

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

MAY 9, 2022

6:15 PM

or Immediately following
Parks, Recreation & Community Committee

1. Discussion Items

ORD. NO. 39-2022 - An ordinance amending Section 1216.02(b) of the City of Brunswick Codified Ordinances by updating the fee schedule.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 40-2022- An ordinance amending Section 1216.03(a) of the City of Brunswick Codified Ordinances by updating the fee schedule. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 41-2022 - An ordinance amending Section 1228.03(a) of the City of Brunswick Codified Ordinances.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 42-2022 - An ordinance amending Section 1244.07(c) of the City of Brunswick Codified Ordinances. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

ORD. NO.43-2022- An ordinance amending Section 1278.02 of the City of Brunswick Codified Ordinances.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 44-2022- An ordinance amending Section 1280.06 of the City of Brunswick Codified Ordinances.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

ORD. NO. 45-2022 - An ordinance establishing Section 1475.11 of the City of Brunswick Codified Ordinances.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

2. General Discussion

3. Adjournment

PROPOSED LEGISLATION



DATE: 5/9/2022

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. 39-2022** - An ordinance amending Section 1216.02(b) of the City of Brunswick Codified Ordinances by updating the fee schedule.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Section 1216.02(b) pertaining to the Planning Commission fee schedule for preliminary subdivision plans is hereby updated to charge \$300.00 plus \$20.00 per lot; and for a preliminary plan extension, the fee is \$200.00.

PURPOSE AND EXPLANATION: A fee increase is proposed due to economic factors.

IMPLEMENTATION SCHEDULE: First reading on May 9, 2022; then refer back to the Planning Commission for a public hearing.

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.

ADDITIONAL

INFORMATION:

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE AMENDING SECTION 1216.02(b) OF THE CITY OF
BRUNSWICK CODIFIED ORDINANCES BY UPDATING THE FEE
SCHEDULE.

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

SECTION 1: That Section 1216.02(b) of the Codified Ordinances is hereby amended to read as follows:

“(b) Preliminary Subdivision Plans.

- (1) For preliminary subdivision plans, ~~twethree~~ hundred dollars (\$~~32~~00.00) plus ~~ten-twenty~~ dollars (\$~~12~~0.00) per lot.
- (2) Preliminary plan extension: ~~one-two~~ hundred dollars (\$~~21~~00.00).
- (3) ****”

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

PROPOSED LEGISLATION



DATE: 5/9/2022

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. 40-2022-** An ordinance amending Section 1216.03(a) of the City of Brunswick Codified Ordinances by updating the fee schedule. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Planning Commission Site Plan Review Application fees are being amended.

PURPOSE AND EXPLANATION: A fee increase is proposed due to economic factors.

IMPLEMENTATION SCHEDULE: First reading on May 9, 2022; then refer back to the Planning Commission for a public hearing.

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.

ADDITIONAL INFORMATION:

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE AMENDING SECTION 1216.03(a) OF THE CITY OF
BRUNSWICK CODIFIED ORDINANCES BY UPDATING THE FEE
SCHEDULE.

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

SECTION 1: That Section 1216.03(a) of the Codified Ordinances is hereby amended to read as
follows:

“(a) Applications for site plan reviews as required by Chapter 1278 shall be
charged a fee based on the foundation of the building(s) as follows:

(1)	<u>One residential lot</u>	<u>\$150.00</u>
(21)	0-1,000 square feet	\$15 200.00
(32)	1,001-5,000 square feet	\$25 300.00
(43)	5,001-10,000 square feet	\$35 400.00
(54)	10,001-20,000 square feet	\$5 600.00
(65)	20,001-50,000 square feet	\$8 900.00
(76)	50,001 square feet and greater	\$1,2 900.00”

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

PROPOSED LEGISLATION



DATE: 5/9/2022

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. 41-2022** - An ordinance amending Section 1228.03(a) of the City of Brunswick Codified Ordinances.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Section 1228.03(a), pertaining to utility easements, is hereby amended whereby electric and telephone lines for a subdivision should be located along rear or side lot lines and shall be buried.

PURPOSE AND EXPLANATION: The text amendment requires that electric and telephone lines for a subdivision are required to be buried.

IMPLEMENTATION SCHEDULE: First reading on May 9, 2022; then refer back to the Planning Commission for a public hearing.

