

Brunswick City Planning Commission

July 15, 2021 - Caucus

6:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Mark Leszynski, MVL Construction Services, 16270 Lake Forest Drive, Strongsville
Phil Klonowski, Klassic Custom Decks, 2921 Center Road, Brunswick
Nick Cummings, Control Cleaning Solutions, 780 Pearl Road, Brunswick

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

The first item was old business of the façade revision for the Klassic Custom Decks expansion, 2931 Center Road. Mr. Arona asked what the roof pitch is; Mr. Aungst responded that information was not supplied, but commented the roof is now a bronze standing seam metal roof. Mr. Hasan inquired if the fence gate will block the view from the east; Mr. Aungst replied it will have privacy slats.

The second item was further old business of the revised detailed site plan for the Control Cleaning Solutions garage addition, 780 Pearl Road. Ms. Plavecski noted a modification is needed to waive the 5' wide parking perimeter screening strip along the west and south property lines, as there is insufficient room to install them.

Mr. Shirilla adjourned the meeting at 6:49 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

July 15, 2021

6:56 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Nick Cummings, Control Cleaning Solutions, 780 Pearl Road,
Brunswick
Mark Leszynski, MVL Construction Services, 16270 Lake Forest
Drive, Strongsville
Phil Klonowski, Klassic Custom Decks, 2921 Center Road,
Brunswick

Item 1

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

Ms. Plavecski called the roll: 5 Present 0 Absent.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF JULY 1, 2021.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays 1 Abstain (Mr. Hasan).

Item 5(a)

Regarding old business of the façade revision for the Klassic Custom Decks expansion, 2931 Center Road, Mr. Phil Klonowski, owner; and Mr. Mark Leszynski, of MVL Construction Services, were present.

Mr. Shirilla commented the decorative sconces on the east elevation that were part of the July 2, 2020 approval are not shown on the plan. Mr. Leszynski explained they are not shown on the façade drawings, but are included on the electrical plans submitted to the Division of Building. He said they will also have ground lighting to illuminate the building.

Mr. Arona inquired about the roof pitch; Mr. Leszynski replied it will remain the same as previously approved. Mr. Hasan asked for clarification on the fence and gate locations to ensure there will be screening for the reduction in masonry height on the west, north, and east elevations for which Mr. Leszynski provided drawings.

MR. ARONA MOTIONED TO APPROVE THE KLASSIC CUSTOM DECKS FAÇADE REVISION WHEREBY THE HEIGHT OF THE PROPOSED STRUCTURE HAS BEEN REDUCED BY 3'2", RESULTING IN A 16'-6" HEIGHT FROM GRADE TO ROOF LINE. ADDITIONALLY, DUE TO INSULATION ISSUES ON THE BUILDING WALLS, THE HEIGHT OF THE EXTERIOR MASONRY ON THE FAÇADE HAS BEEN REDUCED FROM 8' TO 4' ON THE WEST, NORTH, AND EAST ELEVATIONS. ALL LIGHTING PREVIOUSLY APPROVED ON THE DETAILED SITE PLAN AT THE PLANNING COMMISSION'S MEETING ON JULY 2, 2020 SHALL BE INSTALLED.

Mr. Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

Item 5(b)

Concerning the Control Cleaning Solutions garage addition, 780 Pearl Road, Mr. Nick Cummings, owner, was present.

The Staff Review Comments were addressed as follows:

1. 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, but 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 the public interest will be served. A concurring vote of three members of the Planning Commission is required. The Commission agreed that due to existing conditions, they were in favor of granting the above modification.
2. Final site plan approval is subject to engineering approval.

MR. HASAN MOTIONED TO APPROVE THE CONTROL CLEANING SOLUTIONS GARAGE ADDITION REVISED DETAILED SITE PLAN, 780 PEARL ROAD, SUBJECT TO THE FOLLOWING:

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

Mr. Rocha seconded the motion. The vote was 5 Ayes 0 Nays.

Item 6

There was no new business.

Item 7

Regarding the public comment period, Mr. Aungst stated the Planning Commission's September 2, 2021 agenda will have a public hearing for seven text amendments, including short-term rental units.

Item 8

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

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

Mr. Hasan seconded the motion. The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 7:25 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

July 15, 2021

Klassic Custom Decks façade revision

(Façade revision)

Location: 2931 Center Road
C-G General Commercial District

Proposed Use & Background:

The Planning Commission approved the detailed site plan for the Klassic Custom Decks expansion at their meeting on July 2, 2020. However, due to design challenges, the owner has proposed a façade revision whereby the height of the proposed structure has been reduced by 3'2", resulting in a 16'-6" height from grade to roof line. Additionally, due to insulation issues on the building walls, the height of the exterior masonry on the facade has been reduced from 8' to 4' on the west and north elevations, which will not be highly visible, as these walls are surrounded by an 8' high fence. Also, the masonry height on the east elevation has been reduced to 4', whereby an entrance gate fence between the existing building and the new structure blocks a significant portion of the east elevation view from Center Road. The existing 8' masonry height remains on the south elevation and the balance of the project will be constructed as previously approved.

Staff Recommendations:

Staff leaves approval of the façade revision to the discretion of the Planning Commission.

Control Cleaning Solutions garage addition

(Revised detailed site plan)

Location: 780 Pearl Road
C-G District

Proposed Use & Background:

At the owner's request, the Planning Commission tabled the detailed site plan at their meeting on June 17, 2021, as a landscaping plan and photometrics plan were missing from the application, which have now been submitted.

The majority of the Staff Review Comments from the June 17th meeting have been addressed as follows:

1. A photometrics plan has been submitted indicating an average illumination level of 0.6 footcandle, which meets the minimum 0.6 footcandle level for parking and pedestrian areas, as required by Section 1276.14(a), and complies with the maximum average illumination level of 2.4 footcandles permitted by Section 1276.14(c).

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”. There is a notation on Sheet 1 that indicates 1,829 sq. ft. of existing landscaping will remain and that one red maple tree from Plant List “A” and a total of eight winterberry barberry and burning bushes from Plant List “D” will be installed.
3. The applicant stated at the above meeting that the existing dumpster enclosure was replaced last year with a cedar board-on-board fence constructed of materials comparable to the building, as required by Section 1276.12(a); the Commission agreed this was satisfactory.
4. A color photo of the existing building was provided at the above meeting, at which time the applicant stated the proposed garage will match the vinyl siding and roof of the existing structure, as required by Section 1278.08(e). Therefore, the Commission concurred that a color rendering of the proposed garage would not be necessary.
5. 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. The applicant stated the gutters and downspouts for the new garage will tie into the existing downspout line.

Staff Review Comments:

1. 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, but 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 the public interest will be served. A concurring vote of three members of the Planning Commission is required. The Commission agreed at the June 17th meeting that due to existing conditions, they were in favor of granting the above modification.
2. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the revised detailed site plan, pending the Planning Commission's ruling on the parking perimeter landscape strip modification.

