

Brunswick City Planning Commission

September 2, 2021 - caucus

6: 30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
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
Dave Sabol, 10065 Echo Hill Drive, Brecksville
Jeff Kaltenstein, Engelke Construction, 2927 Nationwide Parkway,
Brunswick
Tom Paul, P. O. Box 377, Chardon
Rich Cantanzriti, LDC Inc., 9025 Osborne Drive, Mentor

Chairman Joe Shirilla called the meeting to order at 6:40 p.m.

The first item was the review of the public hearing for the text amendments in the R-M, GW-C, I-L, and JDOD Districts - Ordinance Nos. 67-2021, 68-2021, 69-2021, 70-2021, 71-2021, 72-2021, & 73-2021. The Commission decided to address their questions during the regular meeting regarding Ordinance No. 67-2021 pertaining to short-term rentals.

The second item was the review of the discussion plan for the Ber's Heating, Cooling, Plumbing & Electric addition, 1988 Pearl Road. Mr. Arona requested that a street view should be provided showing how much of the second story of the addition will be visible from Pearl Road. He also asked if the Administration is satisfied with the addition being constructed with cement board panels; Mr. Aungst replied it is up to the Planning Commission.

The third item was the review of the discussion plan for the Brunswick Auto Mart expansion, 3031 Center Road. Ms. Plavecski commented the applicant needs to verify there is sufficient parking, as there has been a problem with cars being parked on grassy areas.

Mr. Shirilla adjourned the meeting at 6:52 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

September 2, 2021

6:57 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
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Dave Sabol, 10065 Echo Hill Drive, Brecksville
Jeff Kaltenstein, Engelke Construction, 2927 Nationwide Parkway,
Brunswick
Tom Paul, P. O. Box 377, Chardon
Rich Cantanzriti, LDC Inc., 9025 Osborne Drive, Mentor
Coleton Kemp, 4109 Keller-Hanna Drive, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 6:57 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 15, 2021.

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

Item 4(a)

Regarding the public hearing on the text amendments in the R-M, GW-C, I-L, and JDOD Districts - Ordinance Nos. 67-2021, 68-2021, 69-2021, 70-2021, 71-2021, 72-2021, & 73-2021, Mr. Aungst provided background on the legislation. The Commission had concerns regarding Ordinance 67-2021 pertaining to short-term rentals. Mr. Aungst explained the

proposed legislation does not prohibit the existing 800 rental homes and approximate 3,000 apartment rentals in the city. Mr. Arona asked if bed and breakfast establishments are permitted; Mr. Aungst responded this use is being removed from the R-L Low Density Residential District. Mr. Hasan questioned if a person wants to list their home on Airbnb, would this legislation prohibit that; Mr. Aungst replied yes.

Mr. Shirilla asked where the six-month rental period came from; Mr. Aungst answered the Administration researched what would be considered transient. Mr. Incorvaia commented the Commission needs to consider if they want residential districts to remain in their current form or if they want to allow a type of hotel in that district.

Mr. Hanek stated short-term rentals need to be regulated. He said he has encountered problems with drug trafficking out of rental properties. He suggested possibly allowing short-term rentals for a special event, such as for a national political convention, to which Mr. Shirilla agreed. Mr. Rocha suggested contacting the Ohio Municipal League or the National League of Cities for their input. Mr. Shirilla commented perhaps short-term rentals could be permitted in certain zoning districts and located a specified distance from schools and daycare centers. Mr. Hasan stated he is not in favor of totally prohibiting short-term rentals and said they should be regulated. Mr. Shirilla noted the city already has a hotel for rentals that take place for a few days. Mr. Hanek commented residents are happy that number of new apartments has been regulated.

Mr. Aungst suggested tabling Ordinance No. 67-2021 for further review, to which the Planning Commission agreed.

Concerning Ordinance No. 70-2021, Mr. Arona stated he is satisfied with allowing four units per acres, instead of eight. Mr. Aungst explained this will allow for more green space. Mr. Arona inquired about the density per acre of the Special Planning Districts in the city; Ms. Plavecski provided that information.

Mr. Shirilla declared the public hearing open.

Mr. Coleton Kemp, 4109 Keller-Hanna Drive, Brunswick, said residents should have the freedom to rent out their homes and this would increase walkability within the city for guests visiting the city.

There was no further comment, so Mr. Shirilla declared the public hearing closed.

