

Brunswick City Planning Commission

February 17, 2022 - Caucus

6:30 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Jeff Arona, Member
Brandon Lambert, Council Representative
Kristy Piper, Council Representative
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Frank Gawden, Esencia, 1743 E. McNair Drive, #200, Tempe, AZ
Kat Alvarez, Esencia, same as above
Braden Kline, Lewis Land Professionals, 8691 Wadsworth Road,
Suite 100, Wadsworth
Dave Lewis, Lewis Land Professionals, same as above
R. J. Elser, KDK Mitsubishi, 1710 Pearl Road, Brunswick

Chairman Joe Shirilla called the meeting to order at 6:49 p.m.

The first item was the discussion of the site plan review for the Chick-fil-A drive-thru canopy (permanent structure), 3470 Center Road, Brunswick Town Center SPD-2 Main Street District. Mr. Arona stated he wants to ensure there is adequate room between the drive-thru cars and the canopy columns.

The second item was the review of the detailed site plan for the Forest Hills Apartments clubhouse, 4200 Skyview Drive. The Commission stated they wish to know the manner by which the trash will be disposed.

The third item was the review of the detailed site plan for KDK Mitsubishi new car sales, 1710 Pearl Road. Ms. Plavecski stated the items that were missing from the site plan have now been submitted.

Mr. Shirilla adjourned the meeting at 7:00 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

February 17, 2022

7:00 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Jeff Arona, Member
Brandon Lambert, Council Representative
Kristy Piper, Council Representative
Pamela Plavecski, Planning & Zoning Coordinator
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Frank Gawdun, Esencia, 1743 E. McNair Drive, #200, Tempe, AZ
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Suite 100, Wadsworth
Dave Lewis, Lewis Land Professionals, same as above
R. J. Elser, KDK Mitsubishi, 1710 Pearl Road, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:05 p.m.

MR. SHIRILLA MOTIONED TO EXCUSE MR. ROCHA AND MR. HASAN FOR JUST CAUSE.

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

Ms. Plavecski called the roll: 3 Present 2 Absent (Mr. Rocha and Mr. Hasan).

Item 2

There were no announcements or correspondence.

Item 3

MR. SAEGER MOTIONED TO APPROVE THE MINUTES OF JANUARY 20, 2022.

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

Item 4(a)

Regarding the site plan review for the Chick-fil-A drive-thru canopy (permanent structure), 3470 Center Road, Brunswick Town Center SPD-2 Main Street District, Mr. Frank Gawdun and Ms. Kat Alvarez, of Esencia, were present.

Mr. Shirilla inquired if the temporary canopy will still be installed; Mr. Gawdun replied no. He stated the permanent canopy will abut the existing building, but it will not be attached. Mr. Shirilla noted the brick veneer on the canopy columns doesn't extend all the way to the top of the canopy. Mr. Gawdun explained with the motorized fan and heater, it looks too bulky.

Mr. Arona asked what the drive-thru lane width is to ensure there is sufficient room between the drive-thru cars and the canopy columns; Mr. Gawdun responded 9'6". Mr. Jones stated he is satisfied with that.

Mr. Shirilla commented he likes the design of the canopy and trellis and questioned if the brick on the columns will match the existing building; Mr. Gawdun answered yes.

MR. ARONA MOTIONED TO APPROVE THE SITE PLAN FOR THE CHICK-FIL-A DRIVE-THRU PERMANENT CANOPY, 3470 CENTER ROAD, BRUNSWICK TOWN CENTER SPD-2 MAIN STREET DISTRICT, SUBJECT TO THE FOLLOWING:

1. THE CANOPY AND TRELLIS WILL ABUT THE EXISTING BUILDING, BUT WILL NOT BE PHYSICALLY CONNECTED.
2. THE APPLICANT HAS INDICATED THERE IS SUFFICIENT ROOM BETWEEN THE DRIVE-THRU VEHICLES AND THE CANOPY COLUMNS.
3. THE TEMPORARY CANOPY APPROVED BY THE PLANNING COMMISSION ON DECEMBER 16, 2021 IS NOT LONGER BEING CONSTRUCTED.
4. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.
5. NECESSARY PERMITS AND INSPECTIONS SHALL BE OBTAINED FROM THE DIVISION OF BUILDING.

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

Item 4(b)

Concerning the detailed site plan for the Forest Hills Apartments clubhouse, 4200 Skyview Drive, the applicant was not present. As the Planning Commission had questions regarding this item, they agreed to table it and add it to their March 3, 2022 agenda under old business.

MR. ARONA MOTIONED TO TABLE THE FOREST HILLS APARTMENTS CLUBHOUSE DETAILED SITE PLAN, 4200 SKYVIEW DRIVE, AS THE APPLICANT WAS NOT

PRESENT, AND MOVE IT TO THE PLANNING COMMISSION'S MARCH 3, 2022 MEETING UNDER OLD BUSINESS.

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

Item 4(c)

Regarding the conditional zoning certificate and detailed site plan for KDK Mitsubishi new car sales, 1710 Pearl Road, Mr. R. J. Elser, of KDK Mitsubishi; and Mr. Braden Kline and Mr. Dave Lewis, of Lewis Land Professionals, were present.

In order to meet the conditions of Section 1260.07(e) concerning modifications to the front yard parking zone width, Ms. Plavecski stated that 490 sq. ft. of additional interior landscaping will need to be installed to meet the minimum 1,160 sq. ft. She also noted there is no landscaping in the 12.8' wide strip of river rock along the Pearl Road right-of-way. Mr. Elser explained they installed new river rock last spring, as the existing grass was in bad shape. Mr. Shirilla noted that cars are being display in that area, which is not allowed. Mr. Aungst suggested adding a tree or two in the landscape strip. Mr. Elser stated they don't wish to add the required shrubs, as they don't grow in that area and they don't want to block visibility into the site. Ms. Plavecski commented the Planning Commission is permitted to grant a modification to the required landscaping, pursuant to Section 1282.10(a).

Mr. Shirilla suggested planting an additional 490 sq. ft. behind "Parking Bank 11", to which Mr. Elser agreed. Mr. Arona noted the required trees from Plant List "A" installed 25' to 35' on-center should be added, but the Commission could consider a modification to eliminate the required shrubs from Plant Lists "D" and "E".

Mr. Arona asked what the building materials will be for the Mitsubishi branding at the southeast corner of the structure; Mr. Elser replied they don't know yet. Mr. Jones stated this can be reviewed with the Building Department; if there is a problem, the applicant will need to appear before the Planning Commission. Mr. Aungst explained it appears to be a mesh material that is stretched across the building.

MR. SAEGER MOTIONED TO APPROVE THE KDK MITSUBISHI CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN, 1710 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. SECTION 1282.06(g) OF THE ZONING CODE REQUIRES A MINIMUM 10' WIDE LANDSCAPE STRIP ALONG THE PEARL ROAD RIGHT-OF-WAY WITH TREES FROM PLANT LIST "A" SPACED 25' TO 35' ON-CENTER WITH A ROW OF SHRUBS FROM PLANT LISTS "D" OR "E" SPACED 3' TO 4' ON-CENTER. AS THERE IS A NEWLY INSTALLED 12.8' WIDE STRIP OF RIVER ROCK, AND DUE TO DIFFICULTY OF GROWING SHRUBS IN THAT AREA AND BLOCKING VISIBILITY, THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a), HAS GRANTED A MODIFICATION TO WAIVE THE REQUIREMENT OF PLANTING THE ABOVE SHRUBS AND WILL REQUIRE ONLY THE ABOVE TREES

TO BE INSTALLED. THE PLANNING COMMISSION MAY APPROVE A LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENT IN INDIVIDUAL, UNIQUE SITUATIONS WHERE THE REQUIREMENTS OF CHAPTER 1282 ARE CLEARLY INAPPLICABLE. IN APPROVING LESS RESTRICTIVE REQUIREMENTS, THE COMMISSION HAS 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 THE PUBLIC INTEREST WILL BE SERVED.

2. A PHOTOMETRICS PLAN HAS BEEN SUBMITTED AND COMPLIES WITH THE MINIMUM 0.6 FOOTCANDLE LEVEL REQUIRED BY SECTION 1276.14(a) FOR PARKING AND PEDESTRIAN AREAS, AND THE AVERAGE ILLUMINATION LEVEL OF 1.99 FOOTCANDLES IS IN ACCORDANCE WITH THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c).
3. THE 70.61 FRONT YARD PARKING ZONE WIDTH EXCEEDS THE MAXIMUM 45' WIDTH PERMITTED BY SECTION 1260.07(b). AS ALLOWED BY SECTION 1260.07(c) AND (d), THE PLANNING COMMISSION HAS APPROVED A GREATER FRONT YARD PARKING ZONE WIDTH, AND AS A CONDITION OF THIS APPROVAL, 1,160 SQ. FT. (TWICE THE 580 SQ. FT. REQUIRED BY SECTION 1282.08(b)) OF INTERIOR LANDSCAPING SHALL BE INSTALLED BEHIND "PARKING BANK 11", PURSUANT TO SECTION 1260.07(e). THE PROPOSED NUMBER AND SPECIES OF PLANTINGS COMPLY WITH THE MINIMUM OF TWO TREES FROM PLANT LIST "A" AND SIXTEEN SHRUBS FROM PLANT LISTS "D" AND "E", REQUIRED BY SECTION 1282.08(b)(2). THE APPLICANT SHALL VERIFY THE RED MAPLE TREE HAS A MINIMUM 2-1/2" CALIPER, IN ACCORDANCE WITH SECTION 1282.04(b)(1).
4. A SITE-SPECIFIC COLOR RENDERING HAS BEEN PROVIDED INDICATING THE BLACK ANGLED GLASS ON THE FRONT FAÇADE OF THE BUILDING FACING PEARL ROAD, ALONG WITH THE MITSUBISHI LOGO AND SIGNAGE, ON THE SOUTHEAST CORNER OF THE BUILDING. THE ADMINISTRATION WILL REVIEW THE BUILDING MATERIALS AND FINISHES, ALONG WITH CONSTRUCTION DESIGN. IF THERE IS A PROBLEM WITH THESE ITEMS, THE APPLICANT WILL RETURN TO THE PLANNING COMMISSION.
5. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE.
6. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.
7. NECESSARY PERMITS AND INSPECTIONS SHALL BE OBTAINED FROM THE DIVISION OF BUILDING.

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

In order for the KDK Mitsubishi conditional zoning certificate to be signed by the Chairman and Recording Secretary, in Mr. Rocha's absence, a temporary Recording Secretary was appointed.

MR. SHIRILLA MOTIONED TO APPOINT JEFF ARONA AS TEMPORARY RECORDING SECRETARY FOR ONLY TONIGHT'S MEETING.

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

Item 5

There was no old business.

Item 6

Regarding new business, Mr. Arona asked if the Division of Building could check on the painted plywood on the front of the new Marc's store, as it appears to be in disrepair.

Item 7

No one appeared at the public comment period.

Item 8

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

MR. SAEGER MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:18 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

February 17, 2022

Chick-fil-A drive-thru canopy (permanent structure)

(Site plan review)

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

Proposed Use & Background:

The Planning Commission, at their meeting on December 16, 2021, approved a temporary drive-thru canopy with the stipulation that it shall be removed on or before May 15, 2022. Therefore, a permanent dual-lane canopy is proposed to replace the temporary structure on the north side of the building facing Center Road. The canopy will be 10'9" above grade and 11'3" above grade when the support posts rest on top of the 6" concrete drive surface and curb. The structure will incorporate an oil-rubbed bronze metal roof deck and steel support columns that will be enclosed with brick veneer. The above canopy will be connected to a trellis measuring 9'6" above grade that extends from the building wall. In areas where the concrete sidewalk slab was sawcut to anchor the canopy, it will be patched and a minimum 4" of concrete will be installed.

A mounted motorized fan and heater will be installed under the canopy to assist with climate control for employees stationed in that area. LED lights will be used under the canopy and trellis. The existing ADA walkway and existing landscaping will remain.

Staff Review Comments:

6. Provide a color rendering indicating how the canopy will be attached to the existing building.
7. Final site plan approval is subject to engineering approval.
8. Necessary permits and inspections shall be obtained from the Division of Building.

Staff Recommendations:

Staff recommends approval of the drive-thru canopy.

