

Brunswick City Planning Commission

September 16, 2021

6:30 p.m. - Caucus

John Rocha, Acting Chairman and 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
Katy Daneker, Kimley-Horn, 3930 East Jones Bridge Rd., Suite
350, Peachtree Corners, Georgia
Keith Bauman, 3901 Bellaire Boulevard, Houston, Texas
Carl Bilski, Brunswick Historical Society, 4613 Laurel Road,
Brunswick
Dave Goodyear, Brunswick Historical Society, same as above
Mark Hartkop, Marc's, 5841 West 130th Street, Parma

Acting Chairman John Rocha called the meeting to order at 6:38 p.m.

The first item was the review of the lot split and replat for the Chick-fil-A restaurant, 3470 Center Road, Brunswick Town Center SPD-2. Ms. Plavecski explained since there is insufficient parking on the Chick-fil-A site after the lot split, a shared access agreement with Brixmor is required.

The second item was the discussion of the site plan for Marc's outdoor seasonal sales and displays, 3281 Center Road. Mr. Hasan inquired why the Administration does not want vending machines outside; Mr. Jones replied the vending machines would not allow sufficient room to achieve the minimum 4' width for pedestrian access required by code.

The third item was the review of the detailed site plan for the Brunswick Historical Society bell tower, 4613 Laurel Road. The Planning Commission had no comments on this item.

Regarding the fourth item of old business concerning a revision to the exterior colors of the Klassic Custom Decks addition, 2921 Center Road, Mr. Aungst explained Section 1278.08(e) of the Zoning Code states the addition should be compatible with the existing building; it does not have to match the color exactly.

Mr. Rocha adjourned the meeting at 6:50 p.m.

Respectfully,
Pamela Plavecski

Brunswick City Planning Commission

September 16, 2021

6:51 p.m.

John Rocha, Acting Chairman and Recording Secretary
Abbas Hasan, Member
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Carl Bilski, Brunswick Historical Society, 4613 Laurel Road,
Brunswick
Dave Goodyear, Brunswick Historical Society, same as above
Mark Hartkop, Marc's, 5841 West 130th Street, Parma

Item 1

Acting Chairman John Rocha called the meeting to order at 6:51 p.m.

MR. SAEGER MOTIONED TO EXCUSE CHAIRMAN JOE SHIRILLA AND VICE CHAIRMAN JEFF ARONA FOR JUST CAUSE.

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

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

Item 2

There were no announcements or correspondence.

Item 3

MR. HASAN MOTIONED TO APPROVE THE MINUTES OF SEPTEMBER 2, 2021.

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

Item 4(a)

Regarding the lot split and final plat for the Chick-fil-A restaurant, 3470 Center Road, Brunswick Town Center SPD-2, Ms. Katy Daneke, of Kimley-Horn; and Mr. Keith Bauman were present.

The Staff Review Comments were addressed as follows:

1. A signed copy of the Declaration of Easements shall be provided for record purposes. Mr. Saeger asked Ms. Daneke if this will be provided; she answered yes. Mr. Hasan asked if there is sufficient parking on the Brixmor property to accommodate the 27 off-site spaces; Ms. Plavecski responded yes.
2. The lot split and replat are subject to engineering approval.

MR. SAEGER MOTIONED TO APPROVE THE CHICK-FIL-A RESTAURANT LOT SPLIT AND REPLAT, 3470 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. A SIGNED COPY OF THE DECLARATION OF EASEMENTS SHALL BE PROVIDED FOR RECORD PURPOSES.
2. THE LOT SPLIT AND REPLAT ARE SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(b)

Concerning the site plan review for the Marc's outdoor seasonal sales and displays, 3281 Center Road, Mr. Mark Hartkop, from Marc's, was present.

Mr. Hartkop addressed the Staff Review Comments as follows:

1. Provide a definite start and end date for the outdoor sales and seasonal displays. Mr. Hartkop stated the starting date will be March 1st with an ending date of December 25th.
2. Verify there is a minimum 4' wide sidewalk for pedestrian access and ADA accessibility around the outdoor displays, pursuant to Section 1278.09(d)(3). The displays on the south side of the sidewalk impede the above required 4' sidewalk width. Mr. Hartkop distributed a revised site plan to the Planning Commission indicating there is a 4' wide pedestrian access.
3. To be consistent with other approved outdoor mulch displays, provide a maximum stacking height of the mulch bags. The Planning Commission has previously approved a maximum height of five feet and recommends that all outdoor stacked

displays shall not exceed that height. Mr. Hartkop stated he will comply with the maximum 5' stacking height for all outdoor stacked displays.