MR. HASAN MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF ORDINANCE NOS. 68-2021, 69-2021, 70-2021, 71-2021, 72-2021, AND 73-2021, AND TO TABLE ORDINANCE NO. 67-2021 (SHORT-TERM RENTALS) FOR FURTHER REVIEW.

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

Item 4(b)

Regarding the discussion plan for the Ber's Heating, Cooling, Plumbing and Electric addition, 1988 Pearl Road, Mr. Tom Paul and Mr. Rich Cantanzriti were present. Mr. Paul explained they still have not received the building sample materials yet, even though he ordered them in July.

The Staff Review Comments were addressed as follows:

1. As this is an existing site, the applicant is unable to provide the 10' wide landscape strip required by Section 1282.06(e) along the Pearl Road right-of-way and can only install a 4.5' width. However, 1,940 sq. ft. of new landscaping is being installed to improve the site. As permitted by Section 1282.10(a), the Planning Commission 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 shall be required to modify any of the specific requirements of this Chapter. The Commission agreed that a modification would be appropriate, as 1,940 sq. ft. of new landscaping is being added and this is an existing condition.
2. Sheet LS-1.0 indicates the above 4.5' wide perimeter screening strip along the Pearl Road right-of-way will utilize evergreens less than 3' tall with flowers interspersed between them. Section 1282.06(g) requires trees from Plant List "A" 25' to 35' on-center with a row of shrubs from Plant Lists "D" or "E", or trees from Plant List "B" 20' to 30' on-center with a row of shrubs from Plant Lists "D" or "E". Additionally, the minimum height of evergreens shall be 6', pursuant to Section 1282.04(b)(2). The applicant is seeking a modification to waive the required landscaping, as there is insufficient room to install these plantings. The Planning Commission, as permitted by Section 1282.10(a), as stated above, may grant a modification to the required landscaping. Mr. Jones commented the line of sign can't be obstructed. Mr. Paul explained they will still install the necessary shrubs required by Section 1282.06(g). Ms. Plavecski explained a modification is needed to eliminate installing the required trees from Plant Lists "A" and "B", and to only have shrubs from Plant Lists "D" or "E".
3. The landscape plan (Sheet LS-1.0) indicates the interior landscaping will comply with Section 1282.08(b); provide the amount on the detailed site plan (minimum 540 sq. ft. required). Two Azur maple trees are shown, in compliance with Section 1282.08(b)(2), but the species and quantity of the shrubs shall be identified (minimum 16 shrubs required from Plant Lists "D" or "E") on the detailed site plan. Mr. Paul stated they will show this on the detailed site plan.
4. A five foot (5') wide parking perimeter landscape strip is indicated on the north and south sides of the rear parking lot, pursuant to Section 1282.08(a). The detailed site plan shall include the species and height of the shrubs; Section 1282.04(b)(3) requires

a minimum height of 3 feet. Mr. Paul noted this will be indicated on the detailed site plan.

5. Provide the dimensions of the five angled parking spaces on the north side of the site, pursuant to Table 1276-3. The revised site plan indicates the dimensions of 16.1' long by 9.7' wide.
6. Provide the width at the curb for the north and south driveways on Pearl Road; Table 1276-4 requires a minimum of 30' and a maximum of 45'. The revised site plan shows a 45' width at the north drive and a 30' width at the south drive.
7. Pursuant to Section 1278.08(e), the existing building façade shall match the new addition as part of the Phase 2 improvements; submit a color rendering indicating this and provide a time frame as to when this will be performed. Mr. Paul stated they don't have that information at this time, but they will check with the property owner. Ms. Plavecski suggested that the property owner should attend the detailed site plan meeting for this project in order to answer any of the Planning Commission's questions.
8. Provide full limits of the 20' drainage easement and documentation that the adjacent property owner agrees to this easement. Mr. Jones explained the easement will run to the existing creek and the above information needs to be submitted with the detailed site plan.

As mentioned in the caucus meeting, Mr. Arona requested that a color rendering of the street view should be provided showing how much of the second story of the addition will be visible from Pearl Road. Mr. Hasan suggested that since the bottom of the addition will not be visible from Pearl Road, that less materials could be used on that section and use the money towards the front façade of the existing building.

