

Brunswick City Planning Commission

September 1, 2022 - Caucus

6:30 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Kristy Piper, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Dave Baylis, Provision Living, 9450 Manchester Road, Suite 207,
St. Louis, MO
Jon Hanks, Provision Living, same
Dan Gehring, Provision Living, same
Ryan Tebeau, Provision Living, same
Jordan Peery, Arco Construction Company, 900 N. Rock Hill
Road, St. Louis, MO
Lindsay Kneale, Arco Construction Company, same as above
Nils Johnson, Cunningham & Associates, 203 West Liberty Street,
Medina
Kim Harrington, Brownstone Building & Redevelopment, 3660
Center Road, Suite #117, Brunswick
Craig Welch, Swish 365, 1255 N. Carpenter Road, Brunswick
Kevin O'Malia, MPG, 3660 Embassy Parkway, Fairlawn
Michael Chisnell, P.O. Box 696, 600 W. Tuscarawas Avenue,
Barberton
Dave Sabol, 10065 Echo Hill Drive, Brecksville

Chairman Joe Shirilla called the meeting to order at 6:40 p.m.

The first item was the review of the final plat for Oak Ridge Preserve, 834 Pearl Road. Mr. Jones stated there is no substantial change to the final plat from the approved detailed site plan.

The second item was the review of the detailed site plan for the Ignite Brewing Company outdoor patio and parking lot expansion, 1255 North Carpenter Road. Mr. Shirilla commented the Planning Commission hasn't reviewed a discussion plan for this project yet; Ms. Plavecski stated the applicant submitted all the requirements needed for a detailed site plan.

The third item was the discussion regarding the public hearing for the Brunswick Auto Mart expansion conditional zoning certificate and detailed site plan, 3031 Center Road. Ms. Plavecski noted a variance will be required from the Board of Zoning Appeals for the minimum site area and dumpster location.

The fourth item was review of the discussion plan for the Provision Living Brunswick (former Sanctus) senior living complex, 953 Pearl Road. Ms. Plavecski commented a three-story building is now proposed, instead of the former 2-story facility, which is not permitted by the Sanctus SPD-5 development guidelines, in addition to proposed text amendments.

Mr. Shirilla adjourned the meeting at 6:59 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

September 1, 2022

7:06 p.m.

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Kristy Piper, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Dave Baylis, Provision Living, 9450 Manchester Road, Suite 207,
St. Louis, MO
Jon Hanks, Provision Living, same
Dan Gehring, Provision Living, same
Ryan Tebeau, Provision Living, same
Jordan Peery, Arco Construction Company, 900 N. Rock Hill
Road, St. Louis, MO
Lindsay Kneale, Arco Construction Company, same as above
Nils Johnson, Cunningham & Associates, 203 West Liberty Street,
Medina
Kim Harrington, Brownstone Building & Redevelopment, 3660
Center Road, Suite #117, Brunswick
Craig Welch, Swish 365, 1255 N. Carpenter Road, Brunswick
Kevin O'Malia, MPG, 3660 Embassy Parkway, Fairlawn
Michael Chisnell, P.O. Box 696, 600 W. Tuscarawas Avenue,
Barberton
Dave Sabol, 10065 Echo Hill Drive, Brecksville
Traci Christler, 3992 Alice Avenue, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:06 p.m.

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

Mr. Rocha 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 JULY 21, 2022.

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

Item 4(a)

Regarding the Oak Ridge Preserve SPD-7 final plat, 834 Pearl Road, Mrs. Kim Harrington was present. Mr. Jones noted the final plat is in conformance with the detailed site plan that was approved by the Planning Commission on February 18, 2021.

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE OAK RIDGE PRESERVE SPD-7 FINAL PLAT.

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

Item 4(b)

Concerning the Ignite Brewing Company detailed site plan, 1255 North Carpenter Road, Mr. Michael Chisnell, owner; Mr. Kevin O'Malia, MPG Architects; and Mr. Craig Welch, Swish 365, were present.

