

Brunswick City Planning Commission

May 6, 2021

6:30 p.m. - Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
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
Dave King and Mike King, Norm King Construction, 1122 Forest
Edge Parkway, Brunswick
Jeff Maurer, Janotta and Herner, 620 East Smith Road, Medina
Joel Copley, Janotta and Herner, 620 East Smith Road, Medina
Kyle Stang, Janotta and Herner, 620 East Smith Road, Medina
Chuck Armbruster, Armbruster Moving & Storage, 2800 Center
Road, Brunswick
Clay Armbruster, Armbruster Moving & Storage, 2800 Center
Road, Brunswick
Tyler Malinky, Low Brow Customs, 2873 Interstate Parkway,
Brunswick
Ravi Patel, BAPS Temple, 2915 Laurel Road, Brunswick

Vice Chairman Jeff Arona called the meeting to order at 6:31 p.m.

The first item was the review of the public hearing regarding text amendments to provide a definition of a small box retail store; remove medical, dental, veterinary, and indoor recreation centers as conditionally permitted uses in I-L Light Industrial District; and amendments to principal and conditional uses in the Southeast Neighborhood of Brunswick Town Center SPD-2. Ms. Plavecski provided background on the proposed ordinances and explained the text amendments are in accordance with the Advance Brunswick Comprehensive Plan 2020 Update. Mr. Aungst stated the proposed legislation is providing sustainable solutions. Concerning small box discount stores, Mr. Hasan inquired how the 3,000 and 15,000 sq. ft. size was determined; Mr. Aungst responded the Law Department recommended it. He noted small box discount stores do not include convenience stores, and that small box discount stores create retail deserts.

The second item was the discussion of the façade renovation for Norm King Construction, 1122 Forest Edge Parkway. Mr. Arona asked if site improvements are required now; Ms.

Plavecski replied no, as only the façade is being renovated and no site work is being performed.

The third item was the review of the public hearing for the Low Brow Customs addition conditional zoning certificate and detailed site plan, 2873 Interstate Parkway. Ms. Plavecski commented the applicant is seeking a modification to Section 1282.08(a), which 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'. As there is an existing 10' wide lawn area, the applicant is seeking to waive this requirement. Mr. Hasan stated the Planning Commission discussed this at their March 18, 2021 meeting and didn't have a problem with granting a modification.

The fourth item was the discussion of the public hearing for the Armbruster Moving & Storage addition conditional zoning certificate and detailed site plan, 2800 Center Road. Mr. Hasan commented since the addition is in the I-L District, aesthetics pertaining to that district should apply. He stated the west elevation of the addition needs improvement. Mr. Aungst explained that future development may require removal of the existing trees, which would make the building more visible to the residential district near the site.

Chairman Joe Shirilla arrived at 6:45 p.m.

The fifth item was the review of the public hearing for the BAPS Temple addition conditional zoning certificate and detailed site plan, 2915 Laurel Road. Ms. Plavecski explained the average illumination level for Zone 2 needs to be reduced to comply with the maximum 2.4 footcandles permitted by Section 1276.14(c) of the Zoning Code.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

May 6, 2021

6:59 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
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
Dave King and Mike King, Norm King Construction, 1122 Forest
Edge Parkway, Brunswick
Joel Copley, Janotta and Herner, 620 East Smith Road, Medina
Kyle Stang, 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
Tyler Malinky, Low Brow Customs, 2873 Interstate Parkway,
Brunswick
Ravi Patel, BAPS Temple, 2915 Laurel Road, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 6:59 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 APRIL 15, 2021.

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

Item 4(a)

A public hearing was held regarding text amendments to provide a definition of a small box retail store; remove medical, dental, veterinary, and indoor recreation centers as conditionally permitted uses in I-L Light Industrial District; and amendments to principal and conditional uses in the Southeast Neighborhood of Brunswick Town Center SPD-2 (Ordinance Nos. 27-2021, 28-2021, & 29-2021). Ms. Plavecski provided background on the proposed ordinances and explained the text amendments are in accordance with the Advance Brunswick Comprehensive Plan 2020 Update. Mr. Aungst stated the proposed legislation follows the Comprehensive Plan Update and sustainable uses for the community.

