

Brunswick City Planning Commission

July 21, 2022 - Caucus

6:30 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Jeff Arona, Member
Abbas Hasan, Member
Brandon Lambert, Council Representative
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, Ergotech Development Group, 2185
Southpointe Trail, Brunswick Hills (home address)
Necol and John Washington, Ergotech Development Group (no
address given)
Travis Crane, Davey Resource Group, 1310 Sharon Copley Rd,
Sharon Center
Tom Ludwig, Davey Resource Group, same as above

Chairman Joe Shirilla called the meeting to order at 6:37 p.m.

The first item was the review of the final plat for the Ridgeline Chase Subdivision, Phase 2, Chaseline Ridge extension and Southview Trail. Mr. Jones stated there are no issues and the plat has already been through the first round of engineering review. He said the plat is in conformance with the preliminary subdivision plan.

The second item was the review of the public hearing for the Market 42 SPD-8 rezoning, conceptual plan, and development guidelines, 2099 and 2105 Pearl Road. Ms. Plavecski commented the two items that Mr. Arona asked to be added to the development guidelines have been done. Mr. Hasan suggested the density for the residential portion of the development guidelines should be changed to 3.2 units per acre. Mr. Shirilla stated he is concerned about parking at the cul-de-sac and inquired about the setback of the residential paired villas from Shalbey Trail. Mr. Arona noted the development guidelines don't include design standards for the commercial portion of the project.

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

Respectfully,
Pam Plavecski

Brunswick City Planning Commission

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6:53 p.m.

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Travis Crane, Davey Resource Group, 1310 Sharon Copley Rd,
Sharon Center
Tom Ludwig, Davey Resource Group, same as above
Cindy Wargo, 4195 Arlington Drive, Brunswick
Don Cepek, 2035 Glenmont Drive, Brunswick
John Pawluk, 2011 Glenmont Drive, Brunswick
Ron Sabo, 2003 Glenmont Drive, Brunswick
Beverly Campo, 4252 Shalbey Trail, Brunswick
Dave Mysliwicz, 4244 Shalbey Trail, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 6:53 p.m.

Ms. Plavecski called the roll: 5 Present 0 Absent.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF JULY 7, 2022.

Mr. Arona seconded the motion. The vote was 3 Ayes 0 Nays 2 Abstain (Mr. Arona and Mr. Hasan).

Item 4(a)

Regarding the final plat for the Ridgeline Chase Subdivision, Phase 2, Chaseline Ridge extension and Southview Trail, Mr. Travis Crane, of Davey Resource Group, was present. Mr. Jones explained the final plat verifies everything has been installed and complies with the preliminary plan. He stated the final plat has already gone through the first round of engineering.

Mr. Crane confirmed no changes to the preliminary subdivision plan were made on the final plat.

MR. HASAN MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE RIDGELINE CHASE PHASE 2 FINAL PLAT, SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(b)

Concerning the public hearing for the Market 42 SPD-8 rezoning, conceptual plan, and development guidelines, 2099 and 2105 Pearl Road, Mr. Nick Kyriazis and Necol and John Washington, of Ergotech Development; Mr. Travis Crane and Mr. Tom Ludwig, of Davey Resource Group; and Mr. Tom Sutcliffe, of Drees Homes, were present.

Regarding parking for the residential portion of the development, Mr. Ludwig explained there will be two parking spaces in the cul-de-sac, and the north side of the road will be used for parking, as there is not a significant number of driveways on that side of the street.

Mr. Shirilla asked about the setback of the villas from Shalbey Trail; Mr. Ludwig responded there is a 45' setback and no grading within 40' of the property line. Mr. Crane noted with the proposed SPD, they will be limiting the clearing on the property; but R-L Low Density Residential District development won't do that.

Mr. Ludwig stated the proposed 3.2 units per acre for the residential portion of Market 42 is consistent with the surrounding neighborhoods as follows: 3 units per acre on Shalbey Trail (Cherryshire Woods); 3 units per acre for Arlington Estates Cluster Homes on Arlington Drive; 3 units per acre for the conventional single-family homes on Arlington Drive and Sterling Station Drive (Arlington Estates); and 8 units per acre for Hobbit's Way (Hobbit's Glen) and Meadowland Drive (The Meadows).

Mr. Ludwig noted the lots on Shalbey Trail are 75' wide containing a 60' wide house and 17' between the homes. He said the paired villa lots in Market 42 will have the same width and same house width, but will have 15' between the homes. He noted the character of the homes will be similar to the surrounding neighborhoods. He commented the 18 paired villas

are linked to the construction of the commercial farmers' market. Mr. Shirilla asked what is the footprint of the paired villas; Mr. Crane responded 73' is the deepest and 56' is the shallowest. Mr. Jones commented the Market 42 homes will be similar to the shallowest home on Shalbey Trail.

Mr. Kyriazis provided a video of the Market 42 commercial building that was shown to the Planning Commission and audience. Mr. Shirilla questioned if Mr. Kyriazis has tenants reserved for the farmers' market; he responded they have some butchers and farmers from Lodi, Ashland and Wooster. Mr. Hasan asked if the tenants are seasonal, permanent, or a mix; Mr. Kyriazis replied it will be a mix. He said some vendors have a five-year lease with an option to renew, and 95% have a 3-year lease.

Mr. Shirilla stated he is concerned about the timeliness of construction for the paired villas and the farmers' market. He said the Planning Commission wants assurance the farmers' market will be constructed at the same time or before the paired villas. Mr. Hasan suggested that a financial guarantee should be in place with the city; Mr. Jones responded the city already requires a financial guarantee for 100% of site improvements in the form of a performance bond, letter of credit, cash, or another means that is approved by the city's Law Director. He explained the money is returned after all site work has been completed and construction of the building is finished.

Mr. Incorvaia noted once a Special Planning District is approved, it is part of the city's Codified Ordinances. He said there are certain portions of the project that are residential and certain portions that are commercial; the project has to be constructed per the approved plan. Mr. Hasan stated he would like a financial guarantee in place for both the residential and commercial portions of the development. Mr. Incorvaia stated once the SPD is approved, the residential and commercial portions must both be built. He noted Brunswick Town Center was constructed with different "neighborhoods" in several phases. Mr. Aungst stated Market 42 must be built per Planning Commission and City Council approval. Mr. Lambert commented there is nothing outside the realm of normal for this development and there is no cause for concern. Mr. Shirilla asked what is the timeline for construction; Mr. Kyriazis replied they would like to start in March, 2023. He said both the residential and commercial portions of the development will be built at the same time and he will supply a performance bond.

Mr. Shirilla read page 50 from the Pearl and Center Road Corridor Plan and stated he thinks the farmers' market fulfills those requirements.

The Planning Commission reviewed the comments from Medina County Soil and Water District, which Mr. Jones explained are advisory, as the City Engineer addresses these items. He commented the soil is typical for this area, and soil and erosion control will be performed in accordance with Chapter 1234 of the City of Brunswick Codified Ordinances. He stated green buffer zones are already proposed and all of MCSWD's concerns are addressed by the City Engineer and the Codified Ordinances. Mr. Arona asked about the wetlands; Mr. Jones answered West Creek Conservancy will be involved and will handle long-term maintenance

of the wetlands. Mr. Jones commented there is sufficient parking on the residential portion of the site and said they are trying to maximize the green space.

The Planning Commission reviewed the Market 42 development guidelines with the following revisions:

1. Section 1.3(3) Residential – Permitted Uses. Mr. Incorvaia stated “commercial” should be removed from permitted uses.
2. Regarding the residential development guidelines, Mr. Hasan suggested that Section 1.4(3)(a) Minimum Building Separation should be modified to read “Building envelopes shall be located a minimum of 15 feet from the SPD-8 boundary on the southern border, and 45’ on the northern border, as per the attached exhibit of the preliminary subdivision plan.”
3. Section 1.5(1) Unit Types. “Unit types shall be Paired Villas containing 1 and 2 dwelling units per building.”
4. Section 1.5(3)(d) Design Standards. Add “Natural stone should be added up to windows on all street facing elevations; stamped brick to grade shall be permitted on the other elevations.” Ms. Plavecski noted that Oak Ridge Preserve SPD-7, Section E(3)(f) states “Exposed foundation walls shall be covered with brick, stone, masonry or vinyl siding. Exposed formed in place concrete is acceptable no more than 4 inches above grade on front elevation and 16 inches above grade on side and rear elevations.” The Commission agreed they would like similar wording added to this section.
5. Section 2.1(2) Commercial - Permitted Uses. Mr. Incorvaia commented that “residential” should be removed from this section.
6. Section 2.1(3)(c) and (d) Principally Permitted Uses. Mr. Arona and Mr. Hasan stated that Professional Offices and Event Space should be removed as principally permitted uses and listed as conditionally permitted uses.
7. Section 2.1(4)(a) Conditionally Permitted Uses. Financial Institutions. Mr. Incorvaia stated financial institutions are not an ATM; it must be a brick and mortar facility. He suggested revising it to read “Financial institutions, excluding exterior ATM’s.”
8. Section 2.1(5)(e) Use Restrictions – Commercial. Add subsection (e) “Any other use not specifically listed.”
9. Section 2.2(2) Side Yard Setback. Remove the word “residential” to read “Side Yard Setback for commercial properties shall be a minimum of 15 feet from any adjacent commercial use.”
10. Section 2.2(4) Rear Yard Setback. Provide an actual number for the parking setback.