Mr. Shirilla commented the proposed use is different from the previous tenants. He noted the patio looks generic and there is no screening or barrier around it. Mr. O'Malia explained they showed a linear set-up of the tables to show the maximum amount of seating.

Mr. O'Malia addressed the Staff Review Comments as follows:

1. Interior landscaping of 4,502 sq. ft. is indicated on Sheet C102A (landscape plan), which meets the minimum 2,680 sq. ft. required by Section 1282.08(b) of the Zoning Code.
2. Pursuant to Section 1282.06(e), the applicant has verified that a minimum of 10% (5,125 sq. ft.) of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner, and includes the 10' landscape strip at the Nottingham Drive right-of-way; 5,360 sq. ft. of landscaping has been provided.
3. The dumpster enclosure will be constructed with concrete masonry units (CMU) to match the building, in compliance with Section 1276.12(a). Mr. Shirilla inquired if Ignite Brewing will have its own dumpster; Mr. O'Malia responded there are two dumpsters that are shared.

4. A revised photometrics plan has been submitted indicating the average illumination level of 2.4 footcandles for all parking lots, pursuant to Section 1276.14(c).
5. In order to mitigate patio noise to prevent disturbance to the Valley Forge Drive residential district to the north, twenty-five (25) arborvitae with a minimum 36" height shall be planted along the north side of the patio, as shown on Sheet C102A. Mr. Hasan asked if there is a grade change between the residential houses on Valley Forge Drive and their property; Mr. O'Malia replied it is relatively level, with the houses being slightly higher. Mr. Hasan suggested that the music levels should be monitored, so as to be a good neighbor to the residents on Valley Forge Drive.
6. Nottingham Drive shall be repaired and repaved, as it is in poor condition. Mr. Aungst explained the road has been patched and is in better condition, but the Planning Commission may require a time frame to bring the road up to the standards of a private road. Mr. Welch stated they will look for a solution to keep the road in good condition. Mr. Shirilla suggested a time frame to one to one-and-one half years to repave the road; Mr. Welch said that would be feasible. Ms. Plavecski read Section 1276.10(k), which requires parking areas and drives to be maintained in good condition. Mr. Aungst noted the land to the north of the driveway is private and not owned by the applicant; nor is there an easement.

Mr. Shirilla commented there is a distance of 250' from the patio edge to the back of the residential homes on Valley Forge Drive. Mr. Saeger inquired if the Planning Commission has the authority to require the applicant to maintain Nottingham Drive since they don't own it; Mr. Incorvaia answered it is part of the site development and the Commission has the authority to request certain conditions. Mr. Hasan asked who checks the road conditions; Mr. Aungst replied the Division of Building. He explained if there is a problem, they send a violation letter to the property owner; if it is not repaired, the owner will be cited to Mayor's Court. Mr. Aungst noted this is part of ingress/egress to the site.

Mr. Shirilla stated, as there is not heavy truck traffic, he doesn't wish to put a time line on the road repair, to which Mr. Saeger concurred, since the Division of Building enforces road repair.

Mr. Chisnell commented they have a live music once or twice per month, and explained all the patio tables are movable and adjustable; there are no permanently fixed tables.

Mr. Shirilla inquired what are the hours of operation; Mr. Chisnell responded 3:00 p.m. to 10:00 p.m. Monday through Thursday; noon to 11:00 p.m. Friday and Saturday; and noon to 8:00 p.m. on Sunday.

Mr. Hasan inquired when will Ignite Brewing Company be opening; Mr. Chisnell replied between November, 2022 and January, 2023.

Mr. Shirilla stated since the applicant submitted a revised plan and addressed all the Staff Review Comments, he is satisfied with approving the application as a detailed site plan.

