

Brunswick City Planning Commission

November 18, 2021

6:30 p.m. - Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
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
Jason Niedermeyer, Superintendent, Brunswick City Schools,
3643 Center Road, Brunswick
Sam Grida, Brunswick City Schools, same as above
Ed Shearson, Then Design Architecture, 4135 Erie Street,
Willoughby
Thom Sutcliffe, Drees Homes, 6860 W. Snowville Road, Suite
105, Brecksville
Gillian Hall, Triban Investment, LLC, 7555 Fredle Drive, Suite 210,
Painesville
Guy Haney, Davey Resource Group, 1310 Sharon Copley
Road, Sharon Center

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

The first item was the review of the Ridgeline Chase Phase 1 final plat, 1960 Pearl Road, south of the Laurel Glens Subdivision. Mr. Jones noted the final plat is subject to engineering approval.

The second item was the review of the Brunswick Middle School stadium, Phase 4 - visitor seating and additional parking conditional zoning certificate and detailed site plan, 1483 Pearl Road. Mr. Jones commented the western portion of the sidewalk on the south side of the new parking lot is necessary for bus unloading. Mr. Aungst explained he and the City Manager met with Brunswick City Schools last week, who informed them that buses will not be permitted in this area. He stated that no children or sports teams will be dropped off in that area.

The meeting was adjourned at 6:47 p.m.

Respectfully,
Pamela Plavecski

Brunswick City Planning Commission

November 18, 2021

6: 56 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
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105, Brecksville
Gillian Hall, Triban Investment, LLC, 7555 Fredle Drive, Suite 210,
Painesville
Guy Haney, Davey Resource Group, 1310 Sharon Copley
Road, Sharon Center
Steven Adkins, 1432 Princeton Drive, Brunswick
James Lowe, 4227 Oxford Drive, Brunswick

Item 1

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

MR. SAEGER MOTIONED TO EXCUSE MR. HASAN FOR JUST CAUSE.

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

Ms. Plavecski called the roll: 4 Present 1 Absent (Mr. Hasan).

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF NOVEMBER 4, 2021.

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

Item 4(a)

Regarding the Ridgeline Chase Phase 1 final plat, 1960 Pearl Road, south of the Laurel Glens Subdivision, Mr. Thom Sutcliffe, of Drees Homes; Ms. Gillian Hall, of Triban Investment, LLC; and Mr. Guy Haney, of Davey Resource Group, were present.

Ms. Plavecski stated the final plat is in accordance with the detailed site plan that was approved by the Planning Commission and City Council. Mr. Sutcliffe commented everything is going according to the approved plan.

MR. ARONA MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE RIDGELINE CHASE PHASE 1 FINAL PLAT, 1960 PEARL ROAD, SOUTH OF THE LAUREL GLENS SUBDIVISION, SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(b)

Concerning the Brunswick Middle School stadium, Phase 4, visitor section and additional parking, 1483 Pearl Road, Mr. Jason Niedermeyer, Superintendent, and Mr. Sam Grida, Business Manager, Brunswick City Schools; and Mr. Ed Shearson, Then Design Architecture, were present.

Mr. Shearson explained that the 10' to 15' high evergreen trees on Sheet L-100 denotes the mature height; they will be planted with a 6' height, as required by code. He further noted that the pavement was changed from heavy duty to light duty near the south side of the new parking lot, so there will be no buses in that area. He stated the gate by the emergency access drive will be kept locked. Mr. Shearson said they will be submitting engineering and building plans on November 29, 2021. He also commented that the lighting fixtures in the parking lot are programmable and dimmable.

The Staff Review Comments were addressed as follows:

1. The original detailed site plan submitted for review on October 29, 2021 indicated pedestrian access to Princeton Drive via a concrete walk on the south side of the new parking lot, as required by Section 1278.09(d). However, correspondence was sent on November 2, 2021, stating Brunswick City Schools would like to remove this sidewalk from the site plan. The Administration recommends the western section of the concrete sidewalk (circled in blue on the November 2nd emailed plan) should remain

for bus drop-off, but could be included as part of the bid alternate for the 43 proposed parking spaces near the east property line.

Mr. Arona stated that even though the buses are not using that area, the sidewalk should be extended to the end of the parking lot (area circled in blue on email), to which Mr. Shirilla agreed. Mr. Hanek said the sidewalk should be installed for walkability. Mr. Shirilla asked Mr. Incorvaia to read Section 1278.09(d) to the audience and asked if he agreed that a pedestrian sidewalk should be provided; Mr. Incorvaia responded yes. Mr. Shirilla commented since no improvements to Princeton Drive are proposed, it would be unreasonable to ask Brunswick City Schools to install a sidewalk along the length of Princeton Drive.

Mr. Arona asked if there is any signage on the gate to the emergency access drive to deter the general public; Mr. Grida responded there is signage on the outside of the gate and the inside will read "emergency access only". Mr. Hanek commented the revised plan is better than what was previously submitted. He stated this was not the initial plan; there should be a sidewalk and walkability on this portion of the site. Mr. Shearson commented the school district added some new sidewalks on Pearl Road and Manhattan Avenue.

Ms. Plavecski commented since concrete is already being poured in that area, and as it is a code requirement to provide pedestrian access to the street, would it be difficult to add an extra 53' of sidewalk to the Princeton Drive right-of-way. Mr. Shearson said adding the sidewalk would cause confusion and promote pedestrian activity, to which Mr. Jones agreed. Mr. Shirilla noted code requires safe activity from the building to the parking lot; therefore, the western portion of the sidewalk should be installed.

Mr. Shirilla suggested adding a requirement to the conditional zoning certificate whereby if a sidewalk is installed along Princeton Drive, the eastern section of the concrete sidewalk on the south side of the new parking lot (portion in red on the emailed site plan) shall be installed and extended to the Princeton Drive right-of-way in order to provide pedestrian access, pursuant to Section 1278.09(d) of the Zoning Code, to which Mr. Rocha concurred.

Mr. Shirilla declared the public hearing open.

Mr. Steven Adkins, 1432 Princeton Drive, stated he is concerned about more water flowing onto his property with the addition of the new parking lot. He said he thinks it is due to the mounding of the new trees planted for screening. Mr. Jones explained the parking lot will drain into the new retention basin. He said he would discuss this further with him after the meeting. Mr. Adkins further commented with the construction of the stadium, there is a substantial increase in the amount of light shining on his property. He said the location of the proposed pine trees on Princeton Drive may cause a line-of-sight problem when they grow. Mr. Adkins noted the lot was supposed to be green space; then a practice field; now it's a parking lot. He said he doesn't want a sidewalk on only a portion of Princeton Drive by the middle school, as kids will be cutting across his yard.

Mr. James Lowe, 4227 Oxford Drive, noted he is here on behalf of his father. He stated due to the substantial amount of additional lighting, it will take at least five years to provide suitable screening from the proposed trees. He commented there is noise and vibration from the diesel buses starting at 5:45 a.m., which are kept idling for an hour and a half. He asked what is being done to shelter the residents from noise, light and pollution.

As there was no further public comment, Mr. Shirilla declared the public hearing closed.

Regarding the landscape screening, Mr. Aungst explained there were a few homeowners on Oxford Drive that didn't want landscaping on their property. Mr. Shirilla asked about the security lighting on the concession stand; Mr. Shearson replied the lights are on timers and are also dimmable. He stated they will be turned off when there are no events taking place at the middle school. He noted the building will have some wall packs for security, but the bulbs face down. Mr. Shearson said the trees were put on the Princeton side of the fence to provide more of a buffer and stated they can adjust the northern-most shrubs by Mr. Adkins' drive to address the line-of-sight issues. Mr. Jones commented he will check this during his engineering review.

Mr. Niedermeyer commented when an event is over at the middle school, the site is locked down. Mr. Rocha said there are a lot of fumes from diesel buses; once the buses are started, it is not acceptable to have them idling for a long period of time. Mr. Grida stated they will be moving the diesel buses away from the residential properties and will only have gasoline-powered buses there. Mr. Lowe commented the flashing lights on the back of the buses look like a light show near the rear of the residential homes. Mr. Grida explained they are required by state law to run the lights. Mr. Lowe stated there are 85 buses idling; it is impossible to sleep. Mr. Shirilla said he highly recommends that Mr. Lowe show Brunswick City Schools what is taking place there. Mr. Arona commented some type of screening on the adjacent fence should be installed, as the strobe lights on the back of the buses are very disturbing to the residents.

MR. ARONA MOTIONED TO APPROVE THE BRUNSWICK MIDDLE SCHOOL STADIUM PHASE 4 VISITOR SEATING AND ADDITIONAL PARKING CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN, 1483 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. IF THE 43 PROPOSED PARKING SPACES NEAR THE EAST PROPERTY LINE ARE INSTALLED AS A BID ALTERNATE, THE WESTERN SECTION OF THE CONCRETE SIDEWALK ON THE SOUTH SIDE OF THE NEW PARKING LOT (CIRCLED IN BLUE ON THE NOVEMBER 2ND EMAILED SITE PLAN) SHALL BE INSTALLED IN ORDER TO PROVIDE PEDESTRIAN ACCESS TO PRINCETON DRIVE, PURSUANT TO SECTION 1278.09(d) OF THE ZONING CODE.
2. ITEM 10 HAS BEEN ADDED TO THE CONDITIONAL ZONING CERTIFICATE AS FOLLOWS: "IF A SIDEWALK IS INSTALLED ALONG PRINCETON DRIVE, THE EASTERN SECTION OF THE CONCRETE SIDEWALK ON THE SOUTH SIDE OF THE NEW PARKING LOT (CIRCLED IN RED ON THE NOVEMBER 2ND EMAILED

SITE PLAN) SHALL BE INSTALLED AND EXTENDED TO THE PRINCETON DRIVE RIGHT-OF-WAY IN ORDER TO PROVIDE PEDESTRIAN ACCESS, PURSUANT TO SECTION 1278.09(d) OF THE ZONING CODE.”

3. CONCERNING THE ADDITIONAL LANDSCAPING BEING INSTALLED ALONG THE NORTH AND EAST PROPERTY LINES, THE CITY ENGINEER WILL REVIEW ANY LINE-OF-SIGHT ISSUES AND DRAINAGE PROBLEMS.
4. 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

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 thanked the Planning Commission for their hard work on the Brunswick Middle School stadium project.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:32 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

November 18, 2021

Ridgeline Chase Subdivision

(Final plat – Phase 1)

Location: 1960 Pearl Road, south of Laurel Glens Subdivision
R-L District

Proposed Use & Background:

A final plat has been submitted for Phase 1 of the Ridgeline Chase Subdivision single family cluster development. The Planning Commission, at their meeting on November 5, 2020, and City Council, at their meeting on November 23, 2020, voted to approve the revised detailed site plan for the subdivision, including the relocation of the emergency access drive. This subdivision will be developed in two phases: Phase 1 will contain Sublots 1 through 43, along with Blocks “A”, “B” and “C”, consisting of 16 conventional single family homes and 27 single family cluster units. Phase 2 will contain Sublots 44 through 77, consisting of 34 conventional single family homes and zero (0) single family cluster units. The Phase 1 final plat will dedicate the street names of “Edgeview Trail”, “Chaseline Ridge”, and “Lowland Circle” for the subdivision.

Staff Review Comments:

1. Final plat approval is subject to engineering and City Council approval, pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

Staff Recommendations:

Staff recommends approval to City Council of the final plat, subject to engineering approval.

Brunswick Middle School stadium – visitor section and additional parking

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

Location: 1483 Pearl Road
R-L and C-G Districts

Proposed Use & Background:

The Planning Commission, at their meeting on October 7, 2021, moved the discussion plan to a detailed site plan and public hearing to construct 439-seat visitor bleachers on the east side of the stadium track as part of Phase 4 for the Brunswick Middle School stadium. Additionally, a 103-space parking lot (previously 105 spaces) will be installed at the northeast corner of the site near Princeton Drive. Sixty (60) parking spaces will be installed initially with 43 spaces near the east property line as a bid alternate. The shot-put area has been relocated south of the discus field, instead of previously north.

