

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

JULY 12, 2021

6:30 PM

In Caucus Room

or immediately following the Building and Building Code Committee Meeting

1. Discussion Items

ORD. NO. 68-2021 - An ordinance amending the definition of “Comparable in character” as contained in section 1242.02(26) of the Codified Ordinances of the City of Brunswick. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 69-2021 - An ordinance amending Sections 1261.04(c) and (r) of the Codified Ordinances of the City of Brunswick by removing cemeteries as a conditionally permitted use in the GW-C Gateway Commercial District and removing the duplicative reference to commercial event centers. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 70-2021 - An ordinance amending Section 1254.01 of the Codified Ordinances of the City of Brunswick by updating the stated purpose of the R-M Medium Density Residential District. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 71-2021 - An ordinance amending Section 1266.01 of the Codified Ordinances of the City of Brunswick by updating the stated purpose of the I-L Light Industrial District. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 72-2021 - An ordinance amending Section 1270.14(a) of the Codified Ordinances of the City of Brunswick. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 73-2021 - An ordinance amending the Design Guidelines for the Joint Development Overlay District. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 74-2021 - An emergency ordinance establishing a temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for small box discount stores in all zoning districts and special planning districts in the city, and the issuance of such approvals. - **1st**

Reading (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 75-2021 - An emergency ordinance extending a temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for multi-family dwelling units in all zoning districts and the issuance of such approvals. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

2. General Discussion
3. Adjournment

PROPOSED LEGISLATION



DATE: 7/12/2021

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. 68-2021** - An ordinance amending the definition of "Comparable in character" as contained in section 1242.02(26) of the Codified Ordinances of the City of Brunswick. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: An ordinance is proposed to amend the definition of "comparable in character", as contained in Section 1242.02(26) of the Codified Ordinances of the City of Brunswick, which shall now read as follows: "Comparable in Character: a use with similar characteristics to a specified use listed in a particular zoning district. No use principally or conditionally permitted in another zoning district shall be considered as comparable in character."

PURPOSE AND EXPLANATION: The proposed amendment provides further clarification on the definition of "comparable in character".

IMPLEMENTATION SCHEDULE:

Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

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

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

First reading on July 12, 2021; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 68-2021

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

AN ORDINANCE AMENDING THE DEFINITION OF “COMPARABLE IN CHARACTER” AS CONTAINED IN SECTION 1242.02(26) OF THE CODIFIED ORDINANCES OF THE CITY OF BRUNSWICK.

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

SECTION 1: That Section 1242.02(26) of the Codified Ordinances is hereby amended to read as follows:

“(26) Comparable in Character: a use with similar characteristics to a specified use listed in a particular zoning district ~~in terms of traffic generation, parking and circulation, utility demands, environmental and neighborhood impacts, physical space needs and clientele.~~ No use principally or conditionally permitted in another zoning district shall be considered as comparable in character.”

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

PROPOSED LEGISLATION



DATE: 7/12/2021

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. 69-2021** - An ordinance amending Sections 1261.04(c) and (r) of the Codified Ordinances of the City of Brunswick by removing cemeteries as a conditionally permitted use in the GW-C Gateway Commercial District and removing the duplicative reference to commercial event centers. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: An ordinance is proposed to delete Section 1261.04(c) of the Codified Ordinances of the City of Brunswick by removing cemeteries as a conditionally permitted use in the GW-C Gateway Commercial District, and deleting duplicate Section 1261.04(r) pertaining to commercial event centers, as it is already listed as a conditionally permitted use in the GW-C District in Section 1261.04(q).

PURPOSE AND EXPLANATION: The proposed text amendment is in keeping with the recommendations of the Advance Brunswick 2020 Comprehensive Plan Update.

IMPLEMENTATION SCHEDULE:

Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

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

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

First reading on July 12, 2021; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 69-2021

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

AN ORDINANCE AMENDING SECTIONS 1261.04(c) AND (r) OF THE CODIFIED ORDINANCES OF THE CITY OF BRUNSWICK BY REMOVING CEMETERIES AS A CONDITIONALLY PERMITTED USE IN THE GW-C GATEWAY COMMERCIAL DISTRICT AND REMOVING THE DUPLICATIVE REFERENCE TO COMMERCIAL EVENT CENTERS.