MR. SAEGER MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR BER'S HEATING, COOLING, PLUMBING AND ELECTRIC ADDITION, 1988 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. AS THIS IS AN EXISTING SITE, THE APPLICANT IS UNABLE TO PROVIDE THE 10' WIDE LANDSCAPE STRIP REQUIRED BY SECTION 1282.06(e) ALONG THE PEARL ROAD RIGHT-OF-WAY AND CAN ONLY INSTALL A 4.5' WIDTH. HOWEVER, AS 1,940 SQ. FT. OF NEW LANDSCAPING IS BEING INSTALLED TO IMPROVE THE SITE, AND DUE TO THIS BEING 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 THE PUBLIC INTEREST WILL BE SERVED.

2. SECTION 1282.06(g) REQUIRES TREES FROM PLANT LIST "A" 25' TO 35' ON-CENTER WITH A ROW OF SHRUBS FROM PLANT LISTS "D" OR "E", OR TREES FROM PLANT LIST "B" 20' TO 30' ON-CENTER WITH A ROW OF SHRUBS FROM PLANT LISTS "D" OR "E" TO BE PLANTED IN A 10' LANDSCAPE STRIP ADJACENT TO THE PEARL ROAD RIGHT-OF-WAY. AS THERE IS ONLY A 4.5' WIDE SCREENING STRIP IN THIS AREA, AS STATED IN ITEM 1 ABOVE, THERE IS INSUFFICIENT ROOM TO PLANT THE ABOVE TREES; HOWEVER, THE SHRUBS FROM PLANT LISTS "D" OR "E" WILL BE INSTALLED. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a), AS STATED IN ITEM 1 ABOVE, HAS GRANTED A MODIFICATION TO WAIVE THE REQUIREMENT OF INSTALLING TREES FROM PLANT LISTS "A" OR "B".
3. THE LANDSCAPE PLAN (SHEET LS-1.0) INDICATES THE INTERIOR LANDSCAPING WILL COMPLY WITH SECTION 1282.08(b); PROVIDE THE AMOUNT ON THE DETAILED SITE PLAN (MINIMUM 540 SQ. FT. REQUIRED). TWO AZUR MAPLE TREES ARE SHOWN, IN COMPLIANCE WITH SECTION 1282.08((b)(2), BUT THE SPECIES AND QUANTITY OF THE SHRUBS SHALL BE IDENTIFIED ON THE DETAILED SITE PLAN (MINIMUM 16 SHRUBS REQUIRED FROM PLANT LISTS "D" OR "E").
4. A FIVE FOOT (5') WIDE PARKING PERIMETER LANDSCAPE STRIP IS INDICATED ON THE NORTH AND SOUTH SIDES OF THE REAR PARKING LOT, PURSUANT TO SECTION 1282.08(a). THE DETAILED SITE PLAN SHALL INCLUDE THE SPECIES AND HEIGHT OF THE SHRUBS; SECTION 1282.04(b)(3) REQUIRES A MINIMUM HEIGHT OF 3 FEET.
5. THE DIMENSIONS OF THE FIVE ANGLED PARKING SPACES ON THE NORTH SIDE OF THE SITE, PURSUANT TO TABLE 1276-3, HAVE BEEN PROVIDED AS 16.1' LONG BY 9.7' WIDE.
6. IN COMPLIANCE WITH TABLE 1276-4, THE REVISED SITE PLAN SHOWS A 45' WIDTH AT THE CURB FOR THE NORTH DRIVE AND A 30' WIDTH AT THE SOUTH DRIVE.
7. PURSUANT TO SECTION 1278.08(e), THE EXISTING BUILDING FAÇADE SHALL MATCH THE NEW ADDITION AS PART OF THE PHASE 2 IMPROVEMENTS; SUBMIT A COLOR RENDERING INDICATING THIS AND PROVIDE A TIME FRAME AS TO WHEN THIS WILL BE PERFORMED. ADDITIONALLY, PROVIDE A COLOR RENDERING OF THE STREET VIEW SHOWING WHAT PORTION OF THE SECOND STORY OF THE ADDITION WILL BE VISIBLE FROM PEARL ROAD AND PROVIDE BUILDING MATERIAL SAMPLES.

8. PROVIDE FULL LIMITS OF THE 20' DRAINAGE EASEMENT AND DOCUMENTATION THAT THE ADJACENT PROPERTY OWNER AGREES TO THIS EASEMENT.

