

Brunswick City Planning Commission

March 17, 2022 - Caucus

6:30 p.m.

Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Tom O'Connell, Habitat for Humanity, 233 Lafayette Road,
Medina
Joe Burgoon, Lewis Land Professionals, 8691 Wadsworth Road,
Suite 100, Wadsworth
Pastor Jay Carroll, Brunswick Reformed Church, 3535 Grafton
Road, Brunswick
Ed Neiner, 9er's Diner, 63 Pearl Road, Brunswick
Eric Sophocleous, QAB Companies, 8175 Bishops Court,
Broadview Heights

Vice Chairman Brad Saeger called the meeting to order at 6:33 p.m.

The first item was the review of the public hearing for the Brunswick Reformed Church conditional zoning certificate and revised site plan (lot split), 3515 and 3535 Grafton Road. Mr. Hasan commented there are existing pine trees along the east property line, but there are no shrubs at a lower level to block headlights from the church shining on to the adjacent residential property. The Commission noted there is no 5' wide parking perimeter screening strip adjacent to the north property line of the Habitat for Humanity property, as required by Section 1282.08(a). Mr. Jones stated there is an existing 4' wide grass buffer in that area.

The second item was the discussion of the site plan review for the 9er's Diner patio addition, 63 Pearl Road (Gateway Plaza). Mr. Jones stated he would be in favor with moving the plan forward if a photometrics plan could be approved administratively. Mr. Hasan asked what is the total number of required parking spaces for the plaza; Ms. Plavecski responded she was unable to calculate that figure, as she doesn't have the square footage and use of each tenant space in the plaza. Mr. Hasan and Mr. Saeger said they visited the site and there wasn't 108 parking spaces, as stated by the applicant. Mr. Jones noted there are parking spaces behind the plaza. Mr. Hasan asked if Mr. Jones feels the patio is safe; he responded yes, as there are bollards around it and low-speed traffic. Mr. Rocha commented this is similar to The Cracked Egg restaurant lay-out at Brunswick Plaza.

Mr. Saeger adjourned the meeting at 6:47 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

March 17, 2022

6:48 p.m.

Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
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Suite 100, Wadsworth
Pastor Jay Carroll, Brunswick Reformed Church, 3535 Grafton
Road, Brunswick
Ed Neiner, 9er's Diner, 63 Pearl Road, Brunswick
Eric Sophocleous, QAB Companies, 8175 Bishops Court,
Broadview Heights

Item 1

Vice Chairman Brad Saeger called the meeting to order at 6:48 p.m.

MR. SAEGER MOTIONED TO EXCUSE CHAIRMAN SHIRILLA AND MR. ARONA FOR JUST CAUSE.

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

Ms. Plavecski called the roll: 3 Present 2 Absent (Mr. Shirilla and Mr. Arona).

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF MARCH 3, 2022.

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

Item 4(a)

Regarding the public hearing for the Brunswick Reformed Church conditional zoning certificate and revised site plan (lot split), 3515 and 3535 Grafton Road, Mr. Tom O'Connell, Habitat for Humanity; Mr. Joe Burgoon, Lewis Land Professionals; and Pastor Jay Carroll, Brunswick Reformed Church, were present.

Mr. Burgoon explained they tried to minimize the parking space loss and reduce the lot size variance. He stated a fence will be installed along the north property line on the Habitat for Humanity residential parcel and will continue along the Habitat west property line until it lines up with the existing shed in order to provide a buffer. He noted there are existing mature pines along Brunswick Reformed Church's east property line and it would be difficult to add shrubs underneath them.

Mr. Burgoon said they are seeking relief from providing a photometrics plan and a 10' to 15' high light pole has been added adjacent to the two new parking spaces in that area. Mr. Hasan commented he wants to ensure there is no light trespass onto the Habitat residential property. Ms. Plavecski explained the lighting level cannot exceed one footcandle at the residential property line, pursuant to Section 1276.14(d).

Mr. Saeger noted adjacent to the Habitat north property line, there is only a 4' wide grass strip. Mr. Burgoon reiterated they were trying to reduce the lot size variance and stated a fence will be installed along the north property line on the Habitat for Humanity residential parcel and will continue along the west property line until it lines up with the existing shed. Mr. Hasan asked when will the fence be installed; Mr. O'Connell replied it will be erected early on in the project. Mr. Saeger stated the Planning Commission is unable to grant relief for the photometrics plan, as this is a code requirement. Mr. Jones said he will provide the names of lighting experts to the applicant.

Mr. Saeger opened the public hearing; no one appeared, so he declared it closed.