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

SECTION 1: That Sections 1261.04(c) and (r) are hereby deleted in their entirety.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____

Clerk of Council
Fijabi Julien-Gallam, CMC

PROPOSED LEGISLATION



DATE: 7/12/2021

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. 70-2021** - An ordinance amending Section 1254.01 of the Codified Ordinances of the City of Brunswick by updating the stated purpose of the R-M Medium Density Residential District. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: In order to regulate the density per acre of detached and attached dwelling types in the R-M Medium Density Residential District, the density has been reduced from eight dwellings per acre to four dwellings per acre.

PURPOSE AND EXPLANATION: The proposed text amendment is in keeping with the recommendations of the Advance Brunswick 2020 Comprehensive Plan Update.

IMPLEMENTATION

SCHEDULE: Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

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

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

First reading on July 12, 2021; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 70-2021

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

AN ORDINANCE AMENDING SECTION 1254.01 OF THE CODIFIED ORDINANCES OF THE CITY OF BRUNSWICK BY UPDATING THE STATED PURPOSE OF THE R-M MEDIUM DENSITY RESIDENTIAL DISTRICT.

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

SECTION 1: That Section 1254.01 of the Codified Ordinances is hereby amended to read as follows:

“The R-M Medium Density Residential District is established to provide a location for a variety of detached and attached dwelling types at a density of up to four ~~eight~~ dwellings per acre. The R-M District is intended to accommodate detached, townhouse, attached and similar unit types principally as buffers between single family residential and commercial zones, and in other appropriate locations for higher density residential development. The R-M District includes open space and related standards to insure quality development ~~benefitting both residents of the multifamily complex and the community as a whole.~~”

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

PROPOSED LEGISLATION



DATE: 7/12/2021

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. 71-2021** - An ordinance amending Section 1266.01 of the Codified Ordinances of the City of Brunswick by updating the stated purpose of the I-L Light Industrial District. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: In order to update the I-L Light Industrial District to include modern technology and uses, the purpose is amended to read as follows: "The I-L Light Industrial District is established to accommodate light industrial uses in the fields of manufacturing, processing, wholesale activities, assembling, fabrication, distribution, technology, smart manufacturing, artificial intelligence, and research and development, free from the encroachment of residential, retail and institutional uses.. The I-L District is intended to focus upon and accommodate a broad spectrum of clean value added industries operating under high performance standards with strong employment. The I-L District allows uses which a) benefit from relatively greater isolation from non-industrial uses, and b) generate more and larger truck traffic requiring a close proximity to the I-71 Center Road (S.R. 303) interchange."

PURPOSE AND EXPLANATION: The proposed text amendment is in keeping with the recommendations of the Advance Brunswick 2020 Comprehensive Plan Update.

IMPLEMENTATION

SCHEDULE: Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No

Three Readings	Yes
Emergency	No
Suspension of Rules	No

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

First reading on July 12, 2021; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 71-2021

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

AN ORDINANCE AMENDING SECTION 1266.01 OF THE CODIFIED ORDINANCES OF THE CITY OF BRUNSWICK BY UPDATING THE STATED PURPOSE OF THE I-L LIGHT INDUSTRIAL DISTRICT.

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

SECTION 1: That Section 1266.01 of the Codified Ordinances is hereby amended to read as follows:

“The I-L Light Industrial District is established to accommodate light industrial uses in the fields of ~~repair, storage,~~ manufacturing, processing, ~~wholesaling and distribution~~ wholesale activities, assembling, fabrication, distribution, technology, smart manufacturing, artificial intelligence, and research and development, free from the encroachment of residential, retail and institutional uses. ~~The I-L District allows those uses which, because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts.~~ The I-L District is intended to focus upon and accommodate a broad spectrum of clean value added industries operating under high performance standards with strong employment. ~~Compared to the I-D Industrial Distribution District, t~~The I-L District allows uses which a) benefit from relatively greater isolation from non-industrial uses, and b) generate more and larger truck traffic requiring a close proximity to the I-71-Center Road (S.R. 303) interchange.”

