

Brunswick City Planning Commission

July 1, 2021 - Caucus

6:30 p.m.

Joe Shirilla, Chairman
John Rocha, Recording Secretary
Brad Saeger, Member
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Rebecca Reed, Sonkin & Koberna, LLC, 3401 Enterprise
Parkway, Suite 400, Beachwood
Bryan Panteck, Panteck Properties, 3031 Center Road, Brunswick
Bobby Johnston, MPG Architects, 3660 Embassy Parkway,
Fairlawn
Craig Welch, Swish 365, 1255 N. Carpenter Road, Brunswick
Christopher Swing, attorney for Swish 365 (no address given)
Brian Lisik, Sun Newspapers, 1801 Superior Avenue East,
Cleveland

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

The first item was the review of the public hearing for the Panteck Properties parts distribution warehouse conditional zoning certificate, 1060 West 130th Street. Ms. Plavecski commented the Administration suggests adding that no staging of vehicles shall be permitted on the site.

The second item was the review of the public hearing for the Swish 365 indoor basketball training facility conditional zoning certificate and detailed site plan, 1255 N. Carpenter Road. Mr. Jones explained in order to maintain the 24' aisle width required by Table 1276-3 between the two rows of parking on the north and east sides of the building, and to allow for the above 2' overhang and to be ADA compliant, the revised site plan indicates the sidewalk has been widened to 6'. He also noted the parking perimeter screening strip along the north parking lot has been widened to 7' to accommodate the 2' vehicle overhang.

Mr. Shirilla asked if there are any building improvements proposed; Mr. Aungst responded they are cleaning up the parking lot. Regarding Staff Review Comment No. 4, Mr. Jones stated Sheet C103 now corresponds with Sheet C102 to indicate the landscape islands and curbing.

Mr. Shirilla adjourned the meeting at 6:44 p.m.

Respectfully,
Pamela Plavecski

Brunswick City Planning Commission

July 1, 2021

6:55 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Brad Saeger, Member
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Rebecca Reed, Sonkin & Koberna, LLC, 3401 Enterprise
Parkway, Suite 400, Beachwood
Bryan Panteck, Panteck Properties, 3031 Center Road, Brunswick
Bobby Johnston, MPG Architects, 3660 Embassy Parkway,
Fairlawn
Craig Welch, Swish 365, 1669 West 130th Street, Suite 501,
Hinckley
Nelson Schorr, Swish 365, same as above
Dave Kennedy, Swish 365, same as above
Christopher Swing, attorney for Swish 365 (no address given)
Brian Lisik, Sun Newspapers, 1801 Superior Avenue East,
Cleveland
Frank Hord, 3278 Valley Forge Drive, Brunswick
Wilma Green, 3390 Valley Forge Drive, Brunswick
Donald Hassinger, 3374 Valley Forge Drive, Brunswick

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 3 Ayes 0 Nays.

Ms. Plavecski informed the Planning Commission that Mr. Arona will be arriving late due to a previous commitment.

Ms. Plavecski called the roll: 3 Present 2 Absent (Mr. Hasan and Mr. Arona).

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF JUNE 17, 2021.

Mr. Saeger seconded the motion. The vote was 3 Ayes 0 Nays.

Item 4(a)

Regarding the public hearing for the Panteck Properties parts distribution warehouse conditional zoning certificate, 1060 West 130th Street, Ms. Rebecca Reed, attorney from Sonkin & Koberna; and Mr. Bryan Panteck, were present.

Mr. Panteck explained their parts warehouse is currently located at 2888 Nationwide Parkway, Brunswick. They currently have 20 to 25 employees, which will increase to 35 at their new location. He noted their delivery trucks deliver parts to other body shops.

Mr. Shirilla asked Mr. Panteck if he agrees to no staging of new and/or used cars on the site; he concurred. Mr. Incorvaia stated Item 13 should be added to the conditional zoning certificate stating that no staging of new and/or used vehicles shall be permitted on the site. Mr. Shirilla inquired if cars will be dropped off at this facility; Mr. Panteck replied no.

Mr. Arona arrived at 7:05 p.m.

Mr. Shirilla suggested adding Item 14 to the conditional zoning certificate stating no loading or unloading of vehicles shall occur at the site, to which Mr. Arona and Mr. Incorvaia agreed.

Mr. Aungst stated the city appreciates the value this business will bring to the community.

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

MR. SAEGER MOTIONED TO APPROVE THE PANTECK PROPERTIES PARTS DISTRIBUTION WAREHOUSE CONDITIONAL ZONING CERTIFICATE, 1060 WEST 130TH STREET, SUBJECT TO THE FOLLOWING:

1. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE. ITEM 13 HAS BEEN ADDED TO STATE "NO STAGING OF NEW AND/OR USED VEHICLES SHALL BE PERMITTED ON THE SITE." ADDITIONALLY, ITEM 14 HAS BEEN ADDED TO READ "NO LOADING OR UNLOADING OF VEHICLES SHALL OCCUR ON THE SITE."
2. A CERTIFICATE OF OCCUPANCY, INCLUDING NECESSARY INSPECTIONS, SHALL BE OBTAINED FROM THE DIVISION OF BUILDING.

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

Item 4(b)

Concerning the public hearing for the Swish 365 indoor basketball training facility conditional zoning certificate and detailed site plan, 1255 N. Carpenter Road, Mr. Nelson Schorr, CEO, Mr. Dave Kennedy, and Mr. Craig Welch, of Swish 365; Mr. Bobby Johnston, MPG Architects; and Mr. Christopher Swing, attorney for Swish 365, were present.

Mr. Shirilla inquired if there is a timeline for any changes to the façade; Mr. Johnston replied the brick will be painted “Summit Gray” with the siding painted “March Wind” (light gray), as noted on Sheet PSK1. Mr. Saeger showed the above proposed colors from the Sherwin-Williams website to the Commission, who agreed the colors are acceptable.

The Staff Review Comments were addressed as follows:

1. The existing parking spaces, including the existing handicap spaces, have a 17.5’ length; Table 1276-3 requires a minimum length of 19’. However, the northern row of 37 parking spaces near the north side of the site are permitted to extend two feet across the bumper guard into an unpaved overhang to meet the 19’ length, pursuant to Section 1276.10(c). Additionally, the above table requires a minimum 24’ aisle width between the two rows of parking on the north and east sides of the building, and the row of parking on the west side of the building. Mr. Jones explained the revised plans submitted on Monday, June 28, 2021 indicate the sidewalk has been widened to 6’ to be ADA compliant, and the parking perimeter screening strip along the north parking lot has been widened to 7’ to accommodate the 2’ vehicle overhang.
2. Pursuant to Section 1282.04(b)(1) and (3), revised Sheet C102A (landscape plan) shall be submitted with the final site plan indicating the green ash trees with a minimum 2-1/2” caliper and the rhododendron and blue holly shrubs with a minimum planting height of 36”.
3. All requirements shall be adhered to on the conditional zoning certificate. Ms. Plavecski commented the closing time has been changed to 11:00 p.m. on the certificate.
4. Mr. Jones noted the utility and grading plan (Sheet C103) now corresponds to the site plan (Sheet C102) and indicates the landscape islands and curbing. He explained as more than one acre is being disturbed, a full SWP3 is required. Mr. Jones said the amount of hard surface area being added has been provided and the detention basin needs to be reconfigured, which will be addressed during engineering review. He stated due to the above revisions, the plan can be reviewed as a detailed site plan.
5. Mr. Jones asked to add the requirement that final site plan approval is subject to engineering approval.

Mr. Shirilla declared the public hearing open.

Mr. Frank Hoard, 3278 Valley Forge Drive, commented he lives at the end of the street and inquired if the 11:00 p.m. closing time is when everyone is exiting the building or when activities end. Mr. Welch responded activities will end at 11:00 p.m. Mr. Hoard inquired if there will be cameras on the outside of the property; Mr. Welch replied they haven't contemplated that yet, but they are not opposed to that. Mr. Hoard asked if there are any outdoor basketball courts; Mr. Aungst answered the plans submitted show only indoor courts.

Mr. Aungst explained the Swish 365 property is not the entire back parcel that extends to I-71; there is another small parcel directly north of Nottingham Drive that is not owned by the applicant.

Ms. Wilma Green, 3390 Valley Forge Drive, stated she is concerned about the additional traffic. She asked if there will be any barrier between her property and Swish 365; she commented some of the existing trees are dead.

Mr. Shirilla read an email from Lynn Bencivenni dated Sunday, June 27, 2021 asking how much increased traffic is this business going to generate, and what percentage of citizens of the City of Brunswick are expected to participate? She stated if less than 5%, perhaps there is a better use for the facility. Her recommendation is to level the building (if the city owns it) and build a scenic walking, outdoor jogging or cycling park, as Brunswick Lake is crowded. She commented if the city does go through with this, 10:00 pm is too late; the facility should close at 8:00 p.m. Mr. Shirilla read Ms. Plavecski's response dated Monday, June 28, 2021 to Ms. Bencivenni's email to inform her the City of Brunswick does not own the property, but she would forward her comments to the Planning Commission.

Mr. Johnston explained that all existing fences will remain; only the fence on the west side of the field is being removed due to the parking addition. He noted there is a 60' wide utility easement on the north side of Nottingham Drive. Mr. Arona asked who is responsible for maintaining the strip between Valley Forge Drive and the north side of Nottingham Drive; Mr. Jones replied that strip is not part of the Swish 365 parcel.

Mr. Saeger asked if there are any concerns with a traffic increase; Mr. Jones replied no, as North Carpenter Road has been resurfaced and there is access to a traffic signal. He noted the proposed use of the property is similar to the previous use. Mr. Aungst commented the Brunswick Food Pantry and the Head Start program are still remaining in the building.

Mr. Swing commented the property is nearly blighted now; the proposed enhancements will be an improvement.

There were no further public comments, so Mr. Shirilla declared the public hearing closed.

Mr. Arona asked if the 11:00 p.m. closing time means the building will be empty or that classes are over. Mr. Schoor responded it would be a rare occurrence for classes to end at

11:00 p.m. Mr. Arona stated language should be added to the conditional zoning certificate to address this. Mr. Welch explained some of their priority members have a digital key that provides 24/7 access at their other locations. He said there are currently eleven patrons at their Hinckley location that have this access.

Ms. Plavecski suggested that Item 9 could be revised to add the statement "The facility shall be closed to the general public and free of activity by 11:00 p.m., except for patrons that have 24/7 access, which shall be limited to no more than twenty (20) customers." Mr. Incorvaia and Mr. Swing agreed that was acceptable wording, to which the Commission agreed.

Mr. Donald Hassinger, 3374 Valley Forge Drive, asked how this would be enforced, to which Mr. Shirilla answered the owners and the police department would address this if the neighbors make complaints, which would have to be investigated. Mr. Hassinger commented he goes to sleep at 10:00 p.m. and there are vehicle lights shining into his windows, as he has a road in front of and behind his property. Mr. Shirilla stated it is the applicant's responsibility to investigate if there is a problem. He asked Mr. Swing to check on the ownership of the easements. Mr. Incorvaia commented the Planning Commission members are not enforcement officers for the city; the Division of Building and the police department can address violations. He noted, however, that the Planning Commission can revoke the applicant's conditional zoning certificate if there is a violation, pursuant to Section 1274.06(c) of the Zoning Code.

MR. ARONA MOTIONED TO APPROVE THE SWISH 365 CONDITIONAL ZONING CERTIFICATE AND REVISED DETAILED SITE PLAN, 1255 NORTH CARPENTER ROAD, SUBJECT TO THE FOLLOWING:

1. THE EXISTING PARKING SPACES HAVE A 17.5' LENGTH; TABLE 1276-3 REQUIRES A MINIMUM LENGTH OF 19'. HOWEVER, THE NORTHERN ROW OF 37 PARKING SPACES NEAR THE NORTH SIDE OF THE SITE ARE PERMITTED TO EXTEND TWO FEET ACROSS THE BUMPER GUARD INTO AN UNPAVED OVERHANG TO MEET THE 19' LENGTH, PURSUANT TO SECTION 1276.10(c). IN ORDER TO MAINTAIN THE 24' AISLE WIDTH REQUIRED BY TABLE 1276-3 BETWEEN THE TWO ROWS OF PARKING ON THE NORTH AND EAST SIDES OF THE BUILDING, AND TO ALLOW FOR THE ABOVE 2' OVERHANG AND TO BE ADA COMPLIANT, THE SIDEWALK SHALL BE WIDENED TO 6'. ADDITIONALLY, THE PARKING PERIMETER SCREENING STRIP ALONG THE NORTH PARKING LOT SHALL BE WIDENED TO 7' TO ACCOMMODATE THE 2' VEHICLE OVERHANG, AND THE PROPOSED TREES AND SHRUBS WITHIN THE STRIP SHALL BE MOVED 2' FARTHER FROM THE PARKING EDGE.
2. PURSUANT TO SECTION 1282.04(b)(1) AND (3), REVISED SHEET C102A (LANDSCAPE PLAN) SHALL BE SUBMITTED WITH THE FINAL SITE PLAN INDICATING THE GREEN ASH TREES WITH A MINIMUM 2-1/2" CALIPER AND THE RHODODENDRON AND BLUE HOLLY SHRUBS WITH A MINIMUM PLANTING HEIGHT OF 36".

3. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE. ITEM 9 HAS BEEN AMENDED TO ADD THE STATEMENT "THE FACILITY SHALL BE CLOSED TO THE GENERAL PUBLIC AND FREE OF ACTIVITY BY 11:00 P.M., EXCEPT FOR PATRONS THAT HAVE 24/7 ACCESS, WHICH SHALL BE LIMITED TO NO MORE THAN TWENTY (20) CUSTOMERS."
4. THE LANDSCAPE ISLANDS AND CURBING ON THE SITE PLAN (SHEET C102) NOW CORRESPOND WITH THE UTILITY AND GRADING PLAN (SHEET C103). ADDITIONALLY, A FULL SWP3 IS REQUIRED. AS A REVISED SITE PLAN WAS SUBMITTED THAT ADDRESSED THE ENGINEERING COMMENTS, THE CITY ENGINEER HAS WITHDRAWN HIS COMMENT TO CONSIDER THIS AS A DISCUSSION PLAN.
5. BUILDING FAÇADE IMPROVEMENTS, AS SHOWN ON SHEET PSK1, INCLUDE THE EXISTING ROOF SHALL BE REPAIRED AND REPLACED, AND THE BRICK SHALL BE PAINTED "SUMMIT GRAY" WITH THE SIDING PAINTED "MARCH WIND" (LIGHT GRAY).
6. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 5

There was no old business.

Item 6

Starting July 15, 2021, Ms. Plavecski stated the Planning Commission meetings will be in-person and asked if the 6:30 p.m. caucus starting time is still acceptable, to which the Commission agreed.

Item 7

No one appeared at the public comment period.

Item 8

There was no Council Representative's Report, as Mr. Ousley was not present.
MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:55 p.m.

Respectfully, Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

July 1, 2021

Pantek Properties parts distribution center (Public hearing – conditional zoning certificate)

Location: 1060 West 130th Street
I-L District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to open a parts wholesale establishment with an accessory use of a warehouse and distribution center in the former 44,477 sq. ft. A. Raymond Tinnerman building. Tinnerman will lease approximately 7,000 sq. ft. of the building from Pantek Properties to maintain their office in the city.

