

Brunswick City Planning Commission

January 20, 2022

6:30 p.m. - Caucus

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Jeff Arona, Member
Abbas Hasan, 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
Mark, Heidi, and Paris Deeter, 4064 Angela Lane, Brunswick
Mike Sherba, Controlled Access, 1535 Industrial Parkway South,
Brunswick
Michelle Sherba, Controlled Access, same
Chip Klinkenberg, Illes Architects, 3599 Reserve Commons Drive,
Medina
Sean Thompson, T. Manfrass & Associates Architects, 101
Parkway North, Ravenna

Chairman Joe Shirilla called the meeting to order at 6:35 p.m.

The first item was the review of the public hearing for the Paris' Insectary, LLC home occupation (insect breeding and selling), 4064 Angela Lane. Ms. Plavecski noted that Ms. Deeter will also be selling and breeding rats, as mentioned in her email dated January 14, 2022.

The second item was the review of Sentronics (Controlled Access) Phase 2 expansion conditional zoning certificate and detailed site plan, 1535 Industrial Parkway South. The Planning Commission had no comments or questions on this item.

The third item was the review of Hadcock Properties façade renovation, 3839 – 3853 Hadcock Road. Mr. Incorvaia read Section 1272.07(b) to the audience and explained where the Planning Commission determines that it is clearly not practical or not in the public interest to bring a nonconforming site into total compliance with all applicable development standards, they may secure agreements to provide reasonable, lesser improvements which will protect the interests of both the applicant and neighboring property owners. All new site improvements shall comply with current development standards. Mr. Aungst commented the signage must comply with code.

Mr. Shirilla adjourned the meeting at 6:48 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

January 20, 2022

6:58 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
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Parkway North, Ravenna

Item 1

Chairman Joe Shirilla called the meeting to order at 6:58 p.m.

Item 2

The election of 2022 Planning Commission officers was held.

MR. ROCHA NOMINATED JOE SHIRILLA TO RETAIN HIS POSITION AS CHAIRMAN.

Mr. Arona seconded the motion. There were no other nominations. The vote was 5 Ayes 0 Nays.

MR. ARONA NOMINATED BRAD SAEGER FOR VICE CHAIRMAN.

Mr. Shirilla seconded the motion. There were no other nominations. The vote was 5 Ayes 0 Nays.

MR. SAEGER NOMINATED JOHN ROCHA TO RETAIN HIS POSITION AS RECORDING SECRETARY.

Mr. Hasan seconded the motion. There were no other nominations. The vote was 5 Ayes 0 Nays.

Item 3

There were no announcements or correspondence.

Item 4

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF DECEMBER 16, 2021.

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

Item 5(a)

Regarding the public hearing for the Paris' Insectary, LLC home occupation (insect breeding and selling), 4064 Angela Lane, Mark, Heidi, and Paris Deeter were present. Ms. Plavecski noted that Ms. Deeter will also be selling and breeding rats, as mentioned in her email dated January 14, 2022.

Ms. Deeter explained she became interested in starting an insectary when she got a bearded dragon. Mr. Shirilla asked how the product will be distributed; Ms. Deeter responded they will meet the customers in a public place or will deliver it. Mr. Arona inquired how will Ms. Deeter receive the product; she replied the insects come in small containers. Mr. Hasan questioned if the insects will be mailed; she replied she will mail cockroaches, worms, and rats, and noted a special permit is required for that.

Mr. Shirilla declared the public hearing open.

Mr. Aungst stated the Administration is happy that Ms. Deeter is going through the correct process by obtaining permission for a home occupation.

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

MR. ARONA MOTIONED TO APPROVE THE PARIS INSECTARY, LLC HOME OCCUPATION CONDITIONAL ZONING CERTIFICATE FOR INSECT AND RAT BREEDING AND SALES, 4064 ANGELA LANE, WHEREBY ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE.

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

Item 5(b)

Concerning the public hearing for the Sentronics (Controlled Access) Phase 2 expansion conditional zoning certificate and detailed site plan, 1535 Industrial Parkway South, Mr. Mike Sherba and Ms. Michele Sherba, of Controlled Access, and Mr. Chip Klinkenberg, of Illes Architects, were present.

Mr. Klinkenberg addressed the Staff Review Comments as follows:

1. A color rendering of the Phase 2 addition has been submitted; however, it was requested at the December 2nd meeting that a color rendering of Phase 1, in conjunction with the Phase 2 addition, should be provided to ensure compatibility, as required by Section 1278.08(e). Mr. Klinkenberg stated the Phase 2 expansion will match the existing Phase 1 building materials and showed a photo to the Planning Commission.
2. A full set of engineered drawings and stormwater calculations must be submitted for engineering approval. Mr. Klinkenberg explained engineering for the entire site was performed in Phase 1. Mr. Jones commented the drawings need to show what is existing and what is proposed.
3. Further enhancements shall be added on the south elevation, as it will be visible to traffic coming from the south heading north. Mr. Klinkenberg stated he has extended the masonry further up on the south elevation to match the west elevation.
4. All requirements shall be adhered to on the conditional zoning certificate, to which Mr. Klinkenberg agreed.

Mr. Shirilla declared the public hearing open.

Mr. Aungst thanked the Sherbas for their continued building expansion in Brunswick.

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

MR. SAEGER MOTIONED TO APPROVE THE SENTRONICS (CONTROLLED ACCESS) PHASE 2 EXPANSION, 1535 INDUSTRIAL PARKWAY SOUTH, SUBJECT TO THE FOLLOWING:

1. A COLOR RENDERING OF PHASE 1, IN CONJUNCTION WITH THE PHASE 2 ADDITION, HAS BEEN PROVIDED TO ENSURE COMPATIBILITY, AS REQUIRED BY SECTION 1278.08(e).
2. A FULL SET OF ENGINEERED DRAWINGS AND STORMWATER CALCULATIONS SHALL BE SUBMITTED FOR ENGINEERING APPROVAL.

3. THE FINAL SITE PLAN SHALL INDICATE THE ADDITIONAL MASONRY ON THE SOUTH ELEVATION, WHICH SHALL BE COMPATIBLE WITH THE WEST ELEVATION, AS PRESENTED AT THE ABOVE MEETING.
4. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE.

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

Item 5(c)

Regarding the façade renovation for Hadcock Properties, 3839 – 3853 Hadcock Road, Mr. Sean Thompson, of T. Manfrass & Associates Architects, was present.

Mr. Thompson noted that Mr. Yanito, owner of Hadcock Properties, prefers the second façade option shown on Sheet PR-2 that has a flat roofline. He stated they can't afford to lose any parking spaces in the plaza so they are just doing façade improvements. Mr. Shirilla stated the Enterprise portion of the building needs to match the rest of the front façade and commented the existing pole sign must be removed. Mr. Thompson stated Mr. Yanito will have signage comply with code.

The Staff Review Comments were addressed as follows:

1. The plaza was constructed in 1986 (current Zoning Code adopted June 11, 1997), and is an existing nonconforming site whereby the front yard setback is approximately 66' from the Center Road right-of-way, where Section 1260.05(a)(2)(B) permits a maximum of 60'. No site improvements are proposed, other than renovating the top portion of the front of the building. There is limited room on the property for site improvements that would be required by Section 1260.07(e) for a front yard setback modification, in addition to Sections 1282.06 and 1282.08 for landscaping along the Center Road right-of-way and interior landscaping, respectively. Pursuant to Section 1272.07(b), where the Planning Commission determines that it is clearly not practical or not in the public interest to bring a nonconforming site into total compliance with all applicable development standards, the Commission may secure agreements to provide reasonable, lesser improvements which will protect the interests of both the applicant and neighboring property owners. All new site improvements shall comply with current development standards.

Mr. Hasan said he would be in favor of a trade-off if some landscaping would be planted on the west side of the site and the southwest corner island enhanced. Mr. Thompson commented they will be upgrading some of the landscaping.

2. The rear (north) side of the building shall be painted, as it is in poor condition. Additionally, architectural enhancements shall be added on the west façade to break up the long expanse of blank wall, pursuant to Section 1278.08(c). Mr. Thompson said they will paint the north side of the building to tie in with the colors on the front

façade. Mr. Shirilla asked what is the length of the west wall; Mr. Thompson replied 60', to which Mr. Shirilla stated the long wall expanse needs to be broken up. Mr. Saeger noted the west side of the property has a grassy strip and suggested planting some landscaping there.

3. The existing dumpster shall be enclosed, as required by Section 1276.12(a). Mr. Thompson explained all the tenants have their own dumpsters and have different trash pick-up contractors, but having shared dumpsters is an option. Mr. Arona stated the revised site plan should indicate the location of the dumpster enclosure. Mr. Aungst and Mr. Shirilla commented this property is highly visible from Center Road and it should look inviting. Mr. Thompson stated the owner is trying to make improvements, as Meijer's will be opening soon and is in close proximity to their plaza.
4. Signage shall be updated in compliance with Section 1270.05 – Table B. Also, Section 1270.14(a), which was adopted on September 27, 2021 (Ordinance No. 72-2021), states where a nonconforming sign exists on the property subject to a building permit application, no permit shall be issued until the nonconforming sign is made to conform with the requirements of Chapter 1270 entitled "Signs". Therefore, the existing pole sign must be removed, as this is a prohibited sign, pursuant to Section 1270.11(m). Mr. Arona suggested since the pole sign must be removed, that landscaping could be added around a monument sign. Mr. Aungst explained that Mr. Yanito is aware the pole sign must be removed and could be replaced with a monument sign. He said if it is slightly larger than permitted by code, a variance could be requested from the Board of Zoning Appeals.
5. The "Enterprise" portion of the building shall be included as part of the façade renovation. Mr. Shirilla stated he is also in favor of the second option and noted he would like to see more balance on the Enterprise signage, along with code compliance. He commented the vertical siding should have uniformity across the entire front façade, including the Enterprise portion, to which Mr. Thompson said he would discuss this with the owner. Mr. Arona stated he is also in favor on the second option.

Mr. Hasan suggested that decorative wall sconces could be added to the front façade, and Mr. Shirilla commented Mr. Thompson should check out the lighting on the buildings along Center Road to get lighting ideas.

As the above items needed to be shown on a revised site plan, Mr. Thompson asked to table the Hadcock Properties façade renovation.

MR. HASAN MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE HADCOCK PROPERTIES FAÇADE RENOVATION, 3839 – 3853 HADCOCK ROAD. THE APPLICANT WILL ADDRESS STAFF REVIEW COMMENTS 1 THROUGH 5 AND LANDSCAPING SHALL BE ADDED ON THE WEST SIDE OF THE PROPERTY. ADDITIONALLY, THE VERTICAL SIDING SHALL EXTEND ALONG THE ENTIRE SOUTH ELEVATION AND WRAP AROUND TO THE EAST AND WEST ELEVATIONS.

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

Item 6

There was no old business.

Item 7

There was no new business.

Item 8

No one appeared at the public comment period.

Item 9

Mr. Delsanter gave the Council Representative's Report. He stated there will be two new Council Representatives on the Planning & Zoning Committee. He also thanked the Planning Commission for all of their hard work. Regarding the Hadcock Properties façade renovation, Mr. Delsanter noted the placement of the monument sign needs to take into consideration traffic speed, sign height, and landscaping.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

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

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

January 20, 2022

Paris' Insectary, LLC home occupation

(Public hearing – conditional zoning certificate)

Location: 4064 Angela Lane
R-L District

Proposed Use & Background:

A conditional zoning certificate application has been submitted by Paris Deeter, for Paris' Insectary, LLC, to operate a home occupation consisting of insect breeding and sales of a variety of legal, non-lethal, non-invasive, captive-bred insects, as well as feed and care supplies. Hours of operation will be from 4:30 p.m. to 9:00 p.m. on weekdays; and 9:00 a.m. to 9:00 p.m. on weekends.

No customers will be coming to the home, as required by Section 1274.09(k) of the Zoning Code. Only the four occupants of the dwelling will conduct business associated with the insectary, and the home occupation will not occupy more than 20% of the living space floor area, pursuant to Section 1274.09(a) and (c), respectively. No activity, materials, goods or equipment indicative of the proposed use will be visible from any public way or adjacent property, and there will be no outside storage of products, in accordance with Section 1274.09(e) and (h). Incoming deliveries will average one to two per week via regular mail service, with outgoing deliveries averaging one to five per week via regular mail service or private automobile, as permitted by Section 1274.09(i).