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____

Clerk of Council
Fijabi Julien-Gallam, CMC

PROPOSED LEGISLATION



DATE: 7/12/2021

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. 72-2021** - An ordinance amending Section 1270.14(a) of the Codified Ordinances of the City of Brunswick. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: In order to bring nonconforming signs up to current code standards when site improvements are proposed, Section 1270.14(a) is amended to include "Where a non-conforming sign(s) exists on the property subject to a permit application, no permit shall be issued until such time as such non-conforming sign(s) is made to conform with the requirements of this chapter."

PURPOSE AND EXPLANATION: The proposed text amendment will result in the removal of non-conforming signs.

IMPLEMENTATION SCHEDULE:

Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

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

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

First reading on July 12, 2021; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 72-2021

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

AN ORDINANCE AMENDING SECTION 1270.14(a) OF THE CODIFIED
ORDINANCES OF THE CITY OF BRUNSWICK.

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

SECTION 1: That Section 1270.14(a) of the Codified Ordinances is hereby amended to read as follows:

“(a) Permit Required. Except as otherwise provided in these Codified Ordinances, no person shall erect, construct, enlarge, move or convert a sign in the City without first obtaining a permit for such sign from the Division of Building. A fee, as established in Chapter 1216, shall accompany an application for such permit. Where a non-conforming sign(s) exists on the property subject to a permit application, no permit shall issue until such time as such non-conforming sign(s) is made to conform with the requirements of this chapter.”

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

PROPOSED LEGISLATION



DATE: 7/12/2021

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. 73-2021** - An ordinance amending the Design Guidelines for the Joint Development Overlay District. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Per attached Exhibit "A", JDOD.3(a) is amended to add that "All development in the JDOD shall be in accordance with a Master Plan approved by the Brunswick City Planning Commission."

PURPOSE AND EXPLANATION: The proposed text amendment will ensure planned development within a Joint Development Overlay District, as recommended by the Advance Brunswick 2020 Comprehensive Plan Update.

IMPLEMENTATION SCHEDULE:

Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

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

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

First reading on July 12, 2021; then refer back to the Planning Commission for a public hearing.

ADDITIONAL

INFORMATION:

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 73-2021

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

AN ORDINANCE AMENDING THE DESIGN GUIDELINES FOR THE JOINT
DEVELOPMENT OVERLAY DISTRICT.

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

SECTION 1: That the revised Design Guidelines, as attached hereto as Exhibit “A”, for the Joint
Development Overlay District, are hereby adopted as Appendix I to Title 6 of the
Zoning Code.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest
period allowed by law.

PASSED: 1st Reading _____
2nd Reading _____
3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

APPENDIX I

JOINT DEVELOPMENT OVERLAY DISTRICT (JDOD) DESIGN GUIDELINES

- JDOD.1 Purpose.**
- JDOD.2 General design regulations.**
- JDOD.3 Conditionally Permitted and prohibited uses**
- JDOD.4 Site development**
- JDOD.5 Vehicular circulation and access.**
- JDOD.6 Landscaping**
- JDOD.7 Location, orientation, size and shape of buildings.**
- JDOD.8 Exterior renovation or alterations of existing structures.**
- JDOD.9 Building materials.**
- JDOD.10 Outdoor storage and displays.**
- JDOD.11 Supplemental requirements**
- JDOD.12 Signs**

JDOD.1 Purpose.

The purpose of the Joint Development Overlay District (JDOD) regulations is to assist with the development and redevelopment of land and structures to be compatible with the environment and to protect the quality of the urban environment in those locations where the characteristics of the area are of significant public value and are vulnerable to damage by development permitted under conventional zoning and building regulations. These regulations shall be administered as per Chapter 1290, Overlay Districts, of this Zoning Code. Mixed use development, as outlined in Section 1286.06, is highly encouraged.

JDOD.2 General Design Regulations.

The Planning Commission shall use these regulations in their review of development applications in areas designated as Joint Development Overlay Districts on the official Zoning Map of the City of Brunswick.

The Planning Commission shall have the authority to interpret and apply these regulations on a case by case basis and have no binding authority to consider a previous decision or case when making decisions on individual cases that may be in front of them for review and approval.