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.

**ADDITIONAL
INFORMATION:**

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE AMENDING SECTION 1228.03(a) OF THE CITY OF
BRUNSWICK CODIFIED ORDINANCES.

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

SECTION 1: That Section 1228.03(a) of the Codified Ordinances is hereby amended to read as follows:

“(a) Utility Easements. Electric and telephone lines should be located along rear or side lot lines ~~wherever possible, unless and shall be~~ buried. Easements along rear or side lot lines shall be provided for utilities where necessary and shall be at least sixteen feet wide.”

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

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 5/9/2022

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. 42-2022** - An ordinance amending Section 1244.07(c) of the City of Brunswick Codified Ordinances. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Section 1244.07(c), pertaining to certificate of occupancy, has been amended whereby a certificate of occupancy shall also be issued upon transfer of the property to a new owner.

PURPOSE AND EXPLANATION: This will allow the Division of Building and safety forces to have current contact information for a new owner/tenant of a building.

IMPLEMENTATION SCHEDULE:

First reading on May 9, 2022; then refer back to the Planning Commission for a public hearing.

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.

ADDITIONAL

INFORMATION:

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE AMENDING SECTION 1244.07(c) OF THE CITY OF
BRUNSWICK CODIFIED ORDINANCES.

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

SECTION 1: That Section 1244.07(c) of the Codified Ordinances is hereby amended to read as follows:

“Occupancy of a Building. A zoning certificate of occupancy for a new building, the alteration or expansion of an existing building or a new occupancy of an existing building shall be applied for at the same time as the application for a building permit. A certificate of occupancy shall also be issued upon transfer of the property to a new owner. The certificate shall be issued after the new building, alteration or expansion is completed in conformity with the provisions of this Code and with site plans approved by the Planning Commission.”

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

PROPOSED LEGISLATION



DATE: 5/9/2022

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.43-2022-** An ordinance amending Section 1278.02 of the City of Brunswick Codified Ordinances.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Section 1278.02(c) is amended whereby a building permit application to amend an approved site plan in an industrial zoning district will not require Planning Commission approval provided the total aggregate cost does not exceed \$150,000.00, subject to administration approval. Section 1278.02(d) is amended whereby a building permit application to amend an approved site plan in a commercial zoning district will not require Planning Commission approval provided the total aggregate cost does not exceed \$50,000.00, subject to administration approval.

PURPOSE AND EXPLANATION: The proposed legislation will allow the administration to approve a revised site plan application without Planning Commission approval, provided the aggregate cost does not exceed \$150,000.00 for industrial projects and \$50,000.00 for commercial projects.

IMPLEMENTATION SCHEDULE: First reading on May 9, 2022; then refer back to the Planning Commission for a public hearing.

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.

**ADDITIONAL
INFORMATION:**

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE AMENDING SECTION 1278.02 OF THE CITY OF
BRUNSWICK CODIFIED ORDINANCES.

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

SECTION 1: That Section 1278.02 of the Codified Ordinances is hereby amended to read as follows:

“1278.02 REVIEW REQUIRED.

(a) ***

(b) ***

(c) Additionally, a building permit application to amend an approved site plan in an industrial zoning district, which application fully complies with all applicable municipal zoning and land use requirements, will not require Planning Commission approval, provided the following conditions are met: (1) the total aggregate cost does not exceed ~~seventy-five~~ one hundred fifty thousand dollars (\$~~15075~~,000.00); (2) the proposed change does not increase the impervious surface area of the site by more than 0.1 acres, as determined by the City Engineer; and (3) the building permit application is reviewed, certified and approved in writing by the City Engineer and Chief Building Official as meeting all applicable municipal zoning and land use requirements. This exception to Planning Commission Approval shall not be utilized more than once after approval of the final site plan. Notwithstanding anything to the contrary contained herein, the Community and Economic Development Director, Chief Building Official, or designee, shall have the discretion to refer any building permit application to the Planning Commission for review and approval.

