

Brunswick City Planning Commission

March 18, 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
Joel Copley, Janotta and Herner, 620 East Smith Road, Medina
Bruce Steiner, Janotta and Herner, 620 East Smith Road, Medina
Jeff Maurer, Janotta and Herner, 620 East Smith Road, Medina
Clay Armbruster, Armbruster Moving & Storage, 2800 Center Road
Ferris Kleem, Herris Properties Realty, 1240 Industrial Parkway North,
Brunswick
Dan Neff, Neff & Associates, 6405 York Road, Parma Heights
Jeff Plautz, Neff & Associates, 6405 York Road, Parma Heights
Terry Spilker, Phoenix Cement (no address given)
Tyler Malinky, Low Brow Customs, 2873 Interstate Parkway, Brunswick
Greg Deanna, Ohio Caterpillar/Ohio Peterbilt, 900 Ken-Mar
Industrial Parkway, Broadview Heights

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

The first item was the review of the conditional zoning certificate and detailed site plan for Ohio Peterbilt new and/or used semi-truck cab sales and repair, 1240 Industrial Parkway North. Mr. Aungst commented the chip-sealed area isn't holding up, as heavy trucks are already damaging it. He noted a high-rise sign is proposed, but it shouldn't be permitted, as there is an existing billboard. He stated having both of these signs would be confusing for customers. Mr. Aungst said the owner of the property (Ferris Kleem) would like to keep the billboard.

The second item was the review of the discussion plan for the Low Brow Customs addition, 2873 Interstate Parkway. Mr. Arona commented the west elevation has more exposure from the street, so further architectural enhancements should be added. Mr. Hasan suggested extending the row of evergreens to provide more screening.

The third item was the review of the discussion plan for the Armbruster Moving & Storage addition, 2800 Center Road. Mr. Jones stated stormwater management needs to be addressed. Mr. Shirilla inquired about the distance between the residential homes on Fox Drive and Armbruster Moving & Storage; Mr. Jones said he would obtain this information.

Mr. Shirilla adjourned the meeting at 6:48 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

March 18, 2021

6:56 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
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
Joel Copley, Janotta and Herner, 620 East Smith Road, Medina
Bruce Steiner, Janotta and Herner, 620 East Smith Road, Medina
Jeff Maurer, Janotta and Herner, 620 East Smith Road, Medina
Clay Armbruster, Armbruster Moving & Storage, 2800 Center
Road, Brunswick
Ferris Kleem, Herris Properties Realty, 1240 Industrial Parkway
North, Brunswick
Dan Neff, Neff & Associates, 6405 York Road, Parma Heights
Jeff Plautz, Neff & Associates, 6405 York Road, Parma Heights
Terry Spilker, Phoenix Cement (no address given)
Tyler Malinky, Low Brow Customs, 2873 Interstate Parkway,
Brunswick
Greg Deanna, Ohio Caterpillar/Ohio Peterbilt, 900 Ken-Mar
Industrial Parkway, Broadview Heights
Dominic Piazza, Ohio Peterbilt, 1240 Industrial Parkway North,
Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 6:56 p.m.

Item 2

There were no announcements or correspondence.

Item 3

MR. SAEGER MOTIONED TO APPROVE THE MINUTES OF MARCH 4, 2021.

Mr. Hasan seconded the motion. The vote was 4 Ayes 0 Nays. (Mr. Rocha experienced technical difficulties and was unable to attend the meeting.)

Item 4(a)

Regarding the conditional zoning certificate and detailed site plan for Ohio Peterbilt new and/or used semi-truck cab sales and repair, 1240 Industrial Parkway North, Mr. Ferris Kleem, property owner; Mr. Dan Neff and Mr. Jeff Plautz, of Neff & Associates; and Mr. Terry Spilker, of Phoenix Cement, were present.

Mr. Shirilla commented it appears some of the trees at the southwest corner of the property extend past the truck showcase area, so it makes sense to remove some of the trees. The two shrub species for the interior landscaping are not listed in Plant Lists "D" or "E"; Mr. Plautz stated he would like a modification to keep the proposed shrubs. Mr. Saeger commented he is not comfortable with alternate species and would like the shrubs to comply with code. Mr. Neff stated he discussed this with Mr. Kleem and the shrubs will be from Plant Lists "D" or "E"; therefore, no modification will be necessary on the species. Mr. Aungst stated the Administration is comfortable with removing a portion of the trees at the southwest corner for greater visibility into the site.

