

Brunswick City Planning Commission

June 17, 2021 - Caucus

6:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
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
Nick Cummings, Control Cleaning Solutions, 780 Pearl Road
Nicole Brown, Krazy Fit, 3817 Center Road, Brunswick
Jack Hautz, Goudreau Group, 9701 Brookpark Road, Suite 210,
Parma
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

Chairman Joe Shirilla called the meeting to order at 6:32 p.m.

The first item was the review of the detailed site plan for the Control Cleaning Solutions garage addition, 780 Pearl Road. Mr. Shirilla commented a landscape plan, photometrics plan, and color rendering are still needed.

The second item was the review of the public hearing for Brunswick University Center parking lot addition conditional zoning certificate and detailed site plan, 3605 and 3611 Center Road. Mr. Jones noted he is in favor of waiving the post-construction water quality stormwater control measure requirements for Phase 1 only. Mr. Aungst commented Phase 2 would consist of any additional hard surface area being added, such as a building addition, which may be constructed in a five to seven year time frame. Mr. Jones explained the parking expansion is not increasing the amount of hard surface on the site. Ms. Plavecski commented the parking expansion will now be completed in one phase, instead of two, which will consist of the actual parking lot and the front yard landscaping. She stated the applicant is seeking a

modification to allow only 4.7% front yard landscaping, instead of 10% required by code. Mr. Arona stated as the site has a very large front yard, he is in favor of a modification.

The third item was old business of the Krazy Fit fitness studio conditional zoning certificate, 3817 Center Road (Center Crossings Plaza). The Planning Commission had no comments on this item.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

June 17, 2021

6:55 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
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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 6:55 p.m.

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

Mr. Saeger 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

Regarding approval of the June 3, 2021 minutes, Mr. Saeger commented he did not second the motion for the Brunswick Historical Society bell tower project, as he made the original motion. Ms. Plavecski said she would correct the minutes to reflect that Mr. Arona seconded the motion for this item.

MR. SAEGER MOTIONED TO APPROVE THE REVISED MINUTES OF JUNE 3, 2021.

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

Item 4(a)

Regarding the detailed site plan for the Control Cleaning Solutions garage addition, 780 Pearl Road, Mr. Nick Cummings, owner, was present.

Mr. Cummings explained he is adding on an attached garage that will incorporate vinyl siding and a shingled roof that will match the existing building. He noted he replaced the dumpster screening last year, which now has a cedar board-on-board fence.

Mr. Arona commented since a color rendering, landscape plan, and photometrics plan are missing from the detailed site plan application, this should be treated as a discussion plan, to which Mr. Saeger and Mr. Rocha agreed.

The Staff Review Comments were addressed as follows:

1. A photometrics plan shall be submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas, as required by Section 1276.14(a). Mr. Jones explained to Mr. Cummings that his architect should be able to assist with this item.
2. Section 1282.08(b) requires a minimum 280 sq. ft. of interior landscaping, which shall include one tree from Plant List "A" and eight shrubs from Plant Lists "D" or "E". Mr. Shirilla reiterated that a landscape plan is missing.
3. Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip along the west and south property lines that contains material from Plants Lists "D" or "E" which shall have a minimum planting height of 3 feet. However, there is insufficient room to install the above landscape strip along the west property line and this area is adjacent to common open space owned by the Timberlake Trail HOA. Furthermore, there is existing vegetation near the south property line that would meet the intent of Section 1282.08(a). As this is an existing condition, 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. Shirilla and Mr. Saeger agreed that due to existing conditions, they were in favor of granting a modification, to which the other members of the Commission concurred.

4. Verify if the existing dumpster enclosure is constructed of materials comparable to the building, pursuant to Section 1276.12(a). Mr. Cummings stated above that he replaced the dumpster enclosure last year, which now has a cedar board-on-board fence. The Commission agreed this is sufficient.
5. Provide a color rendering to ensure compatibility of the new garage with the existing structure, as required by Section 1278.08(e). As Mr. Cummings noted above, the attached garage will be constructed with vinyl siding and a shingled roof to match the existing building. A color photo of the existing building was displayed at the meeting; therefore, Mr. Shirilla and Mr. Arona commented a color rendering is not necessary.
6. 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. Verify if the downspouts will tie into the existing catch basin or outlet directly to the existing stream; splash block is not permitted. Mr. Cummings stated the gutters and downspouts for the new garage will tie into the existing downspout line.
7. Final site plan approval is subject to engineering approval.