(d) Additionally, a building permit application to amend an approved site plan in a commercial zoning district, which application fully complies with all applicable municipal zoning and land use requirements, will not require Planning Commission approval, provided the following conditions are met: (1) the total aggregate cost does not exceed ~~twenty-five~~ fifty thousand dollars (\$~~250~~,000.00); (2) the proposed change does not increase the impervious surface area of the site by more than 0.1 acres, as determined by the City Engineer; and (3) the building permit application is reviewed, certified and approved in writing by the City Engineer and Chief Building Official as meeting all applicable municipal zoning and land use requirements. This exception to Planning Commission Approval shall not be utilized more than once after approval of the final site plan. Notwithstanding anything to the contrary contained herein, the Community and

Economic Development Director, Chief Building Official, or designee, shall have the discretion to refer any building permit application to the Planning Commission for review and approval.”

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

PROPOSED LEGISLATION



DATE: 5/9/2022

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. 44-2022-** An ordinance amending Section 1280.06 of the City of Brunswick Codified Ordinances.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Section 1280.06(b), pertaining to attached accessory buildings, is hereby amended to include these structures shall be constructed of materials comparable to the principal building. Section 1280.06(c), pertaining to detached accessory buildings, is hereby amended whereby detached accessory buildings exceeding 100 square feet shall be constructed of materials harmonious, as defined in Section 1242.02(41) of this Code, to the principal building. Detached accessory buildings measuring up to 240 square feet shall be located a minimum of 5 feet from the side and rear property lines and a minimum of 15 feet from the rear of the principal building. Detached accessory buildings exceeding 240 square feet shall be located a minimum of 10 feet from the side and rear property lines and a minimum of 15 feet from the rear of the principal building. Only one shed shall be permitted per lot containing a residential building. No accessory buildings shall be permitted on vacant land.

PURPOSE AND EXPLANATION: The proposed legislation will require accessory buildings to be constructed of materials comparable to the principal residential dwelling, along with reducing the setback requirements for smaller sheds, while also accommodating smaller residential lots.

IMPLEMENTATION SCHEDULE: First reading on May 9, 2022; then refer back to the Planning Commission for a public hearing.

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.

**ADDITIONAL
INFORMATION:**

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE AMENDING SECTION 1280.06 OF THE CITY OF
BRUNSWICK CODIFIED ORDINANCES.

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

SECTION 1: That Section 1280.06 of the Codified Ordinances is hereby amended to read as follows:

“All accessory buildings and structures shall comply with the following provisions:

(a) ***

(b) Attached Buildings. An accessory building attached to the principal building on a lot shall be made structurally a part thereof and shall comply in all respects with the requirements of this Zoning Code applicable to the principal building. The attached accessory building shall be constructed of materials comparable to the principal building. However, non-enclosed patio roofs and/or covered porches shall be permitted to extend not more than 10 feet within the minimum front yard setback line.

(c) Detached Buildings. In residential districts, detached accessory buildings, including private garages, shall be located between the front of the dwelling and the rear lot line. All detached accessory structures exceeding 100 square feet shall be constructed of materials harmonious, as defined in Section 1242.02(41) of this Code, to the principal building. Detached accessory buildings measuring up to 240 square feet shall be located a minimum of 10 feet from the side and rear property lines and a minimum of 15 feet from the rear of the principal building. Detached accessory buildings exceeding 240 square feet shall be located a minimum of 10 feet from the side and rear property lines and a minimum of 15 feet from the rear of the principal building. Only one shed shall be permitted per lot containing a residential building. No accessory buildings shall be permitted on vacant land.

(d) ***

(e) ***

(f) ****”

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

PROPOSED LEGISLATION



DATE: 5/9/2022

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. 45-2022** - An ordinance establishing Section 1475.11 of the City of Brunswick Codified Ordinances.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Section 1475.11 has been established whereby driveways shall be located a minimum of three feet from the side property line and shall not obstruct a drainage swale or drainage course.

PURPOSE AND EXPLANATION: The proposed legislation will regulate the minimum distance of a driveway from a side property line to ensure that drainage swales or drainage courses will not be obstructed.

IMPLEMENTATION SCHEDULE: First reading on May 9, 2022; then refer back to the Planning Commission for a public hearing.

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.

ADDITIONAL

INFORMATION:

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE ESTABLISHING SECTION 1475.11 OF THE CITY OF
BRUNSWICK CODIFIED ORDINANCES.

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

SECTION 1: That Section 1475.11 of the Codified Ordinances is hereby established to read as follows:

“LOCATION.

Driveways shall be located a minimum of three feet from the side property line and shall not obstruct a drainage swale or drainage course.”

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