

Brunswick City Planning Commission

June 3, 2021 - Caucus

6:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
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
Nicole Brown, Krazy Fit, 3817 Center Road, Brunswick
Carl Bilski, 4274 Marks Road, Medina
Dave Goodyear, no address given
Guy Haney, Davey Resource Group, 1310 Sharon Copley Road,
PO Box 37, Sharon Center
Don Raimondo, The Dog House, 170 Pearl Road, Brunswick

Chairman Joe Shirilla called the meeting to order at 6:36 p.m.

The first item was the review of the discussion plan for the Brunswick Historical Society bell tower, 4613 Laurel Road (Heritage Farm). Ms. Plavecski commented City Council requested the Planning Commission to review this project. Councilman Delsanter explained City Council has concerns over the maintenance, long-term use of the city's property, and if the bell tower is designed for longevity.

The second item was the review of the final plat for the Vicky Drive extension (Overlook Pointe), south of Patricia Drive. Mr. Jones noted he still has to perform his final walk-through of the development, which was delayed due to weather conditions. He stated he doesn't foresee any issues and is in favor of moving the final plat forward.

The third item was the discussion of the public hearing for the Krazy Fit fitness studio conditional zoning certificate, 3817 Center Road (Center Crossings Plaza). Ms. Plavecski explained as this is a conditionally permitted use, code requires a minimum 100' setback from the residential property line to the north. She said the previous tenant uses in the plaza were all permitted uses, so this wasn't an issue in the past.

The fourth item was old business of the revised detailed site plan for The Dog House restaurant, 170 Pearl Road. Ms. Plavecski stated the applicant is seeking a modification to waive the 5' wide parking perimeter landscape strip along the existing parking spaces near the north property line. Mr. Jones said there is only approximately 2' of space.

Mr. Shirilla adjourned the meeting at 6:50 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

June 3, 2021

6:56 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
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
Carl Bilski, 4274 Marks Road, Medina
Dave Goodyear, no address given
Travis Crane, Davey Resource Group, 1310 Sharon Copley Road,
PO Box 37, Sharon Center
Guy Haney, Davey Resource Group, same as above

Item 1

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

MR. SAEGER MOTIONED TO EXCUSE MR. HASAN FOR JUST CAUSE.

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

Ms. Plavecski called the roll: 4 Present 1 Absent (Mr. Hasan)

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF MAY 20, 2021.

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

Item 4(a)

Regarding the discussion plan for the Brunswick Historical Society bell tower, 4613 Laurel Road (Heritage Farm), Mr. Carl Bilski and Mr. Dave Goodyear were present.

Mr. Shirilla asked what the height to the peak of the bell tower is; Mr. Bilski responded 15' high, which meets the maximum height permitted by code. Concerning the location of the bell tower, Mr. Shirilla commented the applicant needs to ensure they are not getting too close to the sanitary sewer line; Mr. Jones noted they need to check to see if there is an easement near the proposed location. Mr. Shirilla suggested the applicant should work with Mr. Jones and Ms. Plavecski if the discussion plan is moved to a detailed site plan to ensure the necessary information will be provided. Mr. Saeger asked that a color rendering of the bell tower should be submitted with the detailed site plan indicating the final colors being used.

Ms. Plavecski asked that a timeline of the project should be provided; Mr. Delsanter inquired when will the project start and when will the funds be available? He also asked if ringing the bell will be manual or electric power. Mr. Delsanter noted the roof material should be durable so it doesn't rot. Mr. Shirilla asked if the bell will ring; Mr. Bilski answered the bell is electronic and they have the components to have it ring or not. He also noted the Historical Society has the money for the bell tower, including maintenance. Mr. Shirilla asked what material the bell is constructed from; Mr. Bilski replied it is a cast bell from the 1800's; he is not sure of the material.

Ms. Plavecski asked Mr. Delsanter if City Council wishes to review the project before a detailed site plan is submitted to the Planning Commission; Mr. Delsanter answered yes. Mr. Shirilla inquired if the brick pillars will go all the way to the roofline; Mr. Bilski replied yes. He stated they have enough bricks to do the entire project and noted there is a time frame by which residents can get involved; when the project is complete, the process ends.

Mr. Arona stated he would like assurance that the bell tower is structurally sound and said he would like to know the history of the bell. Mr. Jones stated the structural plans will be reviewed by the Division of Building. Mr. Bilski said he can obtain the information on the bell from Sam Boyer, who is with the Historical Society. He said the bell is from the former First Christian Church, which was started in 1860. Mr. Delsanter asked if the bell will be operational, as the Historical Society needs to be considerate of the adjacent neighbors.

Mr. Incorvaia stated it would be helpful if City Council makes a decision concerning the bell tower project before it comes back to the Planning Commission. Mr. Delsanter stated this item will be moved to City Council's June 14, 2021 Committee-of-the-Whole agenda.

MR. SAEGER MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE BRUNSWICK HISTORICAL SOCIETY BELL TOWER PROJECT, 4613 LAUREL ROAD. THE PLANNING COMMISSION REFERS THE PROJECT TO CITY COUNCIL FOR APPROVAL BEFORE RETURNING TO THE COMMISSION WITH A DETAILED SITE PLAN. THE APPLICANT HAS AGREED THE HEIGHT OF THE BELL TOWER SHALL NOT EXCEED 15', AS PERMITTED BY SECTION 1250.05(f)(2) OF THE ZONING CODE.

Mr. Arona seconded the motion. The vote was 4 Ayes 0 nays.

Item 4(b)

Concerning the final plat for the Vicky Drive extension (Overlook Pointe), Mr. Greg Haney, of Davey Resource Group, was present.

Mr. Jones commented the final plat is subject to engineering approval and he still needs to perform his final walk-through, but doesn't anticipate any problem.

MR. ARONA MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE FINAL PLAT FOR THE VICKY DRIVE EXTENSION (OVERLOOK POINTE), SUBJECT TO CITY COUNCIL AND ENGINEERING APPROVAL.

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

Item 4(c)

Concerning the public hearing for the Krazy Fit fitness studio conditional zoning certificate, 3817 Center Road (Center Crossings Plaza), Ms. Nicole Brown left the meeting earlier, as the Planning Commission could not make a ruling tonight, due to a variance that is necessary for the rear yard setback from the Board of Zoning Appeals.

Mr. Shirilla asked if any member of the Planning Commission had any objection to the conditionally permitted use of a privately-owned recreational facility going into the above plaza (former Master Pizza tenant space); there were no objections. Mr. Shirilla requested for this item to be added under old business on the Commission's June 17, 2021 agenda, following the BZA's meeting on June 15, 2021. Mr. Arona asked that Ms. Brown should clarify how late the facility will be open on Saturday and Sunday, and if it will open any earlier than 8:00 a.m. during the week and weekend.

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

Mr. Incorvaia explained the Planning Commission is not required to take any action tonight and can move it to their June 17th meeting under old business.

Item 5(a)

Regarding the revised detailed site plan for The Dog House restaurant, 170 Pearl Road, Mr. Don Raimondo, owner; and Mr. Travis Crane, of Davey Resource Group, were present.

Mr. Shirilla asked if the pavilion is still planned for this project; Mr. Raimondo replied yes; he met with Cliff Calaway, Chief Building Official, to discuss the building plans.

Ms. Plavecski inquired what the time frame is to replace the noncompliant ground sign; Mr. Raimondo responded he will be submitting drawings within the next week or two. Ms. Plavecski inquired if there is any electrical being installed for the pavilion; Mr. Raimondo

answered no, they run an extension cord from the back of the Havana's Choice Cigars building to plug in a television. Mr. Incorvaia stated Mr. Raimondo should check with the Division of Building to ensure that is permitted by code.

The Staff Review Comments were addressed as follows:

1. In order to meet the minimum 20' drive width required by Table 1276-4, along with the minimum 24' aisle width for 90° angle parking required by Table 1276-3 for two-way traffic between the two rows of existing parking (as shown on Sheet 2), the applicant is seeking a modification to waive the 5' wide parking perimeter screening strip required by Section 1282.08(a) adjacent to the existing parking spaces on the north side of the property. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening improvement 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 public interest will be served. A concurring vote of three members of the Planning Commission is required. Mr. Jones explained a modification should be granted to allow a zero width parking perimeter screening strip, as the parking spaces are right against the north property line.
2. In addition to required permits from the Division of Building for interior and exterior site improvements, necessary permits and inspections shall be obtained for the pavilion; the applicant has stated no electrical service will be provided.
3. 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. The Planning Commission and the applicant agreed the new sign should be installed by July 31, 2021. Mr. Aungst added that if there is a delay in manufacturing the sign, the Administration is willing to consider an extension.
4. Final site plan approval is subject to engineering approval.

MR. SAEGER MOTIONED TO APPROVE THE REVISED DETAILED SITE PLAN FOR THE DOG HOUSE RESTAURANT, 170 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. IN ORDER TO MEET THE MINIMUM 20' DRIVE WIDTH REQUIRED BY TABLE 1276-4, ALONG WITH THE MINIMUM 24' AISLE WIDTH FOR 90° ANGLE PARKING REQUIRED BY TABLE 1276-3 FOR TWO-WAY TRAFFIC BETWEEN THE TWO ROWS OF EXISTING PARKING (AS SHOWN ON SHEET 2), THE PLANNING COMMISSION HAS GRANTED A MODIFICATION TO WAIVE THE 5' WIDE PARKING PERIMETER SCREENING STRIP REQUIRED BY SECTION 1282.08(a) ADJACENT TO THE EXISTING PARKING SPACES ON THE NORTH SIDE OF THE PROPERTY AND ALLOW ZERO DISTANCE FROM THE PROPERTY LINE. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a), MAY

APPROVE A LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENT 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.

2. IN ADDITION TO REQUIRED PERMITS FROM THE DIVISION OF BUILDING FOR INTERIOR AND EXTERIOR SITE IMPROVEMENTS, NECESSARY PERMITS AND INSPECTIONS SHALL BE OBTAINED FOR THE PAVILION. THE APPLICANT HAS STATED NO ELECTRICAL SERVICE WILL BE PROVIDED FOR THE PAVILION.
3. THE EXISTING NONCOMPLIANT GROUND SIGN SHALL BE REMOVED AND SHALL COMPLY WITH SECTION 1270.05 – TABLE B NO LATER THAN JULY 31, 2021. IF THERE IS A DELAY IN THE MANUFACTURING OF THE SIGN, THE ADMINISTRATION WILL CONSIDER AN EXTENSION.
4. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

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

Mr. Saeger inquired when the Planning Commission virtual meetings will end; Mr. Aungst responded after July 1, 2021. He explained there will probably be some type of hybrid meeting starting July 15, 2021, at which the voting members will need to be physically present, but non-voting members and applicants can remain attending virtually.

MR. SAEGER MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:19 p.m.

Respectfully,

Pamela Plavecki

PLANNING COMMISSION STAFF REPORT

June 3, 2021

Brunswick Historical Society bell tower

(Discussion plan)

Location: 4613 Laurel Road (Heritage Farm)
R-R District

Proposed Use & Background:

A 12' high bell tower (measured from the base to the bottom of the sheet metal covered wooden peaked roof) containing a 30" high x 32" wide, 360 pound metal bell is proposed. The tower will set on a 52" square steel base plate mounted to a 54" wide x 54" long x 54" deep concrete footer with steel reinforcement and bolts. The bell will be supported with four 12' high steel tubular angle iron posts. Bricks from the former Edwards/Visintainer Middle Schools (originally Brunswick High School) with the names of Brunswick alumni and veterans lost in battle will encompass the steel tubes. Purchasing of the bricks will be a fund-raiser to pay for the completion of the Historical Society's new accessory outbuilding museum that was approved by the Planning Commission on March 21, 2019. The bell tower will be located west of the handicap parking lot.

The bell tower is an accessory use to a governmentally-owned and/or operated building or facility (Heritage Farm), pursuant to Section 1250.04(g), subject to Section 1274.08(c), (e), (g), and (h) of the Zoning Code.

Staff Review Comments:

1. Section 1250.05(f)(2) of the Zoning Code permits a maximum height of 15' for an accessory building in the R-R Rural Residential District.

Staff Recommendations:

City Council requested the Planning Commission to review the application.

Vicky Drive extension

(Final plat)

Proposed Use & Background:

A final plat has been submitted for the Vicky Drive extension (Overlook Pointe), in accordance with Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations, creating Sublot Nos. 1 through 15, and Blocks "A" and "B" of the single family cluster development. The Planning Commission approved the detailed site plan at their meeting on October 3, 2019.

Staff Review Comments;

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.

Staff Recommendations:

Staff recommends approval to City Council of the final plat.

Krazy Fit fitness studio

(Public hearing – conditional zoning certificate)

Location: 3817 Center Road (Center Crossings Plaza)
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to open a fitness studio in the Center Crossings Plaza. Hours of operation are Monday through Friday from 8:00 a.m. to 11:00 a.m. and 5:00 p.m. to 8:30 p.m. (Tuesday and Thursday also open from 11:45 a.m. to 1:30 p.m.); Saturday from 8:00 a.m. to 11:00 a.m. (open for the remainder of the day for private event bookings); and Sunday open only for private events. There are currently ten employees, but there will typically be one to three employees on-site at one time. There are approximately 61 existing parking spaces and three handicap spaces in the plaza.

Privately-owned recreational facilities are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(e), subject to Sections 1274.08(a), (d), and (g) of the Zoning Code.

Staff Review Comments:

1. Section 1274.08(a) states in a commercial district, all structures and activity areas shall be located at least 100 feet from a residential district or from a multi-family property line. The existing plaza building was constructed in 1976 and is located approximately 30' from the adjacent residential district to the north. A variance will be necessary from the Board of Zoning Appeals; a meeting has been scheduled for June 15, 2021. The conditional zoning certificate will not be issued until a ruling is made by the BZA.
2. All requirements shall be adhered to on the conditional zoning certificate.
3. Upon Planning Commission approval, a certificate of occupancy shall be obtained from the Division of Building, including necessary inspections. Additionally, building plans for the interior renovation shall be submitted to the Division of Building, as there is a change in use for the tenant space.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, pending the BZA's ruling on the variance request, and provided the above items are addressed.

The Dog House

(Revised detailed site plan)

Location: 170 Pearl Road
C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on May 20, 2021, tabled the detailed site plan at the applicant's request, due to additional information needed to convert the existing house in front of Havana's Choice Cigars into a restaurant that will primarily serve hot dogs.

Additionally, an 18' wide by 32' long pavilion with wood frame construction will be erected over an existing concrete pad located south of the Havana's Choice Cigars structure implementing earth-tone colors to match the building, pursuant to Section 1278.08(e).

A majority of the May 20th Staff Review Comments have been addressed as follows:

1. The site is connected to the Medina County sanitary lines, but is not connected to the City of Cleveland Division of Water lines. The applicant stated they have well water, which will be monitored by the Ohio EPA and the Medina County Health Department.
2. A landscape plan has been submitted in compliance with the minimum three trees from Plant List "A" and 24 shrubs from Plant Lists "D" or "E" required by Section 1282.08(b)(2) for interior landscaping.
3. Spirea, barberry, and burning bushes from Plant List "D" with a minimum height of 36" at the time of planting will be installed in the 5' wide parking perimeter screening strip north of the eight new parking spaces, pursuant to Section 1282.08(a) and 1282.04(b)(3).
4. In compliance with Section 1282.06(g), a notation has been added to the landscape plan stating seven red oak trees planted 20' on-center, along with 28 burning bushes and 28 spirea planted 3' to 4' on-center, will be installed in the 10' wide parking perimeter screening strip adjacent to the Pearl Road right-of-way.
5. A photometrics plan was submitted at the May 20th meeting which meets the maximum average illumination level of 2.4 footcandles, pursuant to Section 1276.14(c).

Staff Review Comments:

1. In order to meet the minimum 20' drive width required by Table 1276-4, along with the minimum 24' aisle width for 90° angle parking required by Table 1276-3 for two-way traffic between the two rows of existing parking (as shown on Sheet 2), the applicant is seeking a modification to waive the 5' wide parking perimeter screening strip required by Section 1282.08(a) adjacent to the existing parking spaces on the north side of the

property. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening improvement 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 public interest will be served. A concurring vote of three members of the Planning Commission is required.

5. In addition to required permits from the Division of Building for interior and exterior site improvements, necessary permits and inspections shall be obtained for the pavilion; verify if electrical service will be provided.
6. 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.
7. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the revised detailed site plan, pending the Planning Commission's ruling on the landscape strip modification, and provided the above items are addressed.