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

Item 4(c)

Concerning the discussion plan for the Brunswick Auto Mart expansion, 3031 Center Road, Mr. Dave Sabol, architect; and Mr. Jeff Kaltenstein, Engelke Construction, were present.

Mr. Sabol explained that each showroom will have its own entry.

The Staff Review Comments were addressed as follows:

1. Ten existing 90° angle parking spaces will be removed in front of the southwest portion of the building and replaced with seven angled parking spaces for one-way traffic. Provide the angle degree to ensure the minimum aisle width between the new addition and the first row of parking will be met, pursuant to Table 1276-3. Confirm the number of handicap parking spaces (including van-accessible spaces) comply with Table 1276-1(d)(7) of the Zoning Code, along with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. As there has been an on-going issue with parking on grassy areas, verify there will be sufficient vehicle parking. Mr. Sabol stated they are working on a survey to confirm this.
2. On the detailed site plan, provide the species being installed in the new landscape islands, pursuant to Section 1282.08(b)(2), to which Mr. Sabol agreed.
3. A photometrics plan shall be submitted with the detailed site plan to ensure conformity with Section 1276.14; Mr. Sabol concurred.
4. Pursuant to Section 1274.11(b), each use for vehicle sales shall have a minimum site area of three acres; therefore, Permanent Parcel No. 003-18B-47-052 measuring 1.3228 acres and Brunswick Mazda (Permanent Parcel No. 003-18B-47-051 measuring 1.3308 acres), shall be consolidated with Permanent Parcel No. 003-18B-46-024 measuring 5.7158 acres. Mr. Sabol stated the owner hadn't planned on consolidating the parcels; Mr. Aungst and Mr. Incorvaia stated Section 1274.11(b) requires this to be performed, as the parking counts for each parcel were permitted as part of a unified site.
5. All landscaping encroachments adjacent to Industrial Parkway North shall be corrected. The grassy areas along the right-of-way shall not be used for parking, driving, etc. and shall remain as grass. Mr. Sabol stated the damaged grassy areas shall be repaired.

6. Provide the dumpster location on the site plan; the dumpster enclosure shall be constructed of materials comparable to the building, as required by Section 1276.12(a). Mr. Sabol stated the existing location of the dumpster at the northeast corner of the site will be used and the enclosure will match the building.
7. Provide a traffic pattern for the car transports; will vehicle drop-off and pick-up take place at Brunswick Volkswagen or at the main building? Mr. Sabol commented that all cars will be dropped off and picked up at Brunswick Volkswagen.
8. Will there be projections or recesses on the front façade, as shown on the first page of the drawings; Sheet S-2 indicates it will be flat and rectangular. Section 1278.08(c) states excessively long, unbroken building facades should be avoided. Mr. Sabol explained there are a significant number of projections and recesses on the front façade and showed the drawings to the Planning Commission. He stated they will add pilasters to the façade of the tool room area.
9. Provide a rendering of the Jeep “Mountain Rockscape” in relation as to how it will appear in front of the building. Also, will there be any signage on the structure? Mr. Sabol noted the Jeep “Mountain Rockscape” will be slightly larger than the size of one parking space, and will also have signage on it.
10. The current pole sign for Chrysler, Jeep, and Dodge is a prohibited sign, pursuant to Section 1270.11(m), which will need to be updated to a ground sign. Mr. Sabol stated they will submit a complete sign package to the Division of Building.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE BURNSWICK AUTO MART EXPANSION, 3031 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. TEN EXISTING 90° ANGLE PARKING SPACES WILL BE REMOVED IN FRONT OF THE SOUTHWEST PORTION OF THE BUILDING AND REPLACED WITH SEVEN ANGLED PARKING SPACES FOR ONE-WAY TRAFFIC. PROVIDE THE ANGLE DEGREE TO ENSURE THE MINIMUM AISLE WIDTH BETWEEN THE NEW ADDITION AND THE FIRST ROW OF PARKING WILL BE MET, PURSUANT TO TABLE 1276-3. CONFIRM THE NUMBER OF HANDICAP PARKING SPACES (INCLUDING VAN-ACCESSIBLE SPACES) COMPLY WITH TABLE 1276-1(d)(7) OF THE ZONING CODE, ALONG WITH TABLE 1106.1 AND SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE. AS THERE HAS BEEN AN ON-GOING ISSUE WITH PARKING ON GRASSY AREAS, VERIFY THERE WILL BE SUFFICIENT VEHICLE PARKING.
2. ON THE DETAILED SITE PLAN, PROVIDE THE SPECIES BEING INSTALLED IN THE NEW LANDSCAPE ISLANDS, PURSUANT TO SECTION 1282.08(b)(2).
3. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN TO ENSURE CONFORMITY WITH SECTION 1276.14.