11. Section 2.3 Commercial Development Standards. Add this section regarding building height, building materials, and building design, similar to the Residential Development Standards in Section 1.5.
12. Mr. Shirilla asked if the stormwater ponds will be wet or dry; Mr. Crane responded they should be wet, but they are not entirely certain yet. Mr. Shirilla commented the single-family cluster development section of the Zoning Code (Section 1284.07(g)) states if retention ponds are being counted towards the 30% common open space, they shall be designed and improved for an appropriate open space or recreation use (such as a lake or playfield) in addition to stormwater detention. Single purpose detention basins shall be excluded from the minimum open space requirement. He stated language should be added to the Development Guidelines as to how the ponds will be used for recreation. Mr. Sutcliffe said he will add subsection (a) and (b) for both wet and dry ponds.
13. In Section 3.1(1), Mr. Hasan asked for clarification on the 30% common open space calculations; Mr. Sutcliffe said they will amend the wording to exclude the existing Pearl Road right-of-way. Mr. Jones stated this should also be changed in Section 3.2(2).

Mr. Shirilla declared the public hearing open.

Mr. Don Cepek, 2035 Glenmont Drive, Brunswick, stated he is concerned about 18 homes being built and stated the farmers' market should be constructed first. He said there are too many homes going in on a small parcel of land; the density should be brought down. He stated he is also concerned about an increase in traffic. Mr. Shirilla asked Mr. Cepek what is the maximum number of houses he would like for the development; he replied originally eight or nine homes were shown. He said it doesn't look right to have so many homes crammed in there.

Ms. Cindy Wargo, 4195 Arlington Drive, Brunswick, said something should be added to the Development Guidelines that would provide protection of the wetlands, similar to Oak Ridge Preserve SPD-7. She also inquired about sidewalks for the commercial portion of the project; Mr. Jones responded they will be shown on the detailed site plan. She also inquired if the public walking path will be maintained by the homeowners' association. Mr. Lambert commented the HOA will be responsible for the walking trails and they will have insurance to cover that. He said this is standard in many subdivisions. Ms. Wargo stated the density is problematic; there shouldn't be more than 15 homes. Mr. Jones explained open space is not required for a commercial development and noted they could utilize underground storage for stormwater management. She stated the proposed development has a higher density than most of the existing SPD's.

Mr. Ron Sabo, 2003 Glenmont Drive, Brunswick, inquired who is going to run the farmers' market and who will have liability over the food booths. Mr. Arona answered the Medina County Health Department will regulate it. Mr. Sabo asked what the hours of operation will be; Mr. Shirilla replied that hasn't been determined yet. Mr. Incorvaia commented the Planning Commission is here tonight to review the zoning.

Ms. Beverly Campo, 4252 Shalbey Trail, Brunswick, said she is concerned about trash from the farmers market ending up in the retention pond and green space. Mr. Jones noted there will be operational guidelines, including maintenance of the stormwater ponds.

Mr. John Pawluk, 2011 Glenmont Drive, Brunswick, stated he is concerned about construction traffic and dirt on the road. He noted there is a substantial amount of mud on Pearl Road from the Ridgeline Chase development. Ms. Plavecski commented when the Division of Building receives these complaints, the Drees Homes foreman is contacted and they clean up the street. Mr. Jones stated there is also a preconstruction meeting where dirt control on the streets is regulated. Mr. Pawluk stated there is a hole in Glenmont Drive in front of his house; Ms. Plavecski stated she would report this to the Service Department in order for it to be repaired. Mr. Jones explained during the preconstruction meeting, photos are taken of the existing road; if it is damaged to an extent more than shown in the photos, the developer is responsible to repair the street.

Mr. Dave Mysliwiec, 4244 Shalbey Trail, Brunswick, commented he is concerned about emergency vehicle access. Mr. Jones explained Medina County Department of Planning Services allows for a single access if there are less than 50 homes.

