

Brunswick City Planning Commission

December 2, 2021

6:30 p.m. - Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Mike Sherba, Controlled Access, 1535 Industrial Parkway South,
Brunswick
Michelle Sherba, Controlled Access, same
Chip Klinkenberg, Illes Architects, 3599 Reserve Commons Drive,
Medina

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

The first and only item was the review of the discussion plan for the Sentronic International (Controlled Access) Phase 2 expansion, 1535 Industrial Parkway South. Ms. Plavecski reviewed the Staff Review Comments with the Planning Commission; they had no questions.

Mr. Shirilla adjourned the meeting at 6:42 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

December 2, 2021

6:45 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Mike Sherba, Controlled Access, 1535 Industrial Parkway South,
Brunswick
Michelle Sherba, Controlled Access, same
Chip Klinkenberg, Illes Architects, 3599 Reserve Commons Drive,
Medina

Item 1

Chairman Joe Shirilla called the meeting to order at 6:45 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 NOVEMBER 18, 2021.

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

Item 4(a)

Regarding the discussion plan for the Sentronic International (Controlled Access) Phase 2 expansion, 1535 Industrial Parkway South, Mr. Mike Sherba and Ms. Michelle Sherba, owners; and Mr. Chip Klinkenberg, Illes Architects, were present.

Mr. Klinkenberg explained they reversed Phase 3 to Phase 2 in order to get everything completed by Industrial Parkway South. He stated the Phase 2 building will be used for

laser-cut machinery and warehouse space. He further commented that Aztec Engineering provided the drainage calculations for all three phases.

Mr. Klinkenberg addressed the Staff Review Comments as follows:

1. Gutters and downspouts of the new warehouse shall be tied into the public storm sewer, as required by Section 304.7 of the Property Maintenance Code. Mr. Klinkenberg commented the gutters and downspouts will drain into the retention pond.
2. Pursuant to Section 1282.06(f), a landscape plan shall be submitted with the detailed site plan indicating that a minimum of 5% of the total front yard area is landscaped with trees, shrubs, planting beds, and/or perennial borders in a design selected by the owner. Mr. Klinkenberg stated the landscaping plan is ready.
3. A photometrics plan shall be submitted with the detailed site plan, as required by Section 1276.14. Mr. Klinkenberg noted the photometrics plan is ready to be submitted.
4. Provide a color rendering of Phase 1 and the Phase 2 addition to ensure compatibility, in accordance with Section 1278.08(e); he commented this drawing is also ready.

Ms. Plavecski explained that warehousing is a conditionally permitted use when accessory to and necessary for the support of a principally permitted or conditionally permitted use; therefore, a public hearing is required for the conditional zoning certificate and detailed site plan. She asked Mr. Klinkenberg if he would like the project scheduled for the Planning Commission's January 20, 2022 agenda; he replied yes.

MR. HASAN MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR THE SENTRONIC INTERNATIONAL (CONTROLLED ACCESS) PHASE 2 EXPANSION, 1535 INDUSTRIAL PARKWAY, SUBJECT TO THE FOLLOWING:

1. GUTTERS AND DOWNSPOUTS OF THE NEW WAREHOUSE SHALL BE TIED INTO THE PUBLIC STORM SEWER, AS REQUIRED BY SECTION 304.7 OF THE PROPERTY MAINTENANCE CODE.
2. PURSUANT TO SECTION 1282.06(f), A LANDSCAPE PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN INDICATING THAT A MINIMUM OF 5% OF THE TOTAL FRONT YARD AREA IS LANDSCAPED WITH TREES, SHRUBS, PLANTING BEDS, AND/OR PERENNIAL BORDERS IN A DESIGN SELECTED BY THE OWNER.
3. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN, AS REQUIRED BY SECTION 1276.14.
4. PROVIDE A COLOR RENDERING OF PHASE 1 AND THE PHASE 2 ADDITION TO ENSURE COMPATIBILITY, IN ACCORDANCE WITH SECTION 1278.08(e).

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

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 7:03 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

December 2, 2021

Sentronic International (Controlled Access) Phase 2 expansion (Discussion plan)

Location: 1535 Industrial Parkway South
I-L District

Proposed Use & Background:

An application has been submitted for Phase 2 of the Sentronic International (Controlled Access) expansion, which will consist of a 12,000 sq. ft. manufacturing/warehouse facility. Pursuant to Section 1266.04(h) of the Zoning Code, warehousing is a conditionally permitted use in the I-L District, provided it is accessory to and necessary for the support of a permitted or conditionally permitted use; manufacturing is a permitted use, as allowed by Section 1266.02(a). The Planning Commission, at their meeting on September 6, 2018, approved the Phase 1 detailed site plan.

The project will be constructed in three phases; Phase 1 consists of the existing 26,560 sq. ft. building with 38 parking spaces; Phase 2 (previously Phase 3) will include a 12,000 sq. ft. warehouse constructed south of the existing building with 33 parking spaces, which complies with the minimum nine spaces required by Table 1276-1(e); and Phase 3 (previously Phase 2) will consist of an additional 12,000 sq. ft. warehouse located on the east side of the existing Phase 1 building, including 31 parking spaces. Parking spaces measure 9' wide x 19' long, as required by Table 1276-3 for 90° angle spaces, along with a minimum 24' aisle width.

The Phase 2 building complies with the minimum one-acre lot size; minimum 100' lot width; minimum 50' front yard setback; minimum 25' side yard setback; minimum 25' rear setback; and maximum 55' height permitted by Sections 1266.05(a), (b), (c), (d), (e), and (f), respectively, of the Zoning Code.

A wetlands assessment letter for Phases 1, 2, and 3 on the north side of the riparian setback was submitted to the City Engineer for review as part of the Phase 1 detailed site plan approval. Documentation was also provided to the City Engineer during Phase 1 confirming the retention basin is adequately sized for Phases 1, 2, and 3.

The building facade will be constructed with two rows of teak masonry wainscot accent bands at the bottom portion of the building; the top row will be positioned 7'4" above grade and the bottom row will be 2'8" above grade. These rows will be encompassed by horizontal masonry wainscot in the neutral color "Tumble Weed". The above enhancements will be used to break up the blank expanse of wall, as required by Section 1278.08(c). Ivory vertical 26-gauge steel metal siding will be used above the wainscot that will extend to the roof line. The roof will be constructed with a 29-gauge "galvalume" (galvanized aluminum) standing

seam metal roof panel system. The north elevation will include a storefront entry door in bronze and two single-slider windows.

Staff Review Comments:

1. Gutters and downspouts of the new warehouse shall be tied into the public storm sewer, as required by Section 304.7 of the Property Maintenance Code.
2. Pursuant to Section 1282.06(f), a landscape plan shall be submitted with the detailed site plan indicating that a minimum of 5% of the total front yard area is landscaped with trees, shrubs, planting beds, and/or perennial borders in a design selected by the owner.
3. A photometrics plan shall be submitted with the detailed site plan, as required by Section 1276.14.
4. Provide a color rendering of Phase 1 and the Phase 2 addition to ensure compatibility, in accordance with Section 1278.08(e).

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.

.