

Brunswick City Planning Commission

May 20, 2021

6:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Brian Ousley, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Don Raimondo, Havana's Choice Cigars, 170 Pearl Road,
Brunswick
Michael Tomsik, 921 Literary Road, Cleveland
Joe Moore, AODK Architecture, 14394 Detroit Avenue, Lakewood
Michele Crawford, Cuyahoga Community College, 700 Carnegie
Avenue, Cleveland

Chairman Joe Shirilla called the meeting to order at 6:33 p.m.

The first item was the discussion of the public hearing for text amendments to repeal Chapter 1264 I-D Industrial Distribution District; amend Section 1270.05 – Tables A thru C pertaining to size of sign face area for instructional signs; amend duration of temporary signs; add Section 1274.09(k) pertaining to Home Occupations; and amend Section 1280.06 pertaining to detached accessory buildings. Ms. Plavecski provided background on the proposed legislation and commented these ordinances follow the recommendations of the Advance Brunswick Comprehensive Plan 2020 Update.

The second item was the review of the site plan for the Cozumel restaurant deck and patio addition, 625 Pearl Road. The Commission agreed the plan looks good.

The third item was the review of the detailed site plan for Waite & Son Funeral Home attached garage addition, 3300 Center Road. Mr. Jones questioned if there are any modifications proposed or needed to the rear parking lot to accommodate the garage door entry. He stated no pavement replacement limits or details are shown, and no existing or proposed grades are shown.

The fourth item was the discussion of the detailed site plan for The Dog House restaurant, 170 Pearl Road. Mr. Jones commented the site is tied into the sanitary lines, but not into the City of Cleveland Division of Water lines. He noted the aisle width between the existing parking spaces on the north side of the property is probably not 24' and will have to be widened. Mr. Saeger asked if the sidewalk leading from the existing building to the north to the Dog House property is existing; Mr. Aungst responded yes.

The fifth item was the review of the discussion plan for the Brunswick University Center parking lot expansion, 3605 Center Road. Mr. Hasan noted that his company does business with some of the architects that are involved with this project and wanted to ensure there isn't a conflict of interest.

Mr. Shirilla adjourned the meeting at 7:00 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

May 20, 2021

7:00 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
Don Raimondo, Havana's Choice Cigars, 170 Pearl Road,
Brunswick
Michael Tomsik, 921 Literary Road, Cleveland
Joe Moore, AODK Architecture, 14394 Detroit Avenue, Lakewood
Michele Crawford, Cuyahoga Community College, 700 Carnegie
Avenue, Cleveland
Shehadeh Abdelkarim, Cuyahoga Community College, same as
above
Jenneffer Lopez, Cuyahoga Community College, same as above
Cynthia Leitson, Cuyahoga Community College, same as above
Mike Christopher, R. E. Warner, 25777 Detroit Road, Suite 200,
Westlake
Dr. Donna Imhoff, Cuyahoga Community College, Western
Campus, Parma

Item 1

Chairman Joe Shirilla called the meeting to order at 7:07 p.m.

Ms. Plavecski called the roll: 5 present 0 absent.

Item 2

There were no announcements or correspondence.

Item 3

MR. SAEGER MOTIONED TO APPROVE THE MINUTES OF MAY 6, 2021.

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

Item 4(a)

A public hearing was held for text amendments to repeal Chapter 1264 I-D Industrial Distribution District; amend Section 1270.05 – Tables A thru C pertaining to size of sign face area for instructional signs; amend duration of temporary signs; add Section 1274.09(k) pertaining to Home Occupations; and amend Section 1280.06 pertaining to detached accessory buildings. Ms. Plavecski provided background on the text amendments and explained the proposed legislation is recommended by the Advance Brunswick Comprehensive Plan 2020 Update.

The Planning Commission had no questions or comments on the proposed text amendments.

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

MR. ARONA MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF ORDINANCE NOS. 32-2021, 33-2021, 34-2021, AND 35-2021.

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

Item 4(b)

Regarding the site plan review for the Cozumel restaurant deck and patio addition, 625 Pearl Road, Mr. Michael Tomsik, architect, was present.