Pursuant to Section 1278.0(h), during the course of reviewing a site plan, the Planning Commission or City Council may find that the assistance of a qualified consultant is necessary to fully determine the effects of the proposal. The applicant shall pick the consultant, subject to Planning Commission approval, and shall bear the costs of the consultant.

The following Joint Development Overlay Districts (JDOD) have been established:

JDOD-1	K-Mart Plaza: 3301 - 3303 Center Road and 1259 North Carpenter Rd.
JDOD-2	Brunswick Plaza: 1480 Pearl Road
JDOD-3	Laurel Square Plaza: 1733 Pearl Road
JDOD-4	Hickory Ridge Plaza: 1055 through 1085 Pearl Road

JDOD.3 Permitted and conditionally permitted uses.

- (a) Permitted Uses: Townhomes, single-family attached units, single-family detached residential units, apartments (including studio apartments), work-live units, flats, home offices above garages, retail below apartments and hotels. All development in the JDOD shall be in accordance with a Master Plan approved by the Brunswick City Planning Commission.
- (b) Hotels, as described below, shall be permitted in the JDOD-1 District only in the following instances:
 - (1) Hotels, has the same meaning set forth in Section 3731.01 of the Ohio Revised Code, subject to the exceptions set forth in Section 3731.03 of the Revised Code, and shall be permitted in the Overlay District with the following requirements:
 - (2) Any such hotel may not have guest rooms that are directly accessible from outside the building;
 - (3) Any such hotel must include an indoor dining area in which at least breakfast is served to guests (other than through vending machines) for consumption on the premises at tables, booths and/or counters.
 - (4) Any such hotel must include a minimum of 4,000 square feet of meeting/ banquet space separate
 - (5) Any such hotel must include an indoor swimming pool;
 - (6) Any such hotel must include a fitness center; and
 - (7) Any such hotel must include a business center or typical business center amenities, such as printers, fax machines, copiers, etc.
- (c) There are no conditionally permitted uses in the Joint Development Overlay Districts.

JDOD.4 Site Development.

- (a) Density: The maximum density permitted for residential units is 6.5 units per acre. The maximum density permitted for commercial development is 15 units per floor, per acre, with a maximum of two floors per acre.
- (b) Parking areas shall be treated to minimize the visual impact of parked cars, as viewed from the public right-of-way and adjacent properties, through the use of plantings, as required in Chapter 1282 Landscaping and Screening.

- (c) Minimum parking requirements established in Table 1276-1 of Chapter 1276 Parking and Site Design shall also be the maximum parking requirements, in order to reduce the amount of impervious surface.
- (d) Shared parking with adjacent properties is encouraged.
- (e) All trash/recycling receptacles shall be contained in a dumpster enclosure constructed of materials comparable to the building or stored inside the building.
- (f) Lighting shall comply with Section 1276.14.
- (g) Outdoor Activities. Outdoor eating areas may encroach into the sidewalk, but must leave a minimum of 8 feet width clear for walking. Outdoor eating areas are encouraged to establish an edge to the eating area through the use of moveable bollards, plantings, or a fence with a maximum height of 2 feet, 6 inches.

JDOD.5 Vehicular Circulation and Access.

- (a) Provide for the safe and functional movement of vehicles and pedestrians both on and off-site.
- (b) Give consideration to the location of existing access points, adjacent to and directly across the street from the site.
- (c) Vehicular circulation between parcels is encouraged. Provisions for circulation between adjacent parcels should be provided through coordinated or joint parking systems to minimize curb cuts along the street.
- (d) Pursuant to Section 1278.09(d), pedestrian access shall be supplied to provide safe pedestrian connections between buildings and parking areas, recreation areas, transit shelters, street, and other destinations. Walks shall be provided between buildings and the street.

JDOD.6 Landscaping.

- (a) Landscaping shall be installed pursuant to Chapter 1282 Landscaping and Screening.
- (b) Interior landscape islands shall be installed in large existing parking lots in compliance with Section 1282.08(b) to break up the “sea of asphalt” and reduce the amount of impervious surface.

JDOD.7 Location, orientation, size and shape of buildings.