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

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF ORDINANCE NOS. 27-2021, 28-2021, & 29-2021.

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

Item 4(b)

Concerning the Norm King Construction façade renovation, 1122 Forest Edge Parkway, Mr. Dave King and Mr. Mike King were present.

Mr. Dave King explained the new façade will be veneer with utility brick on three sides of the building and the rear wall will be painted.

MR. ARONA MOTIONED TO APPROVE THE NORM KING CONSTRUCTION FAÇADE RENOVATION, 1122 FOREST EDGE PARKWAY.

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

Item 4(c)

Regarding the public hearing for the Low Brow Customs addition conditional zoning certificate and detailed site plan, Mr. Tyler Malinky, owner; and Mr. Joel Copley, Janotta and Herner, were present.

The Staff Review Comments were addressed as follows:

1. 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'. As there is an existing 10' wide lawn area, the applicant is seeking a modification to waive this 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. Saeger stated as there is an existing 10' wide lawn buffer in place, he is in favor of granting a modification, to which Mr. Arona concurred.

2. Sheet L-1.1 indicates landscaping on the east side of the addition near the recessed truck dock that contains three Amur maple trees with a 2" caliper and four eastern rosebud shrubs; Section 1282.04(b) requires a minimum 2-1/2" caliper. Additionally, the number of Amur maple trees and rosebud shrubs should be adjusted to the correct number on the Planting Schedule. Mr. Copley stated they will make the corrections.
3. Final site plan approval is subject to engineering approval.

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

MR. SAEGER MOTIONED TO APPROVE THE LOW BROW CUSTOMS ADDITION CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN, 2873 INTERSTATE PARKWAY, SUBJECT TO THE FOLLOWING:

1. 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'. AS THERE IS AN EXISTING 10' WIDE LAWN AREA, 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.
4. SHEET L-1.1 INDICATES LANDSCAPING ON THE EAST SIDE OF THE ADDITION NEAR THE RECESSED TRUCK DOCK THAT CONTAINS THREE AMUR MAPLE TREES AND FOUR EASTERN ROSEBUD SHRUBS; THE CALIPER OF THE AMUR MAPLE TREES SHALL BE ADJUSTED TO 2-1/2", PURSUANT TO SECTION 1282.04(b). ADDITIONALLY, THE NUMBER OF AMUR MAPLE TREES AND ROSEBUD SHRUBS SHALL BE ADJUSTED TO THE CORRECT NUMBER ON THE PLANTING SCHEDULE.
5. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(d)

Regarding the public hearing for the Armbruster Moving & Storage addition conditional zoning certificate and detailed site plan, Mr. Chuck Armbruster and Mr. Clay Armbruster; and Mr. Jeff Maurer and Mr. Jeff Copley, of Janotta & Herner, were present.

The Staff Review Comments were addressed as follows:

1. 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. The existing landscaping and walls will be removed near the east property line and replaced with eleven 2" caliper Amur maple trees and 36 Blue Holly shrubs. The species and spacing comply with the requirements in Section 1282.06(e) and (g); however, Section 1282.04(b)(1) requires a minimum 2-1/2" caliper for the Amur maple trees. Pursuant to Section 1282.06(g), verify the parking perimeter screening strip adjacent to the West 130th Street right-of-way line has a 10' width. Mr. Maurer stated they will comply with this requirement.
2. Sheet L-1.1 (landscape plan) shows the north arrow pointing west, which should be corrected on the final site plan. Mr. Maurer stated they will make the correction.
3. Although windows have been added on the north and west elevations, the Administration suggests that further architectural enhancements should be installed. Mr. Arona suggested retaining the windows on the west elevation and wrapping around the split-face block from the north elevation to the northwest corner of the west elevation, to which Mr. Saeger and Mr. Shirilla concurred. Mr. Maurer proposed instead of using evergreen-colored metal siding, to change it to a dark bronze color on the north elevation and wrap it around to the west elevation on the full height of the building. The Commission discussed relocating the Armbruster sign and logo to the front of the new addition, using an evergreen color for the logo and lettering. Mr. Aungst noted, as the logo and sign lettering are considered two signs, a variance would be required from the Board of Zoning Appeals. He commented that further development could occur in that area, resulting in more of the building being visible from the street and from the nearby residential district.

Mr. Maurer suggested adding a 6'-6" wide band of bronze vertical siding along the top of the west elevation, to which the Commission agreed. Mr. Saeger suggested centering the three windows above the three doors on the west elevation and noted now the windows can be functional, which will let light into the addition. The Commission agreed there should be a bronze accent on the north end of the east elevation and concurred the south elevation was satisfactory as presented.

4. The addition shall comply with the 2017 Ohio Fire Code and NFPA 13: Standard for the Installation of Sprinkler Systems, 2019 Edition – Chapter 23 ESFR Requirements for Storage Applications. Mr. Maurer stated they will comply with this condition.
5. A Minor Subdivision Application is required for the lot consolidations and subsequent lot splits; Mr. Maurer said they will provide this.
6. Final site plan approval is subject to engineering approval. Regarding stormwater, Mr. Jones explained there is a reduction in hard surface, as the gravel area will be replaced primarily north of the addition.

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

MR. HASAN MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR THE ARMBRUSTER MOVING & STORAGE ADDITION, 2800 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. PURSUANT TO SECTION 1282.04(b)(1) OF THE ZONING CODE, THE AMUR MAPLE TREES SHALL HAVE A MINIMUM 2-1/2" CALIPER. AS REQUIRED BY SECTION 1282.06(g), A NOTATION SHALL BE MADE ON THE SITE PLAN INDICATING THE PARKING PERIMETER SCREENING STRIP ADJACENT TO THE WEST 130TH STREET RIGHT-OF-WAY LINE HAS A MINIMUM 10' WIDTH.
2. SHEET L-1.1 (LANDSCAPE PLAN) SHOWS THE NORTH ARROW POINTING WEST, WHICH SHALL BE CORRECTED ON THE FINAL SITE PLAN.
3. FAÇADE REVISIONS WERE MADE ON THE NORTH, WEST, AND EAST ELEVATIONS, PER SHEET A-2.1C THAT WAS SUBMITTED AT THE PLANNING COMMISSION'S MAY 6, 2021 MEETING, SUBJECT TO CITY ADMINISTRATION APPROVAL.
4. THE ADDITION SHALL COMPLY WITH THE 2017 OHIO FIRE CODE AND NFPA 13: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2019 EDITION – CHAPTER 23 ESFR REQUIREMENTS FOR STORAGE APPLICATIONS.
5. A MINOR SUBDIVISION APPLICATION IS REQUIRED FOR THE LOT CONSOLIDATIONS AND SUBSEQUENT LOT SPLITS.
6. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(e)

Concerning the public hearing for the BAPS Temple addition conditional zoning certificate and detailed site plan addition, 2915 Laurel Road, Mr. Nahari Patel and Mr. Ravi Patel were present.

Mr. Ravi Patel addressed the Staff Review Comments as follows:

1. A photometrics plan has been submitted; however, the Zone 2 average illumination level exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Mr. Patel stated they will reduce the lighting to comply with the above code requirement.
2. As required by the Fire Department, he stated the new addition will tie into the existing sprinkler system.
3. Mr. Jones added that final site plan approval is subject to engineering approval.

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

Mr. Aungst commented members of BAPS Temple have done a wonderful job of keeping up their property.