4. In compliance with Sections 6109.12 and 6108.2, respectively, of the 2017 Ohio Fire Code, the propane tanks must be located a minimum of 10' from the entrance door, which as shown, do not meet that requirement. Additionally, a portable fire extinguisher shall be located within 30' of the propane tanks. Mr. Hartkop stated the propane tanks are located approximately 12'10" from the entrance door and two portable fire extinguishers are located within 30' of the propane tanks.
5. Staff suggests eliminating all vending machines displayed on the outside of the building, to which Mr. Hartkop agreed.
6. No temporary A-frame or sandwich board signs are permitted, pursuant to Section 1270.11(f); Mr. Hartkop concurred and stated he will remove the existing A-frame signs from the existing Marc's store.

Mr. Hartkop explained the planting season is when the heaviest amount of outdoor displays are in place, but it lessens throughout the year. Mr. Hasan asked about the height of the flower racks; Mr. Hartkop responded they are six feet high. Mr. Hasan inquired if The Home Depot also has their flower racks at this height; Ms. Plavecski answered yes.

Mr. Hasan commented the proposed outdoor displays are out there for eight months. He noted there is a large volume, and the timing of the displays is scheduled for $\frac{3}{4}$'s of the year. Mr. Hartkop explained they opened their seasonal sales at the existing store in 2007, in keeping with the volume of other stores. He said they are building a new canopy at the new store to accommodate outdoor sales, with the heaviest business occurring in plant sales. Mr. Hasan noted the seasonal displays will cover part of the store front; Mr. Hartkop stated it will look more open than at the existing store. Mr. Saeger inquired how long does The Home Depot have their outdoor displays; Ms. Plavecski answered the Planning Commission approved a site plan a few years ago indicating exactly where and how long outdoor displays are permitted in certain areas. She said they probably have outdoor displays for eight months out of the year. Mr. Incorvaia commented the Commission can limit outdoor displays after the growing season if they wish.

Mr. Aungst explained the frontage on the new building is two times longer than the existing store, and suggested limiting the quantity and the timing of the outdoor displays. Mr. Hasan inquired what is the store's busy time and less busy time; Mr. Hartkop responded March 1st through June 30th is their busiest time, but it decreases as the year proceeds. He said after the pumpkins are sold for Halloween, there is really nothing else displayed outside.

Mr. Saeger suggested that from March 1st through June 30th of each year, outdoor seasonal sales and displays would be permitted against the building wall and along the curb line; however, from July 1st through December 25th, outdoor displays would only be permitted against the building wall.

Mr. Incorvaia stated he is concerned about customers standing in the parking lot. Mr. Delsanter commented there could be a safety issue with visibility into the site; therefore, the height of the displays should be controlled. Mr. Hartkop explained the outdoor displays are flush with the parking lot pavement; there is no curb. Mr. Jones suggested that a field visit should be performed to see if there are any line of sight issues. Ms. Plavecski noted the outdoor displays are subject to engineering and fire department approval. She stated a site visit would be performed by the Division of Building for compliance with the 4' wide sidewalk and ADA accessibility requirement. Mr. Incorvaia commented the city doesn't want people injured by standing in the parking lot while viewing the outdoor displays.

Mr. Hartkop said they plan on opening the Marc's store in November, 2021. Mr. Hasan suggested only giving approval for this year and to come back before the Planning Commission showing the fire lane. Mr. Saeger suggested adding a 2' wide loading area strip along the front curb line of the store where the outdoor displays are located, to which Mr. Hartkop agreed. Mr. Jones said this will need to be shown on the site plan with an enlarged view of the fire lane.

MR. SAEGER MOTIONED TO APPROVE THE MARC'S OUTDOOR SEASONAL SALES AND DISPLAYS, 3281 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. OUTDOOR SEASONAL SALES AND DISPLAYS AGAINST THE BUILDING WALL AND ALONG THE CURB LINE ARE APPROVED FROM MARCH 1ST THROUGH JUNE 30TH OF EACH YEAR. ADDITIONALLY, OUTDOOR SEASONAL SALES AND DISPLAYS ARE APPROVED AGAINST THE BUILDING WALL ONLY FROM JULY 1ST THROUGH DECEMBER 25TH OF EACH YEAR. FOR PEDESTRIAN SAFETY, A 2' WIDTH OF STRIPING SHALL BE ADDED ALONG THE ENTIRE CURB LINE AND DESIGNATED ON THE SITE PLAN, SUBJECT TO ENGINEERING APPROVAL.
2. A MINIMUM 4' WIDE SIDEWALK FOR PEDESTRIAN ACCESS AND ADA ACCESSIBILITY SHALL BE PROVIDED AROUND THE OUTDOOR DISPLAYS, PURSUANT TO SECTION 1278.09(d)(3) OF THE ZONING CODE, AS PER THE SITE PLAN SUBMITTED ON SEPTEMBER 16, 2021.
3. TO BE CONSISTENT WITH OTHER APPROVED OUTDOOR MULCH DISPLAYS, THE MAXIMUM STACKING HEIGHT SHALL BE FIVE FEET AND ALL OUTDOOR STACKED DISPLAYS SHALL NOT EXCEED THAT HEIGHT.
4. IN COMPLIANCE WITH SECTIONS 6109.12 AND 6108.2, RESPECTIVELY, OF THE 2017 OHIO FIRE CODE, THE REVISED SITE PLAN SUBMITTED ON SEPTEMBER 16, 2021 INDICATES THE PROPANE TANKS ARE LOCATED APPROXIMATELY 12'10" FROM THE ENTRANCE DOOR, WHERE CODE REQUIRES A MINIMUM 10' DISTANCE. ADDITIONALLY, TWO PORTABLE FIRE EXTINGUISHERS ARE LOCATED WITHIN 30' OF THE PROPANE TANKS.
5. ALL VENDING MACHINES SHALL BE ELIMINATED ON THE OUTSIDE OF THE BUILDING.

6. NO TEMPORARY A-FRAME OR SANDWICH BOARD SIGNS ARE PERMITTED, PURSUANT TO SECTION 1270.11(f) OF THE ZONING CODE.

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

Item 4(c)

Regarding the detailed site plan for the Brunswick Historical Society bell tower, 4613 Laurel Road (Heritage Farm), Mr. Carl Bilski and Mr. Dave Goodyear were present.

Mr. Bilski explained the bell tower will be constructed with concrete, steel and brick; the deterioration factor isn't great. He stated the city wants \$5,000 to be placed in a maintenance account, but the Historical Society said that isn't acceptable; they will only provide \$3,000. Ms. Plavecski commented the Planning Commission does not deal with the maintenance account. Mr. Bilski stated the cost of new museum is almost paid off to Engelke Construction.

The Commission had no further questions.

MR. HASAN MOTIONED TO APPROVE THE BRUNSWICK HISTORICAL SOCIETY BELL TOWER DETAILED SITE PLAN, 4613 LAUREL ROAD, AND RECOMMEND APPROVAL TO CITY COUNCIL.

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

Mr. Delsanter asked for this item to be scheduled for City Council's meeting on September 27, 2021.

Item 5

Concerning old business of the new façade colors for the Klassic Custom Decks addition, 2921 Center Road, Mr. Aungst explained the owner has reconsidered the exterior color, which will be compatible with the existing building, pursuant to Section 1278.08(e) of the Zoning Code, to which the Planning Commission agreed was satisfactory. No vote was required for this item, as it was only for informational purposes.

Item 6

There was no new business.

Item 7

No one appeared for the public comment period.

Item 8

Mr. Delsanter gave the Council Representative's Report. He stated that a significant amount of text amendments resulting from the 2020 Advance Brunswick Comprehensive Plan Update will be coming to the Planning Commission soon for their review.