Mr. Tomsik addressed the Staff Review Comments as follows:

1. A color rendering of the proposed addition was provided to ensure compatibility with the existing building, in accordance with Section 1278.08(e).
2. As requested by the Planning Commission at their May 16, 2019 meeting, verify that a qualified arborist will inspect the tree within the deck area to ensure it is healthy and trim any branches that may be a hazard to customers. Mr. Tomsik stated they will comply with that item.
3. As requested by the City Engineer, Mr. Tomsik stated the storm sewer and catch basin shall be cleaned to ensure drainage can be properly conveyed.

MR. HASAN MOTIONED TO APPROVE THE COZUMEL RESTAURANT DECK AND PATIO ADDITION, 625 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. A COLOR RENDERING OF THE PROPOSED ADDITION HAS BEEN PROVIDED TO ENSURE COMPATIBILITY WITH THE EXISTING BUILDING, IN ACCORDANCE WITH SECTION 1278.08(e).

2. VERIFY THAT A QUALIFIED ARBORIST WILL INSPECT THE TREE WITHIN THE DECK AREA TO ENSURE IT IS HEALTHY AND TRIM ANY BRANCHES THAT MAY BE A HAZARD TO CUSTOMERS.
3. AS REQUESTED BY THE CITY ENGINEER, THE STORM SEWER AND CATCH BASIN SHALL BE CLEANED TO ENSURE DRAINAGE CAN BE PROPERLY CONVEYED.
4. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(c)

Concerning the Waite & Son Funeral Home attached garage addition, 3300 Center Road, Mr. Joe Moore, of AODK Architects, was present.

Mr. Moore explained the garage addition will be used for storage of vehicles, along with washing and detailing them.

The Staff Review Comments were addressed as follows:

1. Mr. Moore stated he will indicate the west side yard setback of 28'4" from the west property line and the south setback of 476' on the final site plan.
2. In accordance with Section 304.7.1 of the Property Maintenance Code, all roofs of every building, including secondary or appurtenant structures, shall be equipped with gutters and downspouts connected to a public storm sewer if the storm sewer is available and deemed adequate for such purposes by the City, or as otherwise approved by the Code Official, and shall be indicated on the site plan. Mr. Moore commented the gutters and downspouts will tie into the public storm sewer.
3. Are any modifications proposed or needed to the rear parking lot to accommodate the garage door entry. No pavement replacement limits or details are shown, and no existing or proposed grades are shown. Mr. Moore stated it is fairly flat in that area, but he will check on the grading.
4. Final site plan approval is subject to engineering approval.

Mr. Shirilla asked if the garage addition will be visible from the street; Mr. Aungst responded the west and east sides will be visible, but there is existing landscaping in front and windows have been added to the west elevation.

Mr. Saeger inquired if any restriping of pavement will be required; Mr. Jones replied Staff Review Comment No. 3 addresses that and any changes can be approved administratively as long as the parking levels are not reduced below the minimum requirement. Mr. Hasan

asked if the large tree in front will remain; Mr. Moore responded yes; it will help conceal the garage.

MR. ARONA MOTIONED TO APPROVE THE WAITE & SON FUNERAL HOME ATTACHED GARAGE ADDITION, 3300 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. INDICATE THE WEST SIDE YARD SETBACK OF 28'4" FROM THE WEST PROPERTY LINE AND THE SOUTH SETBACK OF 476' ON THE FINAL SITE PLAN.
2. IN ACCORDANCE WITH SECTION 304.7.1 OF THE PROPERTY MAINTENANCE CODE, ALL ROOFS OF EVERY BUILDING, INCLUDING SECONDARY OR APPURTENANT STRUCTURES, SHALL BE EQUIPPED WITH GUTTERS AND DOWNSPOUTS CONNECTED TO A PUBLIC STORM SEWER IF THE STORM SEWER IS AVAILABLE AND DEEMED ADEQUATE FOR SUCH PURPOSES BY THE CITY, OR AS OTHERWISE APPROVED BY THE CODE OFFICIAL, AND SHALL BE INDICATED ON THE SITE PLAN.
3. ADDITIONAL SITE REVIEW SHALL BE PERFORMED TO CHECK IF ANY MODIFICATIONS ARE NEEDED TO THE REAR PARKING LOT TO ACCOMMODATE THE GARAGE DOOR ENTRY. PAVEMENT REPLACEMENT LIMITS OR DETAILS SHALL BE INDICATED ON THE SITE PLAN, ALONG WITH EXISTING OR PROPOSED GRADES. ANY STRIPING OR CIRCULATION REVISIONS SHALL BE APPROVED BY THE CITY ENGINEER.
4. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(d)

Concerning the detailed site plan for The Dog House restaurant, 170 Pearl Road, Mr. Don Raimondo, owner, was present.

The Staff Review Comments were addressed as follows:

1. Identify the species being used for interior landscaping; Section 1282.08(b)(2) requires a minimum of three trees from Plant List "A" and 24 shrubs from Plant Lists "D" or "E". Mr. Raimondo stated he thought his architect submitted a landscaping plan to address Staff Review Comments 1 through 3 and he will check on the status.
2. Pursuant to Section 1282.06(g), identify the species in the 10' wide parking perimeter screening strip adjacent to the Pearl Road right-of-way. (See above)
3. Identify the species being used in the 5' wide parking perimeter screening strip along the north side of the eight new parking spaces; Section 1282.08(a) requires plant

material from Plant Lists “D” or “E” that will achieve a minimum 4’ height. (See Comment No. 1).

4. Sheet 1 shows there is an existing septic tank; verify if this site is tied in with the City of Cleveland Division of Water. Mr. Raimondo stated the restaurant is tied into the sanitary sewer and they are working with the Ohio EPA, as they will be using well water for the restaurant. Mr. Aungst explained the water must be acceptable to the Ohio EPA and the Medina County Health Department to meet drinking water standards. He said if these standards cannot be met, Mr. Raimondo will have to tie into the City of Cleveland Division of Water lines.
5. A photometrics plan shall be submitted with the detailed site plan, pursuant to Section 1276.14. Ms. Plavecski stated a plan was submitted today which meets the maximum 2.4 footcandles average illumination level.
6. Provide the dimensions of the existing driveway adjacent to the proposed front parking spaces. Table 1276-3 requires a minimum 24’ aisle width for two-way traffic. Per the City Engineer, this driveway likely needs to be widened. Mr. Jones explained a drawing was submitted a few days ago showing a 24’ drive aisle width. He commented more dimensions are needed to ensure there is adequate room for the new parking spaces and required drive width.
7. The existing noncompliant ground sign shall be removed and shall comply with Section 1270.05 – Table B. The existing sign was erected without a sign permit or inspections from the Division of Building, which shall be obtained for the new sign. Mr. Raimondo explained a new sign is proposed that will incorporate both Havana’s Choice Cigars and The Dog House. The Planning Commission agreed they don’t need to review the sign rendering as it is under the jurisdiction of the Division of Building.
8. Final site plan approval is subject to engineering approval.

Mr. Shirilla stated the Planning Commission has questions, as a landscape plan was not submitted and there is uncertainty on the location of the property boundaries to determine if there is adequate room to widen the entrance drive to meet code and install the required 5’ wide landscape strip by the existing parking spaces near the north property line. Mr. Raimondo asked if he could continue working on the pavilion; Ms. Plavecski explained work was started without benefit of permits or inspections. Mr. Incorvaia stated there is no approved site plan; therefore, work on the pavilion cannot continue. Mr. Raimondo commented it is dangerous to leave the pavilion in its current condition, as there are construction materials laying around. Mr. Ousley suggested erecting an orange construction fence around the perimeter of the construction area.

Mr. Shirilla asked Mr. Raimondo if he would like to table the application until the necessary information has been submitted; he responded yes. Mr. Shirilla asked if this item could be

added to the June 3, 2021 agenda under old business; Ms. Plavecski answered she will need the required items no later than 10:00 a.m. on Monday, May 24, 2021.

MR. SAEGER MOTIONED TO TABLE THE DOG HOUSE RESTAURANT DETAILED SITE PLAN, AT THE APPLICANT'S REQUEST, 170 PEARL ROAD, IN ORDER FOR THE APPLICANT TO SUPPLY THE NECESSARY INFORMATION.

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

Item 4(e)

Regarding the discussion plan for the Brunswick University Center parking expansion, 3605 Center Road, Ms. Michele Crawford, Mr. Shehadeh Abdelkarim, Ms. Jenneffer Lopez, Ms. Cynthia Leitson, and Dr. Donna Imhoff, from Cuyahoga Community College, and Mr. Mike Christopher, from R. E. Warner, were present.

The Staff Review Comments were addressed in a previous email from Ms. Crawford, which she reviewed as follows:

1. Verify that one of the five handicap spaces is van-accessible, as required by Section 1106.5 of the 2017 Ohio Building Code. Sheet C400 has been updated to show the van-accessible handicap sign.
2. Provide a notation on Sheet L100 of the detailed site plan that a minimum of 1,760 sq. ft. of interior landscaping will be provided, in compliance with Section 1282.08(b). Additionally, a minimum of six trees from Plant List "A" are required; six dogwood trees are indicated, which are from Plant List "B". Also, a minimum of 48 shrubs from Plant Lists "D" or "E" are required; 38 spirea are indicated from Plant List "D", but an additional ten shrubs are necessary. Ms. Crawford stated R. E. Warner will add the interior landscape notation to Sheet L100 and revise the number and species to comply with the above Plant Lists.
3. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a). Ms. Crawford commented the light pole height was adjusted from 20' to 25' to meet the footcandle requirements and a photometrics plan will be submitted with the detailed site plan.
4. Pursuant to Section 1276.10(c), the entire parking lot shall be curbed. Ms. Crawford stated all parking perimeter and islands will have a 6" concrete curb.
5. Currently, the grading plan suggests that the south edge of the parking lot will be free draining into the adjacent grass area, which is not permitted. The parking lot drainage must be collected into a storm sewer system. Ms. Crawford noted all pavement grading has been revised to drain into catch basins within the parking lot.

6. The open outfall near the Center Road/Excellence Drive intersection needs to be redesigned to be a fully closed system. All open drains in this area shall be tied in at a new structure. The old drive culvert to the west should be removed and the lot regraded to drain correctly. Ms. Crawford commented the site plan currently indicates rock bed, which will be revised to show a catch basin structure. Additionally, the old drive culvert will be removed.
7. Post construction stormwater Best Management Practices will be required. Ms. Crawford explained a detention pond is not required per the city's stormwater management regulations and will be removed from this phase.
8. Stormwater detention is required unless the site improvements result in a net increase of less than 0.1 acre of hard surface area. The City Engineer is not in favor of showing the detention basin as an alternate bid item; either it is required or it is not based on the above calculation. Note that if detention is not required and the basin is not installed, alternate BMPs will have to be implemented to comply with Comment No. 7 above. Ms. Crawford commented the site plan has been revised to reflect no net increase in impervious area; therefore, stormwater detention is not required.
9. The Administration recommends removing the alternate showing 19 additional spaces on the southern portion of the new lot and the area should be land-banked. Ms. Crawford stated these parking spaces have been removed from the plan.

Ms. Plavecski requested adding a further comment to revise Sheet L100 so that the maple and ginkgo biloba trees shall have a 2-1/2" caliper, instead of 2", pursuant to Section 1282.04(b)(1); and that the spirea, holly, and boxwood shrubs shall have a minimum height of 36", instead of 24", at the time of planting, as required by Section 1282.04(b)(3).

Mr. Arona inquired about the front yard landscaping along Center Road, Ms. Plavecski responded Section 1282.06(e) requires that 10% of the total front yard area not used for parking or circulation must be landscaped with trees, shrubs, planting beds and/or perennial borders in a design selected by the owner, which shall include a 10' wide landscape strip at the Center Road right-of-way. Mr. Shirilla calculated that a minimum 5,745 sq. ft. of the above described landscaping will be necessary. Mr. Christopher commented there is a 20' wide East Ohio Gas easement on the property. Ms. Leitson explained a Master Plan for the site, including a possible expansion, will be approved in 2023.

MR. SAEGER MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR THE BRUNSWICK UNIVERSITY CENTER PARKING LOT ADDITION, 3605 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. AS REQUIRED BY SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE, SHEET C400 HAS BEEN UPDATED TO SHOW THE VAN-ACCESSIBLE HANDICAP SIGN.
2. PROVIDE A NOTATION ON SHEET L100 OF THE DETAILED SITE PLAN THAT A MINIMUM OF 1,760 SQ. FT. OF INTERIOR LANDSCAPING WILL BE PROVIDED, IN

COMPLIANCE WITH SECTION 1282.08(b). ADDITIONALLY, A MINIMUM OF SIX TREES FROM PLANT LIST "A" ARE REQUIRED; SIX DOGWOOD TREES ARE INDICATED, WHICH ARE FROM PLANT LIST "B". ALSO, A MINIMUM OF 48 SHRUBS FROM PLANT LISTS "D" OR "E" ARE REQUIRED; 38 SPIREA ARE INDICATED FROM PLANT LIST "D", BUT AN ADDITIONAL TEN SHRUBS ARE NECESSARY. REVISE SHEET L100 SO THAT THE MAPLE AND GINGKO BILOBA TREES SHALL HAVE A 2-1/2" CALIPER, INSTEAD OF 2", PURSUANT TO SECTION 1282.04(b)(1); AND THAT THE SPIREA, HOLLY, AND BOXWOOD SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 36", INSTEAD OF 24", AS REQUIRED BY SECTION 1282.04(b)(3).

3. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN INDICATING A MINIMUM 0.6 FOOTCANDLE LEVEL FOR PARKING AND PEDESTRIAN AREAS, PURSUANT TO SECTION 1276.14(a). THE LIGHT POLE HEIGHT WAS ADJUSTED FROM 20' TO 25' TO MEET THE FOOTCANDLE REQUIREMENTS.
4. PURSUANT TO SECTION 1276.10(c), THE APPLICANT HAS COMMENTED THE ENTIRE PARKING LOT AND ISLANDS WILL HAVE A 6" CONCRETE CURB.
5. ALL PAVEMENT GRADING HAS BEEN REVISED TO DRAIN INTO CATCH BASINS WITHIN THE PARKING LOT.
6. THE OPEN OUTFALL NEAR THE CENTER ROAD/EXCELLENCE DRIVE INTERSECTION NEEDS TO BE REDESIGNED TO BE A FULLY CLOSED SYSTEM. ALL OPEN DRAINS IN THIS AREA SHALL BE TIED IN AT A NEW STRUCTURE. THE OLD DRIVE CULVERT TO THE WEST SHOULD BE REMOVED AND THE LOT REGRADED TO DRAIN CORRECTLY. THE APPLICANT HAS NOTED THE SITE PLAN CURRENTLY INDICATES ROCK BED, WHICH WILL BE REVISED TO SHOW A CATCH BASIN STRUCTURE. ADDITIONALLY, THE OLD DRIVE CULVERT WILL BE REMOVED.
7. POST CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES WILL BE REQUIRED. THE APPLICANT STATED A DETENTION POND IS NOT REQUIRED PER THE CITY'S STORMWATER MANAGEMENT REGULATIONS AND WILL BE REMOVED FROM THIS PHASE.
8. THE SITE PLAN HAS BEEN REVISED TO REFLECT NO NET INCREASE IN IMPERVIOUS AREA; THEREFORE, STORMWATER DETENTION IS NOT REQUIRED.
9. THE ALTERNATE SHOWING 19 ADDITIONAL SPACES ON THE SOUTHERN PORTION OF THE NEW LOT HAVE BEEN REMOVED FROM THE PLAN.
10. SECTION 1282.06(e) REQUIRES THAT 10% (5,745 SQ. FT.) OF THE TOTAL FRONT YARD AREA ADJACENT TO THE CENTER ROAD RIGHT-OF-WAY NOT USED FOR PARKING OR CIRCULATION MUST BE LANDSCAPED WITH TREES,

SHRUBS, PLANTING BEDS AND/OR PERENNIAL BORDERS IN A DESIGN SELECTED BY THE OWNER, WHICH SHALL INCLUDE A 10' WIDE LANDSCAPE STRIP AT THE CENTER ROAD RIGHT-OF-WAY. THIS SHALL BE INDICATED ON THE LANDSCAPE PLAN.

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

Item 5

There was no old business.

Item 6

Regarding new business, the Planning Commission discussed the manner in which they would deal with receiving late comments from the applicant concerning staff review comments. Mr. Saeger suggested if major last-minute changes are made to the site plan, then the application would be tabled until the next available meeting. However, he said if the applicant is addressing individual staff review comments, then the Commission would review them, with a potential cut-off date of a day or two before the meeting.

Item 7

No one appeared at the public comment period.

Item 8

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

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:23 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

May 20, 2021

Text amendments to eliminate I-D District, amend Chapter 1270 Signs, Section 1274.09 Home Occupations, and Section 1280.06 Accessory Buildings and Structures.