MR. SAEGER MOTIONED TO APPROVE THE IGNITE BREWING COMPANY OUTDOOR PATIO AND PARKING LOT EXPANSION DETAILED SITE PLAN, 1255 NORTH CARPENTER ROAD, SUBJECT TO THE FOLLOWING:

1. INTERIOR LANDSCAPING OF 4,502 SQ. FT. IS INDICATED ON SHEET C102A (LANDSCAPE PLAN), WHICH MEETS THE MINIMUM 2,680 SQ. FT. REQUIRED BY SECTION 1282.08(b) OF THE ZONING CODE.
2. PURSUANT TO SECTION 1282.06(e), THE APPLICANT HAS VERIFIED THAT A MINIMUM OF 10% (5,125 SQ. FT.) OF THE TOTAL FRONT YARD AREA NOT USED FOR PARKING OR CIRCULATION SHALL BE LANDSCAPED WITH TREES, SHRUBS, PLANTING BEDS, AND/OR PERENNIAL BORDERS AND BEDS IN A DESIGN SELECTED BY THE OWNER, AND INCLUDES THE 10' LANDSCAPE STRIP AT THE NOTTINGHAM DRIVE RIGHT-OF-WAY; 5,360 SQ. FT. OF LANDSCAPING HAS BEEN PROVIDED.
3. THE DUMPSTER ENCLOSURE WILL BE CONSTRUCTED WITH CONCRETE MASONRY UNITS (CMU) TO MATCH THE BUILDING, IN COMPLIANCE WITH SECTION 1276.12(a).
4. A REVISED PHOTOMETRICS PLAN HAS BEEN SUBMITTED INDICATING THE AVERAGE ILLUMINATION LEVEL OF 2.4 FOOTCANDLES FOR ALL PARKING LOTS, PURSUANT TO SECTION 1276.14(c).
5. IN ORDER TO MITIGATE PATIO NOISE TO PREVENT DISTURBANCE TO THE VALLEY FORGE DRIVE RESIDENTIAL DISTRICT TO THE NORTH, TWENTY-FIVE (25) ARBORVITAE WITH A MINIMUM 36" HEIGHT SHALL BE PLANTED ALONG THE NORTH SIDE OF THE PATIO, AS SHOWN ON SHEET C102A.
6. NOTTINGHAM DRIVE SHALL BE REPAIRED AND REPAVED, AS IT IS IN POOR CONDITION.
7. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(c)

Concerning the public hearing for the Brunswick Auto Mart expansion conditional zoning certificate and detailed site plan, 3031 Center Road, Mr. Bryan Panteck, owner; Mr. Dave Sabol, architect; and Mr. Jeff Kaltenstein, Engelke Construction, were present.

As variances are needed from the Board of Zoning Appeals for two of the Staff Review Comments, Mr. Incorvaia noted the Planning Commission could approve the detailed site plan contingent upon the variances being granted.

The Staff Review Comments were addressed as follows:

1. Pursuant to Section 1274.11(b) of the Zoning Code, each use for vehicle sales shall have a minimum site area of 3 acres. Permanent Parcel Nos. 003-18B-47-052 and 003-18B-47-051 were consolidated, for a total of 2.7838 acres. A variance request has been scheduled with the Board of Zoning Appeals on September 19, 2022. Mr. Aungst commented the Administration is in support of granting a variance for the site area.
2. Ten existing 90° angle parking spaces will be removed in front of the southwest portion of the building and replaced with nine 60° angle parking spaces for one-way traffic measuring 9' wide x 20' long, with an 18' aisle width, in compliance with Table 1276-3. Confirm the number of parking spaces on the site (including handicap van-accessible and regular spaces) comply 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. As there has been an on-going issue with parking on grassy areas, verify there will be sufficient on-site vehicle parking. Mr. Aungst stated he believes there is sufficient parking on the site, to which Mr. Sabol concurred. Mr. Shirilla stated as only a small portion of the parking is being changed, there is no reason to provide parking calculations for the entire site.
3. All landscaping encroachments adjacent to Industrial Parkway North shall be corrected. The grassy areas along the right-of-way shall not be used for parking, driving, etc. and shall remain as grass. Mr. Panteck explained cars are displayed on the grass, but are not stored there. Mr. Incorvaia stated cars can't be parked on the grass.
4. On the landscape plan (Sheet C102A), Mr. Sabol stated they have replaced the Skyline honey locust and Gro-Low sumac plantings, which are not approved species, with four 2-1/2" caliper Red Point maple trees and 28 Little Princess spirea, in compliance with Section 1282.11 - Plant Lists "A" and "D", which are required to be installed in the new landscape islands, pursuant to Section 1282.08(b)(2).
5. The applicant has requested a modification to allow an average illumination level of 3.5 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). As a condition of granting a modification, Mr. Shirilla suggested the lighting levels should be reduced by 50% at midnight. Ms. Plavecski commented, pursuant to Section 1276.15(b), the Planning Commission 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. 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. A concurring vote of three members is required to grant a modification.