MR. SAEGER MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:13 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

September 16, 2021

Chick-fil-A lot split and replat (Lot split and replat)

Location: 3470 Center Road
Brunswick Town Center SPD-2
Main Street District

Proposed Use & Background:

An application has been submitted to split the approximate 1.05-acre Chick-fil-A parcel from the Brixmor property. Table 1276-1(d)(4) requires a minimum of 56 parking spaces (1 space per 2 seats, 112 total seats); however, 29 spaces are provided, resulting in 27 spaces that will be located off-site. A draft of the Declaration of Easements has been provided which allows for overflow (non-overnight) parking on Brixmor property. Sheet CO-10 indicates that 1,198 parking spaces have been provided for the entire Main Street District site, which meets the minimum 1,123 spaces required by Chapter 1276 of the Zoning Code. A Minor Subdivision Application, legal descriptions, and required application fee have been submitted.

Staff Review Comments:

1. A signed copy of the Declaration of Easements shall be provided for record purposes.
2. The lot split and replat are subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the Chick-fil-A lot split, provided the above items are addressed.

Marc's outdoor seasonal sales and displays (Site plan review)

Location: 3281 Center Road
C-G District

Proposed Use & Background:

An application has been submitted for proposed outdoor seasonal sales from early March through late October of each year. Pursuant to Section 1280.12 of the Zoning Code, outdoor sales and displays must be approved by the Planning Commission. Seasonal items will be located along the front sidewalk against the building wall, which will include mulch, flowers, and miscellaneous products such as watermelons, trees/hedges, tomato cases, lawn furniture/chairs and straw bales. The mulch will be stacked on 3' x 4' pallets and the flower displays will be 4' x 2' x 6' high.

A portable cash register will be located to the west of the entry vestibule with an optional second cash register located on the west side of the seasonal display in that area. A temporary staging area for excess shopping carts is indicated east of the exit vestibule.

Vending machines and propane tanks with bollards in the front of them are located on the east side of the building.

Staff Review Comments:

1. Provide a definite start and end date for the outdoor sales and seasonal displays.
2. Verify there is a minimum 4' wide sidewalk for pedestrian access and ADA accessibility around the outdoor displays, pursuant to Section 1278.09(d)(3). The displays on the south side of the sidewalk impede the above required 4' sidewalk width.
3. To be consistent with other approved outdoor mulch displays, provide a maximum stacking height of the mulch bags. The Planning Commission has previously approved a maximum height of five feet and recommends that all outdoor stacked displays shall not exceed that height.
4. In compliance with Sections 6109.12 and 6108.2, respectively, of the 2017 Ohio Fire Code, the propane tanks must be located a minimum of 10' from the entrance door, which as shown, do not meet that requirement. Additionally, a portable fire extinguisher shall be located within 30' of the propane tanks.
5. Staff suggests eliminating all vending machines displayed on the outside of the building.
6. No temporary A-frame or sandwich board signs are permitted, pursuant to Section 1270.11(f).

Staff Recommendations:

Staff withholds recommendation of the outdoor displays until the above items are addressed.

Brunswick Historical Society bell tower

(Detailed site plan)

Location: 4613 Laurel Road (Heritage Farm)
R-R District

Proposed Use & Background:

The Planning Commission, at their meeting on June 3, 2021, moved the discussion plan to a detailed site plan and referred it back to City Council at their request, to construct a 13' high (12' high brick pillars with 1' high roof) bell tower containing a 30" high x 32" wide, 360-pound

metal bell. City Council reviewed the project at their Committee-of-the-Whole meeting on June 14, 2021 and referred it to the Administration for further consideration, who upon completing their review, referred it back to the Planning Commission.

Bricks from the former Edwards/Visintainer Middle Schools (originally Brunswick High School) with the names of Brunswick alumni and veterans lost in battle will encompass the steel tubes. Purchasing of the bricks will be a fund-raiser to pay for the completion of the Historical Society's new accessory outbuilding museum that was approved by the Planning Commission on March 21, 2019. The bell tower will be located west of the handicap parking lot. The peak of the bell tower is 13' high, in compliance with the maximum 15' height permitted by Section 1250.05(f)(2) for an accessory building in the R-R District. The bell will not ring

The bell tower is an accessory use to a governmentally-owned and/or operated building or facility (Heritage Farm), pursuant to Section 1250.04(g), subject to Section 1274.08(c), (e), (g), and (h) of the Zoning Code.

Staff Recommendations:

Section 1278.03(e) states the Planning Commission can either approve or deny the detailed site plan. Approval is subject to City Council approval, as the City of Brunswick owns Heritage Farm.