MR. SAEGER MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR THE BAPS TEMPLE ADDITION, 2915 LAUREL ROAD, SUBJECT TO THE FOLLOWING:

1. THE ZONE 2 AVERAGE ILLUMINATION LEVEL ON THE PHOTOMETRICS PLAN SHALL COMPLY WITH THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c) OF THE ZONING CODE.
2. AS REQUIRED BY THE FIRE DEPARTMENT, THE NEW ADDITION SHALL TIE INTO THE EXISTING SPRINKLER SYSTEM.
3. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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. Hanek gave the Council Representative's Report. He commented that Planning Commission applicants that would have to travel far for an in-person meeting appreciate the ability to attend a virtual meeting. He explained the portion of the Plum Creek Greenway leading from Plum Creek Park to Mooney Park should be completed this fall, and entire trail may be completed by next year. Mr. Hanek also noted that an inclusive playground is proposed at Neura Park, which will be a joint project between the City of Brunswick and Brunswick City Schools.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:06 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

May 6, 2021

I-L Light Industrial District and Southeast Neighborhood text amendments

(Public hearing – Ordinance Nos. 27-2021, 28-2021, & 29-2021)

Location: I-L District & Southeast Neighborhood of Brunswick Town Center SPD-2

Proposed Use & Background:

Text amendments have been proposed to the Codified Ordinances of the City of Brunswick as follows:

Establish Section 1242.02(76.1) to provide a definition of a small box discount store to read: "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."

Amend Section 1266.04 to delete subsections (e) and (f) in their entirety, whereby 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 conditionally permitted uses in the I-L Light Industrial District.

The Southeast Neighborhood General Requirements shall be revised 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 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.

The proposed text amendments are in accordance with the recommendations of the Advance Brunswick Comprehensive Plan 2020 Update. City Council held their first reading of the above amendments on March 22, 2021.

Staff Recommendations:

Staff recommends approval to City Council of the proposed text amendments.

Norm King Construction façade improvement

(Façade renovation)

Location: 1122 Forest Edge Parkway
I-L District

Proposed Use & Background:

A new façade is proposed for the existing building using 4" wide x 4" high x 12" long utility brick using the "Beaver Dart-Tex 127" by Belden Brick in shades of brown. Also, 4" x 8" x 24" cast stone accent bands will be added on the top and lower portions of the building in a smooth finish sandstone color. A light will be installed on each side of the entrance door. During construction of the new façade, a portion of foundation landscaping will be removed, but will be replaced after completion of the exterior renovation.

Staff Recommendations:

Staff recommends approval of the façade renovation.

Low Brow Customs, LLC addition

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

Location: 2873 Interstate Parkway
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on March 18, 2021, moved the discussion plan to a detailed site plan to construct a 12,300 sq. ft. addition that will be used for storage on the north side of the existing 13,161 sq. ft. building.

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

A portion of the Staff Review Comments from the March 18th meeting have been addressed as follows:

1. A photometrics plan has been submitted with the detailed site plan, as required by Section 1276.14. The average illumination level of 0.3 footcandle complies with the maximum 2.4 footcandles permitted by Section 1276.14(c) for parking and pedestrian areas.
2. Section 1278.08(c) states excessively long, unbroken building facades should be avoided. The Planning Commission requested for additional architectural enhancements on the west elevation, but agreed the north elevation is satisfactory, as there are existing trees and the building is located a sufficient distance from the

property line. Two new windows have been added to the west elevation, and in order to screen the west side of the addition from view on Interstate Parkway, Sheet L-1.1 indicates the existing landscape mound near the street right-of-way will be extended further west and will include three 8' tall spruce trees, along with two burning bushes, to match the existing landscaping. A man-door has also been added on the north elevation.

Staff Review Comments:

1. 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'. As there is an existing 10' wide lawn area, the applicant is seeking a modification to waive this 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.
2. Sheet L-1.1 indicates landscaping on the east side of the addition near the recessed truck dock that contains three Amur maple trees with a 2" caliper and four eastern rosebud shrubs; Section 1282.04(b) requires a minimum 2-1/2" caliper. Additionally, the number of Amur maple trees and rosebud shrubs should be adjusted to the correct number on the Planting Schedule.
3. Final site plan approval is subject to engineering approval.

Staff Recommendations:

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

Armbruster Moving & Storage addition

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

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

Proposed Use & Background:

The Planning Commission, at their meeting on March 18, 2021, moved the discussion plan to a public hearing and detailed site plan 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) of the Zoning Code allows warehousing as a conditionally permitted use that is accessory to and necessary for the support of a principally or conditionally permitted use.

