

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda MARCH 22, 2021 6:00 PM

1. Discussion Items

ORD. NO. 27-2021 - An ordinance establishing Section 1242.02(76.1) of the Codified Ordinances of the City of Brunswick by defining small box discount store. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 28-2021 - An ordinance amending Section 1266.04 of the Codified Ordinances of the City of Brunswick deleting subsections (e) and (f) in their entirety. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 29-2021 - An ordinance amending the Design Guidelines for the Southeast Neighborhood of the Brunswick Town Center Special Planning District No. 2. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

2. General Discussion

3. Adjournment

PROPOSED LEGISLATION



DATE: 3/22/2021

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 27-2021** - An ordinance establishing Section 1242.02(76.1) of the Codified Ordinances of the City of Brunswick by defining small box discount store. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Legislation is necessary to establish a definition of a small box discount store as follows: "A retail store between 3,000 and 15,000 square feet that sells directly to consumers a limited assortment of physical goods, products, or merchandise, personal grooming and health products, household goods, and other consumer products, including food or beverages for off-premises consumption, most of which are sold for \$10.00 or less, and that does not dedicate at least 15% of shelf space to fresh food and produce."

PURPOSE AND EXPLANATION: A definition of a small box discount store is necessary in keeping with the recommendations of the Advance Brunswick Comprehensive Plan 2020 Update.

IMPLEMENTATION SCHEDULE:

Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

First reading on March 22, 2021; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 27-2021

BY: Mr. Delsanter, Mr. Hanek, and Mr. Ousley

AN ORDINANCE ESTABLISHING SECTION 1242.02(76.1) OF THE CODIFIED ORDINANCES OF THE CITY OF BRUNSWICK BY DEFINING SMALL BOX DISCOUNT STORE.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That Section 1242.02(76.1) of the Codified Ordinances is hereby established to read as follows:

“(76.1) Small Box Discount Store: A retail store between 3,000 and 15,000 square feet that sells directly to consumers a limited assortment of physical goods, products, or merchandise, personal grooming and health products, household goods, and other consumer products, including food or beverages for off-premises consumption, most of which are sold for \$10.00 or less, and that does not dedicate at least 15% of shelf space to fresh food and produce.”

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading_____

2nd Reading_____

3rd Reading_____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____

Clerk of Council
Fijabi Julien-Gallam, CMC

PROPOSED LEGISLATION



DATE: 3/22/2021

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 28-2021** - An ordinance amending Section 1266.04 of the Codified Ordinances of the City of Brunswick deleting subsections (e) and (f) in their entirety. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Medical and dental clinics and offices, veterinary hospitals and clinics with a minimum gross floor area of 10,000 square feet; and indoor recreational facilities, as defined in Section 1242.02(45.1), are not appropriate conditionally permitted uses in the I-L Light Industrial District.

PURPOSE AND EXPLANATION: In accordance with the Advance Brunswick Comprehensive Plan 2020 Update, City Council has determined that medical and dental clinics and offices, veterinary hospitals and clinics with a minimum gross floor area of 10,000 square feet; and indoor recreational facilities, as defined in Section 1242.02(45.1), are not appropriate conditionally permitted uses in the I-L Light Industrial District.

IMPLEMENTATION

SCHEDULE: Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

First reading on March 22, 2021; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 28-2021

BY: Mr. Delsanter, Mr. Hanek and Mr. Ousley

AN ORDINANCE AMENDING SECTION 1266.04 OF THE CODIFIED ORDINANCES OF THE CITY OF BRUNSWICK DELETING SUBSECTIONS (e) AND (f) IN THEIR ENTIRETY.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That Sections 1266.04(e) and (f) of the Codified Ordinances are hereby deleted in their entirety.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

PROPOSED LEGISLATION



DATE: 3/22/2021

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 29-2021** - An ordinance amending the Design Guidelines for the Southeast Neighborhood of the Brunswick Town Center Special Planning District No. 2. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Southeast Neighborhood General Requirements shall be amended as follows: Amend Section A(1) to allow only townhomes and public buildings as principal uses in this district. Section A(2) shall be amended to allow signs, as regulated by Chapter 1270; and accessory use structures for commercial and public buildings only as accessory uses. Section A(3) shall be amended to allow hotels; and vape and smoke shops as conditional uses, subject to Section 1274.09. Section A(4) shall be amended to allow Main Street District permitted uses, as detailed in the Main Street District General Requirements Section A, with the exception of automobile filling stations; building materials, lumber or garden sales; and tattoo and body piercing parlors. Section A(5) shall be amended to prohibit small box discount stores, as defined in proposed Section 1242.02(76.1). Section F shall be amended to read minimum floor area shall be 1,250 square feet, not to include any area below the front grade. Also, Type IX Buildings shall be amended to allow only townhomes and hotels.

PURPOSE AND EXPLANATION: The proposed text amendments are in accordance with the recommendations of the Advance Brunswick Comprehensive Plan 2020 Update.

IMPLEMENTATION SCHEDULE: Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

First reading on March 22, 2021; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL
INFORMATION:**

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 29-2021

BY: Mr. Delsanter, Mr. Hanek and Mr. Ousley

AN ORDINANCE AMENDING THE DESIGN GUIDELINES FOR THE SOUTHEAST NEIGHBORHOOD OF THE BRUNSWICK TOWN CENTER SPECIAL PLANNING DISTRICT NO. 2.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That Section A(1) of the General Requirements shall be amended to read as follows:

“Principal Uses: Townhomes, ~~single family attached units, single family detached residential units, apartments, work live units, senior/assisted living facilities~~ and public buildings.”

SECTION 2: That Section (A)(2) of the General Requirements shall be amended to read as follows:

“Accessory Uses: ~~Flats, studio apartments, home offices above garages, retail below apartments;~~ Signs as regulated by Chapter 1270; accessory use structures for commercial and public buildings only.”

SECTION 3: That Section (A)(3) of the General Requirements shall be amended to read as follows:

“Conditional Uses: ~~Home occupations, h~~H~~otels; and~~ vape and smoke shops, ~~and tattoo and body piercing parlors~~ as conditional uses, subject to Section 1274.09”

SECTION 4: That Section (A)(4) of the General Requirements shall be amended to read as follows:

“Main Street District permitted uses, ~~(as detailed in the~~ Main Street District, General Requirements, Section_ A), are also permitted in the Southeast Neighborhood with the exception of automobile filling stations (Main Street District Section (A)(13)), building materials, lumber or garden sales (Main Street District Section (A)(14)) and tattoo and body piercing parlors (Main Street District Section (A)(19)).”

SECTION 5: That Section (A)(5) of the General Requirements shall be amended to read as follows:

“~~Specific approval from the Planning Commission is required for any street-level residential uses on Brunswick Lake Drive north of the east-west local street.~~ Small box discount stores, as defined in Section 1242.02(76.1) are prohibited in

the Southeast Neighborhood.”

SECTION 6: That Section (F) of the General Requirements shall be amended to read as follows:

“Minimum floor area shall ~~comply with Section 1254.04(h)~~ be 1,250 square feet, not to include any area below the front grade.”

SECTION 7: That the title of TYPE IX BUILDINGS shall be amended to read as follows:

“TYPE IX BUILDINGS: Townhomes and ~~/Work-live Townhomes, Apartments, Hotels and Senior/Assisted Living Facilities~~”

SECTION 8: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC