

# **BRUNSWICK CITY PLANNING & ZONING COMMITTEE**

## **Agenda**

**JUNE 14, 2021**

**6:30 PM**

**Or immediately following the Parks, Recreation & Community Committee Meeting**

1. Discussion Items

**ORD. NO. 64-2021** - An emergency ordinance approving the final plat for the Vicky Drive Extension (Overlook Pointe) Development, subject to final engineering approval and any other conditions imposed by Council. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

2. General Discussion

3. Adjournment

## PROPOSED LEGISLATION



**DATE:** 6/14/2021

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

**FROM:** Carl S. DeForest, City Manager  
Grant Aungst

**COPY:** Mayor Ron Falconi

**LEGISLATION:** **ORD. NO. 64-2021** - An emergency ordinance approving the final plat for the Vicky Drive Extension (Overlook Pointe) Development, subject to final engineering approval and any other conditions imposed by Council. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

**BACKGROUND:** On June 3, 2021, the Brunswick City Planning Commission recommended approval to the City Council of the final plat for the Vicky Drive extension (Overlook Pointe) single-family cluster development, attached as Exhibit "A", subject to final engineering approval.

**PURPOSE AND EXPLANATION:** Final plat approval for the Vicky Drive extension (Overlook Pointe) is subject to City Council and engineering approval, pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

**IMPLEMENTATION SCHEDULE:**

Immediately.

**FINANCIAL INFORMATION:**

**FINANCIAL SUMMARY:**

**RECOMMENDED ACTION:**

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

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

This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of public peace, property, health, safety, or welfare, and for the additional reason, that immediate passage is necessary to allow construction to commence during the 2021 construction season. Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

**ADDITIONAL  
INFORMATION:**

CITY OF BRUNSWICK, OHIO  
ORDINANCE NO. 64-2021

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

AN EMERGENCY ORDINANCE APPROVING THE FINAL PLAT FOR THE VICKY DRIVE EXTENSION (OVERLOOK POINTE) DEVELOPMENT, SUBJECT TO FINAL ENGINEERING APPROVAL AND ANY OTHER CONDITIONS IMPOSED BY COUNCIL.

WHEREAS: On June 3, 2021, the Brunswick City Planning Commission recommended approval to City Council of the Final Plat for the Vicky Drive Extension (Overlook Pointe) Development, subject to final engineering approval.

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

SECTION 1: That the Final Plat for the Vicky Drive Extension (Overlook Pointe) Development, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approval and any other conditions imposed by this Council.

SECTION 2: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety or welfare, and for the additional reason that immediate passage is necessary to allow construction to commence during the 2021 construction season. Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

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PASSED: 1st Reading\_\_\_\_\_

Rules Suspended: AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ADOPTED: \_\_\_\_\_ AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Clerk of Council  
Fijabi Julien-Gallam, CMC

MAYOR  
RON FALCONI

# CITY OF BRUNSWICK

COUNCIL  
MICHAEL J. ABELLA, JR  
ANTHONY P. CAPRETTA  
JOSEPH P. DELSANTER  
NICHOLAS HANEK  
PATRICIA HANEK  
BRIAN K. OUSLEY  
VALERIE M. ZAK

CITY MANAGER / SAFETY DIRECTOR  
CARL S. DEFOREST

June 4, 2021

Chris Bender  
Parkview Homes  
22700 Royalton Rd.  
Strongsville, OH 44149

RE: Vicky Drive extension (Overlook Pointe) final plat  
South of Patricia Drive, Brunswick

Dear Mr. Bender:

The Brunswick City Planning Commission, at their meeting on June 3, 2021, voted to **recommended approval** to City Council of the Vicky Drive extension (Overlook Pointe) final plat, subject to the following:

1. Final plat approval is subject to engineering and City Council approval, pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations. Legislation is scheduled for City Council's meeting on June 14, 2021. Please contact Fijabi Gallam, Clerk of Council, at (330) 558-6845 for meeting times.

If you have any questions, please contact me at (330) 558-6865.

Sincerely,



Pamela Plavecski,  
Planning & Zoning Coordinator

- c: Carl DeForest, City Manager  
Grant Aungst, Community & Economic Dev. Director  
Ken Fisher, Law Director  
Matt Jones, Consulting City Engineer  
Cliff Calaway, Chief Building Official  
Travis Crane, Davey Resource Group



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002 - <http://www.brunswick.oh.us>

APPROVALS

This Plat was duly accepted by the Brunswick City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Ordinance No. \_\_\_\_\_.