A portion of the Staff Review Comments from the March 18th meeting have been addressed as follows:

1. The dimensions of the truck parking spaces on the new paved east parking lot have been provided as 12' wide by 80' long.
2. The City Engineer stated at the above meeting that no traffic study is required at this time if nothing else is being proposed beyond the submitted plan.
3. Stormwater management will be provided in accordance with Chapter 1236 Comprehensive Stormwater Management of the Codified Ordinances of the City of Brunswick.
4. The two short curb cuts on Center Road west of the main entrance drive have been eliminated and the curb will be replaced, as shown on Sheet C1.0.
5. A photometrics plan shows an average illumination level of 0.3 footcandle, in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c).
6. A new sidewalk along Center Road is shown on Sheet C1.0 to provide pedestrian access, pursuant to Section 1278.09(d).
7. The Planning Commission requested additional architectural enhancements on the west and north sides of the building, as Section 1278.08(c) states excessively long, unbroken building facades should be avoided. In lieu of the four sconce lights on the west elevation, four 5' x 5' aluminum and insulated glass windows with green glazing and evergreen finish have been added, along with four of the above windows installed on the north elevation, as indicated on Sheet A-2.1c. Additionally, the north elevation shows a 22' high x 9' wide section of 26-gauge prefinished evergreen metal siding that incorporates one of the above windows, which was previously shown as a 22' high x 4' wide section of split-face block. On the south elevation, the prior 22' high x 4' wide split-face block has been replaced with a 22' high x 9' wide section of buff-colored prefinished siding to match the existing building.

Staff Review Comments:

1. 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. The existing landscaping and walls will be removed near the east property line and replaced with eleven 2" caliper Amur maple trees and 36 Blue Holly shrubs. The species and spacing comply with the requirements in Section 1282.06(e) and (g); however, Section 1282.04(b)(1) requires a minimum 2-1/2" caliper for the Amur maple trees. Pursuant to Section 1282.06(g), verify the parking perimeter screening strip adjacent to the West 130th Street right-of-way line has a 10' width.
2. Sheet L-1.1 (landscape plan) shows the north arrow pointing west, which should be corrected on the final site plan.
3. Although windows have been added on the north and west elevations, the Administration suggests that further architectural enhancements should be installed.
4. The addition shall comply with the 2017 Ohio Fire Code and NFPA 13: Standard for the Installation of Sprinkler Systems, 2019 Edition – Chapter 23 ESFR Requirements for Storage Applications.
5. A Minor Subdivision Application is required for the lot consolidations and subsequent lot splits.
6. Final site plan approval is subject to engineering approval.

Staff Recommendations:

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

BAPS Temple

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

Location: 2915 Laurel Road
R-R & I-L Districts

Proposed Use & Background:

The Planning Commission, at their meeting on October 15, 2020, moved the discussion plan to a detailed site plan and public hearing to construct an addition totaling 2,531 sq. ft. on the west, east and south sides of the existing building. Pursuant to Section 1274.08(a), the addition complies with the minimum 100' setback for all structures and activity areas from all residential property lines.

Religious places of worship are a conditionally permitted use in the R-R District, pursuant to Section 1250.04(b), subject to Section 1274.08(a), (b), (e), and (h) of the Zoning Code.

No parking spaces are being eliminated and the existing landscaping along the Laurel Road right-of-way is not being disturbed. Landscaping around the new addition includes evergreen bushes and 10' high arborvitae. A new asphalt circular loop of pavement is proposed on the east side of the existing building which will connect to the existing parking lot.

The addition will be constructed of materials comparable to the existing building, as required by Section 1278.08(e) and (f). Split-face concrete masonry unit (CMU) veneer will be used on the façade to match the existing structure.

As requested at October 15, 2020 meeting, a 5' wide sloped concrete walk is indicated on the east side of the addition, which complies with the minimum 5' width required by Section 1278.09(d)(3) for heavier pedestrian traffic.

Staff Review Comments:

1. A photometrics plan has been submitted; however, the Zone 2 average illumination level exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).
2. As required by the Fire Department, the new addition should tie into the existing sprinkler system.

Staff Recommendations:

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