- (a) Preserve the linear continuity of buildings by placing primary building facades parallel to the street. The traditional regional character of the surrounding area should be used as a guide for establishing an appropriate architectural style. The ground floor level should be highly animated and provide visual interest and human scale. The roof lines should be varied. Brick or stone should be considered as a unifying material or element that is common to Joint Development Overlay District buildings. A variety of colors for materials should

be used, but those colors should be chosen as part of an overall palette, so that facades relate to each another.

- (b) New and remodeled buildings should be compatible with their surroundings. Architectural style, bulk, shape, massing, scale and form of new and remodeled buildings, and the shape between and around buildings should be consistent with the character of the area and be in harmony with neighboring buildings, pursuant to Section 1278.08.
- (c) All buildings shall provide a pedestrian entrance oriented to the street.

JDOD.8 Exterior renovation or alterations of existing structures.

- (a) The removal or alteration of historic materials or distinctive architectural features should be avoided when possible.
- (b) Architectural elements shall be sensitively designed to reflect detailing associated with the particular style of building.
- (c) The design elements and scale of a building addition shall be compatible with design elements of the principal structure, in particular, building materials and colors, roof lines, shapes, and window proportions and alignment.

JDOD.9 Building materials.

- (a) Building walls:
 - 1. Walls facing a public street or parking area shall be designed in small sections to break up the appearance of a long horizontal wall. Overlay District facades should use building elements such as canopies or projections to break up the appearance of a long wall. Alternately, changes in material or color can be used to break up the appearance of a long wall.
 - 2. Buildings shall be clad appropriately to suggest an enduring and regional character. Brick, stone, precast concrete, cement siding, smooth finish premium vinyl siding, and stucco are among the materials that may be used. Precast concrete should be used in the manner of stone but panels should not be embossed with brick or stone patterns. Split-face block is discouraged, particularly on front and side elevations, unless it is an accent material. When split-face block is used, alternating coursing, varied block size, and change in material depth should be used to give the appearance of stone.
 - 3. Standard modular brick is encouraged, but brick face dimensions of up to four (4) inches x twelve (12) inches are permitted.
 - 4. Stucco or EIFS systems are permitted 4 feet above finish floor level. If stucco is used as a primary material, it shall incorporate changes in depth, plane and other architectural features to add detail and interest to a facade and to avoid the appearance of a monolithic wall.
 - 5. Metal and other appropriate regional materials may be used as accent materials.
 - 6. All walls facing a public street or parking area shall be animated by a

- change in color, material, fenestration, or change in the depth of material.
7. Brick or stone shall be laid in a true bonding pattern (no stack bond allowed).
 8. The maximum length of a facade that faces a public street or parking area that is “blank”, meaning of one contiguous material and color without fenestration, accents, or change in material, color, or plane, is 20 linear feet.
 9. All facades shall be animated with changes in material and/or color. Additionally, designs of facades with a base, middle, and top are encouraged.
 10. Glass storefronts to encourage window shopping should be maximized.
- (b) Building elements. Lintels in masonry walls should be articulated with elements such as brick soldier courses, stone, or precast concrete.
- (c) Windows and doors.
1. Windows shall be of square or vertical proportion.
 2. Clear glass shall be the primary glass used at ground level on street facades.
- (d) Building roofs, parapets, and cornices.
1. Roofs may be pitched and flat or a combination thereof.
 2. If roofs are flat, elevations facing the street should incorporate a cornice to top the building. Cornices may be projected brick, stone, precast courses, or molded fiberglass. They should be scaled appropriately to the building mass and be a minimum of one foot in height.
- (e) Building height. Buildings of two and three stories are encouraged. The building height for the primary building mass shall be no less than 20 feet. Canopies shall be designed to provide architectural enhancement.

JDOD.10 Outdoor storage and displays.

- (a) No commercial product display, sales or other activities may be conducted within a required front yard setback area without Planning Commission approval.
- (b) Outdoor storage shall be screened from view from all streets (including Interstate 71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping or any combination thereof which forms a year-round solid screen.

JDOD.11 Supplemental Requirements.

Planning Commission Modification. The Planning Commission may modify the strict requirements of this Chapter if it finds that privacy, light and openness are improved because of skillful design in the arrangement of buildings, open spaces, landscaping or other site

features. The Commission may also require wider yards where an adjoining building is near a lot line, and such features as fences and plantings to protect adjoining residences.

