

Brunswick City Planning Commission

July 7, 2022 - Caucus

6:30 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
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
Will and Michelle Swart, 1054 Old Eagle Drive, Brunswick
Richard Hummel, Woodpeckers, 13700 Prospect Rd., Strongsville
Rene Jimenez, Geis Construction, 10020 Aurora-Hudson Road,
Streetsboro
Kim Harrington, Brownstone Building & Redevelopment
3660 Center Road, Suite #117, Brunswick
Jim Maclellan, Engelke Construction, 2927 Nationwide Parkway,
Brunswick

Chairman Joe Shirilla called the meeting to order at 6:34 p.m.

The first item was the review of the public hearing for the Swart fence in the riparian zone variance, 1054 Old Eagle Drive. Mr. Jones explained the house was platted prior to the riparian setback ordinance and noted no change in grade will be permitted with the installation of the fence.

The second item was the review of the home elevations for Oak Ridge Preserve SPD-7, 834 Pearl Road. The Commission discussed that further architectural enhancements are needed.

The third item was the review of the public hearing for Crash Champions conditional zoning certificate and detailed site plan, 1191 Pearl Road. Mr. Jones commented that he still needs engineered plans, but he is comfortable with proceeding further with the detailed site plan.

The fourth item was the discussion of the public hearing for Woodpeckers conditional zoning certificate, setback variance, and detailed site plan, 1564, 1594, and 1600 West 130th Street. Ms. Plavecski explained that an 80' variance is needed on the north property line to allow a 120' side yard setback, where Code requires a minimum of 200'.

Mr. Shirilla adjourned the meeting at 6:43 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

July 7, 2022

7:02 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
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
Will and Michelle Swart, 1054 Old Eagle Drive, Brunswick
Haley Thompson, GLMV Architecture, 9229 Ward Parkway, Suite
210, Kansas City, MO
Carmen Oken, GLMV Architecture, same as above
Richard Hummel, Woodpeckers, 13700 Prospect Rd., Strongsville
Rene Jimenez, Geis Construction, 10020 Aurora-Hudson Road,
Streetsboro
Kim Harrington, Brownstone Building & Redevelopment
3660 Center Road, Suite #117, Brunswick
Jim Maclellan, Engelke Construction, 2927 Nationwide Parkway,
Brunswick
Dawn Kissel, 1550 West 130th Street, Brunswick
Vince Lanza, 2838 Michael Drive, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:02 p.m.

MR. SAEGER MOTIONED TO EXCUSE MR. ARONA AND MR. HASAN 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. Arona and Mr. Hasan).

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF JUNE 16, 2022.

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

Item 4(a)

Regarding the public hearing for the Swart variance for the fence located in the riparian zone, 1054 Old Eagle Drive, Will and Michelle Swart were present.

Mr. Jones explained the house was platted prior to the riparian setback ordinance. He noted no grade changes will be permitted that will impact the flood plain.

Mr. Swart explained they need to install a fence around their inground swimming pool as a safety measure, which is also required by the City of Brunswick Building Code. He commented there will be no change in grade.

Mr. Shirilla declared the public hearing open; no one appeared, so he declared it closed.

Mr. Saeger confirmed since it is an open fence, there are no issues with water being trapped, to which Mr. Jones agreed.

MR. SAEGER MOTIONED TO APPROVE THE SWART FENCE LOCATED IN THE PLUM CREEK RIPARIAN ZONE AT THE REAR OF THE PROPERTY AT 1054 OLD EAGLE DRIVE, BRUNSWICK, SUBJECT TO THE FOLLOWING:

1. THE FENCE MUST BE CONSTRUCTED ON THE EXISTING GRADE; NO GRADE CHANGE SHALL BE PERMITTED.
2. PURSUANT TO SECTION 1222.07 OF THE SUBDIVISION REGULATIONS, THE PLANNING COMMISSION MAY GRANT VARIANCES TO THE ABOVE REGULATIONS WHERE UNUSUAL OR EXCEPTIONAL FACTORS OR CONDITIONS REQUIRE SUCH MODIFICATION. THE COMMISSION HAS FOUND THE STIPULATIONS IN SUBSECTIONS (a) THROUGH (f) HAVE BEEN MET.