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

This Plat was duly accepted by the Brunswick City Planning Commission at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Secretary

This Plat was duly accepted by the Brunswick City Engineer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer

This Plat was duly accepted by the Medina County Commissioners on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

All required central wastewater disposal facilities have been satisfactorily installed or financial guarantees have been approved by the Medina County Sanitary Engineer on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Sanitary Engineer

Approved for transfer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Tax Map Draftsman

Received for transfer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Medina County Auditor

Received and recorded this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

At \_\_\_\_\_ A.M./P.M recorded in Plat Document No.\_\_\_\_\_.

Fee:\_\_\_\_\_.

\_\_\_\_\_  
Medina County Recorder

Vicky Drive Allotment

Creating Sublot Nos. 1-15 and Blocks ‘A’ and ‘B’ Situated in the City of Brunswick, County of Medina and State of Ohio and being part of Original Brunswick Township Lot 7, Tract 1 and further known as being all of a 12.0313 acre parcel of land conveyed to Hinckley Land Holdings LLC by deed dated November 19, 2020 and recorded in Document No. 2020OR029750 of the Medina County Recorder’s Records.



LOCATION MAP

LATITUDE: 41°15’08.4” LONGITUDE: 81°50’45.0”

NOTES

REFERENCES:

“Eagle Oaks Subdivision No. 7” by John W. Denega, P.S. as recorded in Plat Book 15, Page 24 of Medina County Recorder’s Records.

“Eagle Oaks Subdivision No. 9” by John W. Denega, P.S. as recorded in Plat Book 16, Page 32 of Medina County Recorder’s Records.

“The Timbers Subdivision Phase 1” by Michael R. Elewski, P.S. 7252 as recorded in Plat Book 25, Page 161 of Medina County Recorder’s Records.

“The Timbers Subdivision Phase 2” by Michael R. Elewski, P.S. 7252 as recorded in Plat Book 26, Page 13 of Medina County Recorder’s Records.

“Replat of Blocks “E”, “F” & “G” in the Timbers Subdivision - Phase 2” by Michael R. Elewski, P.S. 7252 as recorded in Plat Book 27, Page 125 of Medina County Recorder’s Records.

“Timberlake Trail Phase Six” by Robert E. Knight, P.S. 6448 as recorded in Document Number 2005PL000028 of Medina County Recorder’s Records.

Deed & Plat documents of Medina County’s Recorder’s Records as referenced by survey.

BASIS OF BEARINGS:

Centerline bearing of Pearl Road (S.R. 42) was calculated to be South 00°01’02” East, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

NOTE:

All 5/8” x 30” iron pins set are affixed with a plastic cap bearing the inscription “DRG ENG 7631-8557”

ACCEPTANCE & DEDICATION

Know all men by these presents that \_\_\_\_\_(Print Name), owner/agent of Hinckley Land Holdings LLC, owner of the lands embraced within this plat, and do hereby dedicate to public use forever the streets as shown hereon. All Storm Water Management, Storm Sewer, and Sanitary Sewer easements shown hereon are dedicated to the City of Brunswick, the Cleveland Division of Water, the Medina County Sanitary Engineer or the relevant utility providers. It is expressly acknowledged the maintenance and repair of the storm water retention basins and their associated outlet structures are the sole responsibility of the Homeowner’s Association as detailed in the covenants, restrictions and easement documents referenced below. The maintenance and repair of the storm sewer is the sole responsibility of the City of Brunswick. The City of Brunswick, however, is granted access to the retention basins to perform whatever services it deems necessary.

Owner/Agent (Sign) \_\_\_\_\_ Date \_\_\_\_\_

County of Medina

State of Ohio

Before me a notary public in and for said county and state, personally appeared the above named \_\_\_\_\_ and \_\_\_\_\_, owners/ agents of 834 Pearl, LLC,who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand and official seal at \_\_\_\_\_, Ohio this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary public

\_\_\_\_\_  
My commission expires

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

| LEGEND              |               |           |
|---------------------|---------------|-----------|
| DESCRIPTION         | FOUND         | SET       |
| MAG NAIL            | ○ M.N.F.      | ✕         |
| MONUMENT BOX        | ⌈             | ⌋         |
| IRON PIN            | ○ I.P.F.      | ●         |
| IRON PIPE           | ⊙ P.F.        |           |
| LIMITED ACCESS R/W  | --- Ex LA     | --- Ex LA |
| CENTERLINE          | _____         | _____     |
| PROPERTY LINE       | _____         | _____     |
| RIGHT-OF-WAY LINE   | --- Ex R/W    | _____     |
| EASEMENT LINE       | -----         | -----     |
| ORIGINAL PROP. LINE | ..... Z ..... | _____     |
| ORIGINAL LOT LINE   | _____         | _____     |

COVENANTS, RESTRICTIONS & EASEMENTS

The Subdivision shown on this plat is subject to the covenants, restrictions and easements contained in the declaration or restrictions, covenants and easements, filed for record on the \_\_\_\_ day of \_\_\_\_\_ and recorded in Doc. No. \_\_\_\_\_ in the Medina County Recorders Records, State of Ohio.

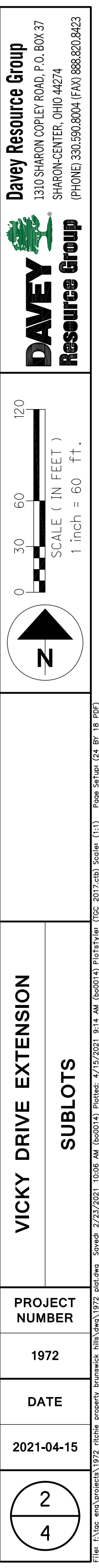
SURVEYOR CERTIFICATION

This Plat was prepared from analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

Jeremy M. Sack P.S. No. S-8557 \_\_\_\_\_ Date \_\_\_\_\_

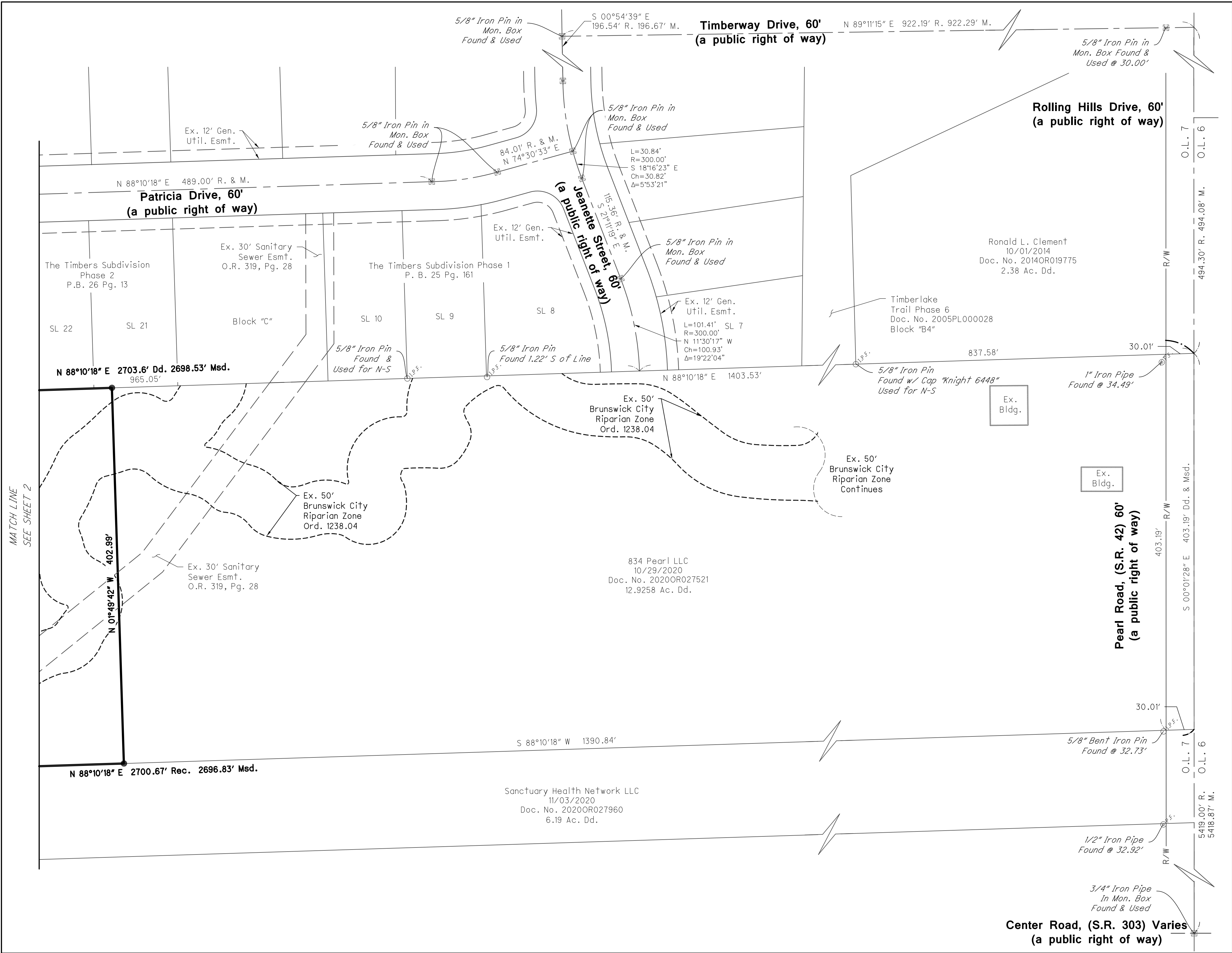
| AREA TABLE             |               |
|------------------------|---------------|
| Sublots (15)           | 5.9000 Acres  |
| Dedicated Right of Way | 1.0895 Acres  |
| Open Space Block 'A'   | 3.2257 Acres  |
| Open Space Block 'B'   | 1.8161 Acres  |
| Total                  | 12.0313 Acres |

| SHEET INDEX  |             |
|--------------|-------------|
| Sheet Number | Sheet Title |
| 1            | TITLE       |
| 2            | SUBLOTS     |
| 3            | REMAINDER   |
| 4            | EASEMENTS   |



| GENERAL CURVE TABLE |         |        |        |                  |            |
|---------------------|---------|--------|--------|------------------|------------|
| SEGMENT             | LENGTH  | RADIUS | CHORD  | CHORD BEARING    | DELTA      |
| C10                 | 27.87'  | 40.00' | 27.31' | N 71°52'08.21" W | 39°55'07"  |
| C11                 | 51.69'  | 67.50' | 50.44' | N 73°50'49.53" W | 43°52'29"  |
| C12                 | 56.29'  | 67.50' | 54.67' | S 60°19'31.74" W | 47°46'48"  |
| C13                 | 55.57'  | 67.50' | 54.02' | S 12°50'56.15" W | 47°10'23"  |
| C14                 | 36.53'  | 67.50' | 36.09' | S 26°14'31.79" E | 31°00'33"  |
| C15                 | 28.15'  | 40.00' | 27.58' | S 21°35'05.60" E | 40°19'41"  |
| C16                 | 328.38' | 67.50' | 87.91' | S 01°49'41.54" E | 278°44'29" |
| C17                 | 36.32'  | 80.00' | 36.01' | S 44°19'38.18" W | 26°00'52"  |
| C18                 | 66.76'  | 42.50' | 60.10' | N 43°10'18.46" E | 90°00'00"  |

|                                     |
|-------------------------------------|
| PROJECT<br>NUMBER                   |
| 1972                                |
| DATE                                |
| 2021-04-15                          |
| <div><div>2</div><div>4</div></div> |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>DAVEY Resource Group</b><br>1310 SHARON COPLEY ROAD, P.O. BOX 37<br>SHARON-CENTER, OHIO 44274<br>(PHONE) 330.590.8004 (FAX) 888.820.9423                                                                                                                                                                                                                                                                                                                                                                                |                   |
| <br>SCALE ( IN FEET )<br>1 inch = 60 ft.                                                                                                                                                                                                                                                                                                                                                                                                |                   |
| <b>VICKY DRIVE EXTENSION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| <b>REMAINDER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |
| <b>PROJECT NUMBER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>1972</b>       |
| <b>DATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>2021-04-15</b> |
| <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"><div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">3</div><div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div></div> |                   |

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