6. The 7'8" high dumpster enclosure at the northeast corner of the site (existing location), as shown on Sheet C1.2, is located 6'-4" from the rear property line; Section 1258.04(d) requires a minimum of 25'. A variance request has also been scheduled for the Board of Zoning Appeals' September 19th meeting. Mr. Aungst stated since the dumpster enclosure backs up to industrial property, the Administration is in favor of granting a variance for the location. Mr. Sabol explained if the dumpster is set back 25' from the rear property line, it would be in the middle of the driveway.
7. All requirements shall be adhered to on the conditional zoning certificate, which shall not be issued until a ruling is made by the Board of Zoning Appeals on the site area and dumpster enclosure.
8. Final site plan approval is subject to engineering approval.

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

MR. HASAN MOTIONED TO APPROVE THE BRUNSWICK AUTO MART EXPANSION DETAILED SITE PLAN, 3031 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. PURSUANT TO SECTION 1274.11(b) OF THE ZONING CODE, EACH USE FOR VEHICLE SALES SHALL HAVE A MINIMUM SITE AREA OF 3 ACRES. PERMANENT PARCEL NOS. 003-18B-47-052 AND 003-18B-47-051 WERE CONSOLIDATED, FOR A TOTAL OF 2.7838 ACRES. A VARIANCE REQUEST HAS BEEN SCHEDULED WITH THE BOARD OF ZONING APPEALS ON SEPTEMBER 19, 2022.
2. THE 7'8" HIGH DUMPSTER ENCLOSURE AT THE NORTHEAST CORNER OF THE SITE (EXISTING LOCATION), AS SHOWN ON SHEET C1.2, IS LOCATED 6'-4" FROM THE REAR PROPERTY LINE; SECTION 1258.04(d) REQUIRES A MINIMUM OF 25'. A VARIANCE REQUEST HAS ALSO BEEN SCHEDULED FOR THE BOARD OF ZONING APPEALS' SEPTEMBER 19TH MEETING.
3. IN ACCORDANCE 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, THE APPLICANT HAS VERIFIED THERE IS SUFFICIENT ON-SITE VEHICLE PARKING FOR THE NEW ADDITION.
4. ALL LANDSCAPING ENCROACHMENTS ADJACENT TO INDUSTRIAL PARKWAY NORTH SHALL BE CORRECTED. THE GRASSY AREAS ALONG THE RIGHT-OF-WAY SHALL NOT BE USED FOR PARKING, DRIVING, ETC. AND SHALL REMAIN AS GRASS.

5. ON THE LANDSCAPE PLAN (SHEET C102A), THE APPLICANT HAS REPLACED THE SKYLINE HONEY LOCUST AND GRO-LOW SUMAC PLANTINGS, WHICH ARE NOT APPROVED SPECIES, WITH FOUR 2-1/2" CALIPER RED POINT MAPLE TREES AND 28 LITTLE PRINCESS SPIREA, IN COMPLIANCE WITH SECTION 1282.11 - PLANT LISTS "A" AND "D", WHICH ARE REQUIRED TO BE INSTALLED IN THE NEW LANDSCAPE ISLANDS, PURSUANT TO SECTION 1282.08(b)(2).
6. THE APPLICANT REQUESTED A MODIFICATION TO ALLOW AN AVERAGE ILLUMINATION LEVEL OF 3.5 FOOTCANDLES, WHICH EXCEEDS THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c). 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. 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. AS A CONDITION OF THE MODIFICATION, THE LIGHTING LEVELS SHALL BE REDUCED BY 50% AT MIDNIGHT.
7. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE, WHICH SHALL NOT BE ISSUED UNTIL A RULING IS MADE BY THE BOARD OF ZONING APPEALS ON THE SITE AREA AND DUMPSTER ENCLOSURE.
8. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Due to the length of the meeting, a 5-minute recess was held at 8:35 p.m. The meeting reconvened at 8:40 p.m.