Mr. Neff stated they will pave the chip-sealed area with concrete; Mr. Shirilla asked if it will be completed by June 30, 2021, to which Mr. Neff responded yes.

The Staff Review Comments were addressed as follows:

1. Item C under General Notes on Sheet PH.0 reads the "City of Westlake", instead of the City of Brunswick; Mr. Plautz stated they will make the corrections.
2. In accordance with the interior landscaping required by Section 1282.08(b)(1) and(2); Sheet L1.0 indicates 3,800 sq. ft. will be provided. Three trees from Plant List "A" and twenty shrubs will be installed. However, the twelve "Gro-Low" fragrant sumac and eight "Oakleaf" hydrangea are not species listed in Plant Lists "D" or "E", which shall be replaced with compliant species. Also, the Plant List Summary Table on Sheet L1.0 shall be adjusted to note that three Red Rocket maple trees are being installed, instead of the quantity listed as zero. The applicant agreed to comply with the above Plant Lists and to revise the Plant List Summary Table.

Additionally, the applicant requested a modification to allow the above landscaping that will be planted at the southwest corner of the site to be considered as interior landscaping. Due to the site lay-out and enhanced perimeter and foundation 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. In approving less restrictive requirements, the Commission 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.

Furthermore, in order to provide greater visibility into the site, existing vegetation will be removed at southwest corner of the property near Interstate 71. The Planning Commission, as permitted by Section 1282.10(a) stated above, has granted a modification and has determined the remaining landscaping is sufficient.

3. 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. As there is existing landscaping along the south property line that will fulfill that requirement, the Planning Commission, as permitted by Section 1282.10(a) stated above, has approved a less restrictive screening requirement. The Commission 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.
4. All requirements shall be adhered to on the conditional zoning certificate. Mr. Aungst stated part of the Planning Commission's approval should include that if the billboard remains, a high-rise sign is not permitted on the site. Mr. Shirilla stated this will be added to the conditional zoning certificate, to which Mr. Incorvaia agreed. Mr. Shirilla asked if Ohio Peterbilt has contacted Mr. Kleem regarding use of the billboard; Mr. Deanna replied yes. Mr. Shirilla commented there are more advertising options by using the billboard. Mr. Incorvaia noted since a portion of the landscaping is being removed at the southwest corner for greater visibility into the site, then a high-rise sign isn't necessary.
5. Final site plan approval is subject to engineering approval.

MR. ARONA MOTIONED TO APPROVE THE OHIO PETERBILT CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN, 1240 INDUSTRIAL PARKWAY NORTH, SUBJECT TO THE FOLLOWING:

1. THE CHIP-SEALED LOTS ON THE NORTH AND SOUTH SIDE OF THE ENTRANCE DRIVE WILL BE PAVED WITH EITHER ASPHALT OR CONCRETE NO LATER THAN JUNE 30, 2021.
2. ITEM C UNDER GENERAL NOTES ON SHEET PH.0 READS THE "CITY OF WESTLAKE", INSTEAD OF THE CITY OF BRUNSWICK, WHICH SHALL BE CORRECTED.
3. IN ACCORDANCE WITH THE INTERIOR LANDSCAPING REQUIRED BY SECTION 1282.08(b)(1) AND (2); SHEET L1.0 INDICATES 3,800 SQ. FT. WILL BE PROVIDED. THREE TREES FROM PLANT LIST "A" AND TWENTY SHRUBS WILL BE INSTALLED. HOWEVER, THE TWELVE "GRO-LOW" FRAGRANT SUMAC AND EIGHT "OAKLEAF" HYDRANGEA ARE NOT SPECIES LISTED IN PLANT LISTS "D" OR "E", WHICH SHALL BE REPLACED WITH COMPLIANT SPECIES. ALSO, THE PLANT LIST SUMMARY TABLE ON SHEET L1.0 SHALL BE ADJUSTED TO NOTE

THAT THREE RED ROCKET MAPLE TREES ARE BEING INSTALLED, INSTEAD OF THE QUANTITY LISTED AS ZERO.