Forest Hills Apartments Clubhouse

(Detailed site plan)

Location: 4200 Skyview Drive
C-G District

Proposed Use & Background:

An application has been submitted to construct a 2,230 sq. ft. clubhouse that will consist of a theater, café/bar, lounge, fitness center, computer room, offices, and storage. The structure will be located on the north side of the site facing Skyview Drive. The clubhouse façade will use varying shades of earth-tone colors. The entrance will be on the east elevation incorporating two gabled peaks with 24" round decorative louvers. The majority of the east façade will be clad with vinyl siding bordered at the bottom with stone veneer. The roof will have fiberglass shingles with a texture cut; the west and north elevations will utilize dormers with rectangular decorative louvers.

Eight parking spaces are indicated, including two van-accessible handicap spaces, in compliance with Table 1276-1(5) of the Zoning Code and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. The applicant stated there will be a maximum occupancy of twenty people.

Staff Review Comments:

1. A photometrics plan shall be submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a).
2. How will trash be disposed of that is generated from the clubhouse?
3. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above items are addressed.

KDK Mitsubishi new car sales

(Detailed site plan)

Location: 1710 Pearl Road
C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on February 18, 2021, moved the discussion plan to a detailed site plan and held a public hearing on the conditional zoning certificate with the following conditions:

1. General landscaping services to remove and clean up 6' to 8' of river rock area off the front sidewalk, and to regrade/slope new stone down to the walk to create a clean edge shall be performed. Additionally, debris and the majority of unwanted vegetation will be removed, and soil and stone will be recycled to the rear of the property.
2. All requirements shall be adhered to on the conditional zoning certificate, which was valid through December 31, 2021.

3. Future façade improvements implementing the Mitsubishi branding, along with a detailed site plan indicating lighting in compliance with Section 1276.14, and landscaping, in accordance with Chapter 1282 of the Zoning Code, including a 10' wide landscape strip at the Pearl Road right-of-way and interior landscaping, shall be submitted to the Planning Commission no later than December 31, 2021.
4. Upon passing of inspections, a temporary certificate of occupancy was issued that expired December 31, 2021.

The front façade facing Pearl Road will include black angled glass, along with the Mitsubishi logo and signage, on the southeast corner of the building.

Proposed parking revisions include the restriping of 52 spaces consisting of 7 customer spaces and 45 inventory parking spaces. The 90° angle spaces measure 9' wide x 19' long, and the four 0° parallel parking spaces adjacent to the Pearl Road right-of-way measure 9' wide x 23' long, pursuant to Table 1276-3. Also, as required by this Table, there is a minimum 24' wide aisle width between the rows of parking. In accordance with Section 1274.11(c), Sheet 2 indicates 2 handicap spaces; 7 customer parking spaces; 20 employee spaces; and 249 inventory spaces, for a total of 278 parking spaces.

Staff Review Comments:

1. A landscape plan, as required by Section 1282.06(g) regarding the 10' wide landscape strip at the Pearl Road right-of-way, and Section 1282.08(b) concerning interior landscaping measuring a minimum of 580 sq. ft. (29 spaces x 20 sq. ft. for handicap, customer, and employee parking) has not been provided, which was requested at the February 18, 2021 Planning Commission meeting. The plan indicates a 12.8' strip of river rock along the Pearl Road right-of-way.
2. A photometrics plan is required, as requested by the Commission at the above meeting, pursuant to Section 1276.14(a), indicating a minimum 0.6 footcandle level for parking and pedestrian areas, and an average illumination level of 2.4 footcandles permitted by Section 1276.14(c).
3. The 70.61 front yard parking zone width exceeds the maximum 45' width permitted by Section 1260.07(b). However, Section 1260.07(c) allows the Planning Commission to approve front yards or front yard parking zones greater than the maximum in the following instances:
 - (1) An applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
 - (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right of way in compliance with the maximum yard.
 - (3) An applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

Pursuant to Section 1260.07(d), before approving a front yard or front yard parking greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including without limitation the impairment of pedestrian activity and streetscapes visually defined by a “sea of asphalt” will be outweighed by required landscaping and other required site amenities as provided below in Section 1260.07(e).

In accordance with Section 1260.07(e), where the Planning Commission approves a front yard or front yard parking exceeding the maximum, the Planning Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effects of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of nearby buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b); a total of 1,160 sq. ft. is required.

4. Provide a color rendering that is site-specific to the property at 1710 Pearl Road.
5. Final site plan approval is subject to engineering approval.

Staff Recommendations:

The application is incomplete as submitted.