4. PURSUANT TO SECTION 1274.11(b), EACH USE FOR VEHICLE SALES SHALL HAVE A MINIMUM SITE AREA OF THREE ACRES; THEREFORE, PERMANENT PARCEL NO. 003-18B-47-052 MEASURING 1.3228 ACRES AND BRUNSWICK MAZDA (PERMANENT PARCEL NO. 003-18B-47-051 MEASURING 1.3308 ACRES), SHALL BE CONSOLIDATED WITH PERMANENT PARCEL NO. 003-18B-46-024 MEASURING 5.7158 ACRES.
5. ALL LANDSCAPING ENCROACHMENTS ADJACENT TO INDUSTRIAL PARKWAY NORTH SHALL BE CORRECTED. THE GRASSY AREAS ALONG THE RIGHT-OF-WAY SHALL NOT BE USED FOR PARKING, DRIVING, ETC. AND SHALL REMAIN AS GRASS.
6. THE DUMPSTER WILL BE LOCATED AT THE EXISTING LOCATION AT THE NORTHEAST CORNER OF THE SITE; THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS COMPARABLE TO THE BUILDING, AS REQUIRED BY SECTION 1276.12(a).
7. ALL CAR TRANSPORTS WILL DROP OFF AND PICK UP CARS AT BRUNSWICK VOLKSWAGEN.
8. IN COMPLIANCE WITH SECTION 1278.08(c), PROJECTIONS OR RECESSES SHALL BE INDICATED ON THE FRONT FAÇADE DRAWINGS AND PILASTERS SHALL BE ADDED TO THE FAÇADE OF THE TOOL ROOM AREA.
9. THE JEEP "MOUNTAIN ROCKSCAPE" IS SLIGHTLY LARGER THAN ONE PARKING SPACE AND WILL CONTAIN SIGNAGE.
10. THE CURRENT POLE SIGN FOR CHRYSLER, JEEP, AND DODGE IS A PROHIBITED SIGN, PURSUANT TO SECTION 1270.11(m), WHICH WILL NEED TO BE UPDATED TO A GROUND SIGN. A COMPLETE SIGN PACKAGE SHALL BE SUBMITTED TO THE DIVISION OF BUILDING.

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

Item 5

There was no old business.

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. He said the Plum Creek Greenway project is underway, and Council is discussing legislation for food trucks and designated outdoor refreshment areas.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING

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

The meeting was adjourned at 8:53 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

September 2, 2021

Text amendments to the Brunswick Codified Ordinances

(Public hearing)

Text amendments to the City of Brunswick Codified Ordinances are proposed as follows:

1. Ordinance No. 67-2021: Establishing Section 1280.16 entitled “Short-term property rentals” to read: “Short-term property rentals less than six (6) months in duration are prohibited in all residential districts.”
2. Ordinance No. 68-2021: Section 1242.02(26) regarding the definition of “Comparable in Character” is amended to read: “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.”
3. Ordinance No. 69-2021: Section 1261.04(c) and (r) regarding conditionally permitted uses in the GW-C Gateway Commercial District is amended to delete cemeteries and the duplicate reference to commercial event centers in their entirety.
4. Ordinance No. 70-2021: Section 1254.01 updating the purpose of the R-M Medium Density Residential District is amended to read: “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 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 ensure quality development.”
5. Ordinance No. 71-2021: Section 1266.01 updating the purpose of the I-L Light Industrial District is amended to read: “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.”

6. Ordinance No. 72-2021: Section 1270.14(a) pertaining to required sign permits is amended to read: "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 be issued until such time as such non-conforming sign(s) is made to conform with the requirements of this chapter."
7. Ordinance No. 73-2021: Appendix I, Joint Development Overlay Districts, pertaining to permitted and conditionally permitted uses, whereby Section JDOD.3(a) is amended to read: "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."

City Council held their first reading on the above legislation on July 12, 2021.

Staff Recommendations:

Staff recommends approval to City Council of the proposed text amendments.