ADDITIONALLY, THE APPLICANT REQUESTED A MODIFICATION TO ALLOW THE ABOVE LANDSCAPING THAT WILL BE PLANTED AT THE SOUTHWEST CORNER OF THE SITE TO BE CONSIDERED AS INTERIOR LANDSCAPING. DUE TO THE SITE LAY-OUT AND ENHANCED PERIMETER AND FOUNDATION 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. IN APPROVING LESS RESTRICTIVE REQUIREMENTS, THE COMMISSION 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.

FURTHERMORE, IN ORDER TO PROVIDE GREATER VISIBILITY INTO THE SITE, EXISTING VEGETATION WILL BE REMOVED AT SOUTHWEST CORNER OF THE PROPERTY NEAR INTERSTATE 71. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a) STATED ABOVE, HAS GRANTED A MODIFICATION AND HAS DETERMINED THE REMAINING LANDSCAPING IS SUFFICIENT.

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. AS THERE IS EXISTING LANDSCAPING ALONG THE SOUTH PROPERTY LINE THAT WILL FULFILL THAT REQUIREMENT, THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a) STATED ABOVE IN ITEM 3, HAS APPROVED A LESS RESTRICTIVE SCREENING REQUIREMENT. THE COMMISSION 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.
5. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE. THE CERTIFICATE HAS BEEN REVISED TO INCLUDE THAT NO HIGH-RISE SIGN SHALL BE ERECTED ON THE PROPERTY, AS THERE IS AN EXISTING BILLBOARD.
6. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays.

Item 4(b)

Concerning the discussion plan for the Low Brow Customs addition, 2873 Interstate Parkway, Mr. Tyler Malinky, owner; and Mr. Bruce Steiner, of Janotta & Herner, were present.

Mr. Malinky explained sales have increased substantially and they need more room to expand. He said they would like to have the addition operational by December, 2021. He stated they handle Harley Davidson motorcycle parts, along with vintage motorcycle parts, and product design. Mr. Malinky said he currently has 15 employees and will be adding three more by the end of 2022.

The Staff Review Comments were addressed as follows:

1. A photometrics plan shall be submitted with the detailed site plan, as required by Section 1276.14, to which Mr. Steiner agreed.
2. Section 1282.08(a) requires a 5' wide parking perimeter screening strip along the east property line containing plant material from Plant Lists "D" or "E" that will achieve a minimum height of 4'. Mr. Steiner explained there is currently a 10' wide grassy strip between Low Brow Customs and the adjacent property. As this is an existing condition and no construction is taking place in that area, Ms. Plavecski noted the Planning Commission could grant a modification to allow it to remain, pursuant to Section 1282.10(a). She asked Mr. Steiner to indicate the above on the detailed site plan and provide a photograph, to which he agreed.
3. As the west and north sides of the building are surrounded by existing trees, the Planning Commission shall determine if additional architectural enhancements are necessary, as Section 1278.08(c) states excessively long, unbroken building facades should be avoided. Mr. Malinky said there is 110' from the building to the west property line, which is heavily wooded. He noted they are removing only three trees on the north side of the site. He commented the building addition wouldn't be visible from Interstate Parkway. Mr. Malinky said he may expand the building to the west in the future; Mr. Arona asked for a conceptual drawing of what this will look like, to which Mr. Malinky agreed. Mr. Hasan stated he is satisfied with the west and north elevations as long as it's not visible from the street. Mr. Saeger said he is also satisfied with the west and north elevations, and commented if there is a future expansion to the west, the Planning Commission will address it at that time. He noted the east elevation is attractive, to which Mr. Shirilla concurred. In order to comply with Section 1278.08(c), Mr. Shirilla suggested adding some contrasting banding to break up the long expanse of wall.

