

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda MARCH 14, 2022 6:10 PM

1. Discussion Items
 - (a) **ORD. NO. 21-2022** - An ordinance approving the final plat for The Preserve at Meadow View development, subject to final engineering approval and any other conditions imposed by Council. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
 - (b) **ORD. NO. 22-2022** - An ordinance approving the final plat for the Meijer's development, subject to final engineering approval and any other conditions imposed by Council. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment

PROPOSED LEGISLATION



DATE: 3/14/2022

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 21-2022** - An ordinance approving the final plat for The Preserve at Meadow View development, subject to final engineering approval and any other conditions imposed by Council. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: On March 3, 2022, the Brunswick City Planning Commission recommended approval to City Council of the final plat for The Preserve at Meadow View SPD-6 development, subject to City Council and Engineering approval, as per attached Exhibit "A".

PURPOSE AND EXPLANATION: Pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations, final plat approval of The Preserve at Meadow View SPD-6 development is subject to City Council and Engineering approval.

IMPLEMENTATION SCHEDULE:

Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

Recommend adoption of the final plat.

**ADDITIONAL
INFORMATION:**

APPROVALS

This Plat was duly accepted by the Brunswick City Council at its regular meeting held on the _____ day of _____, 20____.

Ordinance No. _____.

Clerk of Council

President of Council

This Plat was duly accepted by the Brunswick City Planning Commission at its regular meeting held on the _____ day of _____, 20____.

Secretary

This Plat was duly accepted by the Brunswick City Engineer this ____ day of _____, 20____.

City Engineer

All required central wastewater disposal facilities have been satisfactorily installed or financial guarantees have been approved by the Medina County Sanitary Engineer on this ____ day of _____, 20____.

Sanitary Engineer

Approved for transfer this ____ day of _____, 20____.

Tax Map Draftsman

Received for transfer this ____ day of _____, 20____.

Medina County Auditor

Received and recorded this ____ day of _____, 20____.

At _____ A.M./P.M recorded in Plat Document No. _____.

Fee: _____.

Medina County Recorder

The Preserve at Meadow View

Creating Sublot Nos. 1-44, Block 'A' and dedicating Blossom Trail Drive and Willow View Circle

Situated in the City of Brunswick, County of Medina and State of Ohio and being part of Original Sanford Tract 3, Lot 5 and further known as being all of a 19.485 acre parcel of land conveyed to Brunswick Meadow View LLC by deed dated January 13, 2021 and recorded in Document No. 2021OR001231 of the Medina County Recorder's Records.



LOCATION MAP

LATITUDE: 41°13'29.8" LONGITUDE: 81°47'56.6"

AREA TABLE	
Sublots (44)	4.7651 Acres
Dedicated Right of Way	2.8826 Acres
Open Space Block 'A'	11.6996 Acres
Total	19.3473 Acres

NOTES

REFERENCES:

"Property Survey" by John K. Sinatra, P.S. 4903 as recorded in Plat Book W, Page 246 of Medina County Recorder's Records.

"Harlem Bryenton Survey" by John A. Bambeck, P.S. 5141 as recorded in Plat Book 13, Page 101a of Medina County Recorder's Records.

Deed & Plat documents of Medina County's Recorder's Records as referenced by survey.

BASIS OF BEARINGS:

Centerline bearing of South Carpenter Road (T.H. 103) was calculated to be North 00°37'18" West, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

NOTE:

All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "DRG ENG 7631-8557"

ACCEPTANCE & DEDICATION

Know all men by these presents that _____ (Print Name), owner/agent of Brunswick Meadow View LLC, owner of the lands embraced within this plat, and do hereby dedicate to public use forever the streets as shown hereon. All Storm Water Management, Storm Sewer, and Sanitary Sewer easements shown hereon are dedicated to the City of Brunswick, the Cleveland Division of Water, the Medina County Sanitary Engineer or the relevant utility providers. It is expressly acknowledged the maintenance and repair of the storm water retention basins and their associated outlet structures are the sole responsibility of the Homeowner's Association as detailed in the covenants, restrictions and easement documents referenced below. The maintenance and repair of the storm sewer is the sole responsibility of the City of Brunswick. The City of Brunswick, however, is granted access to the retention basins to perform whatever services it deems necessary.

Owner/Agent (Sign) _____ Date _____

County of Medina

State of Ohio

Before me a notary public in and for said county and state, personally appeared the above named _____ and _____, owners/ agents of Brunswick Meadow View LLC, who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand and official seal at _____, Ohio this ____ day of _____, 20____.

Notary public

My commission expires

Witness

Witness

LEGEND		
DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	✕
MONUMENT BOX	Ⓜ	Ⓜ
IRON PIN	○ I.P.F.	●
IRON PIPE	⊙ P.F.	
LIMITED ACCESS R/W	--- Ex LA --- Ex LA	
CENTERLINE		
PROPERTY LINE		
RIGHT-OF-WAY LINE	--- Ex R/W ---	
EASEMENT LINE	-----	
ORIGINAL PROP. LINE	 Z	
ORIGINAL LOT LINE	-----	