As a landscaping and photometrics plan still need to be submitted, Mr. Incorvaia asked Mr. Cummings if he would like the project to be tabled; Mr. Cummings responded yes.

MR. ARONA MOTIONED TO TABLE THE DETAILED SITE PLAN FOR THE CONTROL CLEANING SOLUTIONS ATTACHED GARAGE, 780 PEARL ROAD, AS A REQUIRED LANDSCAPING AND PHOTOMETRICS PLAN STILL NEED TO BE SUBMITTED.

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

Item 4(b)

Concerning the public hearing for the Brunswick University Center parking lot expansion, 3605 and 3611 Center Road, Ms. Michele Crawford; Mr. Shehadeh Abdelkarim; Ms. Jenneffer Lopez; Ms. Cynthia Leitson; and Dr. Donna Imhoff, of Cuyahoga Community College; and Mr. Mike Christopher, of R. E. Warner, were present.

The Staff Review Comments were addressed as follows:

1. 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. Ms. Plavecski commented the parking expansion will now be completed in one phase, instead of two, which will consist of the actual parking lot and the front yard landscaping. She stated the applicant is seeking a modification to allow only 4.7% front yard landscaping, instead of 10% required by code. Mr. Shirilla commented he would like to see mounding or meandering of the 10' wide landscape strip along Center Road in exchange for granting a modification.

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. The Commission agreed with granting a modification to

2. A photometrics plan has been submitted indicating the average illumination level of 3.9 footcandles; Section 1276.14(c) permits a maximum of 2.4 footcandles. There are numerous areas of high footcandle levels on the site. The applicant stated at the May 20th meeting that the light pole height would be adjusted from 20' to 25' to meet the footcandle requirements; however, Sheet E101 indicates a 20' height. A revised lighting plan was submitted indicating the 25' light pole height. Ms. Plavecski noted a revised photometrics plan needs to be submitted showing compliance with the maximum 2.4 footcandles average illumination level; Mr. Christopher stated they will comply.
3. The applicant is seeking a waiver of the post-construction water quality stormwater control measure (SCM) requirements; the City Engineer is in favor of this for only Phase 1 for the following reasons: the earth disturbed area for Phase 1 barely qualifies the project for needing post construction SCMs; the above phase of the project will not result in a net increase in impervious area; and future phase(s) are planned which will require SCMs that will incorporate the current proposed area as well as the future phase(s). The City Engineer has stated this waiver would be contingent upon the runoff from the current phase being routed to an SCM in any future development phase, which will be designed to treat 20% of the water quality volume from the current phase and 100% of the water quality volume of the new phase(s) as required for redevelopment projects. This requirement will be subject to change if the standards are updated before the next phase is submitted. If any future impervious surface is added (building addition), SCM requirements must be implemented. Mr. Jones stated he has no objections to granting a waiver, to which the Planning Commission agreed.

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

MR. SAEGER MOTIONED TO APPROVE THE BRUNSWICK UNIVERSITY CENTER PARKING LOT EXPANSION CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN, 3605 AND 3611 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. SECTION 1282.06(e) OF THE ZONING CODE 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. AS THERE IS AN EXCESSIVELY LARGE FRONT YARD, THE PLANNING COMMISSION HAS GRANTED A MODIFICATION TO ALLOW 4.7% (2,715 SQ. FT.) OF FRONT YARD LANDSCAPING. 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 PUBLIC INTEREST WILL BE SERVED.
2. A PHOTOMETRICS PLAN SHALL BE SUBMITTED INDICATING A MINIMUM 0.6 FOOTCANDLE LEVEL FOR PARKING AND PEDESTRIAN AREAS, ALONG WITH A MAXIMUM AVERAGE ILLUMINATION LEVEL OF 2.4 FOOTCANDLES, PURSUANT TO SECTIONS 1276.14(a) AND (c) OF THE ZONING CODE. ADDITIONALLY, IN ACCORDANCE WITH SECTION 1276.14(d), THERE SHALL BE A MAXIMUM OF ONE FOOTCANDLE ILLUMINATION AT SIDE OR REAR PROPERTY LINES WHICH ARE ADJACENT TO A RESIDENTIAL USE OR ZONING DISTRICT. THE LIGHT POLE HEIGHT ON SHEET E101 HAS BEEN ADJUSTED TO 25'.
3. THE PLANNING COMMISSION HAS GRANTED A WAIVER OF THE POST-CONSTRUCTION WATER QUALITY STORMWATER CONTROL MEASURE (SCM) REQUIREMENTS, AS THERE IS NO NET INCREASE IN IMPERVIOUS AREA AND THERE IS A TOTAL SITE DISTURBANCE OF 1.15 ACRES. THIS WAIVER IS CONTINGENT UPON THE RUNOFF FROM THE CURRENT PHASE BEING ROUTED TO AN SCM IN ANY FUTURE DEVELOPMENT PHASE, WHICH WILL BE DESIGNED TO TREAT 20% OF THE WATER QUALITY VOLUME FROM THE CURRENT PHASE AND 100% OF THE WATER QUALITY VOLUME OF THE NEW PHASE(S) AS REQUIRED FOR REDEVELOPMENT PROJECTS. THIS REQUIREMENT WILL BE SUBJECT TO CHANGE IF THE STANDARDS ARE UPDATED BEFORE THE NEXT PHASE IS SUBMITTED. IF ANY FUTURE IMPERVIOUS SURFACE IS ADDED (BUILDING ADDITION), SCM REQUIREMENTS MUST BE IMPLEMENTED.

4. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 5(a)

Regarding the Krazy Fit fitness studio conditional zoning certificate, 3817 Center Road, Ms. Nicole Brown, owner; and Mr. Jack Hautz, of Goudreau Group were present. A public hearing was held on June 3, 2021, but no action was taken, pending the variance request from the Board of Zoning Appeals on June 15, 2021.

Regarding hours of operation, Ms. Brown explained on Saturdays, she will open at 7:30 a.m. Mr. Shirilla asked what is the latest closing time; she replied 9:00 p.m.

The Staff Review Comments were addressed as follows:

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 was granted by the Board of Zoning Appeals on June 15, 2021.
2. All requirements shall be adhered to on the conditional zoning certificate. The opening time on Saturday has been revised to 7:30 a.m.
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.

MR. ARONA MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR THE KRAZY FIT FITNESS STUDIO, 3817 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. THE BOARD OF ZONING APPEALS, AT THEIR MEETING ON JUNE 15, 2021, VOTED TO GRANT A VARIANCE OF APPROXIMATELY 70 FEET, WHEREBY ALLOWING A PRIVATELY-OWNED RECREATIONAL FACILITY (FITNESS STUDIO) TO BE LOCATED APPROXIMATELY 30' FROM THE NORTH RESIDENTIAL PROPERTY LINE; SECTION 1274.08(a) STATES IN A COMMERCIAL DISTRICT, ALL STRUCTURES AND ACTIVITY AREAS SHALL BE LOCATED AT LEAST 100' FROM A RESIDENTIAL DISTRICT OR FROM A MULTI-FAMILY PROPERTY LINE. A PRIVATELY-OWNED RECREATIONAL FACILITY IS 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.

2. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE. THE OPENING TIME ON SATURDAY HAS BEEN CHANGED TO 7:30 A.M.
3. 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.

Mr. Saeger 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. Hanek gave the Council Representative's Report. Regarding the Brunswick Historical Society bell tower project at Heritage Farm, he noted the Administration is looking into the financial viability and maintenance of the project.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

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

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

June 17, 2021

Control Cleaning Solutions garage addition

(Detailed site plan)

Location: 780 Pearl Road
C-G District

Proposed Use & Background:

An application has been submitted to construct a 960 sq. ft. attached garage on the south side of the existing garage. The new structure will be located 50' from the west (rear) property line adjacent to the residential use (attached cluster homes) of the Timberlake Trail Homeowners Association property, pursuant to Section 1260.05(c) of the Zoning Code.

Parking is provided as follows: six spaces along the west property line; one regular space and two handicap spaces along the south property line; two spaces in the existing garage; and three spaces in the new garage expansion, for the total of 14 spaces, in compliance with Table 1276-1(d)(5) of the Zoning Code, along with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. The parking spaces show a dimension of 9' wide x 19' long with a 28.8' aisle width, in accordance with Table 1276-3.

A portion of the existing asphalt pavement will be removed to construct the new garage and the existing shed will be eliminated. The existing dumpster and enclosure are shown at the southwest corner of the site. Also, the existing fence near the west property line will be removed.

The proposed garage will implement vinyl siding and a shingled roof to match the existing structure, as required by Section 1278.08(e) and (f). The west elevation will contain three garage doors.