Wholesale establishments are a principally permitted use with warehousing as a conditionally permitted accessory use in the I-L Light Industrial District, pursuant to Sections 1266.02(b) and 1266.04(h), respectively, of the Zoning Code.

No site improvements are proposed at this time. The applicant has confirmed there will be no retail sales and no outdoor vehicle storage shall occur on the property. These requirements have been added to the conditional zoning certificate.

There are currently 25 employees, with an expected growth to 35 employees; Tinnerman will maintain 15 to 20 employees. There are 83 existing parking spaces, including five handicap spaces (2 van-accessible), which meets the minimum 69 spaces required by Table 1276-1(e) and minimum four handicap (1 van accessible) spaces required by Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. A certificate of occupancy, including necessary inspections, shall be obtained from the Division of Building.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, provided the above items are addressed.

Swish 365 indoor training facility

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

Location: 1255 North Carpenter Road
C-G District

Proposed Use & Background:

An application has been submitted to open an indoor basketball training facility in the former Brunswick Athletic Training building. The Brunswick Food Pantry and Head Start program will continue to occupy the building. The proposed facility will include four full basketball courts and eight 25' x 40' shooting zones. Hours of operation are Monday through Friday from 3:00 p.m. to 10:00 p.m., and on Saturday and Sunday from 8:00 a.m. to 10:00 p.m. The facility offers skill classes for players of all ages, size, and skill level and contains state-of-the-art shooting machines, custom-developed shot tracking technology, and courts for one-on-one training or full-court competition.

Privately-owned recreational facilities are a conditionally permitted use in the C-G District, pursuant to Section 1260.04(e), subject to Section 1274.08(a), (d), and (g) of the Zoning Code. In accordance with Section 1274.08(a), the building meets the 100' setback for an activity area from the Valley Forge Drive residential district property line.

There are 84 existing parking spaces which will be restriped to meet the minimum 9' wide dimension for 90° angle parking spaces required by Table 1276-3, and 74 new spaces are being added, for a total of 158 parking spaces, which meets the minimum 100 parking spaces required by Table 1276-1(c)(6). Six handicap spaces are indicated, including two van-accessible spaces, in compliance with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. The minimum 24' aisle width for 90° angle parking spaces required by Table 1276-3 has been met.

A photometrics plan has been submitted in accordance with Section 1276.14(c), which meets the maximum average illumination level of 2.4 footcandles.

Pursuant to Section 1282.08(a), a 5' wide parking perimeter landscape screening strip is indicated along the west, east and north parking aisles with species from Plant List "E".

Interior landscaping in the amount of 2,643 sq. ft. has been provided, as indicated on Sheet C102A, which meets the minimum 1,520 sq. ft. required by Section 1282.08(b), and the number and species of trees and shrubs comply with Section 1282.08(b)(2).

Staff Review Comments:

1. The existing parking spaces, including the existing handicap spaces, have a 17.5' length; Table 1276-3 requires a minimum length of 19'. However, the northern row of 37 parking spaces near the north side of the site are permitted to extend two feet across the bumper guard into an unpaved overhang to meet the 19' length, pursuant to Section 1276.10(c). Additionally, the above table requires a minimum 24' aisle

width between the two rows of parking on the north and east sides of the building, and the row of parking on the west side of the building.

2. Pursuant to Section 1282.04(b)(1) and (3), verify the green ash trees have a minimum 2-1/2" caliper and the rhododendron and blue holly shrubs have a minimum planting height of 36".
3. All requirements shall be adhered to on the conditional zoning certificate.
4. The site plan (Sheet C102) indicates the landscape islands and curbing, which are not shown on the utility and grading plan (Sheet C103); these plans should correspond to each other. Additionally, provide the total amount of site disturbance to determine if an abbreviated SWP3 or full SWP3 is required. Also, provide the amount of hard surface area being added. Due to the above engineering variables, the City Engineer recommends the detailed site plan should be treated as a discussion plan.

Staff Recommendations:

Staff withholds recommendation of the conditional zoning certificate and detailed site plan until the above items are addressed.