JDOD.12 Signs.

All signage shall comply with the requirements in Section 1270.05 – Table B. Plaza identification monument signs shall not exceed 20 feet in height.

PROPOSED LEGISLATION



DATE: 7/12/2021

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. 74-2021** - An emergency ordinance establishing a temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for small box discount stores in all zoning districts and special planning districts in the city, and the issuance of such approvals. - **1st Reading** (To be brought from Planning and Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: On January 25, 2021, City Council adopted Ordinance No. 8-2021, a continued temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for small box discount stores in all zoning districts and special planning districts in the city, and the issuance of such approvals, effective at the conclusion of the current, July 27, 2021.

PURPOSE AND EXPLANATION: The members of the Economic Development Committee, the Planning & Zoning Committee and Administration would like to continue to the review of the update to the comprehensive plan, and would like to extend the moratorium for an additional six-month period.

IMPLEMENTATION SCHEDULE: It is requested that City Council pass this as an emergency measure with suspension of the rules to permit Administration and Planning Commission necessary time to undertake a review of the Brunswick Zoning Code and Update the Comprehensive Plan.

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?

It is requested that City Council pass this on an emergency measure with suspension of the rules.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 74-2021

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

AN EMERGENCY ORDINANCE ESTABLISHING A TEMPORARY
MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF
APPLICATIONS FOR ZONING, OCCUPANCY, CONDITIONAL
USE AND/OR BUILDING PERMIT APPROVALS FOR SMALL BOX
DISCOUNT STORES IN ALL ZONING DISTRICTS AND SPECIAL
PLANNING DISTRICTS IN THE CITY, AND THE ISSUANCE OF
SUCH APPROVALS.

WHEREAS: The City of Brunswick may legitimately regulate the location and approval of Small Box Discount Stores, which are defined as a retail store between 3,000 and 15,000 square feet that sells directly to consumers a limited assortment of physical goods, products, or merchandise, personal grooming and health products, household goods, and other consumer products, including food or beverages for -off premises consumption, most of which are sold for \$10.00 or less, and that does not dedicate at least 15% of shelf space to fresh food and produce;

WHEREAS: On July 27, 2020, City Council adopted Ordinance No. 58-2020, establishing a six (6) month temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Small Box Discount Stores in any Zoning District and Special Planning District in the City effective up to and including January 27, 2021;

WHEREAS: On January 25, 2021, City Council adopted Ordinance No. 8-2021, extending the temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Small Box Discount Stores in any Zoning District and Special Planning District in the City for an additional six (6) months up to and including July 27, 2021;

WHEREAS: This Council believes that a temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Small Box Discount Stores in any Zoning District and Special Planning District in the City, and on the issuance of such approvals, will not deny property owners economically viable use of their property and will permit the City Administration, Council and Planning Commission necessary time to undertake a review of the Brunswick Zoning Code and possible amendment thereof relative to the location and approval process for Small Box Discount Stores.

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

SECTION 1: The six (6) month temporary moratorium extension established by Ordinance No. 8-2021 shall be extended for a period of six (6) months up to and including January 27, 2022, wherein the City shall not accept or process any applications for zoning, occupancy, conditional use and/or building permit approvals for Small Box Discount Stores in any Zoning District or Special Planning District in the City, and further shall not issue any such approvals during said period.

SECTION 2: Whenever the provisions of this Ordinance conflict with any other Ordinance or any provision of the Codified Ordinances of the City, the provisions of this Ordinance shall control.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare of the City and its residents and property owners and for the additional reason that it is required to permit the City Administration, Council and Planning Commission necessary time to undertake a review of the Brunswick Zoning Code and possible amendment thereof relative to the location and approval process for Small Box Discount Stores. 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.