Home occupations are a conditionally permitted use in the R-L District, pursuant to Section 1252.04(i), subject to Section 1274.09 of the Zoning Code.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate.

Sentronic International (Controlled Access) Phase 2 expansion

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

Location: 1535 Industrial Parkway South
I-L District

Proposed Use & Background:

The Planning Commission moved the discussion plan to a detailed site plan and public hearing at their meeting on December 2, 2021 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.

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.

Staff Review Comments from the December 2nd meeting have been addressed as follows:

1. The applicant stated at the above meeting that the gutters and downspouts of the new warehouse will drain into the retention pond.
2. Pursuant to Section 1282.06(f), a landscape plan has been submitted with a notation 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 has been submitted showing an average illumination level of 1.1 footcandles, in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c), and the minimum 0.6 footcandle has been provided for the new parking spaces, as required by Section 1276.14(a). The light post height is 23', in accordance with Section 1276.14(e)(2).

Staff Review Comments:

1. A color rendering of the Phase 2 addition has been submitted; however, it was requested at the December 2nd meeting that a color rendering of Phase 1, in conjunction with the Phase 2 addition, should be provided to ensure compatibility, as required by Section 1278.08(e).
2. A full set of engineered drawings and stormwater calculations must be submitted for engineering approval.
3. Further enhancements shall be added on the south elevation, as it will be visible to traffic coming from the south heading north.
4. All requirements shall be adhered to on the conditional zoning certificate.

Staff Recommendations:

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

Hadcock Properties façade renovation
(Façade improvement)

Location: 3839 - 3853 Hadcock Road
C-G District

Proposed Use & Background:

An application has been submitted for a façade renovation at the Hadcock Properties plaza located at the northwest corner of Center and Hadcock Roads. The existing metal roof and fascia will be removed, along with the existing sign board and soffit. Two façade renovation options are proposed on the south elevation facing Center Road: Sheet PR-1 indicates two blue gabled roofs will be used; Sheet PR-2 indicates two square raised parapets with white vertical siding will be implemented to break up the long expanse of wall, pursuant to Section 1278.08(c) of the Zoning Code.

Staff Review Comments:

1. The plaza was constructed in 1986 (current Zoning Code adopted June 11, 1997), and is an existing nonconforming site whereby the front yard setback is approximately 66' from the Center Road right-of-way, where Section 1260.05(a)(2)(B) permits a maximum of 60'. No site improvements are proposed, other than renovating the top portion of the front of the building. There is limited room on the property for site improvements that would be required by Section 1260.07(e) for a front yard setback modification, in addition to Sections 1282.06 and 1282.08 for landscaping along the Center Road right-of-way and interior landscaping, respectively. Pursuant to Section 1272.07(b), where the Planning Commission determines that it is clearly not practical or not in the public interest to bring a nonconforming site into total compliance with all applicable development standards, the Commission may secure agreements to provide reasonable, lesser improvements which will protect the interests of both the applicant and neighboring property owners. All new site improvements shall comply with current development standards.
2. The rear (north) side of the building shall be painted, as it is in poor condition. Additionally, architectural enhancements shall be added on the west façade to break up the long expanse of blank wall, pursuant to Section 1278.08(c).
3. The existing dumpster shall be enclosed, as required by Section 1276.12(a).
4. Signage shall be updated in compliance with Section 1270.05 – Table B. Also, Section 1270.14(a), which was adopted on September 27, 2021 (Ordinance No. 72-2021), states where a nonconforming sign exists on the property subject to a building permit application, no permit shall be issued until the nonconforming sign is made to conform with the requirements of Chapter 1270 entitled "Signs". Therefore, the existing pole sign must be removed, as this is a prohibited sign, pursuant to Section 1270.11(m).

5. The “Enterprise” portion of the building shall be included as part of the façade renovation.

Staff Recommendations:

Staff withholds recommendation of the proposed façade renovation, pending the Planning Commission’s ruling on Item 1 above, and provided the staff review comments are addressed.