MR. HASAN MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE LOW BROW CUSTOMS ADDITION, 2873 INTERSTATE PARKWAY, SUBJECT TO THE FOLLOWING:

1. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN, AS REQUIRED BY SECTION 1276.14.
2. SECTION 1282.08(a) REQUIRES A 5' WIDE PARKING PERIMETER SCREENING STRIP ALONG THE EAST PROPERTY LINE CONTAINING PLANT MATERIAL

FROM PLANT LISTS “D” OR “E” THAT WILL ACHIEVE A MINIMUM HEIGHT OF 4’. THE APPLICANT SHALL EITHER INSTALL THE ABOVE LANDSCAPE STRIP OR PRESENT JUSTIFICATION FOR GRANTING A MODIFICATION, AS PERMITTED BY SECTION 1282.10(a). A PHOTO SHALL BE SUBMITTED INDICATING THE EXISTING LANDSCAPING ALONG THE EAST PROPERTY LINE.

3. SECTION 1278.08(c) STATES EXCESSIVELY LONG, UNBROKEN BUILDING FACADES SHOULD BE AVOIDED. THE WEST ELEVATION SHALL INCLUDE ADDITIONAL ARCHITECTURAL ENHANCEMENTS. THE NORTH ELEVATION IS SATISFACTORY, AS THERE ARE EXISTING TREES AND THE BUILDING IS LOCATED A SUFFICIENT DISTANCE FROM THE PROPERTY LINE.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays.

Item 4(c)

Regarding the discussion plan for the Armbruster Moving & Storage addition, 2800 Center Road, Mr. Clay Armbruster; and Mr. Jeff Maurer, of Janotta & Herner, were present.

The Staff Review Comments were addressed as follows:

1. Provide dimensions of the truck parking spaces on the new paved east parking lot; identify if the pavement will be asphalt or concrete, pursuant to Section 1276.10(c). Mr. Maurer stated the pavement will be concrete and he will show the dimensions on the detailed site plan.
2. The existing landscaping and walls will be removed near the east property line and replaced with eight 2-1/2” caliper shade trees. As there is dual zoning of GW-C and I-L along the east property line, Section 1282.04(f) states the most stringent of the landscaping requirements listed in Section 1282.06 shall apply. Therefore, Section 1282.06(g) requires a 10’ wide parking perimeter screening strip adjacent to the West 130th Street right-of-way line with either trees from Plant List “A” installed 25’ to 35’ on-center with a row of shrubs from Plant Lists “D” or “E”, 3’ to 4’ on-center; or trees from Plant List “B” planted 20’ to 30’ on-center with a row of shrubs from Plant Lists “D” or “E”, 3’ to 4’ on-center. Mr. Maurer stated they should have sufficient room to install the 10’ wide landscape strip.
3. The west and north sides of the building shall incorporate additional architectural enhancements, as Section 1278.08(c) states excessively long, unbroken building facades should be avoided. Mr. Saeger commented more of the north elevation should be shown on the elevation drawings, as only a small section is indicated. Mr. Hasan stated there is nothing to block the view of the building from Center Road; therefore, more architectural enhancements are needed. Mr. Shirilla inquired if any portion of the west elevation will be visible from Center Road. Mr. Aungst responded the building to the west would probably shade it and there are existing trees between the residential homes and Armbruster. He stated if the trees are removed, the west elevation would be visible.

4. A photometrics plan shall be submitted with the detailed site plan, as required by Section 1276.14. Mr. Hasan questioned what type of lighting will be used; Mr. Maurer responded only emergency lighting; there will be no wall packs on the building.
5. No provisions for stormwater management have been indicated on the site plan, which shall be provided in accordance with Chapter 1236 Comprehensive Stormwater Management of the Codified Ordinances of the City of Brunswick. Mr. Jones explained the city spent a considerable amount of money to alleviate the flooding problems on Fox Drive and no additional water should be flowing into this area.
6. A traffic impact study may be required in the future. Mr. Jones stated if nothing else is being proposed beyond this plan, than a traffic study won't be necessary.
7. Pedestrian access to Center Road shall be provided, pursuant to Section 1278.09(d). Mr. Aungst commented the Comprehensive Plan 2020 Update recommends pedestrian connectivity. Mr. Shirilla stated the applicant should meet with the Administration to discuss this requirement. Mr. Arona stated there should be striping to delineate a pedestrian walkway. Mr. Aungst noted a sidewalk needs to be installed on Center Road to join with the property to the west and east.
8. The two short curb cuts on Center Road west of the main entrance drive shall be eliminated, to which Mr. Maurer agreed.
9. A Minor Subdivision Application is required for the lot consolidations. Mr. Armbruster stated they are not sure what is going into the commercial spaces yet. Mr. Jones stated two applications will be required; one to consolidate the lots and another to split off the retail sections.