COVENANTS, RESTRICTIONS & EASEMENTS

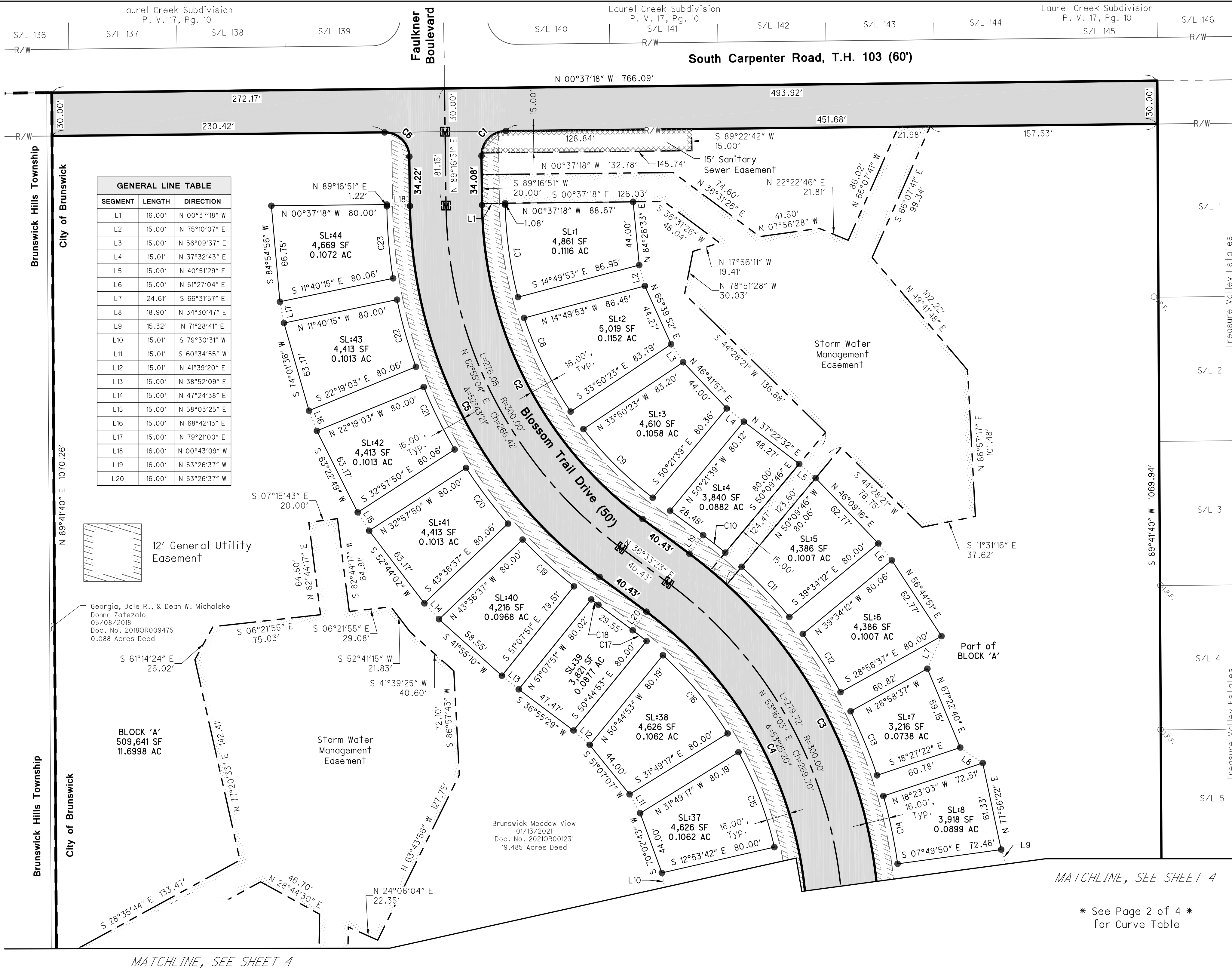
The Subdivision shown on this plat is subject to the covenants, restrictions and easements contained in the declaration or restrictions, covenants and easements, filed for record on the ____ day of _____ and recorded in Doc. No. _____ in the Medina County Recorders Records, State of Ohio.

SURVEYOR CERTIFICATION

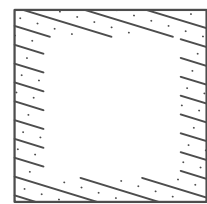
This Plat was prepared from analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

Jeremy M. Sack _____ P.S. No. S-8557 _____ Date _____

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE
2	OVERALL
3	WEST
4	EAST



GENERAL LINE TABLE		
SEGMENT	LENGTH	DIRECTION
L1	16.00'	N 00°37'18" W
L2	15.00'	N 75°10'07" E
L3	15.00'	N 56°09'37" E
L4	15.01'	N 37°32'43" E
L5	15.00'	N 40°51'29" E
L6	15.00'	N 51°27'04" E
L7	24.61'	S 66°31'57" E
L8	18.90'	N 34°30'47" E
L9	15.32'	N 71°28'41" E
L10	15.01'	S 79°30'31" W
L11	15.01'	S 60°34'55" W
L12	15.01'	N 41°39'20" E
L13	15.00'	N 38°52'09" E
L14	15.00'	N 47°24'38" E
L15	15.00'	N 58°03'25" E
L16	15.00'	N 68°42'13" E
L17	15.00'	N 79°21'00" E
L18	16.00'	N 00°43'09" W
L19	16.00'	N 53°26'37" W
L20	16.00'	N 53°26'37" W



12' General Utility Easement

Georgia, Dale R., & Dean W. Michalske
Donna Zatezalo
05/08/2018
Doc. No. 2018OR009475
0.088 Acres Deed

BLOCK 'A'
509,641 SF
11.6998 AC

Storm Water Management Easement

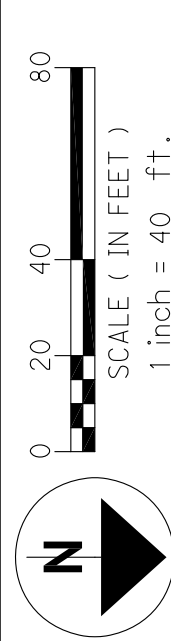
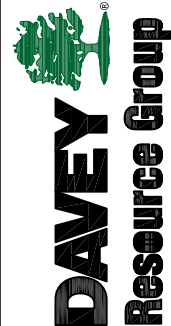
Brunswick Meadow View
01/13/2021
Doc. No. 2021OR001231
19.485 Acres Deed

Part of BLOCK 'A'

MATCHLINE, SEE SHEET 4

* See Page 2 of 4 *
for Curve Table

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.9423



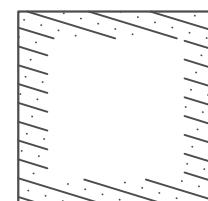
THE PRESERVE AT MEADOW VIEW
WEST

PROJECT NUMBER
2169
DATE
2022-01-27
3 4

(A) Bruce & Robin Gager
07/31/1986
O.R. 318, Pg. 882
0.4209 Acres Deed

(B) Luann O'Connor
04/05/2002
Doc. No. 2002OR013619
0.4209 Acres Deed

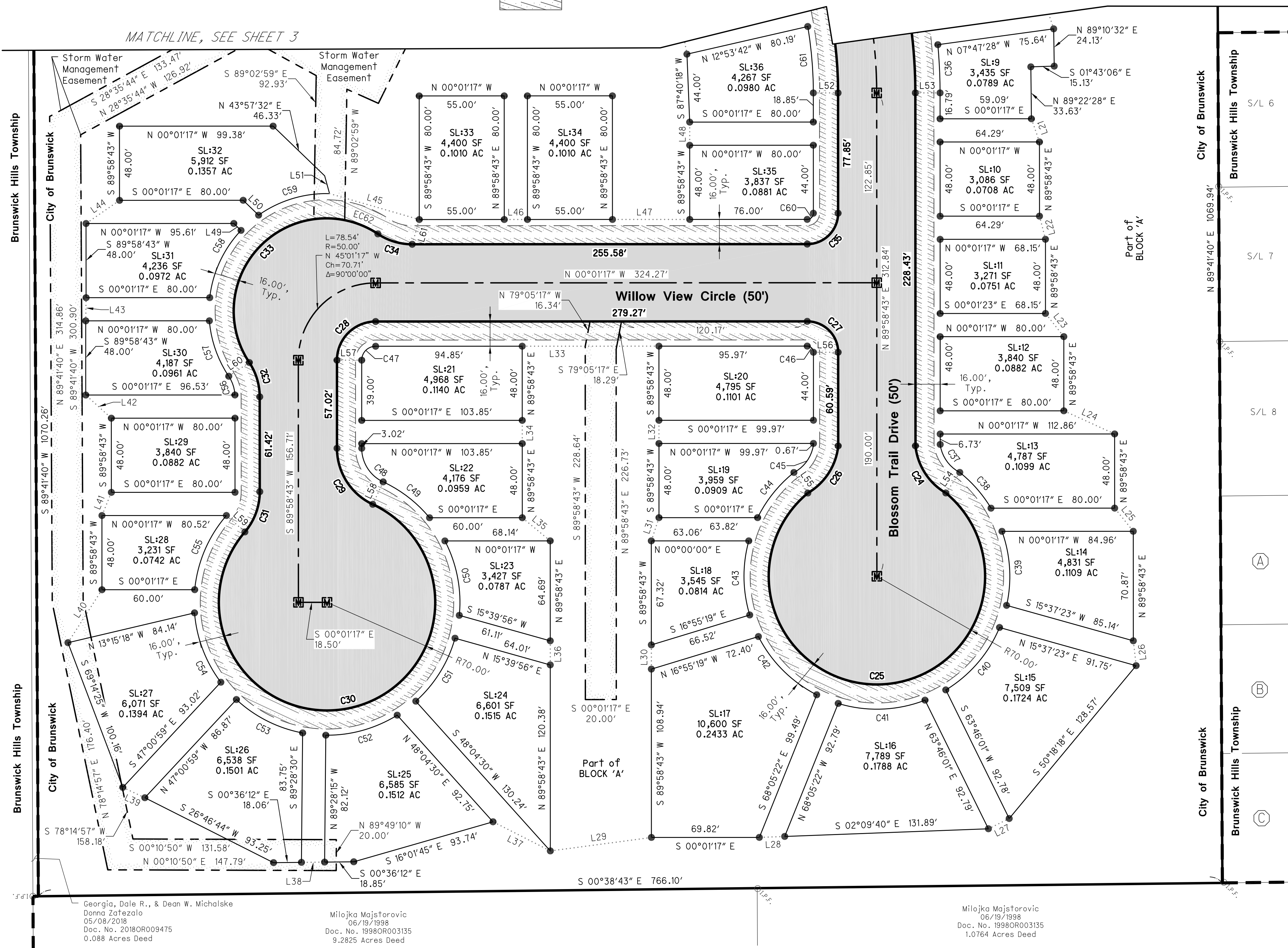
(C) Gary & Stephanie A. Devorak
06/04/1998
Doc. No. 1998OR000884
0.4209 Acres Deed



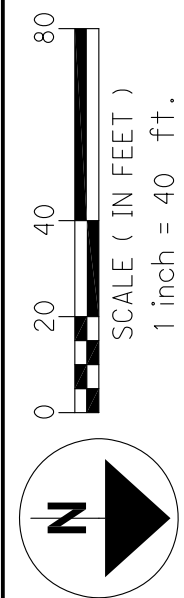
12' General Utility
Easement

* See Page 2 of 4 for *
Curve and Line Tables

MATCHLINE, SEE SHEET 3



Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423



THE PRESERVE AT MEADOW VIEW
EAST

PROJECT
NUMBER

2169

DATE

2022-01-27

4
4

File: F:\Projects\2169 bruns 1849 s carpenter.dwg 2169 plat.dwg Saved: 1/27/2022 2:52 PM (20214) PlotStyle: (TIG 2017.ctb) Scale: (1:1) Page Setup: (24 BY 18 PPT)

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE PRESERVE AT MEADOW VIEW DEVELOPMENT, SUBJECT TO FINAL ENGINEERING APPROVAL AND ANY OTHER CONDITIONS IMPOSED BY COUNCIL.

WHEREAS: On March 3, 2022, the Brunswick City Planning Commission recommended approval to City Council of the Final Plat for The Preserve at Meadow View Development, subject to final engineering approval.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Final Plat for The Preserve at Meadow View Development, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approval and any other conditions imposed by this Council.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Laura Timura, CMC

PLANNING COMMISSION

MEMORANDUM



DATE: March 4, 2022

TO: City Council
Carl S. DeForest, City Manager

FROM: Pam Plavecski, Planning & Zoning Coordinator *PP*

SUBJECT: Ordinance Nos. 21-2022 and 22-2022
The Preserve at Meadow View SPD-6 and Meijer grocery store final plats

The Planning Commission, at their meeting on March 3, 2022, voted to **recommend approval** to City Council of Ordinance Nos. 21-2022 and 22-2022, pertaining to the final plats for The Preserve at Meadow View SPD-6, 1849 South Carpenter Road; and the Meijer grocery store, convenience store, and gas station, 3750 and 3800 Center Road.

The first reading on the proposed legislation is scheduled for City Council's meeting on March 14, 2022.

c: Grant Aungst, Community & Economic Dev. Director
Ken Fisher, Law Director
Matt Jones, Consulting City Engineer
Cliff Calaway, Chief Building Official

PROPOSED LEGISLATION



DATE: 3/14/2022

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 22-2022** - An ordinance approving the final plat for the Meijer's development, subject to final engineering approval and any other conditions imposed by Council. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Planning Commission, at their meeting on March 3, 2022, recommended approval to City Council of the Meijer grocery store, convenience store, and gas station final plat, 3750 and 3800 Center Road, to create a new right-of-way being dedicated to the city, along with the widening of Center Road for the addition of right turn lanes into the site and onto Warren Drive, as per attached Exhibit "A".

PURPOSE AND EXPLANATION: Approval of the final plat is required by the City Engineer and City Council, pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

IMPLEMENTATION SCHEDULE:

Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

Recommend approval of the final plat.

**ADDITIONAL
INFORMATION:**

G:\GS\Projects\Meijer\78395 - Meijer Brunswick OH (BWK)\Drawings\78395 - ROW Dedication Plat-R4.dwg, Plotted By: Kaczmarzyk, Plotted: Feb 08, 2022 - 2:47pm

RIGHT-OF-WAY DEDICATION PLAT

SITUATED IN THE CITY OF BRUNSWICK, COUNTY OF MEDINA AND STATE OF OHIO
KNOWN AS BEING A PART OF THE ORIGINAL BRUNSWICK TOWNSHIP LOT NO. 7, TRACT 2

OWNER ACCEPTANCE:

I, THE UNDERSIGNED, REPRESENTATIVE OF MEIJER STORES LIMITED PARTNERSHIP, OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY ACCEPT THIS RIGHT-OF-WAY DEDICATION PLAT OF THE SAME.

MEIJER STORES LIMITED PARTNERSHIP
BY: MEIJER GROUP, INC.
ITS: GENERAL PARTNER

BY: _____
MICHAEL FLICKINGER
VICE PRESIDENT – REAL ESTATE

NOTARY:

COUNTY _____
STATE _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SAID OWNER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT _____, _____

THIS ____ DAY OF _____, 20 ____.

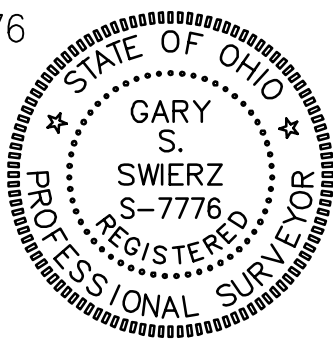
NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION:

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM NAD83, ZONE OHIO NORTH. ALL MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

GARY S. SWIERZ, PS
OHIO REGISTERED SURVEYOR NO. 7776
LICENSE EXPIRES 12/31/23

4454 IDEA CENTER BOULEVARD
DAYTON, OH 45430
PH.: 937.461.5660



REFERENCE SURVEYS:

1. ALTA/NSPS LAND TITLE SURVEY, PREPARED BY WOOLPERT INC. UNDER PROJECT NO. 78395 AND DATED MARCH 08, 2019, LAST REVISED ON NOVEMBER 05, 2020.
2. LOT CONSOLIDATION PLAT RECORDED IN DOC. NO. 2020PL000052.
3. DEEDS AND PLATS, MEDINA COUNTY RECORDER'S RECORDS AS SHOWN ON THE SURVEY.
4. CONSOLIDATION PLAT, PREPARED BY WOOLPERT INC. UNDER PROJECT NO. 78395 AND DATED JUNE 02, 2020, LAST REVISED ON SEPTEMBER 10, 2020 AND RECORDED OCTOBER 23, 2020 AS DOCUMENT NO. 2020PL000052.
5. CONSOLIDATION PLAT, PREPARED BY WOOLPERT INC. UNDER PROJECT NO. 78395 AND DATED DECEMBER 08, 2020, LAST REVISED ON JANUARY 14, 2021. MEDINA COUNTY ENGINEER'S SURVEY REFERENCE 2021-23

RIGHT-OF-WAY PARCEL LEGAL DESCRIPTION:

SITUATED IN THE CITY OF BRUNSWICK, COUNTY OF MEDINA, AND STATE OF OHIO; AND KNOWN AS BEING PART OF ORIGINAL BRUNSWICK TOWNSHIP LOT NO. 7, TRACT NO. 2, ALSO BEING A PART OF THE PARCEL OF LAND CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP PER THE QUIT CLAIM DEED RECORDED MARCH 2ND, 2021 PER DOCUMENT NUMBER 2021OR006063, (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, ETC. REFER TO THE RECORDS OF THE MEDINA COUNTY RECORDER'S OFFICE, UNLESS OTHERWISE NOTED) BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A 5/8" REBAR IN A MONUMENT BOX FOUND AT THE NORTHWEST CORNER OF ORIGINAL BRUNSWICK TOWNSHIP LOT NO. 7, TRACT 2, SAID POINT ALSO BEING IN THE CENTERLINE OF CENTER ROAD, (STATE ROAD 303) AND THE CENTERLINE OF MAXWELL BOULEVARD/HADCOCK ROAD;
THENCE NORTH 89 DEGREES 15 MINUTES 50 SECONDS EAST, ALONG THE CENTERLINE OF CENTER ROAD, ALSO BEING ALONG THE NORTH LINE OF LOT NO. 7, TRACT NO. 2, A DISTANCE OF 320.08 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 45 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTER ROAD AT THE NORTHWEST CORNER OF SAID LAND CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP, BEING A FOUND 5/8" REBAR WITH AN ILLEGIBLE CAP, BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:
THENCE NORTH 89 DEGREES 15 MINUTES 50 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CENTER ROAD, BEING THE NORTH LINE OF SAID MEIJER STORES LIMITED PARTNERSHIP PARCEL, A DISTANCE OF 593.48 FEET TO A 5/8" REBAR WITH A C.DEMPSEY P.S. CAP FOUND AT THE NORTHEAST CORNER OF SAID MEIJER STORES LIMITED PARTNERSHIP PARCEL, SAID POINT BEING AT THE WEST RIGHT-OF-WAY LINE OF WARREN DRIVE, A 60' WIDE PUBLIC RIGHT-OF-WAY, PER THE PLAT THEREOF RECORDED JULY 28, 1998 PER DOCUMENT NUMBER 1998PL000027;

THENCE SOUTH 00 DEGREES 43 MINUTES 38 SECONDS EAST, ALONG THE EAST LINE OF SAID MEIJER STORES LIMITED PARTNERSHIP PARCEL, BEING ALSO SAID WEST RIGHT-OF-WAY LINE OF WARREN DRIVE, A DISTANCE OF 30.41 FEET TO A 5/8" REBAR WITH A WOOLPERT CAP SET;
THENCE NORTH 52 DEGREES 28 MINUTES 48 SECONDS WEST, A DISTANCE OF 32.96 FEET TO A POINT ON A LINE BEING 10.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID MEIJER LIMITED PARTNERSHIP PARCEL, BEING A 5/8" REBAR WITH A WOOLPERT CAP SET;
THENCE ALONG SAID LINE, SOUTH 89 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 567.66 FEET TO A POINT ON THE WEST LINE OF SAID MEIJER STORES LIMITED PARTNERSHIP PARCEL, BEING A 5/8" REBAR WITH A WOOLPERT CAP SET;

THENCE NORTH 00 DEGREES 22 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID MEIJER STORES LIMITED PARTNERSHIP PARCEL, A DISTANCE OF 10.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING;

SUBJECT TO ALL HIGHWAYS, EASEMENTS AND COVENANTS OF LEGAL RECORD.
THE ABOVE DESCRIBED PARCEL CONTAINS 6,199 SQUARE FEET OR 0.1423 ACRES.
THIS DESCRIPTION WAS PREPARED UNDER THE DIRECTION OF GARY S. SWIERZ, OHIO REGISTERED SURVEYOR NO. 7776, BASED UPON A FIELD SURVEY PERFORMED IN FEBRUARY 2019. BEARINGS ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. THE BEARING OF THE CENTERLINE OF CENTER ROAD, STATE ROUTE 303, BEING NORTH 89 DEGREES 15 MINUTES 50 SECONDS EAST.

5/8" REBARS SET ARE 30" IN LENGTH W/WOOLPERT INC. CAP

BASIS OF BEARINGS:

THE CENTERLINE OF CENTER ROAD, STATE ROUTE 303, BEING NORTH 89°15'50" EAST ESTABLISHED FROM STATE PLANE COORDINATE SYSTEM NAD 83, ZONE OHIO NORTH BASED ON GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK ON 02/13/19.

NOTES:

1. ALL DIMENSIONS/BEARINGS SHOWN HEREON ARE MEASURED DIMENSIONS/BEARINGS.
2. THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
3. DISTANCES SHOWN HEREON ARE GRID DISTANCES IN FEET AND DECIMAL PARTS THEREOF. IN ORDER TO CALCULATE A GROUND DISTANCE, GRID DISTANCE SHALL BE MULTIPLIED BY 1.000104.
4. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

APPROVALS:

THIS RIGHT-OF-WAY DEDICATION IS ACCEPTED AND APPROVED BY THE CITY OF BRUNSWICK ENGINEER.

THIS ____ DAY OF _____, 20 ____.

CITY ENGINEER

THIS RIGHT-OF-WAY DEDICATION IS ACCEPTED AND APPROVED BY THE CITY OF BRUNSWICK PLANNING COMMISSION.

THIS ____ DAY OF _____, 20 ____.

SECRETARY

APPROVED THIS __ DAY OF _____, 20____.

TAX MAP DRAFTSMAN

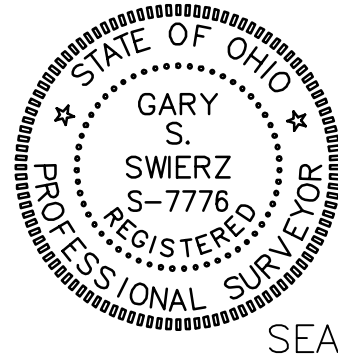
RECEIVED FOR TRANSFER THIS ____ DAY OF _____, 20 ____.

MEDINA COUNTY AUDITOR

RECEIVED FOR RECORDING THIS ____ DAY OF _____, 20____ AT ____, __.M

RECORDED IN PLAT BOOK VOLUME ____ PAGE ____
FEE \$ _____

MEDINA COUNTY RECORDER



NO.	DATE	REVISION
4.	02/08/22	PER COMMENTS
3.	01/13/22	PER COMMENTS
2.	09/22/21	PER COMMENTS
1.	08/17/21	PER COMMENTS

PROJECT NO: 78395	DATE 07/08/21
SCALE AS SHOWN	
DES. SRK	
DR. PTK	
CKD. GSS	

WOOLPERT, INC.
4454 Idea Center Blvd
Dayton, OH 45430
DESIGN | GEOSPATIAL | INFRASTRUCTURE
937.461.5660
FAX: 937.461.0743

MEIJER - BWK, BRUNSWICK, OH
ORIGINAL BRUNSWICK TOWNSHIP
TRACT 2, LOT 7, CITY OF BRUNSWICK,
COUNTY OF MEDINA, STATE OF OHIO

DEDICATION PLAT

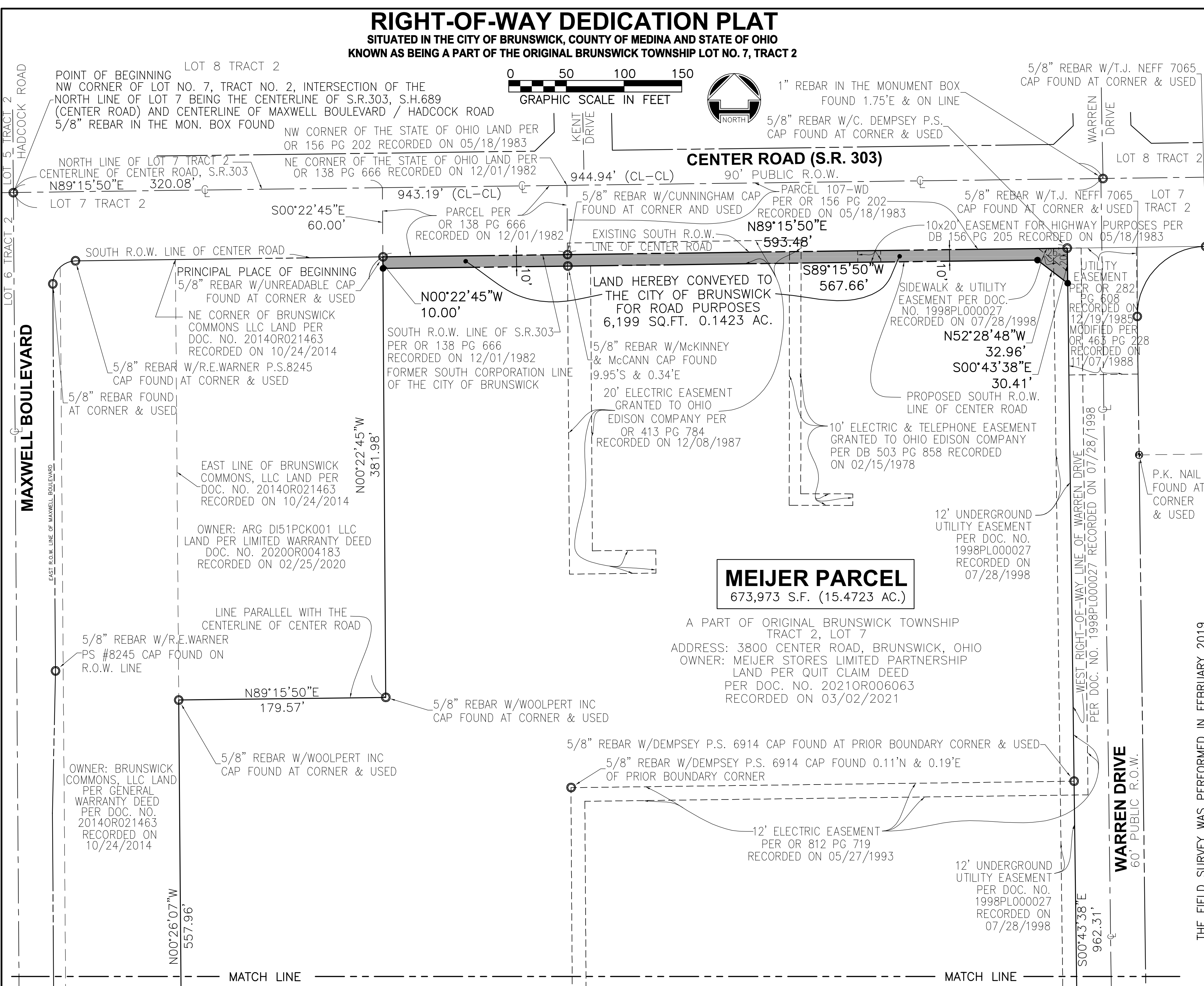
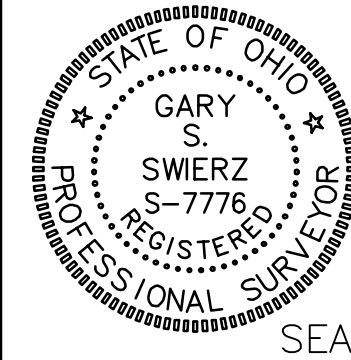
SHEET NO.
1 of 3

THE FIELD SURVEY WAS PERFORMED IN FEBRUARY 2019

C:\GS\Projects\Meijer\78395 - Meijer Brunswick OH (BWK)\Drawings\78395 - ROW Dedication Plat-R4.dwg, Plotted By: Kaczmarzyk, Plotted: Feb 08, 2022 - 2:47pm

RIGHT-OF-WAY DEDICATION PLAT

SITUATED IN THE CITY OF BRUNSWICK, COUNTY OF MEDINA AND STATE OF OHIO
KNOWN AS BEING A PART OF THE ORIGINAL BRUNSWICK TOWNSHIP LOT NO. 7, TRACT 2



NO.	DATE	REVISION
4.	02/08/22	PER COMMENTS
3.	01/13/22	PER COMMENTS
2.	09/22/21	PER COMMENTS
1.	08/17/21	PER COMMENTS

PROJECT NO:	78395
DATE	07/08/21
SCALE	AS SHOWN
DES.	SRK
DR.	PTK
CKD.	GSS

WOOLPERT, INC.
4454 Idea Center Blvd
Dayton, OH 45430
937.461.5660
FAX: 937.461.0743

WOOLPERT DAYTON, OH
DESIGN / GEOSPATIAL INFRASTRUCTURE

MEIJER - BWK, BRUNSWICK, OH
ORIGINAL BRUNSWICK TOWNSHIP
TRACT 2, LOT 7, CITY OF BRUNSWICK,
COUNTY OF MEDINA, STATE OF OHIO

DEDICATION PLAT

SHEET NO.
2 of 3

THE FIELD SURVEY WAS PERFORMED IN FEBRUARY 2019

c:\GS\Projects\Meijer\78395 - Meijer Brunswick OH (BWK)\Drawings\78395 - ROW Dedication Plat-R4.dwg, Plotted By: Kaczmarzyk, Plotted: Feb 08, 2022 - 2:51pm

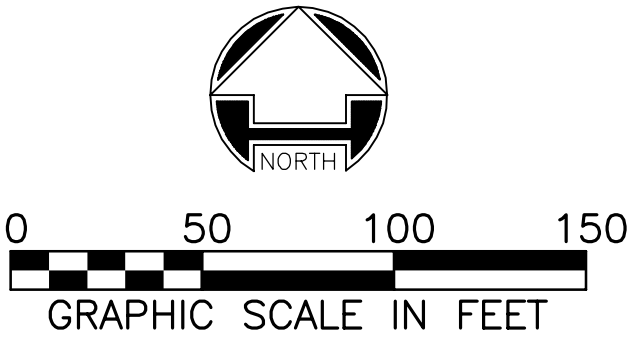
RIGHT-OF-WAY DEDICATION PLAT
SITUATED IN THE CITY OF BRUNSWICK, COUNTY OF MEDINA AND STATE OF OHIO
KNOWN AS BEING A PART OF THE ORIGINAL BRUNSWICK TOWNSHIP LOT NO. 7, TRACT 2

LEGEND:

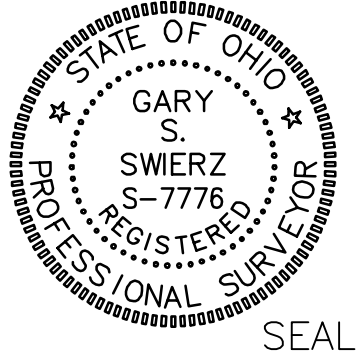
- CONSOLIDATED PARCEL LINE
- LOT/PARCEL LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- CENTER LINES

- SET R.R. SPIKE/NAIL IN ASPHALT OR SET #5 5/8"x30" REBAR W/WOOLPERT INC. CAP IN SOIL OR CUT CROSS IN CONCRETE
- REBAR FOUND AS NOTED
- PK NAIL FOUND AS NOTED
- P.O.B. POINT OF BEGINNING
- P.P.O.B. PRINCIPAL PLACE OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- DV DEED VOLUME
- OR OFFICIAL RECORD
- PV PLAT VOLUME
- PG PAGE
- CL CENTER LINE

R.O.W. HEREBY CONVEYED



SITE MAP
NOT TO SCALE



NO.	DATE	REVISION
4.	02/08/22	PER COMMENTS
3.	01/13/22	PER COMMENTS
2.	09/22/21	PER COMMENTS
1.	08/17/21	PER COMMENTS

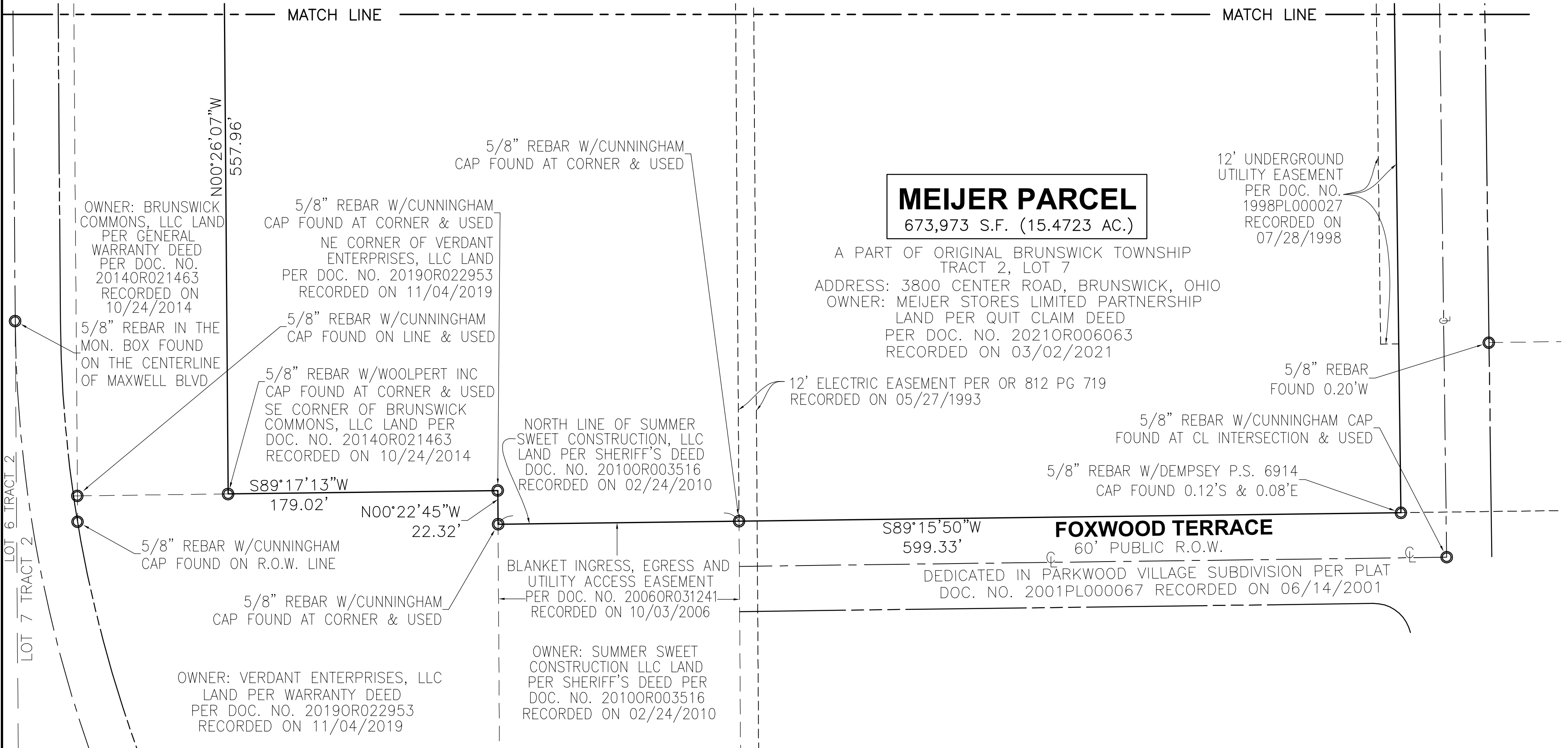
PROJECT NO.: 78395
DATE 07/08/21
SCALE AS SHOWN
DES. SRK
DR. PTK
CKD. GSS

WOOLPERT, INC.
4454 Idea Center Blvd
Dayton, OH 45430
937.461.5660
FAX: 937.461.0743

MEIJER - BWK, BRUNSWICK, OH
ORIGINAL BRUNSWICK TOWNSHIP
TRACT 2, LOT 7, CITY OF BRUNSWICK,
COUNTY OF MEDINA, STATE OF OHIO

DEDICATION PLAT

SHEET NO.
3 of 3



THE FIELD SURVEY WAS PERFORMED IN FEBRUARY 2019

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE MEIJER'S DEVELOPMENT, SUBJECT TO FINAL ENGINEERING APPROVAL AND ANY OTHER CONDITIONS IMPOSED BY COUNCIL.

WHEREAS: On March 3, 2022, the Brunswick City Planning Commission recommended approval to City Council of the Final Plat for the Meijer's Development, subject to final engineering approval.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Final Plat for the Meijer's Development, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approval and any other conditions imposed by this Council.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Laura Timura, CMC

PLANNING COMMISSION

MEMORANDUM



DATE: March 4, 2022

TO: City Council
Carl S. DeForest, City Manager

FROM: Pam Plavecski, Planning & Zoning Coordinator *PP*

SUBJECT: Ordinance Nos. 21-2022 and 22-2022
The Preserve at Meadow View SPD-6 and Meijer grocery store final plats

The Planning Commission, at their meeting on March 3, 2022, voted to **recommend approval** to City Council of Ordinance Nos. 21-2022 and 22-2022, pertaining to the final plats for The Preserve at Meadow View SPD-6, 1849 South Carpenter Road; and the Meijer grocery store, convenience store, and gas station, 3750 and 3800 Center Road.

The first reading on the proposed legislation is scheduled for City Council's meeting on March 14, 2022.

c: Grant Aungst, Community & Economic Dev. Director
Ken Fisher, Law Director
Matt Jones, Consulting City Engineer
Cliff Calaway, Chief Building Official