Item 4(d)

Regarding the discussion plan for Provision Living Brunswick (former Sanctus) senior living complex, 953 Pearl Road, Mr. Dave Baylis, Mr. Dan Gehring, Mr. Ryan Tebeau, and Mr. Jon Hanks, of Provision Living; Mr. Jordan Peery and Ms. Lindsay Kneale, of Arco Construction Company; and Mr. Nils Johnson, of Cunningham & Associates, were present.

Mr. Aungst commented this property has already been approved as a senior living facility. Mr. Baylis provided background regarding Provision Living and showed photos of the interiors of the villas that are opening in Cincinnati. Mr. Shirilla commented there is a slight difference between the photos shown tonight and the pictures that were submitted in the Planning Commission's packets. Mr. Baylis stated they are trying to match what was previously approved and noted they are not exceeding the maximum 50' height; they are just adding a third story. He explained they are decreasing the length of the building, as they don't want long corridors, which makes it difficult for the residents to walk to the dining area, and makes

it less efficient for staff. He said if they build a two-story structure, only the roof line would be visible from Pearl Road; three stories will allow more of the architectural details to be seen. He commented the end of the boulevard has a 24' drop-off. Mr. Baylis noted that 80% of the site is one story; only the "L" area is three stories. He stated the new building has a smaller footprint than what was previously approved.

Mr. Shirilla commented the previously approved building façade has significant protrusions and gables; the new plan looks like an apartment building. Mr. Hasan noted the proposed text amendments are resulting in a significant change to the façade. He stated he approves of compacting the size of the building for easier interior access for staff and the residents. Ms. Plavecski stated she is concerned about the compatibility of the three-story structure with the homes on Keller-Hanna Drive, as most of them are one story.

Mr. Incorvaia noted pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. He also explained once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.

As requested in the Staff Review Comments, building elevations and color renderings of the East Neighborhood independent living cottages were provided to ensure compatibility with the West Neighborhood, in accordance with Section 4(b)(vi)(4) of the West Neighborhood Site and Building Requirements.

Also, on the Plant Material List on the landscape plan, the quantity of deciduous shrubs, evergreen shrubs, perennials, ornamental grass, and groundcovers were provided.

Mr. Saeger suggested reviewing the amendments to the Development Guidelines. Mr. Shirilla commented this proposal is a significant change to what was approved and noted the developer is only gaining fourteen units by adding a third floor.

The Planning Commission reviewed the proposed text amendments and agreed to a majority of the revisions **with the following exceptions:**

1. Section 4(b)(iii) of the West Neighborhood Site and Building Requirements permits a maximum height of 50' and permits three stories. Mr. Shirilla stated the Fire Department has concerns about providing fire protection for occupants on the third floor for this type of use and location.
2. Section 4(b)(vi)(3): "Single style ~~or color~~ of material covering the exterior of a building shall not exceed 50% of the total façade. There shall be a minimum of 3 materials used on the building, one of which must be masonry."
3. Section 4(b)(vi)(7): "All roofs will maintain at least a 4/12 pitch, with the predominant roof structures at a minimum of 5/12 pitch. Long rooflines shall be broken up through the use of gables, dormers, or other design elements." Mr. Shirilla requested to have

the pitch remain at 6/12. Mr. Bayliss stated their typical building pitch is 5/12; 6/12 may push the building height past 50 feet, which is not permitted.

4. Section 5(b)(vi)(3): “A single style ~~or color~~ of material covering the exterior of a building shall not exceed 75% of the total façade. There shall be a minimum of 3 materials used on the building, one of which must be masonry.”
5. Section 5(b)(vi)(11): “Garages shall be designed and located so they are not the dominant visual element of the building or streetscape. All attached garages shall comply with the following: (a) The garage door shall be set back a minimum of 20 feet from the road or sidewalk, whichever is closer, **but shall not exceed six feet in front of the main living area.**” (add the language in bold print).

Mr. Shirilla declared the public hearing open.

Ms. Traci Christler, 3992 Alice Avenue, Brunswick, stated she is concerned about the entrance and egress to Provision Living and inquired if there will be a service entrance on Ganyard Avenue. She commented she is also concerned about flooding. Mr. Jones answered that all access to the site, both for service vehicles and residents, will be coming off of Pearl Road. He explained there will be a gated emergency access off Ganyard and Alice Avenues only if emergency vehicles can't get through on Pearl Road. He noted these streets will be improved to handle emergency vehicles. Mr. Jones further explained there will be stormwater management along the rear yards of Keller-Hanna Drive and the south side of Ganyard Avenue. He said the water flow leaving the site will be at a slower rate.

Mr. Shirilla said the safety forces are concerned about occupants on the third floor and Ms. Plavecski noted the Fire Department is not in favor of three stories, since their ladders aren't tall enough. Mr. Shirilla commented he would like to see a two-story building elevation and an enhanced three-story elevation. Mr. Baylis stated they are also concerned about safety and noted the former building is too long.

Mrs. Piper said several residents have contacted her about flooding and wetlands, and elderly residents may be concerned about the noise from the St. Ambrose Parish festival. She also noted some residents are concerned about a larger facility being built.

As several items still need to be addressed, Mr. Shirilla asked Mr. Bayliss if he would like the application tabled, to which he concurred.

MR. SAEGER MOTIONED, AT THE APPLICANT'S REQUEST, TO TABLE THE PROVISION LIVING BRUNSWICK SENIOR LIVING COMPLEX, 953 PEARL ROAD.

Mr. Rocha seconded the motion. The vote was 4 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

Mrs. Piper 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 4 Ayes 0 Nays.

The meeting was adjourned at 10:25 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

September 1, 2022

Oak Ridge Preserve Subdivision

(Final plat)

Location: 834 Pearl Road
SPD-7

Proposed Use & Background:

A final plat has been submitted for the Oak Ridge Preserve SPD-7 Subdivision, creating Sublots 1 through 34 on Oak Ridge Trail, along with Blocks "A" through "D". The Planning Commission approved the detailed site plan on February 18, 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, subject to engineering approval.

Ignite Brewing Company outdoor patio and parking lot expansion

(Detailed site plan)

Location: 1255 North Carpenter Road
C-G District

Proposed Use & Background:

An application has been submitted to construct a 4,600 sq. ft. outdoor patio that will contain 152 seats. The upper level of the Swish 365 building will be used for a brew house and restaurant that will seat 114 customers, for a total of 266 seats. Additionally, a 600 sq. ft. outdoor cooler and a small shed for a chiller used in the brewing process are also proposed. The Brunswick Food Pantry tenant has relocated to a space in Rolling Hills Plaza and Head Start has relocated to a church. The existing playground and fenced-in area for Head Start, along with a portion of the sidewalk, will be removed.

With the addition of 134 parking spaces, the existing parking lot will be expanded to 219 spaces (212 regular parking spaces and seven handicap spaces (2 van-accessible), which meets the minimum 218 spaces required by Table 1276-1(c)(6), (d)(3), and (d)(5)(A) of the Zoning Code, and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code for Swish 365 and Ignite Brewing Company. The 9' wide x 19' long parking spaces, along with the 24' aisle width, as required by Table 1276-3, are shown on Sheet C102.

Regarding interior landscaping, Sheet C102A (landscape plan) indicates 10 Green Ash trees from Plant List “A” and 72 Blue Holly shrubs from Plant List “E”, in compliance with the minimum 9 trees and 72 shrubs required by Section 1282.08(b)(2). Concerning parking perimeter screening, a 7’ wide landscape strip containing Roseum rhododendrons from Plant List “E” is shown adjacent to the parking areas, in accordance with Section 1282.08(a).