MR. SAEGER MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE ARMBRUSTER MOVING & STORAGE ADDITION, 2800 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. PROVIDE DIMENSIONS OF THE TRUCK PARKING SPACES ON THE NEW PAVED EAST PARKING LOT AND THAT THE PAVEMENT WILL BE CONCRETE, PURSUANT TO SECTION 1276.10(c).
2. THE EXISTING LANDSCAPING AND WALLS WILL BE REMOVED NEAR THE EAST PROPERTY LINE AND REPLACED WITH EIGHT 2-1/2" CALIPER SHADE TREES. AS THERE IS DUAL ZONING OF GW-C AND I-L ALONG THE EAST PROPERTY LINE, SECTION 1282.04(f) STATES THE MOST STRINGENT OF THE LANDSCAPING REQUIREMENTS LISTED IN SECTION 1282.06 SHALL APPLY. THEREFORE, SECTION 1282.06(g) REQUIRES A 10' WIDE PARKING PERIMETER SCREENING STRIP ADJACENT TO THE WEST 130TH STREET RIGHT-OF-WAY LINE WITH EITHER TREES FROM PLANT LIST "A" INSTALLED 25' TO 35' ON-CENTER WITH A ROW OF SHRUBS FROM PLANT LISTS "D" OR "E", 3' TO 4' ON-

CENTER; OR TREES FROM PLANT LIST "B" PLANTED 20' TO 30' ON-CENTER WITH A ROW OF SHRUBS FROM PLANT LISTS "D" OR "E", 3' TO 4' ON-CENTER.

3. THE WEST AND NORTH SIDES OF THE BUILDING SHALL INCORPORATE ADDITIONAL ARCHITECTURAL ENHANCEMENTS PER THE PLANNING COMMISSION'S SUGGESTIONS MADE TONIGHT, AS SECTION 1278.08(c) STATES EXCESSIVELY LONG, UNBROKEN BUILDING FACADES SHOULD BE AVOIDED.
4. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN, AS REQUIRED BY SECTION 1276.14.
5. NO PROVISIONS FOR STORMWATER MANAGEMENT HAVE BEEN INDICATED ON THE SITE PLAN, WHICH SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 1236 COMPREHENSIVE STORMWATER MANAGEMENT OF THE CODIFIED ORDINANCES OF THE CITY OF BRUNSWICK.
6. NO TRAFFIC STUDY IS REQUIRED AT THIS TIME IF NOTHING ELSE IS BEING PROPOSED BEYOND THIS PLAN.
7. PEDESTRIAN ACCESS TO CENTER ROAD SHALL BE PROVIDED, PURSUANT TO SECTION 1278.09(d).
8. THE TWO SHORT CURB CUTS ON CENTER ROAD WEST OF THE MAIN ENTRANCE DRIVE SHALL BE ELIMINATED.
9. A MINOR SUBDIVISION APPLICATION IS REQUIRED FOR THE LOT CONSOLIDATIONS AND SUBSEQUENT LOT SPLITS.

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

MR. SAEGER MOTIONED TO ADJOURN THE MEETING.

Mr. Hasan seconded the motion. The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 9:00 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

March 18, 2021

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

(Conditional zoning certificate and detailed site plan)

Location: 1240 Industrial Parkway North
C-H District

Proposed Use & Background:

At the applicant's request, the Planning Commission tabled the conditional zoning certificate and discussion plan at their meeting on February 18, 2021 for a proposed new and/or used semi-truck cab sales and repair facility in the existing 10,293 sq. ft. building. A public hearing was held at the above meeting on the conditional zoning certificate. 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.

A portion of the Staff Review Comments from the February 18, 2021 meeting have been addressed as follows:

1. The chip-sealed lots on the north and south side of the entrance drive shall be rolled and resealed no later than June 30, 2021. If these areas become problematic, they will need to be resealed in either asphalt or concrete.
2. The two trailers on the south side of the paved area have been removed.
3. A photometrics plan has been submitted whereby the average illumination level is in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c). Additionally, the lighting level on the four new parking spaces on the west side of the building is in compliance with the above maximum 2.4 footcandles. Item "A" of the General Notes on Sheet PH.0 states the exterior lighting fixtures will illuminate at dusk; reduce to 50% output at 11:00 p.m.; and turn off at dawn.
4. Compliance with Section 2311 of the 2017 Ohio Fire Code regarding repair garages has been added to the conditional zoning certificate.

Staff Review Comments:

1. Item "C" under General Notes on Sheet PH.0 reads the "City of Westlake", which shall be corrected to the City of Brunswick.

2. 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, a minimum 680 sq. ft. of interior landscaping is required, pursuant to Section 1282.08(b)(1); Sheet L1.0 indicates 3,800 sq. ft. will be provided. Section 1282.08(b)(2) requires a minimum of three trees from Plant List “A” and eighteen shrubs from Plant Lists “D” or “E”; three trees and twenty shrubs are indicated. However, the twelve “Gro-Low” fragrant sumac and eight Oakleaf hydrangea are not species from Plant Lists “D” or “E”. Also, the Plant List Summary Table on Sheet L1.0 should be adjusted to note that three Red Rocket maple trees are being installed, instead of the quantity listed as zero. Furthermore, the Japanese lilac tree is shown with a 2” caliper; Section 1282.04(b)(1) requires a minimum 2-1/2” caliper.

Additionally, the applicant is requesting a modification to allow the above landscaping that will be planted at the southwest corner of the site 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. 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.

Furthermore, in order to provide greater visibility into the site, especially from Interstate 71, existing vegetation will be removed at southwest corner of the property. The Planning Commission shall determine if the remaining landscaping is satisfactory.

3. 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. As there is existing landscaping along the south property line that will fulfill that intent, the Planning Commission discussed at the February 18, 2021 meeting that a modification would be appropriate. As permitted by Section 1282.10(a), as stated in Item 2 above, the Planning Commission may approve a less restrictive landscaping or screening requirement in individual, unique situations where the requirements of this Chapter are clearly inapplicable.
4. All requirements shall be adhered to on the conditional zoning certificate, to which the applicant agreed at the February 18, 2021 meeting.
5. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the Planning Commission’s ruling on the landscape modification, and provided the above items are addressed.

Low Brow Customs, LLC addition
(Discussion plan)

Location: 2873 Interstate Parkway
I-L District

Proposed Use & Background:

An application has been submitted to construct a 12,300 sq. ft. addition which will be used for storage on the north side of the existing 13,161 sq. ft. building. The new structure meets the minimum 25' side and rear yard setbacks required by Section 1266.05(d) and (e) of the Zoning Code.

The existing business is a permitted use, pursuant to Sections 1266.02(a) and (c); Section 1266.04(h) allows warehousing that is accessory to and necessary for the support of a principally or conditionally permitted use.

Twenty-eight (28) parking spaces are indicated, which complies with the minimum 23 spaces required by Table 1276-1(e). The parking spaces along the east property line will be reconfigured and will include 3,600 sq. ft. of new asphalt pavement. The two handicap parking spaces (one van-accessible), pursuant to Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code, will be restriped to comply with ADA standards.

The building addition will be constructed with 26-gauge galvanized pre-finished metal siding and a 24-gauge "galvalume" standing seam metal roof. The lower portion of the east elevation will have split-face concrete masonry units (CMU) to match the existing building. Three windows will also be added on the east elevation to provide consistency with the existing building, pursuant to Section 1278.08(f), and horizontal metal siding will be incorporated at the east end to match the west end of the wall. Furthermore, a new wall pack for lighting and landscape screening will be also be installed on the east elevation. A new recessed truck dock will be constructed on the southeast side of the new addition.

There is existing landscaping on the west and north sides of the site, along with a staggered row of evergreens facing Interstate Parkway near the south property line. As this is an industrial use, Section 1282.06(h) does not require interior landscaping.

Staff Review Comments:

1. A photometrics plan shall be submitted with the detailed site plan, as required by Section 1276.14.
2. Section 1282.08(a) requires a 5' wide parking perimeter screening strip along the east property line containing plant material from Plant Lists "D" or "E" that will achieve a minimum height of 4'.
3. As the west and north sides of the building are surrounded by existing trees, the Planning Commission shall determine if additional architectural enhancements are

necessary, as Section 1278.08(c) states excessively long, unbroken building facades should be avoided.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.

Armbruster Moving & Storage addition

(Discussion plan)

Location: 2800 Center Road
GW-C and I-L District

Proposed Use & Background:

An application has been submitted to construct a 23,857 sq. ft. storage addition on the west side of the existing building in the I-L District. The site consists of four parcels: 003-18D-06-054 (0.5354 acre); 003-18D-06-058 (1.9812 acres); 003-18D-06-060 (3.4118 acres); and 003-18D-06-062 (1.3782 acres). The above parcels are located in two zoning districts: GW-C Gateway Commercial District on the northern half and I-L Light Industrial District on the southern half. A three-position truck dock will be installed at the southeast corner of the new addition.

Sheet C1.0 indicates the northern portion of Parcel Nos. 003-18D-06-054, 003-18D-06-058, and 003-18D-06-060 in the GW-C District will be consolidated into two new retail parcels that will be served by the existing drive. The 25' rear setback required by Section 1261.05(c) has been met.

Section 1266.04(h) allows warehousing that is accessory to and necessary for the support of a principally or conditionally permitted use.

New landscaping will be installed between the west side of the proposed pavement and the existing building. As required by Section 1276.10(c), the eastern parking lot will be paved.

The addition will be constructed with 26-gauge prefinished metal siding in "Desert Sand" to match the existing building, with the north and east elevations bordered on the bottom with split-face block. A 24-gauge "galvalume" standing seam metal roof will also be utilized.

Staff Review Comments:

1. Provide dimensions of the truck parking spaces on the new paved east parking lot; identify if the pavement will be asphalt or concrete, pursuant to Section 1276.10(c).
2. The existing landscaping and walls will be removed near the east property line and replaced with eight 2-1/2" caliper shade trees. As there is dual zoning of GW-C and I-L along the east property line, Section 1282.04(f) states the most stringent of the landscaping requirements listed in Section 1282.06 shall apply. Therefore, Section

1282.06(g) requires a 10' wide parking perimeter screening strip adjacent to the West 130th Street right-of-way line with either trees from Plant List "A" installed 25' to 35' on-center with a row of shrubs from Plant Lists "D" or "E", 3' to 4' on-center; or trees from Plant List "B" planted 20' to 30' on-center with a row of shrubs from Plant Lists "D" or "E", 3' to 4' on-center.

When the detailed site plan for the first addition was approved by the Planning Commission on December 20, 2012, the Commission, as permitted by Section 1282.10(a), granted the applicant relief from providing landscaping on 10% of the total front yard area not used for parking or circulation along Center Road (GW-C District), as required by Section 1282.06(e), and relief from 5% of the second front yard landscaping, as stated in Section 1282.06(f), along West 130th Street (I-L District).

3. The west and north sides of the building shall incorporate additional architectural enhancements, as Section 1278.08(c) states excessively long, unbroken building facades should be avoided.
4. A photometrics plan shall be submitted with the detailed site plan, as required by Section 1276.14.
5. No provisions for stormwater management have been indicated on the site plan, which shall be provided in accordance with Chapter 1236 Comprehensive Stormwater Management of the Codified Ordinances of the City of Brunswick.
6. A traffic impact study may be required in the future.
7. Pedestrian access to Center Road shall be provided, pursuant to Section 1278.09(d).
8. The two short curb cuts on Center Road west of the main entrance drive shall be eliminated.
9. A Minor Subdivision Application is required for the lot consolidations.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate, provided the above items are addressed.