PASSED: 1st Reading _____

Rules Suspended: AYES _____ NAYS _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

PROPOSED LEGISLATION



DATE: 7/12/2021

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. 75-2021** - An emergency ordinance extending a temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for multi-family dwelling units in all zoning districts and the issuance of such approvals. - **1st Reading** (To be brought from Planning and Zoning Committee, Administration/Grant Aungst)

BACKGROUND: On February 8, 2021, City Council adopted Ordinance No. 9-2021 extending a temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for multi-family dwelling units in all zoning districts and the issuance of such approval, effective February 8, 2021

PURPOSE AND EXPLANATION: The members of the Economic Development Committee, the Planning & Zoning Committee and Administration would like to continue the review of the updated to the comprehensive plan, and would like to extend the moratorium for an additional six-month period.

IMPLEMENTATION SCHEDULE: It is requested that City Council pass this as an emergency with suspension of the rules to permit Administration and Planning Commission necessary time to undertake a review of the Brunswick Zoning Code and Update to the Comprehensive Plan.

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?

It is requested that City Council pass this on an emergency measure with suspension of the rules.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 75-2021

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

AN EMERGENCY ORDINANCE EXTENDING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR ZONING, OCCUPANCY, CONDITIONAL USE AND/OR BUILDING PERMIT APPROVALS FOR MULTI-FAMILY DWELLING UNITS IN ALL ZONING DISTRICTS AND THE ISSUANCE OF SUCH APPROVALS.

WHEREAS: The City of Brunswick may legitimately regulate the location and approval of Multi-Family Dwelling Units, as defined in Codified Ordinance Section 1242.02(32)(c);

WHEREAS: On February 12, 2018, City Council adopted Ordinance No. 9-18, establishing a six (6) month temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Multi-Family Dwelling Units in any Zoning District in the City effective as of February 12, 2018;

WHEREAS: On July 9, 2018, City Council adopted Ordinance No. 46-18 extending the temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Multi-Family Dwelling Units in any Zoning District in the City for an additional six (6) months up to and including February 12, 2019;

WHEREAS: On February 11, 2019, City Council adopted Ordinance No. 3-19 extending the temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Multi-Family Dwelling Units in any Zoning District in the City for an additional six (6) months up to and including August 12, 2019;

WHEREAS: On July 22, 2019, City Council adopted Ordinance No. 40-19 extending the temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Multi-Family Dwelling Units in any Zoning District in the City for an additional six (6) months up to and including February 12, 2020;

WHEREAS: On November 25, 2019, City Council adopted Ordinance No. 78-19 extending the temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Multi-Family Dwelling Units in any Zoning District in the City for an additional six (6) months up to and including August 12, 2020;

WHEREAS: On July 13, 2020, City Council adopted Ordinance No. 38-2020 extending the temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Multi-Family Dwelling Units in any Zoning District in the City for an additional six (6) months up to and including February 12, 2021;

WHEREAS: On February 8, 2021, City Council adopted Ordinance No. 9-2021 extending the temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Multi-Family Dwelling Units in any Zoning District in the City for an additional six (6) months up to and including August 12, 2021; and

WHEREAS: This Council believes that extending the temporary moratorium on the acceptance and processing of applications for zoning, occupancy, conditional use and/or building permit approvals for Multi-Family Dwelling Units in any Zoning District in the City, and on the issuance of such approvals, will not deny property owners economically viable use of their property and will permit the City Administration, Council and Planning Commission necessary time to undertake a review of the Brunswick Zoning Code and possible amendment thereof relative to the location and approval process for Multi-Family Dwelling Units.

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

SECTION 1: The six (6) month temporary moratorium extension established by Ordinance No. 9-2021 shall be extended for a period of six (6) months up to and including February 12, 2022, wherein the City shall not accept or process any applications for zoning, occupancy, conditional use and/or building permit approvals for Multi-Family Dwelling Units in any Zoning District in the City, and further shall not issue any such approvals during said period.

SECTION 2: Whenever the provisions of this Ordinance conflict with any other Ordinance or any provision of the Codified Ordinances of the City, the provisions of this Ordinance shall control.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare of

the City and its residents and property owners and for the additional reason that it is required to permit the City Administration, Council and Planning Commission necessary time to undertake a review of the Brunswick Zoning Code and possible amendment thereof relative to the location and approval process for Multi-Family Dwelling Units. 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.

PASSED: 1st Reading_____

Rules Suspended: AYES_____ NAYS_____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC