

Brunswick City Planning Commission

March 3, 2022 - Caucus

6:30 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Kristy Piper, Council Representative
Nick Hanek, Ward 2 Councilman
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Thom Sutcliffe, Drees Homes, 6860 W. Snowville Road,
Suite 105, Brecksville
Nicholas Kyriazis, Ergotek Development Group, 2185 Southpointe
Trail, Brunswick Hills
Chris Schmidt, Davey Resource Group, 1310 Sharon Copley Rd,
Sharon Center
Tom Ludwig, Davey Resource Group, same
Guy Haney, Davey Resource Group, same
Tim Pelton, Landmark Homes, 125 N. Broadway Street, Medina
Dan Wilson, Luma Property Group 25800 Science Park Drive
#100, Beachwood
Jim Ritter, Professional Design Associates, 3627 West Fork Road,
Cincinnati

Chairman Joe Shirilla called the meeting to order at 6:41 p.m.

The first item was the review of The Preserve at Meadow View SPD-6 final plat, 1849 South Carpenter Road. Mr. Jones explained approval of the final plat will allow the developer to sell lots. He commented they are seeking approval of the final plat a little sooner than usual, but he has no issues with it. Mr. Jones stated the final plat is in conformance with the detailed site plan previously approved by the Planning Commission.

The second item was the review of the final plat for the Meijer grocery store, convenience store, and gas station, 3750 and 3800 Center Road. Mr. Jones explained a plat has been submitted 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. He noted, as defined in Section 1224.02(b) of the Subdivision Regulations, the development is classified as a major subdivision, which requires final plat approval by the Planning Commission, City Council, and the City Engineer. Mr. Jones commented the final plat is in conformance with the detailed site plan previously approved by the Planning Commission.

The third item was the discussion of the proposed Market 42 SPD-8, 2099 and 2105 Pearl Road. Mr. Saeger commented he is looking for a unique characteristic to justify rezoning this property to a SPD.

The fourth item was old business of the review of the detailed site plan for the Forest Hills Apartments clubhouse, 4200 Skyview Drive. As this is a short item for discussion, the Planning Commission agreed to move it up on the agenda before the Market 42 plans.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

March 3, 2022

6:55 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Jeff Arona, Member
Abbas Hasan, Member
Kristy Piper, Council Representative
Nick Hanek, Ward 2 Councilman
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Thom Sutcliffe, Drees Homes, 6860 W. Snowville Road,
Suite 105, Brecksville
Nicholas Kyriazis, Ergotek Development Group, 2185 Southpointe
Trail, Brunswick Hills
Chris Schmidt, Davey Resource Group, 1310 Sharon Copley Rd,
Sharon Center
Tom Ludwig, Davey Resource Group, same
Guy Haney, Davey Resource Group, same
Tim Pelton, Landmark Homes, 125 N. Broadway Street, Medina
Dan Wilson, Luma Property Group 25800 Science Park Drive
#100, Beachwood
Jim Ritter, Professional Design Associates, 3627 West Fork Road,
Cincinnati
Doug Harsany, Harsany & Associates (no address given)
Jefferey Lynn, 2052 Glenmont Drive, Brunswick
Don Cepek, 2035 Glenmont Drive, Brunswick
Renee Sklenka, 2027 Glenmont Drive, Brunswick
Cindy Wargo, 4195 Arlington Drive, Brunswick
Beverly Campo, 4252 Shalbey Trail, Brunswick
Ingrid Kramer, 4206 Shalbey Trail, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 6:55 p.m.

Ms. Plavecski called the roll: 4 Present, but noted Mr. Arona will be arriving shortly.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF FEBRUARY 17, 2022.

Mr. Saeger seconded the motion. The vote was 2 Ayes 0 Nays 2 Abstain (Mr. Hasan and Mr. Rocha).

Item 4(a)

Regarding The Preserve at Meadow View SPD-6 final plat, 1849 South Carpenter Road, Mr. Tim Pelton, of Landmark Homes; and Mr. Chris Schmidt, of Davey Resource Group, were present.

Mr. Jones explained the financial guarantee is in place, and the final plat conforms with the detailed site plan previously approved by the Planning Commission.

The Staff Review Comments were addressed as follows:

1. Approval of the final plat is required by the Planning Commission, City Engineer, and City Council, in accordance with Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE FINAL PLAT FOR THE PRESERVE AT MEADOW VIEW SPD-6, 1849 SOUTH CARPENTER ROAD, SUBJECT TO CITY COUNCIL AND ENGINEERING APPROVAL, PURSUANT TO SECTIONS 1224.04(a)(3) AND 1226.04 OF THE SUBDIVISION REGULATIONS.

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

Item 4(b)

Regarding the final plat for the Meijer grocery store, convenience store, and gas station, 3750 and 3800 Center Road, Mr. Brian Smallwood, of Woolpert, was present. Mr. Jones explained a plat has been submitted 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. He noted, as defined in Section 1224.02(b) of the Subdivision Regulations, the development is classified as a major subdivision, which requires final plat approval by the Planning Commission, City Council, and the City Engineer. Mr. Jones commented the final plat is in conformance with the detailed site plan previously approved by the Planning Commission.

Mr. Smallwood stated the signalization for Meijer's is still being worked on, but it will be operational before the store opens. Mr. Shirilla inquired if there will be a left turn arrow from Warren Drive on to Center Road; Mr. Smallwood responded he believes so, but he will check the plans.

Mr. Arona arrived at 7:03 p.m.

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE FINAL PLAT FOR THE MEIJER GROCERY STORE, CONVENIENCE STORE, AND GAS STATION, 3750 AND 3800 CENTER ROAD, SUBJECT TO CITY COUNCIL AND ENGINEERING APPROVAL, PURSUANT TO SECTIONS 1224.04(a)(3) AND 1226.04 OF THE SUBDIVISION REGULATIONS.

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

Item 5(a) – moved up on the agenda

Concerning the detailed site plan for the Forest Hills Apartments clubhouse, 4200 Skyview Drive, Mr. Dan Wilson, of Luma Property Group; and Mr. Jim Ritter, of Professional Design Architects, were present.

The Staff Review Comments were addressed as follows:

1. A photometrics plan shall be submitted to the Administration indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a).
2. Mr. Ritter explained the existing dumpster will be used for trash from the clubhouse and no additional dumpster will be installed.
3. Final site plan approval is subject to engineering approval.

MR. HASAN MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR THE FOREST HILLS APARTMENTS CLUBHOUSE, 4200 SKYVIEW DRIVE, SUBJECT TO THE FOLLOWING:

1. A PHOTOMETRICS PLAN SHALL BE SUBMITTED INDICATING A MINIMUM 0.6 FOOTCANDLE LIGHTING LEVEL FOR PARKING AND PEDESTRIAN AREAS, AS REQUIRED BY SECTION 1276.14(a) OF THE ZONING CODE.
2. THE EXISTING DUMPSTER WILL BE USED FOR TRASH FROM THE CLUBHOUSE; NO ADDITIONAL DUMPSTER IS BEING ADDED TO THE SITE.
3. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(c)

Concerning the discussion plan for the Market 42 SPD-8 rezoning, conceptual plan, and development guidelines, 2099 and 2105 Pearl Road, Mr. Nick Kyriazis, Ergotek; Mr. Thom Sutcliffe, Drees Homes; and Mr. Chris Schmidt, Mr. Tom Ludwig, and Mr. Guy Haney, of Davey Resource Group, were present.

Mr. Shirilla asked Mr. Incorvaia to read Sections 1268.01 and 1268.05(c) regarding the purpose and justification of a Special Planning District to the audience.

Mr. Kyriazis explained he purchased the property in 2020 and said the proposed development will enhance the property. He noted there is a substantial amount of wetlands on the site and the large parcel has dual zoning of commercial in the front and residential in the rear. He said the commercial market building will have local vendors for meat, fish, and vegetables. Mr. Kyriazis stated the residential cluster units will appeal to empty-nesters. He commented that West Creek Conservancy will collaborate on this project regarding the preservation of natural areas and greenspace. He further commented they have hired Doug Harsany as an independent consultant for the project.

Mr. Shirilla stated Market 42 is similar to West Side Market in Cleveland; Mr. Kyriazis said that is their intent and some of the vendors will be moving to the Brunswick location. He explained that no wetlands are being disturbed and stated there is a gazebo at the end of the cul-de-sac and a boardwalk to provide pedestrian amenities. He also noted a bike path will be installed. Mr. Kyriazis commented the trail on the east side of the residential area will provide for a pedestrian connection with the residents on Molly Drive.

Concerning the residential portion of the project, Mr. Kyriazis explained there will be two homes on each 30' wide pad, for a total of 60', resulting in nine pads consisting of 18 paired villas. Mr. Sutcliffe noted they prepared a segmentation guide, which points toward the trend of attached villas for empty nesters.

Mr. Shirilla questioned what is in the residential portion of the project to merit an SPD, but said the retail market in front looks good. Mr. Kyriazis stated the wetlands will remain and the housing stock will be modern farmhouse. Mr. Shirilla inquired about water run-off and stormwater management; Mr. Kyriazis responded there will be two lakes that will handle water run-off. Mr. Jones explained that any water run-off from the site has to be routed into a stormwater management basin or a controlled location where water is released at a much slower rate and in a controlled fashion. He noted the proposed site sits lower than the properties to the north and east. Mr. Shirilla asked if the basins will be wet ponds all year; Mr. Kyriazis replied that hasn't been determined yet. Mr. Jones commented that either a dry or wet pond is permitted.

Mr. Saeger stated he likes the idea of the market, but he is concerned about the density of the residential portion of the development. He asked if the market could be built without constructing the residential portion. Mr. Jones commented this is a relatively small site for the market and stormwater management pond could be installed in the back. Mr. Saeger said the commercial portion of the property is almost like a brownfield, as it was the former

Earth Plus landscape business. Mr. Arona inquired if the stormwater basins are for both the commercial and residential developments; Mr. Jones answered yes.

Regarding the residential home elevations, Mr. Arona commented the two garage doors are more appealing than one single large door. Mr. Sutcliffe stated there is room in each driveway for four cars. Mr. Arona asked how many homes there are on Glenmont Drive and Shalbey Trail; Mr. Jones responded 23.

Ms. Plavecski provided the densities of the other Special Planning Districts in the city for comparison purposes with proposed SPD-8. Mr. Hasan suggested the developer should list what modifications they are seeking in order to develop the property as an SPD, instead of R-L Low Density. Mr. Shirilla questioned why should this property be developed as an SPD. Mr. Kyriazis said they are trying to be creative due to the limitations imposed by the topography and that the project is in keeping with overall land use and open space objectives of the Comprehensive Plan. He said it will increase tax revenue for the city, while preserving the wetlands and existing topography, and the commercial market is a business activity center.

Mr. Shirilla commented this development doesn't meet the 10-acre site minimum, but is at 82%. He noted this is a challenged property, whereby the wetlands are being preserved, and business is increasing along the Pearl Road Corridor. He stated he feels two conditions listed in Section 1268.05(c) have been met, but he isn't sure on the density for the residential portion of the development.

Mr. Arona noted this is a mixed-use development that is slightly different from having residential units located above a commercial establishment. Mr. Hasan inquired if Mr. Kyriazis thinks this is a good location for the market. Mr. Saeger asked if the front half of the property could be used for the market being developed as C-G General Commercial, instead of an SPD; Mr. Jones replied perhaps with some revisions, but not using the same layout. Mr. Sutcliffe commented the property has been hacked to pieces and is almost undevelopable.

As there were residents in the audience wishing to address the Planning Commission on the project, Mr. Shirilla opened the public comment period.

Mr. Jefferey Lynn, 2052 Glenmont Drive, said he lives in the last house on Glenmont Drive abutting the end of the street. He stated he moved in last May and wants to preserve a quiet neighborhood. He commented there is a large grade differential and is concerned about drainage. He also wants assurance from the city and the developer that the greenspace will be preserved.

Mr. Don Cepek, 2035 Glenmont Drive, stated he appreciates the proposed market and he also moved in last May. He commented he doesn't want too many homes crammed in and that their residential neighborhood is being bulldozed. Mr. Cepek said the proposed 18 new homes will result in more traffic and he is concerned the severe incline will make it difficult for residents to make it up the hill in the winter, which will be congested with tow trucks.

Ms. Renee Sklenka, 2027 Glenmont Drive, commented she wants quiet and peace, and noted there is a 12' drop. She said she has a swamp in her backyard with drainage problems. She stated 18 homes are too many for such a small area.

Ms. Cindy Wargo, 4195 Arlington Drive, said SPD's should be used sparingly and inquired why this property would qualify as one. She stated it is a stretch to consider this as a mixed-use development, and she is also concerned about the wetlands. Ms. Wargo asked if this is what the residents that live in that area really want and noted the homes are too close to the street. She further commented there will be too many cars. She questioned if Mr. Kyriazis considered developing this property as a regular residential neighborhood with more greenspace.

Ms. Beverly Campo, 4252 Shalbey Trail, commented they knew the property would be developed at some point and noted there are already significant drainage problems. Mr. Jones explained Shalbey Trail will remain a dead-end street and there will be some green space between her backyard and the walking path. He noted drainage for this development will be away from her property and that this site sits lower than her property. He stated if Ms. Campo has drainage problems on her property, she should contact the Building Department.

Ms. Ingrid Kramer, 4206 Shalbey Trail, stated she is concerned with the walking path in relation to privacy in her backyard. She inquired if the existing trees will be removed. Mr. Shirilla commented this is a very preliminary plan and these items haven't been addressed yet.