Ber's Heating, Cooling, Plumbing & Electric addition

(Discussion plan)

Location: 1988 Pearl Road
C-G General Commercial District

Proposed Use & Background:

An application has been submitted to construct an 8,000 sq. ft. two-story addition (4,000 sq. ft. on each floor) on the west (rear) side of the existing 4,077 sq. ft. one-story building, for a total of 12,077 sq. ft. The first floor will be used primarily for storage and the second floor will contain offices and a conference room. The building front yard setback of 37.3' meets the minimum 30' permitted by Section 1260.05(a)(1) and maximum 75' setback allowed by Section 1260.05(a)(2)(A) of the Zoning Code.

Twenty-seven (27) parking spaces will be provided, in compliance with the minimum 25 spaces required by Table 1276-1(d)(2). Parking stall dimensions for the rear nineteen 90° angle spaces measure 19' long by 9' wide, and the three spaces on the east (front) side of the property measure 19.8' long by 9' wide, in compliance with Table 1276-3. Two handicap parking spaces are indicated, including one van-accessible space, pursuant to Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. In accordance with Table 1276-3, the minimum 24' aisle width is shown between the two rows of 90° angle parking in the rear for two-way traffic and a 13' aisle width for one-way traffic on the front of the existing building. A distance of 29.2' is indicated between the row of angled parking on the north side of the site,

whereby the northern existing entrance/exit drive will be extended to the west by the new addition to connect to the rear parking lot and dumpster enclosure.

A 30' width at the right-of-way for the northern two-way traffic drive and a 20' width for the southern one-way drive is shown, in compliance with Table 1276-4. Pursuant to Section 1278.09(d)(1), a 4' wide sidewalk will be installed along the Pearl Road right-of-way for pedestrian access and connectivity.

A color rendering of the addition has been submitted indicating the façade will be iron gray and aged pewter with Navajo beige accents using the "James Hardie Reveal Panel System" (cement board panels).

A notation is shown on the site plan (Sheet 1) that the dumpster enclosure shall be constructed of materials comparable to the building, pursuant to Section 1276.12, and meets the 25' minimum rear yard setback required by Section 1260.05(c). The dumpster enclosure will be constructed with 8" split-face concrete masonry unit (CMU) block in beige with an iron gray border on the bottom to match the addition, as shown on Sheet A-4.0. There is no required side yard setback in the Zoning Code when C-G District properties are adjacent to each other; however, the Fire Department requires that the dumpster enclosure must be a minimum of 5' from the building and a minimum of 10' from an egress door.

A photometrics plan has been submitted whereby the average illumination level of 2.0 footcandles complies with the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Review Comments:

1. As this is an existing site, the applicant is unable to provide the 10' wide landscape strip required by Section 1282.06(e) along the Pearl Road right-of-way and can only install a 4.5' width. However, 1,940 sq. ft. of new landscaping is being installed to improve the site. As permitted by Section 1282.10(a), the Planning Commission 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 shall be required to modify any of the specific requirements of this Chapter.
2. Sheet LS-1.0 indicates the above 4.5' wide perimeter screening strip along the Pearl Road right-of-way will utilize evergreens less than 3' tall with flowers interspersed between them. Section 1282.06(g) requires trees from Plant List "A" 25' to 35' on-center with a row of shrubs from Plant Lists "D" or "E", or trees from Plant List "B" 20' to 30' on-center with a row of shrubs from Plant Lists "D" or "E". Additionally, the minimum height of evergreens shall be 6', pursuant to Section 1282.04(b)(2). The applicant is seeking a modification to waive the required landscaping, as there is insufficient room to install these plantings. The Planning Commission, as permitted by

Section 1282.10(a), as stated above, may grant a modification to the required landscaping.

