

Brunswick City Planning Commission

May 19, 2022 - Caucus

6:30 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Haley Thompson, GLMV Architecture, 9229 Ward Parkway, Suite
210, Kansas City, MO
Carmen Onker, Crash Champions, 1191 Pearl Road, Brunswick
Richard Hummel, Woodpeckers, 13700 Prospect Rd., Strongsville
Brandon Hummel, Woodpeckers, same
Greg Siefert, Geis Construction, 10020 Aurora-Hudson Road,
Streetsboro

Chairman Joe Shirilla called the meeting to order at 6:43 p.m.

The first item was the review of the discussion plan for Crash Champions, 1191 Pearl Road. Ms. Plavecski explained they will be seeking a modification to install a 5' wide parking perimeter screening strip for the eastern parking spaces on the south property line, as there is an existing 6' high vinyl fence in the rear service area.

The second item was the review of the discussion plan for Woodpeckers, 1564 and 1594 West 130th Street. Ms. Plavecski explained in order for the truck docks to be located on the south side of the facility, resulting in less impact to the residents on Michael Drive, the applicant is seeking an 80' variance to allow the building to be located 120' from the north property line, where code requires a minimum setback of 200' when adjacent to a residential district.

Mr. Shirilla adjourned the meeting at 6:50 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

May 19, 2022

6:56 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
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Carmen Onker, Crash Champions, 1191 Pearl Road, Brunswick
Richard Hummel, Woodpeckers, 13700 Prospect Rd., Strongsville
Brandon Hummel, Woodpeckers, same
Greg Siefert, Geis Construction, 10020 Aurora-Hudson Road,
Streetsboro
Tom O'Connell, Habitat for Humanity, 233 Lafayette Road,
Medina

Item 1

Chairman Joe Shirilla called the meeting to order at 6:56 p.m.

MR. HASAN MOTIONED TO EXCUSE JEFF ARONA FOR JUST CAUSE.

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

Ms. Plavecski called the roll: 4 Present 1 Absent (Mr. Arona).

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF APRIL 21, 2022.

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

Item 4(a)

Regarding the discussion plan for the Crash Champions addition, 1191 Pearl Road, Ms. Haley Thompson, of GLMV Architecture, and Ms. Carmen Onker, of Crash Champions, were present.

Ms. Thompson gave an overview of the project. Mr. Shirilla inquired what is the distance of the fence on the south property line from the adjacent commercial property; Ms. Thompson replied 35 feet.

Ms. Thompson explained they are providing a stormwater management pond on the east (rear) side of the addition, to which Mr. Aungst commented it will be a tremendous enhancement to that area. Mr. Saeger asked if it will be a retention pond; Ms. Thompson answered yes; water will be held on-site.

The Staff Review Comments were addressed as follows:

1. Section 1282.08(a) requires a 5' wide parking perimeter screening yard along the parking spaces on the south property line; the western portion of the screening yard is shown; however, the applicant is seeking a modification for the eastern portion, as there is an existing 6' high vinyl fence in the rear service area. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening improvement 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. The Commission agreed a modification would be appropriate.
2. On the detailed site plan, identify the species that will be provided for the interior landscaping, pursuant to Section 1282.08(b); for the 10' wide parking perimeter screening strip along the Pearl Road right-of-way required by Section 1282.06(e); and for the 25' wide rear screening yard adjacent to the Royal Court Condominiums, in accordance with Section 1282.06(a). The applicant stated they will comply.
3. A photometrics plan shall be submitted with the detailed site plan, pursuant to Section 1276.14(a) and (c), respectively, indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, and an average illumination level not to exceed 2.4 footcandles. Additionally, lighting along the rear (east) property line adjacent to the Royal Court Condominiums shall not exceed one footcandle, as required by Section 1276.14(d). The applicant agreed to comply.

