

Brunswick City Planning Commission

November 4, 2021

6:30 p.m. - Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Sara Johansen, Prime AE, 540 White Pond Drive, Suite E, Akron
Anthony Valencic, John G. Johnson Construction, 1284 Riverbed
Street, Cleveland

Chairman Joe Shirilla called the meeting to order at 6:38 p.m.

The first item was the review of a public hearing for the St. Colette Church expansion conditional zoning certificate and detailed site plan, 330 West 130th Street. Mr. Shirilla asked if the same amount of the new detached building will be visible from West 130th Street; Ms. Plavecski responded there may be a slight variation, but generally the same.

The second item regarding discussion of the adoption of the Planning Commission's 2022 Meeting Schedule was moved to the regular meeting.

The meeting was adjourned at 6:43 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

November 4, 2021

6:48 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
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Item 1

Chairman Joe Shirilla called the meeting to order at 6:48 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 OCTOBER 21, 2021.

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

Item 4(a)

Regarding the public hearing for the St. Colette Church expansion conditional zoning certificate and detailed site plan, 330 West 130th Street, Ms. Sara Johansen, from Prime AE; and Mr. Anthony Valencic, from John G. Johnson Construction, were present.

Concerning changes to the façade, Ms. Johansen explained they are now using a bronze standing seam metal roof, as it is less expensive than asphalt shingles. Mr. Shirilla inquired what the new building will be used for; she replied it will be used as a gathering area and for fish fries. Mr. Shirilla suggested adding a casement window on the east façade for additional

architectural interest. Ms. Johansen commented St. Colette Church is planning for future use of the building by having basketball hoops installed for basketball and playing volleyball; therefore, they don't want to install a window there. She stated, however, that they will add trees along the east wall to break up the expanse of blank wall. Ms. Johansen also suggested that a walking path could be added between the new building and the existing church.

Mr. Aungst explained the Administration suggested adding faux windows, as some type of sports activity would probably be taking place inside the building. Mr. Hasan stated he prefers to have the east façade broken up with architectural features, to which Mr. Arona agreed. Mr. Shirilla suggested adding a round window up high between the two rectangular windows. Mr. Valencic commented adding trees would be the most cost effective, but suggested adding one 5' in diameter round window centered high in the gable. Mr. Shirilla further suggested adding some molding around the window, in addition to the landscape enhancements.

The Staff Review Comments were addressed as follows:

1. As there are existing woods along the west property line, the applicant requested a modification on the previous plan to waive the minimum 5' wide parking perimeter landscape strip required by Section 1282.08(a). The Planning Commission, as permitted by Section 1282.10(a), agreed at the April 16, 2020 meeting to approve a less restrictive landscaping or screening improvement and 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. The Commission agreed this modification would be granted on the new site plan.
 2. A photometrics plan has been submitted; however, the average illumination level of 2.6 footcandles for the rear (west) building perimeter and 2.5 footcandles for the parking lot exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). The illumination level at the north and west property lines complies with the maximum one (1) footcandle permitted by Section 1276.14(d) when adjacent to a residential use or zoning district. A revised photometric plan was submitted on November 2, 2021 indicating the average illumination level of 2.4 footcandles for the rear (west) building perimeter and 2.0 footcandles for the parking lot, in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c).
 3. Suggest additional enhancements on the east façade, such as faux windows or additional trees, to break up the blank expanse of wall, as required by Section 1278.08(c). The Planning Commission and applicant agreed to add one 5' in diameter round window centered high in the peak, along with additional landscaping and a path.
 4. All requirements shall be adhered to on the conditional zoning certificate.
 5. Final site plan approval is subject to engineering approval.
- Mr. Shirilla declared the public hearing open; no one appeared, so he declared it closed.

Mr. Hasan asked for clarification that the 5' round window on the east elevation would be a real window, not faux, to which Mr. Valencic replied yes.

MR. HASAN MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR THE ST. COLETTE CHURCH EXPANSION, 330 WEST 130TH STREET, SUBJECT TO THE FOLLOWING:

1. AS THERE ARE EXISTING WOODS ALONG THE WEST PROPERTY LINE, THE APPLICANT REQUESTED A MODIFICATION TO WAIVE THE MINIMUM 5' WIDE PARKING PERIMETER LANDSCAPE STRIP REQUIRED BY SECTION 1282.08(a) OF THE ZONING CODE. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a), VOTED TO APPROVE A LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENT AND 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. A REVISED PHOTOMETRICS PLAN, AS SUBMITTED ON NOVEMBER 2, 2021, SHALL BE INCLUDED WITH THE FINAL SITE PLAN INDICATING THE AVERAGE ILLUMINATION LEVEL OF 2.4 FOOTCANDLES FOR THE REAR (WEST) BUILDING PERIMETER AND 2.0 FOOTCANDLES FOR THE PARKING LOT, IN COMPLIANCE WITH THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c).
3. ADD A 5-FT. DIAMETER ROUND WINDOW IN THE PEAK OF THE EAST FAÇADE TO BREAK UP THE BLANK EXPANSE OF WALL, AS REQUIRED BY SECTION 1278.08(c). ALSO, ADDITIONAL LANDSCAPING SHALL BE PLANTED ALONG THE EAST WALL AND A WALKING PATH SHALL BE INSTALLED TO CONNECT THE NEW ADDITION WITH THE EXISTING CHURCH.
4. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE.
5. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 5

There was no old business.

Item 6

Regarding new business of adopting the Planning Commission's 2022 Meeting Schedule, the Commission agreed the proposed meeting dates were acceptable.

MR. ROCHA MOTIONED TO ADOPT THE PLANNING COMMISSION'S 2022 MEETING SCHEDULE AS SUBMITTED.

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

Item 7

No one appeared at the public comment period.

Item 8

There was no Council Representative's Report as Mr. Delsanter was not present.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

The meeting was adjourned at 7:23 p.m. The vote was 5 Ayes 0 Nays.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

November 4, 2021

St. Colette Church expansion

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

Location: 330 West 130th Street
R-L District

Proposed Use & Background:

On September 17, 2020, the Planning Commission approved the conditional zoning certificate and detailed site plan for the St. Colette Church expansion consisting of a 15,000 sq. ft. addition on the west side of the existing building to include a family center, classrooms, and a new lobby space between the new addition and the existing building. However, as a cost-saving measure, the plans have been revised whereby the family center will be a detached structure, instead of previously attached, located southwest of the existing church. The classrooms and new lobby space have been eliminated, reducing the building footprint to 8,240 sq. ft.

Religious places of worship are a conditionally permitted use in the R-L District, subject to Section 1274.08(a), (b), (e), and (h) of the Zoning Code. The detached structure meets the minimum 100' setback for an activity area required by Section 1274.08(a).

The project will be completed in three phases: Phase 1 – interior building renovations (already completed); Phase 2A – new building, mass grading, site utilities, and 25' wide drive aisle on the west side of the addition (complies with Table 1276-4); Phase 2B – interior building finishes and completion; and Phase 3 – additional parking on the west side of the site.

Sheet C-200 (site plan) indicates there is a total of 285 parking spaces on the site consisting of 198 regular spaces and 87 new spaces, including 13 handicap spaces (2 van-accessible spaces), which meets the minimum 100 spaces and 7 handicap spaces required by Table 1276-1(b)(2) of the Zoning Code, and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

A minimum aisle width of 24' between the rows of parking on the west side of the addition is shown, in compliance with Table 1276-3. The dimensions of the new parking spaces are 10' wide by 19' long, which meets the minimum 9' wide by 19' long requirement for 90° angle parking required by the above table.

Interior landscaping of 3,822 sq. ft. has been provided for the 87 parking spaces on the west side of the addition, in compliance with the minimum 1,740 sq. ft. required by Section 1282.08(b). Sheet C-200 indicates that seven trees from Plant List "A" and 57 shrubs from

Plant List “D” or “E” will be planted, in accordance with the minimum seven trees and 56 shrubs required by Section 1282.08(b)(2).

Regarding the façade, pursuant to Section 1278.08(e), neutral face brick will be used to match the existing church, along with light neutral metal siding, as was previously approved. However, a standing seam metal roof will be used, instead of asphalt shingles, as a cost-saving measure and to increase roof longevity.

Staff Review Comments:

1. As there are existing woods along the west property line, the applicant requested a modification on the previous plan to waive the minimum 5’ wide parking perimeter landscape strip required by Section 1282.08(a). The Planning Commission, as permitted by Section 1282.10(a), agreed at the April 16, 2020 meeting to approve a less restrictive landscaping or screening improvement and 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. The Commission shall decide if this modification will be permitted on the new plan.
2. A photometrics plan has been submitted; however, the average illumination level of 2.6 footcandles for the rear (west) building perimeter and 2.5 footcandles for the parking lot exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). The illumination level at the north and west property lines comply with the maximum one (1) footcandle permitted by Section 1276.14(d) when adjacent to a residential use or zoning district.
3. Suggest additional enhancements on the east façade, such as faux windows or additional trees, to break up the blank expanse of wall, as required by Section 1278.08(c).
4. All requirements shall be adhered to on the conditional zoning certificate.
5. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above items are addressed.