Staff Review Comments:

1. Interior landscaping of 2,643 sq. ft. is indicated on Sheet C102A (landscape plan); Section 1282.08(b) requires a minimum of 2,680 sq. ft. (134 new parking spaces x 20 sq. ft.).
2. Pursuant to Section 1282.06(e), verify that a minimum of 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting bed, and/or perennial borders and beds in a design selected by the owner, and includes the 10’ landscape strip at the Nottingham Drive right-of-way.
3. The dumpster is located west of the existing stormwater management basin near the south property line. Provide dumpster enclosure details in accordance with Section 1276.12(a), which states the dumpster enclosure shall be screened from view from adjacent property and streets by an enclosure constructed of materials comparable to the building.
4. A photometrics plan has been submitted indicating the 0.6 minimum footcandle level for parking and pedestrian areas has been met, as required by Section 1276.14(a). However, the average illumination level of 2.68 footcandles for east parking spaces “A”; 2.58 footcandles for the north parking spaces; 2.70 footcandles for the northeast parking spaces; 2.69 footcandles for the south parking spaces; and 2.78 footcandles for the west parking spaces exceeds the maximum 2.4 average illumination level permitted by Section 1276.14(c).
5. Consider ways to mitigate patio noise to prevent disturbance to the Valley Forge Drive residential district to the north.
6. Nottingham Drive shall be repaired and repaved, as it is in poor condition.

Staff Recommendations:

Staff withholds recommendation of the detailed site plan until the above items are addressed.

Brunswick Auto Mart expansion

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

Location: 3031 Center Road

C-H Highway Interchange Commercial District

Proposed Use & Background:

The Planning Commission, at their meeting on September 2, 2021, moved the discussion plan to a public hearing for the conditional zoning certificate and detailed site plan to construct a 3,980 sq. ft. addition on the southwest side, and a 4,500 sq. ft. addition on the southeast side, of the existing 26,000 sq. ft. Jeep/Chrysler/Dodge/Ram building, for a total of 34,480 sq. ft. The existing pyramid and skylights will be removed on the south elevation facing Center Road and replaced with a new flat roof.

A portion of the Staff Review Comments from the September 2, 2021 meeting have been addressed as follows:

1. The applicant stated at the above meeting that all car transports will drop off and pick up vehicles at Brunswick Volkswagen.
2. In compliance with Section 1278.08(c), Sheet C1.3 indicates there are projections on the front façade to break up the long expanse of building wall. In lieu of the pilasters being added to the tool room area that the Planning Commission requested at the above meeting, the architect added split-face concrete block at the lower level instead to provide a visual improvement.
3. The applicant stated at the above meeting that the Jeep “Mountain Rockscape” is slightly larger than one parking space and will have signage, subject to Division of Building approval.
4. The current pole sign for Chrysler, Jeep, and Dodge is a prohibited sign, pursuant to Section 1270.11(m), which shall be updated to a ground sign. A complete sign package will be submitted to the Division of Building for approval.

Staff Review Comments:

1. Pursuant to Section 1274.11(b), each use for vehicle sales shall have a minimum site area of 3 acres. Permanent Parcel Nos. 003-18B-47-052 and 003-18B-47-051 were consolidated, for a total of 2.7838 acres. A variance will be required from the Board of Zoning Appeals.
2. Ten existing 90° angle parking spaces will be removed in front of the southwest portion of the building and replaced with nine 60° angle parking spaces for one-way traffic measuring 9' wide x 20' long, with an 18' aisle width, in compliance with Table 1276-3. Confirm the number of parking spaces on the site (including handicap van-accessible and regular spaces) comply 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. As there has been an on-going issue with parking on grassy areas, verify there will be sufficient on-site vehicle parking.
3. All landscaping encroachments adjacent to Industrial Parkway North shall be corrected. The grassy areas along the right-of-way shall not be used for parking, driving, etc. and shall remain as grass.