4. Provide a color rendering of the building addition to ensure compatibility with the existing structure, in accordance with Section 1278.08(e). Mr. Aungst distributed color renderings to the Planning Commission, to which they agreed were sufficient.
5. Suggest architectural enhancements to be added on the north elevation to break up the long expanse of blank wall, as required by Section 1278.08(c). Ms. Onker stated there are existing trees that will remain on the north side of the building, to which Mr. Jones commented these trees hide the north building wall. Therefore, the Commission agreed no further enhancements will be required.

MR. SAEGER MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR THE CRASH CHAMPIONS ADDITION, 1191 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. SECTION 1282.08(a) REQUIRES A 5' WIDE PARKING PERIMETER SCREENING YARD ALONG THE PARKING SPACES ON THE SOUTH PROPERTY LINE; THE WESTERN PORTION OF THE SCREENING YARD IS SHOWN; HOWEVER, THE APPLICANT IS SEEKING A MODIFICATION FOR THE SCREENING YARD ADJACENT TO THE ELEVEN PARKING SPACES ON THE EASTERN PORTION, AS THERE IS AN EXISTING 6' HIGH VINYL FENCE IN THE REAR SERVICE AREA. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a), MAY APPROVE A LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENT 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. ON THE DETAILED SITE PLAN, IDENTIFY THE SPECIES THAT WILL BE PROVIDED FOR THE INTERIOR LANDSCAPING, PURSUANT TO SECTION 1282.08(b); FOR THE 10' WIDE PARKING PERIMETER SCREENING STRIP ALONG THE PEARL ROAD RIGHT-OF-WAY REQUIRED BY SECTION 1282.06(e); AND FOR THE 25' WIDE REAR SCREENING YARD ADJACENT TO THE ROYAL COURT CONDOMINIUMS, IN ACCORDANCE WITH SECTION 1282.06(a).
3. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN, PURSUANT TO SECTION 1276.14(a) AND (c), RESPECTIVELY, INDICATING A MINIMUM 0.6 FOOTCANDLE LIGHTING LEVEL FOR PARKING AND PEDESTRIAN AREAS, AND AN AVERAGE ILLUMINATION LEVEL NOT TO EXCEED 2.4 FOOTCANDLES. ADDITIONALLY, LIGHTING ALONG THE REAR (EAST) PROPERTY LINE ADJACENT TO THE ROYAL COURT CONDOMINIUMS SHALL NOT EXCEED ONE FOOTCANDLE, AS REQUIRED BY SECTION 1276.14(d).

4. COLOR RENDERINGS OF THE BUILDING ADDITION WERE DISTRIBUTED AT TONIGHT'S MEETING TO ENSURE COMPATIBILITY WITH THE EXISTING STRUCTURE, IN ACCORDANCE WITH SECTION 1278.08(e).
5. THE NORTH ELEVATION IS SUFFICIENTLY SCREENED BY EXISTING TREES; THEREFORE, NO FURTHER ENHANCEMENTS WILL BE REQUIRED.

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

Item 4(b)

Concerning the discussion plan for Woodpeckers, 1564 and 1594 West 130th Street, Mr. Greg Siefert, Geiss Construction; and Mr. Robert Hummel and Mr. Brandon Hummel, owners, were present.

Mr. Siefert gave an overview of the project. Mr. Shirilla asked if the dock is placed on the south side of the building, will it have the same amount of operating room and pavement, to which Mr. Siefert responded yes.

Mr. Siefert explained the wetlands have been delineated and accepted by the Army Corps of Engineers. He said the wetlands will be mitigated in the second phase of the project which includes the 224,000 sq. ft. expansion.

Regarding the building façade, Mr. Siefert noted the gray rectangles shown on the elevation drawings will be painted on the structure. He stated they will add some small interior landscape islands to break up the large expanse of parking lot, even though it is not required by Code in the I-L Light Industrial District.

Concerning truck deliveries, Mr. Robert Hummel stated they will occur during the day; there will be no truck traffic during the second or third shifts. Mr. Hasan inquired if the trucks are allowed to be unloaded at anytime during the night; Mr. Incorvaia replied there is a noise ordinance which states in receiving residential districts, the noise level cannot exceed 50 decibels from 9:00 p.m. to 6:30 a.m.

Mr. Shirilla stated he would like a line-of-sight exhibit submitted indicating how much of the building will be visible from Michael Drive, to which Mr. Siefert agreed.

Mr. Delsanter stated to prevent any lighting issues, the applicant shall ensure the lights are shielded. Mr. Shirilla commented wall packs on a building have caused problems in the past. Mr. Siefert noted they use downward shining light packs. Mr. Hasan stated as the north wall is inactive, the lighting can be lower. Mr. Siefert said they will have security lighting on the north wall and by the egress doors.

Mr. Saeger stated he is in favor of moving all the activity for the loading docks to the south side of the building. Mr. Shirilla commented he is satisfied with Mr. Siefert's explanation for the need of a variance. Mr. Aungst noted the Woodpeckers facility in Strongsville is clean

and stated this is not a stamping plant; it will not be noisy. Mr. Siefert stated they will comply with Staff Review Comments 2 through 9 as listed in the May 19, 2022 Staff Report.

MR. HASAN MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR THE VARIANCE AND CONDITIONAL ZONING CERTIFICATE FOR WOODPECKERS, 1564 AND 1594 WEST 130th Street, SUBJECT TO THE FOLLOWING:

1. THE BUILDING SETBACK FROM THE NORTH PROPERTY LINE IS 120'; SECTION 1266.05(d) REQUIRES A MINIMUM 200' SETBACK WHEN ADJACENT TO A RESIDENTIAL DISTRICT (MICHAEL DRIVE), WHICH WILL REQUIRE AN 80' VARIANCE. HOWEVER, THE 50' SCREENING YARD REQUIRED BY SECTION 1266.05(g) WILL BE INSTALLED. BY MOVING THE BUILDING FURTHER NORTH, THIS WILL ALLOW THE TRUCK DOCKS TO BE LOCATED ON THE SOUTH SIDE OF THE FACILITY, RESULTING IN LESS IMPACT TO THE RESIDENTS ON MICHAEL DRIVE. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1244.04(b), MAY, IN SPECIFIC CASES, WITH THE CONSENT OF CITY COUNCIL, AND UPON PROPER WRITTEN APPLICATIONS, VARY OR PERMIT EXCEPTIONS TO ANY OF THE PROVISIONS OF CHAPTER 1266 IF THE COMMISSION EXPRESSLY FINDS THAT BOTH (1) SUCH VARIANCE OR EXCEPTION WILL NOT VIOLATE THE SPIRIT OR INTENT OF THE CHAPTER AND (2) THAT A MORE HARMONIOUS AND COMPATIBLE DEVELOPMENT WILL RESULT. THIS WILL BE ADDRESSED AT THE REQUIRED PUBLIC HEARING.
2. THE APPLICANT HAS AGREED TO COMPLY WITH STAFF REVIEW COMMENTS 2 THROUGH 9, AS NOTED IN THE MAY 19, 2022 STAFF REPORT (COPY ATTACHED).

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

Item 5

Regarding old business of the Brunswick Reformed Church photometrics plan that was a condition of the Planning Commission's March 17, 2022 lot split approval, Brunswick Reformed Church stated they are having difficulty providing this, as the light fixture is obsolete and a light level reading cannot be performed. Mr. Tom O'Connell, from Habitat for Humanity, explained they can replace the existing light with a new one and provide a photometrics plan of just that area where the lot split is occurring. Mr. Aungst stated he has visited the site and doesn't feel the light is necessary and could be removed. Mr. Shirilla asked Mr. O'Connell to check with Brunswick Reformed Church to see if the light is needed. Mr. Jones commented the photometrics plan is subject to engineering approval. At this time, no action is required by the Planning Commission.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Delsanter gave the Council Representative's Report. He noted there are seven proposed text amendments to the Zoning Code that are scheduled for the Planning Commission's June 16, 2022 meeting.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:22 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

May 19, 2022

Crash Champions addition

(Discussion plan)

Location: 1191 Pearl Road
C-G District

Proposed Use & Background:

An application has been submitted to construct a 4,900 sq. ft. addition on the rear (east) side of the existing 12,100 sq. ft. building, for a total of 17,000 square feet. The rear of the addition encroaches 22.74' into the 100' setback for an activity area, as defined in Section 1242.02(1.1), that is required by Section 1274.08(a), resulting in the structure being located 77.26' from the east property line. The Board of Zoning Appeals, at their meeting on April 18, 2022, granted a variance to allow the above encroachment. The front building setback from the Pearl Road right-of-way is 72.5', in compliance with the maximum 75' setback permitted by Section 1260.05(a)(2)(A) of the Zoning Code.