3. The landscape plan (Sheet LS-1.0) indicates the interior landscaping will comply with Section 1282.08(b); provide the amount on the detailed site plan (minimum 540 sq. ft. required). Two Azur maple trees are shown, in compliance with Section 1282.08((b)(2), but the species and quantity of the shrubs shall be identified (minimum 16 shrubs required from Plant Lists “D” or “E”) on the detailed site plan.
4. A five foot (5') wide parking perimeter landscape strip is indicated on the north and south sides of the rear parking lot, pursuant to Section 1282.08(a). The detailed site plan shall include the species and height of the shrubs; Section 1282.04(b)(3) requires a minimum height of 3 feet.
5. Provide the dimensions of the five angled parking spaces on the north side of the site, pursuant to Table 1276-3.
6. Provide the width at the curb for the north and south driveways on Pearl Road; Table 1276-4 requires a minimum of 30' and a maximum of 45'.
7. Pursuant to Section 1278.08(e), the existing building façade shall match the new addition as part of the Phase 2 improvements; submit a color rendering indicating this and provide a time frame as to when this will be performed.
8. Provide full limits of the 20' drainage easement and documentation that the adjacent property owner agrees to this easement.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's ruling on the Pearl Road landscaping modifications, and provided the above items are addressed.

Brunswick Auto Mart expansion

(Discussion plan)

Location: 3031 Center Road
C-H Highway Interchange Commercial District

Proposed Use & Background:

An application has been submitted to construct a 3,980 sq. ft. addition on the southwest side, and a 4,500 sq. ft. addition on the southeast side, of the existing 26,000 sq. ft. Jeep/Chrysler/Dodge/Ram building, for a total of 34,480 sq. ft. The existing pyramid and skylights will be removed on the south elevation facing Center Road and replaced with a new flat roof.

The south elevation will incorporate the “Millenium” entry arch and fascia constructed with silver aluminum composite material. The main entrance will be covered with an aluminum composite canopy. The remainder of the south elevation will be painted in black and dark gray to match the existing building, pursuant to Section 1278.08(e). The showroom will have clear glass roll-up doors. The existing metal arch by the entrance door will be removed which will now have “Jeep” signage above it.

A Jeep “Mountain Rockscape” (sculpted rock ramp for showcasing/displaying vehicles) with an integrated sculpted “Jeep” logo inlay sign will be installed near the southwest corner of the site.

Interior landscaping measuring 490 sq. ft. will be removed; however, 850 sq. ft. of new landscape islands will be installed.

Vehicle sales is a conditionally permitted use in the C-H District, pursuant to Section 1258.03(i), subject to Sections 1274.08(a), (d), (f), and (g) and Section 1274.11.

Staff Review Comments:

1. Ten existing 90° angle parking spaces will be removed in front of the southwest portion of the building and replaced with seven angled parking spaces for one-way traffic. Provide the angle degree to ensure the minimum aisle width between the new addition and the first row of parking will be met, pursuant to Table 1276-3. Confirm the number of handicap parking spaces (including van-accessible spaces) comply with Table 1276-1(d)(7) of the Zoning Code, along with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. As there has been an on-going issue with parking on grassy areas, verify there will be sufficient vehicle parking.
2. On the detailed site plan, provide the species being installed in the new landscape islands, pursuant to Section 1282.08(b)(2).
3. A photometrics plan shall be submitted with the detailed site plan to ensure conformity with Section 1276.14.
4. Pursuant to Section 1274.11(b), each use for vehicle sales shall have a minimum site area of three acres; therefore, Permanent Parcel No. 003-18B-47-052 measuring 1.3228 acres and Brunswick Mazda (Permanent Parcel No. 003-18B-47-051 measuring 1.3308 acres), shall be consolidated with Permanent Parcel No. 003-18B-46-024 measuring 5.7158 acres.
5. All landscaping encroachments adjacent to Industrial Parkway North shall be corrected. The grassy areas along the right-of-way shall not be used for parking, driving, etc. and shall remain as grass.
6. Provide the dumpster location on the site plan; the dumpster enclosure shall be constructed of materials comparable to the building, as required by Section 1276.12(a).

7. Provide a traffic pattern for the car transports; will vehicle drop-off and pick-up take place at Brunswick Volkswagen or at the main building?
8. Will there be projections or recesses on the front façade, as shown on the first page of the drawings; Sheet S-2 indicates it will be flat and rectangular. Section 1278.08(c) states excessively long, unbroken building facades should be avoided.
9. Provide a rendering of the Jeep “Mountain Rockscape” in relation as to how it will appear in front of the building. Also, will there be any signage on the structure?
10. The current pole sign for Chrysler, Jeep, and Dodge is a prohibited sign, pursuant to Section 1270.11(m), which will need to be updated to a ground sign.

Staff Recommendations:

Staff recommends moving the discussion plan to a public hearing for the conditional zoning certificate and detailed site plan, provided the above items are addressed.