(Public hearing – Ordinance Nos. 32-2021, 33-2021, 34-2021, and 35-2021)

Proposed Use & Background:

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

Ordinance No. 32-2021 repealing Chapter 1264 and eliminating the I-D Industrial Distribution District. This Chapter was established on June 11, 1997 when the current Zoning Code was adopted. To date, there are no instances of this zoning district in the city. Per the recommendations of the Advance Brunswick Comprehensive Plan 2020 Update, the I-D District is no longer necessary.

Ordinance No. 33-2021 amending Chapter 1270 – Section 1270.05 – Tables A through C, Basic Design and Regulatory Elements for Signs whereby Instructional Signs shall be permitted a maximum sign face area of four (4) square feet. Additionally, Section 1270.06(c) shall be repealed in its entirety, which shall eliminate the maximum two-inch height lettering on an instructional sign. This legislation will enable instructional signs to be read easily within the site. Furthermore, Section 1270.10(a)(3) is amended to read “Temporary signs shall be removed with forty-eight (48) hours of expiration of the temporary sign permit. Temporary signs shall be permitted for not more than fifty (50) days per calendar year, except as otherwise provided by state and/or federal law.” This will facilitate the Division of Building in the enforcement of temporary sign regulations.

Ordinance No. 34-2021 establishing Section 1274.09(k) for Home Occupations to read “Customers shall not be permitted to enter upon the property or dwelling unit upon which the home occupation is conducted.” This will provide consistency with Home Offices Section 1280.11(c), which states customers shall not come to the dwelling.

Ordinance No. 35-2021 amending Section 1280.06(c) to read as follows: “Detached Buildings. In residential districts, detached accessory buildings, including private garages, shall be located between the front of the dwelling and the rear lot line. Detached accessory buildings shall be located a minimum of 10 feet from the side and rear property lines and a minimum of 15 feet from the rear of the principal building.” This will allow an additional 5’ distance from the side and rear property lines of a residential lot (currently, a 5’ minimum distance is required); and allow residents with smaller lots to meet the minimum setback from the rear of the house (currently, a 20’ minimum distance is required). Additionally, Section 1280.06(f) is hereby amended to read as follows: “Commercial or Industrial Districts. Accessory buildings in commercial or industrial districts shall be located in compliance with the minimum side and rear yard setbacks established for the principal

building." This will provide a greater setback from an adjacent property line for commercial or industrial accessory buildings (currently, 5' minimum side and rear setback from a commercial or industrial property line).

City Council held their first reading on April 12, 2021 for the above proposed ordinances.

Staff Recommendations:

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

Cozumel deck and patio addition

(Site plan review)

Location: 625 Pearl Road
C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on May 16, 2019, moved the discussion plan to a detailed site plan to construct an approximate 936 sq. ft. (34'-8" x 27') wood deck and outdoor concrete patio. The previously proposed outdoor bar has been eliminated from the project. The wood deck will be surrounded by a stone half-wall with stone-clad piers. The patio will be enclosed with brick piers and a 4'-6" high aluminum fence with a 36" wide egress gate, in accordance with the 2017 Ohio Building Code.

In order to address a portion of the Planning Commission's comments from the May 16th meeting, on September 19, 2019, a building permit was obtained to pave the gravel lot in the rear of the site for additional parking, as required by Section 1276.10(c). On October 19, 2020, an electrical permit was obtained for light poles on the site, whereby the lighting levels are in compliance with the maximum 2.4 footcandles for parking and pedestrian areas permitted by Section 1276.14(a) and (c) of the Zoning Code. A permit was also obtained on October 19, 2020 to install a new ground sign to replace the nonconforming pole sign.

The existing tree will remain within the proposed new deck and will be encompassed by a 6" high wood border to allow for adequate space around the tree roots to ensure the tree's future health, as requested by the Planning Commission.

The deck will seat 42 customers and the concrete patio will include 30 ADA compatible seats, for a total of 72 outdoor seats. The interior occupancy load for the restaurant is 126 seats; however, 42 seats in the fireplace dining room will be closed when the outdoor patio is open, resulting in 84 seats. There is a total number of 156 indoor and outdoor seats when the patio and deck are in use, requiring a minimum of 78 parking spaces, pursuant to Table 1276-1(d)(4). Sheet A-1 indicates there are 89 on-site spaces and 21 spaces on the adjacent property to the north at 603 Pearl Road, for a total of 110 parking spaces.