Staff Review Comments:

8. A photometrics plan shall be submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas, as required by Section 1276.14(a).
9. Section 1282.08(b) requires a minimum 280 sq. ft. of interior landscaping, which shall include one tree from Plant List "A" and eight shrubs from Plant Lists "D" or "E".
10. Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip along the west and south property lines that contains material from Plants Lists "D" or "E" which shall have a minimum planting height of 3 feet. However, there is insufficient room to install the above landscape strip along the west property line and this area is adjacent to common open space owned by the Timberlake Trail HOA. Furthermore, there is existing vegetation near the south property line that would meet

the intent of Section 1282.08(a). As this is an existing condition, 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.

11. Verify if the existing dumpster enclosure is constructed of materials comparable to the building, pursuant to Section 1276.12(a).
12. Provide a color rendering to ensure compatibility of the new garage with the existing structure, as required by Section 1278.08(e).
13. 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. Verify if the downspouts will tie into the existing catch basin or outlet directly to the existing stream; splash block is not permitted.
14. Final site plan approval is subject to engineering approval.

Staff Recommendations:

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

Brunswick University Center parking lot expansion

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

Location: 3605 & 3611 Center Road
R-L and C-G Districts

Proposed Use & Background:

The Planning Commission, at their meeting on May 20, 2021, moved the discussion plan to a detailed site plan and public hearing to construct an 88-space parking lot expansion 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.

Due to budgetary reasons, the parking expansion will be completed in two phases with the first phase consisting of the actual parking lot installation and the second phase consisting of

the 10% front yard landscaping and 10' wide landscape strip along the Center Road right-of-way.

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).

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

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. A notation has been provided on Sheet L100 of the detailed site plan that a minimum 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 ginkgo biloba trees are indicated. Furthermore, a minimum of 48 shrubs from Plant Lists "D" or "E" are required; 48 spirea from Plant List "D" are shown. Sheet L100 has been revised so that the maple and ginkgo biloba trees now have a 2-1/2" caliper, pursuant to Section 1282.04(b)(1); and that the spirea, holly, and boxwood shrubs have a minimum height of 36", as required by Section 1282.04(b)(3).
3. Pursuant to Section 1276.10(c), the entire parking lot and islands will have a 6" concrete curb.
4. All pavement grading has been revised to drain into catch basins within the parking lot.
5. 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.
6. The site plan has been revised to reflect no net increase in impervious area; therefore, stormwater detention is not required and the detention pond is being removed from this phase.
7. The alternate showing 19 additional spaces on the southern portion of the new lot has been removed from the plan.

Staff Review Comments:

4. 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. The applicant is seeking a modification to the 10% requirement, as they are unable to provide that amount. Also, due to budgetary constraints, the

applicant is requesting to install the above landscaping in a future Phase 2, for which a time line should be established. 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. A photometrics plan has been submitted indicating the average illumination level of 3.9 footcandles; Section 1276.14(c) permits a maximum of 2.4 footcandles. There are numerous areas of high footcandle levels on the site. The applicant stated at the May 20th meeting that the light pole height would be adjusted from 20' to 25' to meet the footcandle requirements; however, Sheet E101 indicates a 20' height.
6. The applicant is seeking a waiver of the post-construction water quality stormwater control measure (SCM) requirements; the City Engineer is in favor of this for only Phase 1 and 2 for the following reasons: the earth disturbed area for Phase 1 and 2 barely qualifies the project for needing post construction SCMs; the above phases of the project will not result in a net increase in impervious area; and future phase(s) are planned which will require SCMs that will incorporate the current proposed area as well as the future phase(s). The City Engineer has stated this waiver would be contingent upon the runoff from the current phase being routed to an SCM in any future development phase, which will be designed to treat 20% of the water quality volume from the current phase and 100% of the water quality volume of the new phase(s) as required for redevelopment projects. This requirement will be subject to change if the standards are updated before the next phase is submitted. If any future impervious surface is added (building addition), SCM requirements must be implemented.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the Planning Commission's ruling on the front yard landscaping, and provided the above items are addressed.

Krazy Fit fitness studio

(Conditional zoning certificate)

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

Proposed Use & Background:

As further information was needed, and pending the ruling on the rear yard setback variance request to the Board of Zoning Appeals on June 15, 2021, the Planning Commission took no action at their June 3, 2021 meeting and moved the project to their June 17, 2021 meeting. The Commission asked for further clarification on the hours of operation for Saturday and Sunday; the applicant stated closing time will be no later than 9:00 p.m.

Staff Review Comments:

4. 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 be issued following the Board's ruling.
5. All requirements shall be adhered to on the conditional zoning certificate.
6. 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.