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

Mr. Jones noted the slope off of the south end of Glenmont Drive is significant; therefore, the developer and engineer will have to address this, and commented the slope will be similar to the one on Shalbey Trail. He explained with stormwater management, the development will drain into the wetlands to keep it healthy, and stated the West Creek Conservancy will take good care of the wetlands. He further noted the proposed housing sits lower than Glenmont Drive and Shalbey Trail, and will not affect the existing development. Mr. Jones also commented the lots on Glenmont Drive and Shalbey Trail are not 0.5 acre; they are smaller. He explained under R-L zoning, the wetlands may not be able to be protected. He said as this is just a preliminary plan, it is too soon to determine exact setbacks for the homes and the walking paths.

Mr. Shirilla noted that Sublots 3 and 4 may not be feasible, due to the topography. He suggested reducing the number of units to 15, instead of 18. He reiterated that he thinks it meets the SPD requirements.

Mr. Hanek stated there is a large grade differential in the topography, which should be considered in the proposed development. He said he thinks the Planning Commission is on the right track and hopes the proposed SPD will be harmonious with the existing homes.

Mr. Kyriazis stated he would like to move the conceptual plan to a public hearing; Mr. Shirilla said he doesn't think the plan is ready yet and would like to see another discussion plan. Mr. Saeger stated he would like to see the difference between developing the property with the existing zoning and as an SPD, to which Mr. Rocha concurred. Mr. Arona commented he would like to have another discussion plan presented, as he is not in favor of developing this as an SPD.

Mr. Incorvaia noted if the discussion plan is held more than 30 days, pursuant to Section 1278.03(b), the applicant must agree to a longer review period, to which Mr. Kyriazis concurred.

MR. HASAN MOTIONED TO REQUEST A REVISED DISCUSSION PLAN TO BE REVIEWED AT THE NEXT AVAILABLE MEETING. PURSUANT TO SECTION 1278.03(b), THE APPLICANT AGREES TO A LONGER REVIEW PERIOD THAN 30 DAYS.

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

Item 5 (moved up on the agenda)

Item 6

The Planning Commission discussed the option of holding virtual meetings, as permitted by the State of Ohio until June 30, 2022. They agreed this option could be used when there is severe weather conditions, or if a member is out of town, he could attend virtually, but they wish to continue having the meetings in-person.

Item 7

No one appeared at the public comment period.

Item 8

Councilwoman Piper gave the Council Representative's Report. She stated that \$260,000 has been raised thus far for the adaptive playground, but \$400,000 is needed. She said there will be a ribbon cutting in September.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:33 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

March 3, 2022

The Preserve at Meadow View

(Final plat)

Location: 1849 South Carpenter Road
SPD-6

Proposed Use & Background:

A final plat has been submitted for 44 lots and Block “A”, along with dedicating the streets of “Blossom Trail Drive” and “Willow View Circle” in The Preserve at Meadow View Subdivision (formerly Meadow View – name change was requested by Medina County Tax Map, due to name similarity to another subdivision). The Planning Commission approved the detailed site plan and park fees at their meeting on April 15, 2021.

Staff Review Comments:

2. Approval of the final plat is required by the Planning Commission, City Engineer, and City Council, in accordance with Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

Staff Recommendations:

Staff recommends approval to City Council of the final plat.

Meijer grocery store, convenience store, and gas station

(Final plat)

Location: 3750 and 3800 Center Road
C-G District

Proposed Use & Background:

A plat has been submitted 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 defined in Section 1224.02(b) of the Subdivision Regulations, the development is classified as a major subdivision, which requires final plat approval.

Staff Review Comments:

1. Approval of the final plat is required by the Planning Commission, City Engineer, and City Council, in accordance with Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

Staff Recommendations:

Staff recommends approval to City Council of the final plat.

Market 42 SPD-8

(Discussion plan - from February 3, 2022 meeting that was canceled due to snowstorm)

Location: 2099 and 2105 Pearl Road
Proposed SPD-8
Existing C-G and GW-C Districts

Proposed Use & Background:

A discussion plan has been submitted to rezone existing Permanent Parcel Nos. 003-18D-19-008 (7.229 acres) in the C-G General Commercial District (2099 Pearl Road) and 003-18D-24-001 (approximate 1 acre) in the GW-C Gateway Commercial District (2105 Pearl Road), for a total of 8.1934 acres to create Special Planning District No. 8. This will be a mixed-use development consisting of a 25,610 sq. ft. commercial marketplace building and eighteen residential paired (attached/detached 2-unit) villas. Pursuant to Section 1268.02, a conceptual development plan and development guidelines have been submitted.

The density of proposed SPD-8 is a maximum of 3.08 units per acre for the entire development, with a maximum density of four units per net acre for the residential paired villas. The minimum setback of the commercial marketplace building is 30', which is consistent with the minimum setback required in the C-G and GW-C Districts. The minimum setback of the residential villas from the existing residential neighborhoods is 15', along with 50' from commercial areas, which is also consistent with residential and commercial district setbacks.

The residential paired villas will be constructed on the northern parcel at 2099 Pearl Road with an extension of Glenmont Drive that will head west and end in a cul-de-sac. The villas will abut the existing residential properties on Shalbey Trail and Glenmont Drive to the north in the Cherryshire Woods Subdivision, and the east side will be adjacent to properties on the north and south side of the Molly Drive cul-de-sac bulb in the Brunswick Meadows Subdivision, along with bordering residential properties to the south on Sleepy Hollow Drive.

There will be a 15' front yard setback for the residential paired villas on a public street with a 60' right-of-way. Additionally, a 20' building separation between the paired villas is proposed. The minimum living area for a single floor (ranch) unit is 1,600 sq. ft., and 1,800 sq. ft. for a two-story unit. Each dwelling unit will have two parking spaces per unit in a garage which is physically attached to and directly accessible from the dwelling unit and two parking spaces in the drive. The overall design of the residential units will be "modern farmhouse".

The western portion of 2099 Pearl Road will contain stormwater management basins and 2.3 acres (30%) of common open space. There are impacted wetlands on the site. A nature trail that connects to a public walking path will extend west to provide pedestrian access from the residential portion of the development to the marketplace parking lot. A public walking path is also indicated between Villas 6 and 7 off of the Glenmont Drive extension on the east side of the property. A pavilion is proposed on the west side of the Glenmont Drive extension bulb, and a nature play space and bike racks are shown near the west side of the property near the public walking path.

Staff Review Comments:

1. Section 1268.05(a) requires a minimum site of ten acres; however, the Planning Commission and City Council may consider areas of less than ten acres if they determine the proposed SPD is necessary to achieve the purposes in Section 1268.01 as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment;
 - (d) To provide an effective method for the City to guide the development of such areas so as to preserve unique characteristics or to provide for the greater range or mixture of land uses when appropriate; and
 - (e) To create a regulatory structure which will allow more flexible and creative design of the built environment, within the limits of the approved conceptual development plan, than is possible with the lot-by-lot design approach of a conventional zoning district.
2. The Planning Commission, pursuant to Section 1268.01 as stated above, shall determine if the purpose of a Special Planning District has been met, and that one or more of the following conditions listed in Section 1268.05(c) below exist within the proposed SPD:
 1. A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 2. Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 3. Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements.
3. Pursuant to Section 1268.02, the rezoning, conceptual plan and development guidelines are subject to City Council approval, for which a public hearing is required, in accordance with Section 1268.06(b) of the Zoning Code and City Charter Section 6.02.
4. The rezoning exhibit map shall be corrected to indicate that Permanent Parcel No. 003-18D-19-008 (7.229 acres) has an existing address of 2099 Pearl Road and Permanent Parcel No. 003-18D-24-001 (approximate 1 acre) has an existing address of 2105 Pearl Road.

5. Section A – Overview of the Development Guidelines shall be amended to read “8.1934-acre SPD-8”, instead of 7.23 acres.
6. Section D(5)(c) shall be eliminated, as lower level finished spaces are not considered part of the living area, pursuant to Section 1242.02(32)(e), which states minimum square footage of a single-family dwelling shall not include any area below the front grade.
7. Provide the square footage of private outdoor open space for each paired unit described in Section J(3).
8. Sections F, G and H regarding Commercial Uses; Commercial Density, Separation and Floor Area Requirements; and Commercial Development Standards, respectively, will be completed following Planning Commission comments and suggestions.
9. Pursuant to Section 1278.03(h), during the course of reviewing a site plan, the Planning Commission or City Council may find that the assistance of a qualified consultant is necessary to fully determine the effects of the proposal. The applicant shall pick the consultant, subject to Planning Commission approval, and shall bear the costs of the consultant. The developer has been in contact with the consultant used on previous Special Planning District projects.

Staff Recommendations:

Staff recommends moving the rezoning, conceptual plan, and development guidelines to a public hearing, including revisions and additions to the development guidelines as suggested by the Planning Commission.

Forest Hills Apartments Clubhouse

(Detailed site plan)

Location: 4200 Skyview Drive
C-G District

Proposed Use & Background:

At their meeting on February 17, 2022, as the applicant was not present, the Planning Commission tabled the detailed site plan 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.