Further site improvements on the east side of the track include a 1,904 sq. ft. building containing a ticket booth, concession stand, restrooms and storage. This structure will be constructed with a standing seam metal roof and split-face block in two shades of earth-tone colors, which will match the existing middle school. Gutters and downspouts are shown on the elevation drawings, which will tie into the public storm sewer, as required by Section 304.7.1 of the Property Maintenance Code.

Educational institutions are a conditionally permitted use in the R-L Low Density Residential District, pursuant to Section 1252.04(a), subject to Section 1274.08(a), (b), (e), and (h); and a permitted use in the C-G District, as stated in Section 1260.02(f) of the Zoning Code.

Pursuant to Table 1276-3, the parking stalls measure 9' wide by 19' long with a 24' aisle width between the rows of parking. Twelve handicap spaces, including two van-accessible spaces, have been provided along the west side of the new parking lot, in compliance with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

A majority of the Staff Review Comments from the October 7, 2021 meeting have been addressed as follows:

1. Two gates will be installed along the northern drive that leads to the new parking lot, including one pipe gate and one fenced gate. As requested by the Fire Department, an asphalt drive with a curb cut to Princeton Drive on the south side of the new parking lot is indicated on Sheet SV-C101 with a stop bar and stop sign for emergency vehicle access.
2. As permitted by Section 1282.10(a), the landscaping along the east property line (Princeton Drive) received a modification from the Planning Commission on October 15, 2020; however, due to the installation of the new parking lot at the northeast corner of the site, the Commission requested that additional landscaping should be installed along the north and east property lines. Sheet L-100 indicates that 10' to 15' high evergreen trees with a width up to 6' will be installed to supplement the existing landscaping that was planted as part of Phase 3. This will result in filling the gaps between the groupings of existing evergreen trees, providing a continuous landscape screen, pursuant to Section 1282.04(e).
3. Sheet SV-C102 indicates the existing fire hydrant will be removed by Princeton Drive and one hydrant added on the west side of the fence near the emergency access drive. The Fire Department has stated, though not ideal, one hydrant on-site, as indicated on the above sheet, will be sufficient. However, they commented removing the hydrant on Princeton Drive is not allowed. The architect explained the hydrant fell directly within the proposed emergency access driveway; therefore, the Fire Department stated the hydrant should remain on Princeton Drive, but may be repositioned to either side of the emergency access drive.

4. An additional detention basin has been installed south of the access drive to Princeton Drive for stormwater management of the new parking lot and surface drainage has been addressed.
5. As there have been concerns regarding light trespass from the new stadium onto adjacent residential properties, the parking lot lighting meets the maximum one footcandle illumination level along the north and east property lines adjacent to a residential use or zoning district, as required by Section 1276.14(d), as shown on Sheet S-E103 (photometrics plan) and the site lighting plan. Additionally, the average illumination level of 1.64 footcandles complies with the maximum 2.4 footcandles permitted by Section 1276.14(c), and the minimum 0.6 footcandle required for parking and pedestrian areas, pursuant to Section 1276.14(a), has been provided. The property security lighting level is shown at 0.2 footcandle, in compliance with the above code section. The ten new parking lot light poles will be 20' tall, in accordance with the maximum 25' height permitted by Section 1276.14(e)(2).

Staff Review Comments:

1. The original detailed site plan submitted for review on October 29, 2021 indicated pedestrian access to Princeton Drive via a concrete walk on the south side of the new parking lot, as required by Section 1278.09(d). However, correspondence was sent on November 2, 2021, stating Brunswick City Schools would like to remove this sidewalk from the site plan. The Administration recommends the western section of the concrete sidewalk (circled in blue on the November 2nd emailed site plan) should remain for bus drop-off, but could be included as part of the bid alternate for the 43 proposed parking spaces near the east property line.
2. 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.