Staff Review Comments:

1. Provide a color rendering of the proposed addition to ensure compatibility with the existing building, in accordance with Section 1278.08(e).
2. As requested by the Planning Commission at their May 16, 2019 meeting, verify that a qualified arborist will inspect the tree within the deck area to ensure it is healthy and trim any branches that may be a hazard to customers.
3. As requested by the City Engineer, the storm sewer and catch basin shall be cleaned to ensure drainage can be properly conveyed.

Staff Recommendations:

Staff recommends approval of the proposed deck and patio addition, provided the above items are addressed.

Waite & Sons Funeral Home garage addition

(Detailed site plan)

Location: 3300 Center Road
C-G District

Proposed Use & Background:

A detailed site plan has been submitted to construct a 1,060 sq. ft. (53' long x 20' wide) attached garage on the west side of the existing 9,120 sq. ft. building, for a total of 10,180 sq. ft. The garage addition will be used to store, wash, and detail vehicles. The new structure will be located 28'4" from the west property line and 476' from the south property line, in compliance with Section 1260.05(c) of the Zoning Code. There is no required side yard setback for two adjacent commercial properties; however, the Fire Department requires a minimum distance of 30' between buildings. The number of existing parking spaces will remain the same.

The building will be constructed with vinyl siding and dimensional asphalt shingles to match the existing building, pursuant to Section 1278.08(e), and the bottom of the structure will be bordered with concrete block. The west elevation will incorporate two aluminum clad windows, attic vent, and steel metal door, above which a wall pack will be installed. The south elevation will include a 16' high x 8' wide prefinished steel overhead insulated garage door with four windows, over which a wall pack will be centered.

A photometrics plan has been submitted and the average illumination level of 0.4 footcandles complies with the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Review Comments:

1. Indicate the west side yard setback of 28'4" from the west property line and the south setback of 476' on the final site plan.

2. In accordance with Section 304.7.1 of the Property Maintenance Code, all roofs of every building, including secondary or appurtenant structures, shall be equipped with gutters and downspouts connected to a public storm sewer if the storm sewer is available and deemed adequate for such purposes by the City, or as otherwise approved by the Code Official, and shall be indicated on the site plan.
3. Are any modifications proposed or needed to the rear parking lot to accommodate the garage door entry. No pavement replacement limits or details are shown, and no existing or proposed grades are shown.
4. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan only if the above items are addressed.

The Dog House restaurant

(Detailed site plan)

Location: 170 Pearl Road
C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on April 1, 2021, moved the discussion plan to a detailed site plan to convert the existing house in front of Havana's Choice Cigars into a restaurant that will primarily serve hot dogs.

The majority of the Staff Review Comments from the April 1, 2021 meeting have been addressed as follows:

1. The existing building is located approximately 110' from the Pearl Road right-of-way; Section 1260.05(a)(2)(A) permits a maximum front yard setback of 75' and that two-thirds of the building street façade shall fall within the front yard zone, pursuant to Section 1260.07(a). Also, in accordance with Section 1260.07(b), parking within the front yard zone shall be limited to a maximum width of 45', which has been exceeded. However, Section 1260.07(c) allows the Planning Commission to approve front yards or front yard parking zones greater than the maximum, provided the requirements in Sections 1260.07(c), (d), and (e) have been met. The Commission determined these conditions have been met and that pedestrian amenities have been provided, pursuant to Section 1260.07(e)(1), to create a physical and design linkage with the street with the addition of a radial paver patio and picnic bench.
2. The dimensions of the existing parking spaces and drive aisle width to the west of the proposed restaurant are indicated with a 10' width and 20' length, along with a 25' aisle width, in compliance with the minimum 9' wide by 19' long parking stall

dimensions and minimum 24' aisle width for 90° angle parking spaces required by Table 1276-3.

3. In accordance with Section 1282.08(a), a 5' wide parking perimeter screening strip along the north side of the eight new parking spaces is indicated on the plan.
4. The minimum 640 sq. ft. of interior landscaping required by Section 1282.08(b)(1) has been met; 2,450 sq. ft. has been provided.
5. Section 1282.06(e) requires that 10% of the total front yard not used for parking or circulation shall be landscaped with trees, shrubs, plantings and/or perennial borders and beds in a design selected by the owner, and shall include a 10' wide parking perimeter landscape strip at the right-of-way; 13% has been provided.