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

Item 4(b)

Regarding new home elevations submitted for Oak Ridge Preserve SPD-7, 834 Pearl Road, Mrs. Kim Harrington, owner; and Mr. Jim Maclellan, of Engelke Construction, were present.

Mr. Shirilla commented the three new proposed home models differ greatly from the ones previously approved by the Planning Commission. Mrs. Harrington explained they are trying to build affordable homes that will have first floor living with an optional second floor, which will replace the home models previously approved. She noted the price of the new homes will be more affordable. She stated Home Model 1 will have a minimum of 1,677 sq. ft., but the option presented will have 1,820 sq. ft. Mrs. Harrington commented House Model 2 will have a minimum of 1,820 sq. ft.; and House Model 3 will have a minimum of 1,535 sq. ft.

Mr. Maclellan explained on House Model 1, they have added a standing seam metal roof in front of the shingled roof, along with having a full front porch, to provide architectural enhancements. He explained there is only a 5' side yard setback from the property line, so they didn't add a lot of windows in order to maintain privacy. He commented the side elevation won't be that visible on all the lots; only seven homes will be impacted.

Mr. Shirilla asked what the price of the homes will be; Mr. Maclellan responded mid 400,000's. Mrs. Harrington noted they made the garages 22' long x 22' wide, which is larger than the standard 20' long x 20' wide garage, so that homeowners with large vehicles can fit them in the garage.

Mr. Shirilla questioned if the proposed home models meet the SPD-7 guidelines; Mrs. Harrington and Mr. Maclellan replied yes. Mr. Shirilla noted there should be a variety of façade colors to choose from; Mrs. Harrington responded the colors will be natural, such as gray, brown, tan, and blue, and there will be three options for stone accents. Mr. Maclellan stated the porches will not encroach into the front yard setback. Mr. Saeger stated he would like to see more material options. Mrs. Harrington noted no two houses will have the same façade. Mr. Shirilla said he would like to see additional home elevations. Ms. Plavecski commented the home models will need to be designated with a name and requested that color renderings and different home model elevations should be provided at the next available Planning Commission meeting. Mr. Shirilla noted that Section E(3)(d)(e) and 3(a) through (i) of the Oak Ridge Preserve SPD-7 Development Guidelines should be taken into consideration for the home models.

As the Planning Commission requested additional home elevations, Mrs. Harrington stated she would like the home models to be tabled.

MR. SAEGER MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE OAK RIDGE PRESERVE SPD-7 HOME ELEVATIONS 1, 2, AND 3, 834 PEARL ROAD.

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

Item 4(c)

Concerning the Crash Champions addition public hearing for the conditional zoning certificate and detailed site plan, 1191 Pearl Road, Ms. Haley Thompson and Ms. Carmen Oken, of GLMV Architecture, were present.

Ms. Plavecski explained the applicant complied with all of the Staff Review Comments from the Planning Commission's May 19, 2022 meeting. Mr. Jones noted that engineered drawings still must be submitted.

Mr. Shirilla declared the public hearing open; no one appeared, so he declared it closed.

MR. SAEGER MOTIONED TO APPROVE THE CRASH CHAMPIONS ADDITION, 1191 PEARL ROAD, PROVIDED ENGINEERED PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL, AND FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(d)

Regarding the public hearing for Woodpeckers, LLC conditional zoning certificate, setback variance, and detailed site plan, Mr. Richard Hummel, owner; and Mr. Rene Jimenez, of Geis Construction, were present.

Mr. Jimenez explained locating the truck dock on the south side of the building will have less impact to the residents on Michael Drive. He noted they are constructing a landscape mound to screen the building from the residents.

The Staff Review Comments were addressed as follows:

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' wide 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. The Commission agreed that both of the conditions have been met.
2. The West 130th Street driveway width for the northern drive measures 24' at the right-of-way and 74.78' at the curb, in compliance with the minimum 24' width and maximum 40' width at the right-of-way, and maximum 90' width at the curb (no minimum listed) permitted by Table 1276-4. However, the southern drive measures 30' at the right-of-way, but measures 99.94' at the curb. 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.

The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter 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 of the Planning Commission shall be required to approve a less restrictive improvement.

Mr. Jones explained that granting a modification would be more beneficial than reducing the driveway width, as a larger turning radius is needed for truck traffic.