MR. HASAN MOTIONED TO APPROVE THE BRUNSWICK REFORMED CHURCH CONDITIONAL ZONING CERTIFICATE AND REVISED SITE PLAN (LOT SPLIT), 3515 AND 3535 GRAFTON ROAD, SUBJECT TO THE FOLLOWING:

1. AS A RESULT OF THE PROPOSED LOT SPLIT, A 5' WIDE PARKING PERIMETER SCREENING STRIP IS REQUIRED ALONG THE EAST PROPERTY LINE, PURSUANT TO SECTION 1282.08(a), CONTAINING PLANTS FROM PLANT LIST D OR E THAT WILL ACHIEVE A DECORATIVE PLANTING WITH A MINIMUM HEIGHT OF 4 FEET. AS THERE ARE MATURE EXISTING PINE TREES IN THIS AREA, THE PLANNING COMMISSION, AS PERMITTED BY SECTIONS 1282.04(b)(5) AND 1282.10(a), MAY APPROVE LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENTS IN INDIVIDUAL, UNIQUE SITUATIONS WHERE THE REQUIREMENTS OF THIS CHAPTER 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 THAT THE PUBLIC INTEREST WILL BE SERVED.

2. ADDITIONALLY, AS A RESULT OF THE PROPOSED LOT SPLIT, A 5' WIDE PARKING PERIMETER SCREENING STRIP IS REQUIRED ADJACENT TO THE NORTH PROPERTY LINE OF THE HABITAT FOR HUMANITY PARCEL, PURSUANT TO SECTION 1282.08(a), CONTAINING PLANTS FROM PLANT LIST D OR E THAT WILL ACHIEVE A DECORATIVE PLANTING WITH A MINIMUM HEIGHT OF 4 FEET. AS THERE IS AN APPROXIMATE 4' WIDE EXISTING GRASS STRIP IN THAT AREA, AND A PRIVACY FENCE WILL BE INSTALLED ON THE HABITAT FOR HUMANITY PARCEL ALONG THE NORTH PROPERTY LINE THAT WILL EXTEND TO THE WEST PROPERTY LINE UP TO THE EXISTING SHED, THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a), MAY APPROVE LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENTS IN INDIVIDUAL, UNIQUE SITUATIONS WHERE THE REQUIREMENTS OF THIS CHAPTER 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 THAT THE PUBLIC INTEREST WILL BE SERVED.
3. SUBJECT TO ENGINEERING APPROVAL, A PHOTOMETRICS PLAN SHALL BE SUBMITTED INDICATING A MINIMUM 0.6 FOOTCANDLE LIGHTING LEVEL FOR THE TWO NEW 60° ANGLE PARKING SPACES ALONG THE EAST PROPERTY LINE, PURSUANT TO SECTION 1276.14(a), AND THAT THE LIGHTING LEVEL SHALL NOT EXCEED ONE FOOTCANDLE IN THAT AREA, AS REQUIRED BY SECTION 1276.14(d), WHEN ADJACENT TO A RESIDENTIAL USE OR ZONING DISTRICT.
4. A MINOR SUBDIVISION APPLICATION AND FEE SHALL BE SUBMITTED TO THE DIVISION OF PLANNING.
5. THE LOT SPLIT/CONSOLIDATION IS SUBJECT TO FINAL ENGINEERING APPROVAL.

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

Item 4(b)

Concerning the site plan review for the 9er's Diner patio addition, 63 Pearl Road (Gateway Plaza), Mr. Ed Neiner, owner; and Mr. Eric Sophocleous, of QAB Companies (plaza owner), were present.

Mr. Sophocleous stated there are 29 parking spaces in the rear of the plaza for employees. Regarding the photometrics plan, Mr. Jones stated he can provide some names of lighting experts to perform this.

The Planning Commission discussed the number of required parking spaces and that shared parking can take place at the plaza, due to staggered hours of operation for 9er's Diner and the existing sports bar. Ms. Plavecski stated she was unable to calculate the minimum number of parking spaces, as the square footage and use of each tenant space in the plaza was not submitted.

MR. HASAN MOTIONED TO APPROVE THE 9ER'S DINER ENCLOSED PATIO, 63 PEARL ROAD (GATEWAY PLAZA), SUBJECT TO THE FOLLOWING:

1. WITH A MAXIMUM OCCUPANCY OF 173 CUSTOMERS FOR BOTH INDOOR AND OUTDOOR SEATING, A MINIMUM OF 87 PARKING SPACES ARE REQUIRED FOR 9ER'S DINER. AS THE RESTAURANT WILL BE CLOSED DURING PEAK HOURS OF OPERATION FOR THE SPORTS BAR ALSO LOCATED IN THIS PLAZA, THE PLANNING COMMISSION GRANTED A MODIFICATION TO ALLOW 108 PARKING SPACES TO REMAIN AFTER THE OUTDOOR PATIO IS CONSTRUCTED. AS PERMITTED BY SECTION 1276.15(b), THE PLANNING COMMISSION MAY MODIFY THE SPECIFIC STANDARDS OF CHAPTER 1276 AND APPROVE LESS RESTRICTIVE PARKING OR SITE DESIGN IMPROVEMENTS IN INDIVIDUAL, UNIQUE SITUATIONS WHERE SUCH STANDARDS ARE CLEARLY INAPPLICABLE. IN MODIFYING ANY REQUIREMENT OF THIS CHAPTER, THE COMMISSION HAS FOUND THAT THE OBJECTIVES OF THIS CHAPTER, AS STATED IN SECTION 1276.01, HAVE BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.
2. A PHOTOMETRICS PLAN SHALL BE SUBMITTED INDICATING A MINIMUM 0.6 FOOTCANDLE FOR PEDESTRIAN AREAS IN AND AROUND THE PATIO, PURSUANT TO SECTION 1276.14(a), SUBJECT TO ENGINEERING APPROVAL.
3. IF ANY MODIFICATION TO THE SITE PLAN IS REQUIRED BY THE OHIO BOARD OF LIQUOR CONTROL, IT SHALL BE APPROVED BY THE PLANNING COMMISSION.
4. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 5

There was no old business.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

There was no Council Representative's Report, as Mr. Delsanter was not present.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 7:37 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

March 17, 2022

Brunswick Reformed Church

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

Location: 3515 and 3535 Grafton Road
R-L District

Proposed Use & Background:

Brunswick Reformed Church is proposing to split off a 0.4260-acre parcel with a 91.87-ft. frontage width from the existing 0.8398-acre adjacent property they own at 3515 Grafton Road, in order to sell the existing house to Habitat for Humanity. The residual lot does not meet the minimum 0.5-acre (21,780 sq. ft.) lot size required by Section 1252.05(a) for a residential lot; therefore, the applicant requested a variance of 0.0740 acre for the lot size from the Board of Zoning Appeals on March 7, 2022, which was granted. As this is an existing residential lot, it has been determined that a variance to allow the 91.87' lot width, where Section 1252.05(b) requires a minimum of 100 feet, is unnecessary.

Currently, there are 167 parking spaces (159 regular spaces and 8 handicap spaces). As a result of the proposed lot split, the number of parking spaces will be reduced to 160 spaces (152 regular spaces and 8 handicap spaces), in compliance with the minimum 109 spaces required by Table 1276-1(b)(2) of the Zoning Code and Table 1106.1 of the 2017 Ohio Building Code. Two new 60° angle parking spaces measuring 9.3' wide x 21' long, in compliance with Table 1276-3, will be installed along the east property line.

Religious places of worship are a conditionally permitted use in the R-L Low Density Residential District, pursuant to Section 1252.04(b), subject to Section 1274.08(a), (b), (e) and (h) of the Zoning Code.

Staff Review Comments:

1. As a result of the above lot split, a 5' wide parking perimeter screening strip is required along the east property line, pursuant to Section 1282.08(a), containing plants from Plant List D or E that will achieve a decorative planting with a minimum height of 4 feet. As there is existing vegetation in this area, the Planning Commission, as permitted by Sections 1282.04(b)(5) and 1282.10(a), may approve less restrictive landscaping or screening improvements in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.

2. Verify there is a minimum 0.6 footcandle lighting level for the two new 60° angle parking spaces along the east property line, pursuant to Section 1276.14(a).
3. A Minor Subdivision Application and fee shall be submitted to the Division of Planning.
4. The lot split/consolidation is subject to final engineering approval.

Staff Recommendations:

Staff recommends approval of the proposed lot split, pending the Planning Commission's ruling on the parking perimeter screening strip.

9er's Diner enclosed patio

(Site plan review)

Location: 63 Pearl Road (Gateway Plaza)
GW-C District

Proposed Use & Background:

An application has been submitted to construct an approximate 720 sq. ft. patio on the west side of the building in the existing parking lot. A 40' long by 18' wide concrete pad will be poured into the current sidewalk grading. The patio will be enclosed by a 4' high black aluminum fence that will resemble wrought iron, which will include two 36" wide gates on both sides of the sidewalk for ingress/egress. Around the fence perimeter, 3" wide bollards will be spaced every 4' with planters placed between them.

Five parking spaces will be removed, including two handicap spaces that are being relocated to the south of the restaurant where there is an existing ramp and grading, leaving a total of 108 parking spaces. Thirty-two outdoor seating spaces are proposed, which will require sixteen additional parking spaces, as required by Table 1276-1(d)(4). Four 9' high light poles will be utilized to string LED lights across the patio.

Staff Review Comments:

1. Verify there is sufficient parking in the plaza to accommodate the additional sixteen parking spaces required by Table 1276-1(d)(4). With a maximum occupancy of 173 customers for both indoor and outdoor seating, a minimum of 87 parking spaces are required for the restaurant. As the restaurant will be closed during the peak hours of operation for the sports bar located in the plaza, the Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of Chapter 1276 and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01 will be met, that the intent of the specific requirement will be maintained and that the public interest will be served. The concurring vote of three members shall be required to approve a less restrictive improvement.

2. A photometrics plan shall be submitted indicating a minimum 0.6 footcandle for pedestrian areas in and around the patio, pursuant to Section 1276.14(a).
3. If any modification to the site plan is required by the Ohio Board of Liquor Control, it shall be approved by the Planning Commission.

Staff Recommendations:

Staff recommends approval of the outdoor patio, provided the above items are addressed.