Staff Review Comments:

1. Identify the species being used for interior landscaping; Section 1282.08(b)(2) requires a minimum of three trees from Plant List "A" and 24 shrubs from Plant Lists "D" or "E".
2. Pursuant to Section 1282.06(g), identify the species in the 10' wide parking perimeter screening strip adjacent to the Pearl Road right-of-way.
3. Identify the species being used in the 5' wide parking perimeter screening strip along the north side of the eight new parking spaces; Section 1282.08(a) requires plant material from Plant Lists "D" or "E" that will achieve a minimum 4' height.
4. Sheet 1 shows there is an existing septic tank; verify if this site is tied in with the City of Cleveland Division of Water.
5. A photometrics plan shall be submitted with the detailed site plan, pursuant to Section 1276.14.
6. Provide the dimensions of the existing driveway adjacent to the proposed front parking spaces. Table 1276-3 requires a minimum 24' aisle width for two-way traffic. Per the City Engineer, this driveway likely needs to be widened.
7. The existing noncompliant ground sign shall be removed and shall comply with Section 1270.05 – Table B. The existing sign was erected without a sign permit or inspections from the Division of Building, which shall be obtained for the new sign.
8. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff withholds recommendation of the detailed site plan until the above items are addressed.

Brunswick University Center parking lot expansion

(Discussion plan)

Location: 3605 Center Road
R-L and C-G Districts

Proposed Use & Background:

An application has been submitted to construct an 88-space parking lot expansion, including five handicap spaces (in compliance with Table 1106.1 of the 2017 Ohio Building Code), on a 2.8-acre site that was the former First Christian Church property (3611 Center Road). Brunswick University Center (Cuyahoga Community College) has purchased the property and the existing church will be demolished. The new parking lot will be located in the R-L District, with an alternate showing 19 additional spaces on the southern portion of the new lot.

Parking spaces are in compliance with the minimum 9' wide by 19' long stall dimensions and a minimum 24' aisle width for 90° angle parking spaces required by Table 1276-3. A stormwater detention pond will be installed at the southwest corner of the site near Center Road in the C-G District.

Seven (one pole is an alternate) new 20' high light poles will be installed in compliance with the maximum 25' height allowed by Section 1276.14(e)(2).

Perimeter landscaping along Excellence Drive (private street) includes five new Armstrong maple trees and 18 Nordic holly shrubs, in accordance with Section 1282.06(g). Six Korean boxwood trees, along with 20 mixed daylilies, are proposed on each side of the Excellence Drive entrance.

A new monument sign is indicated on Sheet C400, west of the existing asphalt driveway off of Center Road, which will be surrounded by mixed daylilies.

Educational facilities are a conditionally permitted use in the R-L District, pursuant to Section 1252.04(a), subject to Sections 1274.08(a), (b), (e) and (h).

Staff Review Comments:

1. Verify that one of the five handicap spaces is van-accessible, as required by Section 1106.5 of the 2017 Ohio Building Code.
2. Provide a notation on Sheet L100 of the detailed site plan that a minimum of 1,760 sq. ft. of interior landscaping will be provided, in compliance with Section 1282.08(b). Additionally, a minimum of six trees from Plant List "A" are required; six dogwood trees are indicated, which are from Plant List "B". Also, a minimum of 48 shrubs from Plant Lists "D" or "E" are required; 38 spirea are indicated from Plant List "D", but an additional ten shrubs are necessary.
3. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a).

4. Pursuant to Section 1276.10(c), the entire parking lot shall be curbed.
5. Currently, the grading plan suggests that the south edge of the parking lot will be free draining into the adjacent grass area, which is not permitted. The parking lot drainage must be collected into a storm sewer system.
6. The open outfall near the Center Road/Excellence Drive intersection needs to be redesigned to be a fully closed system. All open drains in this area shall be tied in at a new structure. The old drive culvert to the west should be removed and the lot regraded to drain correctly.
7. Post construction stormwater Best Management Practices will be required.
8. Stormwater detention is required unless the site improvements result in a net increase of less than 0.1 acre of hard surface area. The City Engineer is not in favor of showing the detention basin as an alternate bid item; either it is required or it is not based on the above calculation. Note that if detention is not required and the basin is not installed, alternate BMPs will have to be implemented to comply with Comment No. 7 above.
9. The Administration recommends removing the alternate showing 19 additional spaces on the southern portion of the new lot and the area should be land-banked.

Staff Recommendations:

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

