260.07(d)(1) AND (2); AND SECTIONS 1260.07(e)(1) AND (3) WHEREBY ONE BIKE RACK AND AT LEAST ONE BENCH WILL BE INSTALLED IN FRONT OF THE BUILDING. THE APPLICANT SHALL CONSIDER ADDING AN OUTDOOR SEATING AREA IF APPLICABLE TO THEIR BUSINESS AND A MINIMUM OF 1,240 SQUARE FEET OF INTERIOR LANDSCAPING SHALL BE ADDED (TWICE THE REQUIRED AMOUNT).

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

MR. SAEGER MOTIONED TO MOVE THE BURGER KING DISCUSSION PLAN TO A DETAILED SITE PLAN, 3276 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. SHEET C-2 SHALL BE CORRECTED TO INDICATE THE PARKING SPACES WITH A 19' LENGTH, PURSUANT TO TABLE 1276-3, FOR 90° ANGLE PARKING.
2. A NEW TRASH ENCLOSURE IS SHOWN ON SHEET C-2 NEAR THE SOUTHEAST CORNER OF THE NEW RESTAURANT; USE A DARKER SHADE OF SPLIT-FACE

BLOCK COMPARABLE TO THE BUILDING, IN ACCORDANCE WITH SECTION 1276.12(a).

3. IN ORDER TO BREAK UP THE LONG EXPANSE OF BLANK WALL, PURSUANT TO SECTIONS 1278.08(c) AND (j), ADD SCONCES ON THE NORTH ELEVATION; AND CHANGE THE LIGHT COLOR TO A DARKER SHADE OF SPLIT-FACE BLOCK ON THE WEST ELEVATION, ALONG WITH ADDING BANDING. THE COMMISSION HAS AGREED THE MAIN ENTRANCE (EAST) ELEVATION AND REAR (SOUTH) ELEVATION ARE SATISFACTORY.
4. THE DETAILED SITE PLAN SHALL INCLUDE A PHOTOMETRICS PLAN, AS REQUIRED BY SECTION 1276.14. AS THERE IS A RESIDENTIAL USE TO THE SOUTH (CLEARBROOKE APARTMENTS), SECTION 1276.14(d) PERMITS A MAXIMUM OF ONE FOOTCANDLE ALONG THE SOUTH PROPERTY LINE.
5. A LANDSCAPING PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN AND SHALL INCLUDE A MINIMUM 1,240 SQ. FT. OF INTERIOR LANDSCAPING REQUIRED BY SECTION 1260.07(e)(3), AND SHALL COMPLY WITH THE NUMBER AND SPECIES OF PLANTINGS SPECIFIED IN SECTION 1282.08(b).
6. THE ENTIRE PARKING LOT SHALL BE RESURFACED OR REPAIRED; SECTION 1276.10(k) OF THE ZONING CODE AND SECTION 302.3 OF THE 2018 PROPERTY MAINTENANCE CODE REQUIRES PARKING AREAS AND RELATED DRIVEWAYS TO BE MAINTAINED IN GOOD CONDITION AND FREE OF HOLES, DUST, DIRT, TRASH AND OTHER DEBRIS.
7. REPAIRS, IF NECESSARY, SHALL BE PERFORMED ON THE SIDEWALKS ALONG CENTER ROAD AND CLEARBROOKE DRIVE; SECTION 302.3 OF THE 2018 PROPERTY MAINTENANCE CODE REQUIRES SIDEWALKS TO BE KEPT IN A PROPER STATE OF REPAIR, FREE FROM HAZARDOUS CONDITIONS.
8. SIGNAGE SHALL COMPLY WITH SECTION 1270.05 – TABLE B.

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

Item 5

There was no old business.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Delsanter gave the Council Representative's Report. He stated City Council passed the seventeen text amendments to the Zoning Code at their meeting on February 22, 2021. He noted that more legislation will be coming in the future regarding amendments to the Zoning Code in response to the Comprehensive Code Update.

MR. HASAN MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:47 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

March 4, 2021

Baskets Galore electronic sign

(Public hearing – conditional zoning certificate)

Location: 95 Pearl Road
GW-C District

Proposed Use & Background:

A conditional zoning certificate application has been submitted by Fast Signs of Medina, on behalf of Baskets Galore, to erect a 6'6" high electronic moving message/digital display ground sign (2' high base and 4'6" high sign face), in compliance with the maximum 7' height (2' high maximum base and 5' high maximum sign face area) permitted by Sections 1270.17(b) and 1270.05 – Table B of the Zoning Code. The sign face area measures 27 sq. ft., which includes 12 sq. ft. (44%) changeable copy, in compliance with the maximum 50% changeable copy permitted by Section 1270.17(b).

As required by Section 1270.04(b), the above sign will be erected 75' from the intersection of Pearl Road and Skyview Drive, as measured from the point of intersection of the right-of-way lines.

Electronic moving message/digital displays signs are a conditionally permitted use in the GW-C Gateway Commercial District, pursuant to Sections 1261.04(p) and 1270.17 of the Zoning Code.