3. A photometrics plan has been submitted (Sheet EOA) indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas required by Section 1276.14(a). Additionally, lighting along the north property line adjacent to the Michael Drive residential district complies with the maximum one (1) footcandle allowed by Section 1276.14(d). However, the average illumination level is not listed, which shall not exceed 2.4 footcandles, pursuant to Section 1276.14(c). Mr. Jimenez stated this will be added to the final site plan.
4. In accordance with Section 1282.06(f), provide a notation on the landscaping plan (Sheet LS.1) 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, to which Mr. Jimenez concurred.
5. Pursuant to Section 1282.04(b)(2), verify the junipers will have a minimum planting height of 6 feet on the 40' wide landscape mound. The Spartan junipers shall be correctly identified with the letter "J" instead of "M". Evergreen plantings shall be designed to provide an effective dense screen within four years of planting. Mr. Jimenez stated they will make these revisions on the landscape plan.
6. The Plant List on the landscape plan (Sheet LS.1) indicates four Skyline locust trees; only two are shown on the plan. Also, the four Green Giant arborvitaes in the north parking perimeter strip shall be labeled with the letter "I", to which Mr. Jimenez agreed.
7. A Minor Subdivision Application and fee shall be submitted for the consolidation of the five parcels, subject to engineering approval. Ms. Plavecski informed Mr. Jimenez that the application fee will be \$50.
8. Final site plan approval is subject to engineering approval.

Mr. Shirilla declared the public hearing open.

Mr. Aungst commented Woodpeckers is a very high-tech company; there will be no noise outside the building and they will be superb neighbors. He noted the majority of traffic will be directed to the south side of the site.

Ms. Dawn Kissel, 1550 West 130th Street, Brunswick, stated there is an existing tree line on Michael Drive behind her home that she would like to remain. Mr. Jimenez responded they will preserve as many trees as possible.

Councilman Delsanter stated he has no objections to the project and the 80' variance request will be decided by City Council. He inquired if there is any risk of the landscape mound on the north side of the property causing drainage issues for the residents on Michael Drive; Mr. Jones responded this will be studied during engineering review. Mr. Delsanter suggested that a representative from Geis Construction should meet with Ms. Kissel regarding the existing trees.

Mr. Vince Lanza, 2838 Michael Drive, questioned if the project will be behind his back yard; Mr. Jones responded probably not in this phase, but that may occur in the second phase. Mr. Lanza commented Woodpeckers is seeking a substantial variance.

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

MR. SAEGER MOTIONED TO APPROVE THE WOODPECKERS, LLC CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN, AND RECOMMEND APPROVAL TO CITY COUNCIL OF 80' VARIANCE REQUEST ON THE NORTH PROPERTY LINE, 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), RESULTING IN AN 80' VARIANCE. 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. THE COMMISSION HAS FOUND THAT BOTH (1) SUCH VARIANCE OR EXCEPTION DOES NOT VIOLATE THE SPIRIT OR INTENT OF THE CHAPTER AND (2) THAT A MORE HARMONIOUS AND COMPATIBLE DEVELOPMENT WILL RESULT.
2. THE SOUTHERN WEST 130TH STREET DRIVEWAY WIDTH AT THE CURB MEASURES 99.94', WHICH EXCEEDS THE MAXIMUM 90' WIDTH PERMITTED BY TABLE 1276-4. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), MAY MODIFY THE SPECIFIC STANDARDS OF THIS CHAPTER 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.
3. THE AVERAGE ILLUMINATION LEVEL SHALL BE LISTED ON THE FINAL SITE PLAN, WHICH SHALL NOT EXCEED 2.4 FOOTCANDLES, PURSUANT TO SECTION 1276.14(c).

4. IN ACCORDANCE WITH SECTION 1282.06(f), PROVIDE A NOTATION ON THE LANDSCAPING PLAN (SHEET LS.1) 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.
5. PURSUANT TO SECTION 1282.04(b)(2), INDICATE THE JUNIPERS SHALL HAVE A MINIMUM PLANTING HEIGHT OF 6 FEET ON THE 40' WIDE LANDSCAPE MOUND. THE SPARTAN JUNIPERS SHALL BE CORRECTLY IDENTIFIED WITH THE LETTER "J" INSTEAD OF "M". EVERGREEN PLANTINGS SHALL BE DESIGNED TO PROVIDE AN EFFECTIVE DENSE SCREEN WITHIN FOUR YEARS OF PLANTING.
6. THE PLANT LIST ON THE LANDSCAPE PLAN (SHEET LS.1) INDICATES FOUR SKYLINE LOCUST TREES; ONLY TWO ARE SHOWN ON THE PLAN. ALSO, THE FOUR GREEN GIANT ARBORVITAE IN THE NORTH PARKING PERIMETER STRIP SHALL BE LABELED WITH THE LETTER "I".
7. A MINOR SUBDIVISION APPLICATION AND FEE SHALL BE SUBMITTED FOR THE CONSOLIDATION OF THE FIVE PARCELS, SUBJECT TO ENGINEERING APPROVAL.
8. 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

Mr. Delsanter stated there was no Council Representative's Report at this time.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:38 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

July 7, 2022

Swart fence variance

(Public hearing – variance to riparian setback)

Location: 1054 Old Eagle Drive
R-L District

Proposed Use & Background:

A variance application has been submitted by Will and Michelle Swart, appealing Section 1238.06(c) of the Codified Ordinances of the City of Brunswick, pertaining to a fence located in a riparian zone. The applicant is seeking a variance to construct a 4-ft. high black aluminum three-rail fence in their rear yard within the 75-ft. Plum Creek riparian zone, which is prohibited by Code. Additionally, a portion of the proposed fence will be located within the 100-year flood plain. Also, there is an existing 20' wide storm drainage easement along the rear of the property. The applicant recently installed an in-ground swimming pool; pursuant to Section 1472.05 of the Building Code, a minimum 4' high fence is required around all four sides of the pool.

Staff Review Comments:

1. Pursuant to Section 1222.07 of the Subdivision Regulations, the Planning Commission may grant variances to the above Regulations where unusual or exceptional factors or conditions require such modification, provided the Commission finds the stipulations in subsections (a) through (f) have been met as follows:
 - a) Finds that unusual topographical or exceptional physical conditions exist;
 - b) Finds that strict compliance with these Regulations would create an extraordinary hardship as a result of exceptional conditions;
 - c) Permits any modification of these Regulations only to the extent necessary to remove the extraordinary hardship;
 - d) Finds that any modification granted will not be detrimental to the public interest nor in conflict with the intent and purpose of these Regulations;
 - e) Requires such other conditions to be met by the proposed plan or plat as the Commission finds necessary to accomplish the purposes of these Regulations when modified; and
 - f) Records such modification on the plat to be submitted to Council.
2. The fence must be constructed on the existing grade; no grade change shall be permitted.

Staff Recommendations:

Staff recommends approval of the fence variance to the riparian setback.

Oak Ridge Preserve SPD-7

(Home elevations)

Location: 834 Pearl Road

SPD-7

Proposed Use & Background:

Three additional home elevations have been submitted for the 34 single family homes at the Oak Ridge Preserve subdivision. The Planning Commission approved the detailed site plan on February 18, 2021 and park fees on April 1, 2021.

Staff Review Comments:

1. Pursuant to Section E(3)(d) of the Oak Ridge Preserve SPD-7 development guidelines, suggest adding architectural enhancements to the roof of house models #1 and #2 to provide visual interest. Additionally, further design elements should be added to the side elevations of all three models to break up the long expanse of blank wall.
2. Provide the minimum floor area of each house elevation; Section D(5) of the Oak Ridge Preserve development guidelines requires a minimum of 1,200 sq. ft. for a single floor ranch and a minimum of 1,450 sq. ft. for a two-story home.

Staff Recommendations:

Staff withholds recommendation of the façade elevations until the above items are addressed.

Crash Champions

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

Location: 1191 Pearl Road

C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on May 19, 2022, moved the discussion plan to a public hearing and detailed site plan 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.

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. Hours of operation are from 8:00 a.m. to 5:00 p.m. Monday through Friday.

Staff Review Comments from the May 19th meeting have been 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 sought a modification for the eastern portion, as there is an existing 6' high vinyl fence in the rear service area. At the above meeting, the Planning Commission, as permitted by Section 1282.10(a), waived the requirement to install the eastern portion of the screening yard.
2. Color renderings of the building addition were distributed at the May 19th meeting to ensure compatibility with the existing structure, in accordance with Section 1278.08(e). A new rendering (Sheet SP102) was submitted with the detailed site plan indicating light, medium and dark shades of gray, along with black trim at the front corner, will be used on the building façade.
3. As the north elevation is sufficiently screened by existing trees, the Planning Commission agreed at the May 19th meeting that no further enhancements are required to break up the long expanse of blank wall, pursuant to Section 1278.08(c).
4. A photometrics plan has been submitted with the detailed site plan, as required by 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 of 2.0 footcandles. Additionally, lighting along the rear (east) property line adjacent to the Royal Court Condominiums complies with the maximum one footcandle, as required by Section 1276.14(d).
5. On Sheet SP101, the species have been provided and are in compliance with Code for the interior landscaping, pursuant to Section 1282.08(b); the 10' wide parking perimeter screening strip along the Pearl Road right-of-way required by Section 1282.06(e); and the 25' wide rear screening yard adjacent to the Royal Court Condominiums, in accordance with Section 1282.06(a).

Staff Review Comments:

1. Engineered plans must be submitted to the City Engineer for approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, subject to engineering approval.

Woodpeckers

(Public hearing – conditional zoning certificate, variance, and detailed site plan)

Location: 1564, 1594 and 1600 West 130th Street
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on May 19, 2022, moved the discussion plan to a public hearing for the conditional zoning certificate, variance request, and detailed site plan to construct a 199,000 sq. ft. new building consisting of 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. As required by Section 1266.07, Performance Standards have been submitted, which comply with Code.

A portion of the Staff Review Comments from the May 19th meeting have been addressed as follows:

1. A total of 276 parking spaces (244 minimum required) will be provided in the first phase, including 269 regular spaces and seven handicap spaces (two van-accessible), measuring 9' wide x 19' long with a minimum 24' aisle width between the rows of parking, in compliance with Table 1276-1(e) and Table 1276-3 of the Zoning Code, along with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. One hundred (100) future parking spaces are proposed.
2. In accordance with Section 1282.06(b), Sheet LS.1 indicates a 6' high, 40' wide mound extending along the north property line that will be planted with a double row of staggered Spartan and Wichita Blue junipers (34 trees), installed 15' on-center that will achieve a 15' height at maturity, in the 50' wide screening yard adjacent to the residential zone on Michael Drive.
3. Sheet LS.1 indicates the 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 shall achieve a decorative planting with a minimum 4' height, pursuant to Section 1282.08(a).
4. Sheet A3 provides additional information on the façade materials that will be used, in order to ensure compatibility with the surrounding buildings, as required by Section 1278.08(e).

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' wide 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. The West 130th Street driveway width for the northern drive measures 24' at the right-of-way and 74.78' at the curb, in compliance with the minimum 24' width and maximum 40' width at the right-of-way, and maximum 90' width at the curb (no minimum listed) permitted by Table 1276-4. However, the southern drive measures 30' at the right-of-way, but measures 99.94' at the curb. 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.

The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter 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 of the Planning Commission shall be required to approve a less restrictive improvement.

3. A photometrics plan has been submitted (Sheet EOA) indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas required by Section 1276.14(a). Additionally, lighting along the north property line adjacent to the Michael Drive residential district complies with the maximum one (1) footcandle allowed by Section 1276.14(d). However, the average illumination level is not listed, which shall not exceed 2.4 footcandles, pursuant to Section 1276.14(c).
4. In accordance with Section 1282.06(f), provide a notation on the landscaping plan (Sheet LS.1) 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.
5. Pursuant to Section 1282.04(b)(2), verify the junipers will have a minimum planting height of 6 feet on the 40' wide landscape mound. The Spartan junipers shall be correctly identified with the letter "J" instead of "M". Evergreen plantings shall be designed to provide an effective dense screen within four years of planting.

6. The Plant List on the landscape plan (Sheet LS.1) indicates four Skyline locust trees; only two are shown on the plan. Also, the four Green Giant arborvitae in the north parking perimeter strip shall be labeled with the letter "I".
7. A Minor Subdivision Application and fee shall be submitted for the consolidation of the five parcels, subject to engineering approval.
8. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending Planning Commission and City Council approval of the variance request, and provided the above items are addressed.