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

Mr. Shirilla and Mr. Arona suggested removing one set of paired villas to provide more spacing. Mr. Arona said he wants assurance the farmers' market will be constructed and is concerning about the residential density. Mr. Shirilla commented that Sublots 5 and 6 have a shared driveway, which usually doesn't work out well. Mr. Ludwig stated he doesn't feel removing one paired villa will make a difference. Mr. Arona said that would reduce the density to 2.83 units per acre and he would like to see evidence that removing the unit wouldn't make a difference. Mr. Shirilla stated eliminating one paired village would get rid of the shared driveway and increase the amount of common open space. Mr. Crane reiterated the spacing and density is the same as the surrounding neighborhoods.

Mr. Hasan noted the developer has moved the villas to have a 45' setback from the neighbors' rear yards. He said it is highly doubtful that traffic will be impacted from 18 homes. Mr. Arona reiterated that shared driveways are problematic. Mr. Lambert commented it will cost the developer approximately \$350,000 to remove one unit.

Mr. Kyriazis requested to table the Market 42 SPD 8 application in order to address the items discussed tonight.

Mr. Saeger stated he is satisfied with having 18 units, to which Mr. Hasan concurred, provided the 45' setback is maintained. Mr. Arona reiterated he is not in favor of shared driveways, and is not as much concerned with the number of units. Mr. Rocha stated he is also not in favor of shared driveways.

Mr. Arona asked if the commercial portion of Market 42 will be part of the HOA; Mr. Aungst responded it is not beneficial to have a commercial business in a residential HOA. He suggested perhaps an annual payment to help with expenses could be made to the HOA. Mr. Sutcliffe said the Planning Commission can view an example of a single unit similar to the ones at Market 42 on Edgeview Trail in the Ridgeline Chase Subdivision.

MR. SAEGER MOTIONED TO TABLE THE MARKET 42 SPD-8 AT THE APPLICANT'S REQUEST. THE APPLICANT SHALL REVISE THE DEVELOPMENT GUIDELINES AS DISCUSSED TONIGHT.

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

The meeting was adjourned at 10:24 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

July 21, 2022

Ridgeline Chase Subdivision – Phase 2

(Final plat)

Location: Chaseline Ridge extension and Southview Trail
R-L District

Proposed Use & Background:

The Ridgeline Chase Subdivision Phase 2 final plat has been submitted to create Sublots 44 through 77, whereby dedicating the Chaseline Ridge extension and Southview Trail, along with creating Block “D”. The Planning Commission approved the Phase 1 final plat on November 18, 2021, which was subsequently approved by City Council on December 20, 2021 (Ordinance 109-2021).

Staff Review Comments:

1. Final plat approval is subject to engineering and City Council approval, pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

Staff Recommendations:

Staff recommends approval to City Council of the Phase 2 final plat.

Market 42 SPD-8

(Public hearing – rezoning, conceptual plan, and development guidelines)

Location: 2099 and 2105 Pearl Road
Existing C-G, GW-C, and R-L Districts

Proposed Use & Background:

At their meeting on June 2, 2022, the Planning Commission moved the rezoning, conceptual plan, and development guidelines to a public hearing to rezone existing Permanent Parcel Nos. 003-18D-19-008 consisting of 7.229 acres in the C-G General Commercial District and R-L Low Density Residential District (2099 Pearl Road), and 003-18D-24-001 measuring approximately one 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.

In response to residents’ concerns at the June 2nd meeting, landscaping has been planted behind Sublots 9 through 16 adjacent to the homes on Sleepy Hollow Road to provide screening. Also, street trees are indicated along the Glenmont Drive extension right-of-way.

Designation of chapters for the development guidelines have been changed using numbers instead of letters. Revisions suggested by the independent consultant and Planning Commission from the June 2nd meeting have been added, highlighting the following:

1. Concerning principally permitted uses in the commercial district, Section 2.1(3)(a) has been revised (former Section F(3)) to provide further details on retail uses.
2. Section 3.2(3), pertaining to public recreation space, has been added which states the recreational trails and amenities will be publicly accessible. The public recreational space will be screened from private residences in order to provide a buffer between public and private uses.

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. The cul-de-sac length is 672 linear feet on the Glenmont Drive extension; Section 1228.02(d) of the Subdivision Regulations states streets designed to be permanently dead ended shall not be longer than 600 feet, unless a greater length is approved by the Planning Commission, and shall be provided at the closed end with a turnaround having an outside pavement diameter of at least 100 feet and a street property line diameter of at least 120 feet.
4. Pursuant to Section 1268.02, the rezoning, conceptual plan and development guidelines are subject to City Council approval.

Staff Recommendations:

Staff recommends approval to City Council of the rezoning, conceptual plan, and development guidelines, provided the above items are addressed.