Automotive repair is a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(k), subject to Section 1274.08(a), (d), (f), and (g) of the Zoning Code.

In compliance with Table 1276-1(d)(7) of the Zoning Code, along with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code, 34 parking spaces have been provided, including two van-accessible spaces. Parking stall dimensions are 9' wide x 19' long, along with a 30' aisle width, pursuant to Table 1276-3.

Regarding landscaping, Section 1282.05 requires that a minimum of 10% (6,935 sq. ft.) of the total lot area shall be landscaped with lawn, trees, shrubs, or water areas; Sheet SP101 indicates that 13,365 sq. ft. will be provided. Concerning interior landscaping, Section 1282.08(b) requires a minimum of 680 sq. ft.; 2,335 sq. ft. is shown. Pursuant to Section 1282.06(e), a 10' wide parking perimeter screening strip is shown along the Pearl Road right-of-way which will contain the proper species and spacing. In accordance with Section 1282.06(a), a 25' wide rear screening yard will be provided adjacent to the Royal Court Condominiums.

The front (west) facade will incorporate a ribbed metal panel with black trim along the top of the building and the existing store front window system will remain. The corners of the front elevation will be trimmed with dark brick. The existing building will be painted light gray to match the new addition.

Staff Review Comments:

1. Section 1282.08(a) requires a 5' wide parking perimeter screening yard along the parking spaces on the south property line; the western portion of the screening yard is

shown; however, the applicant is seeking a modification for the eastern portion, as there is an existing 6' high vinyl fence in the rear service area. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening improvement 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. On the detailed site plan, identify the species that will be provided for the interior landscaping, pursuant to Section 1282.08(b); for the 10' wide parking perimeter screening strip along the Pearl Road right-of-way required by Section 1282.06(e); and for the 25' wide rear screening yard adjacent to the Royal Court Condominiums, in accordance with Section 1282.06(a).
3. A photometrics plan shall be submitted with the detailed site plan, pursuant to Section 1276.14(a) and (c), respectively, indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, and an average illumination level not to exceed 2.4 footcandles. Additionally, lighting along the rear (east) property line adjacent to the Royal Court Condominiums shall not exceed one footcandle, as required by Section 1276.14(d).
4. Provide a color rendering of the building addition to ensure compatibility with the existing structure, in accordance with Section 1278.08(e).
5. Suggest architectural enhancements to be added on the north elevation to break up the long expanse of blank wall, as required by Section 1278.08(c).

Staff Recommendations:

Staff recommends moving the discussion plan to a public hearing and detailed site plan, pending the Planning Commission's ruling on the parking perimeter landscape strip modification, and provided the above items are addressed.

Woodpeckers

(Discussion plan)

Location: 1564 and 1594 West 130th Street
I-L District

Proposed Use & Background:

An application has been submitted to construct a 199,000 sq. ft. new building containing 100,000 sq. ft. for manufacturing; 47,000 sq. ft. for assembly; 32,000 sq. ft. for warehousing, and 20,000 sq. ft. for offices (including an area for a showroom and training), along with a

future addition of 224,000 sq. ft. on the west side of the new facility. Five parcels will be consolidated into one 29.2152-acre site consisting of Permanent Parcel Nos. 003-18D-12-003, 003-18D-12-019, 003-18D-12-020, 003-1D-12-021, and 003-18D-12-075.

Manufacturing and light assembly are permitted uses in the I-L District, pursuant to Section 1266.02(a) of the Zoning Code, and warehousing that is accessory to and necessary for the support of a principally or conditionally permitted use, in accordance with Section 1266.04(h), is a conditionally permitted use. The company manufactures and assembles woodworking tools.

Hours of operation are 24 hours per day/7 days per week. Currently, there are 182 employees working Monday through Friday on the first shift; 13 employees on the second shift; and 7 employees on the third shift, for a total of 202 employees. On Saturday, there will be approximately 12 employees on-site, and one to two employees on Sunday. Three hundred (300) parking spaces are proposed, along with 100 future spaces, in compliance with Table 1276-1(e), which requires a minimum of 244 spaces.

The building front yard setback (east elevation) from West 130th Street is 50', pursuant to Section 1266.05(c), and meets the minimum 25' side yard setback on the south property line and minimum 25' rear setback on the west property line required by Section 1266.05(d) and (e), respectively. There is a 20' wide fire lane on the north and west sides of the building for emergency vehicle access. A stormwater retention pond is indicated on "Sheet A.1 exp" that will be located west of the 224,000 sq. ft. expansion.

The building will be constructed with gray pre-engineered steel horizontal panels and glass windows on the western portion of the east (entrance) elevation facing West 130th Street, and the eastern portion of this elevation will use cream-colored vertical pre-engineered steel panels that will also be used on the west, north, and south elevations. Architectural enhancements have been added to break up the long expanse of blank walls, pursuant to Section 1278.08(c).

Staff Review Comments:

1. The building setback from the north property line is 120'; Section 1266.05(d) requires a minimum 200' setback when adjacent to a residential district (Michael Drive), which will require an 80' variance. However, the 50' screening yard required by Section 1266.05(g) will be installed. By moving the building further north, this will allow the truck docks to be located on the south side of the facility, resulting in less impact to the residents on Michael Drive. The Planning Commission, as permitted by Section 1244.04(b), may, in specific cases, with the consent of City Council, and upon proper written applications, vary or permit exceptions to any of the provisions of Chapter 1266 if the Commission expressly finds that both (1) such variance or exception will not violate the spirit or intent of the Chapter and (2) that a more harmonious and compatible development will result.
2. Provide the parking space dimensions and aisle width between the rows of parking; Table 1276-3 requires a minimum of 9' wide x 19' long parking spaces and a minimum

24' aisle width between the rows of parking. Additionally, Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code requires a minimum of seven handicap spaces, including two van-accessible spaces.

3. Indicate the driveway widths at the right-of-way and curb for the two driveways on West 130th Street (north and south side of the property) on the site plan; Table 1276-4 permits a minimum 24' width and a maximum 40' width at the right-of-way, and a maximum 90' width at the curb (no minimum listed). The northern driveway will be used only for cars, and the southern driveway, which will align with Great Lakes Way on the east side of West 130th Street in Hinckley Township, will be used for both cars and trucks.
4. Provide pedestrian access from the building to West 130th Street, pursuant to Section 1278.09(d).
5. As required by Section 1282.06(b), indicate on the detailed site plan landscaping plan the type of screening and species that will be used in the 50' wide buffer adjacent to the residential zone on Michael Drive.
6. In accordance with Section 1282.06(f), on the detailed site plan landscaping plan, include a notation that a minimum of 5% of the total front yard area shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner.
7. Section 1282.08(a) requires a 5' wide parking perimeter screening strip along the north and south sides of the proposed parking lot containing plant material from Plant Lists D or E that will achieve a decorative planting with a minimum 4' height, which shall be shown on the landscaping plan.
8. A photometrics plan shall be submitted with the detailed site plan, pursuant to Section 1276.14(a) and (c), respectively, indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, and an average illumination level not to exceed 2.4 footcandles. Additionally, lighting along the north property line adjacent to the Michael Drive residential district shall not exceed one footcandle, as required by Section 1276.14(d).
9. Provide further details on the color façade renderings indicating the specific colors and materials that will be used in order to ensure compatibility with the surrounding buildings, pursuant to Section 1278.08(e).

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing, pending Planning Commission and City Council approval on the north property line variance, and provided the above items are addressed.