Staff Review Comments:

1. The applicant shall comply with all requirements of the conditional zoning certificate and Sections 1270.05 – Table B and 1270.17 of the Zoning Code.
2. Pursuant to Section 1270.17(a)(3), copy (lettering) shall be limited to two colors on the electronic moving message/digital display sign and shall have a uniform and non-changing contrasting background. Colors shall remain uniform and shall not alternate within any word or message.
3. Necessary permits and inspections for the electronic moving message/digital display sign shall be obtained from the Division of Building.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, provided the above items are addressed.

Burger King new restaurant
(Discussion plan)

Location: 3276 Center Road
C-G General Commercial District

Proposed Use & Background:

An application has been submitted to construct a 3,520 sq. ft. new restaurant on the existing 39,250 sq. ft. parcel. The existing 4,115 sq. ft. building will be demolished in its entirety. Restaurants are a principally permitted use in the C-G General Commercial District, pursuant to Section 1260.02(g) of the Zoning Code.

Thirty-three (33) parking spaces are provided (including two handicap spaces), in compliance with the minimum 32 spaces required by Table 1276-1(d)(4). Sixty-four (64) indoor seats will be provided; there will be no outdoor seating. Fifteen (15) parking spaces are indicated on the east side of the building, including two handicap parking spaces (one van-accessible), pursuant to Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. Sixteen (16) parking spaces will be removed near the east property line adjacent to Clearbrooke Drive, which will be replaced with new landscaping and curbing. Pursuant to Section 1278.09(d), pedestrian access has been provided from the building to Center Road. A ground sign will be installed near the northeast corner of the site.

Section 1276.10(j) requires a minimum stacking area of 130' for cars waiting at the drive-thru pick-up window. The Administration recommends using the northern drive on Clearbrooke Drive for "exit only" traffic, which will be designated with signage, in order to provide sufficient stacking room for vehicles entering on the southern drive. Two drive-thru lanes are proposed, each with a 12' width, along with a new overhead canopy.

The building façade will be constructed with fiber reinforced cement panels that give the appearance of a wood grain, along with an aluminum window wall system. Composite aluminum panels will be used near the top of the building, and the roof will consist of metal flat sheet panels. As shown on Sheet A-2.1, in accordance with Section 1278.08(k), the rooftop mechanical units are screened from view.

As the street façade facing Center Road measures less than 60' (41'4" width), the recesses and projections described in Section 1260.07(a) are not required. Additionally, as Clearbrooke Drive is a private street, the maximum building setback of 60' for "other streets", pursuant to Section 1260.05(a)(2)(C), does not apply.

The two existing catch basins on the east and south sides of the site will be repaired, and the existing light poles will be relocated.

Staff Review Comments:

1. The building will be located 70'7-3/4" from the Center Road right-of-way; Section 1260.05(a)(2)(B) requires a maximum front yard setback of 60' and that two-thirds of the building street façade shall fall within the front yard zone. However, Section

1260.07(c) allows the Planning Commission to approve front yards or front yard parking zones greater than the maximum in the following instances:

- (1) An applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
- (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right of way in compliance with the maximum yard.
- (3) An applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

Pursuant to Section 1260.07(d), before approving a front yard or front yard parking greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including without limitation the impairment of pedestrian activity and streetscapes visually defined by a “sea of asphalt” will be outweighed by required landscaping and other required site amenities as provided below in Section 1260.07(e).

In accordance with Section 1260.07(e), where the Planning Commission approves a front yard or front yard parking exceeding the maximum, the Planning Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effects of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways. Bike racks will be installed near the northeast corner of the building.
- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of nearby buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b); a total of 1,240 sq. ft., is required.

2. Sheet C-2 indicates the parking spaces with an 18’ length; Table 1276-3 requires a minimum 19’ length for 90° angle parking.
3. A new trash enclosure is shown on Sheet C-2 near the southeast corner of the new restaurant; verify it will be constructed of materials comparable to the building, in accordance with Section 1276.12(a).

4. Although wall sconces were added to the western portion of the main entrance elevation and drive-thru elevation, additional architectural enhancements are suggested to break up the long expanse of blank wall, pursuant to Sections 1278.08(c) and (j).
5. The detailed site plan shall include a photometrics plan, as required by Section 1276.14. As there is a residential use to the south (Clearbrooke Apartments), Section 1276.14(d) permits a maximum of one footcandle along the south property line.
6. A landscaping plan shall be submitted with the detailed site plan and shall include a minimum 1,240 sq. ft. of interior landscaping required by Section 1260.07(e)(3), if a modification is granted for the building front yard setback facing Center Road, and shall comply with the number and species of plantings specified in Section 1282.08(b).
7. Clarify if the intention is to resurface the entire parking lot or make repairs; Section 1276.10(k) of the Zoning Code and Section 302.3 of the 2018 Property Maintenance Code requires parking areas and related driveways to be maintained in good condition and free of holes, dust, dirt, trash and other debris.
8. Verify if repairs are needed on the sidewalks along Center Road and Clearbrooke Drive; Section 302.3 of the 2018 Property Maintenance Code requires sidewalks to be kept in a proper state of repair, free from hazardous conditions.
9. Signage shall comply with Section 1270.05 – Table B.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's ruling on the front yard setback modification, and provided the above items are addressed.