4. On the landscape plan (Sheet C102A), the Skyline honey locust and Gro-Low sumac are not approved species provided in Section 1282.11 - Plant Lists "A" through "E" that are required to be installed in the new landscape islands, pursuant to Section 1282.08(b)(2).
5. As required by Section 1276.14, a photometrics plan has been submitted with the detailed site plan. A minimum 0.6 footcandle lighting level has been provided for parking and pedestrian areas, pursuant to Section 1276.14(a); however, the average illumination level shall be indicated on the plan, which shall not exceed 2.4 footcandles, in accordance with Section 1276.14(c).
6. The 7'8" high dumpster enclosure is indicated at the northeast corner of the site (existing location), as shown on Sheet C1.2, and will be constructed with grey 12" split-face block to match the addition, in compliance with Section 1276.12(a). The dumpster enclosure is located 6'-4" from the rear property line; Section 1258.04(d) requires a minimum of 25'. A variance will be necessary from the Board of Zoning Appeals.
7. All requirements shall be adhered to on the conditional zoning certificate.
8. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff withholds recommendation, pending variances required for the minimum lot size and dumpster location.

Provision Living Brunswick (former Sanctus) senior living complex

(Discussion plan)

Location: 953 Pearl Road
SPD-5

Proposed Use & Background:

A revision to the Sanctus approved site plan has been submitted whereby there will be a three-story 94-unit 88,066 sq. ft. combined assisted living and memory care building located in the West Neighborhood of Special Planning District No. 5. The number of units complies with the maximum 112 units permitted by Section 4(b)(vi) of the West Neighborhood Site and Building Requirements. The original detailed site plan approved by the Planning Commission on October 17, 2019 contained an 80-unit 80,396 sq. ft. two-story assisted living facility and a one-story 25,318 sq. ft. memory care building.

In the East Neighborhood, the number of independent living with services cottages has increased to 40 units consisting of thirteen buildings; eleven buildings will contain three attached units and two buildings will contain two attached units. A one-bedroom unit will measure 1,180 sq. ft., and a 2-bedroom unit will measure 1,775 sq. ft., in compliance with the minimum 1,000 sq. ft. for a one-bedroom unit and minimum 1,120 sq. ft. for a two-bedroom

unit required by Section 5(b)(ii). Previously, there were 36 cottages, with four units per building, for a total of nine buildings. The total approximate lot coverage for the thirteen buildings is 63,265 sq. ft.

The East Neighborhood indicates a 4' wide concrete sidewalk on the north side of the entrance boulevard, in addition to a walking path around the stormwater management pond located at the southeast corner of the site. A 625 sq. ft. maintenance building, in compliance with the maximum 900 sq. ft. permitted by Section 5(A)(ii)(2) of the East Neighborhood development guidelines, is shown adjacent to the 20' wide turnaround at the east end of the site. Additionally, a 2,796 sq. ft. clubhouse is proposed east of the assisted living/memory care facility.

The main parking lot for the assisted living/memory care building has been relocated to the southwest corner of the site, instead of previously centered between the two buildings. Fifty-five parking spaces have been provided for the West Neighborhood, in compliance with the minimum 47 spaces required by Section 4(b)(x) of the West Neighborhood Site and Building Requirements and Table 1276-1(b)(6) of the Zoning Code. The East Neighborhood will contain 128 parking spaces, in accordance with the minimum 120 spaces required by Section 5(b)(x) of the East Neighborhood development guidelines and Table 1276-1(a)(3).

Additional landscaping has been provided along the north and south property lines from the originally approved October 17, 2019 site plan to increase the screening buffer. Pursuant to Section 3(d) of the Sanctus SPD-5 Basic Development Standards and Section 1282.06(a) of the Zoning Code, the required species of trees and shrubs have been provided in the 25' wide landscape buffer within the 50' setback from the residential zone on Keller-Hanna Drive located along the West and East Neighborhoods south property line, in addition to the adjacent R-L District portion of the property on the north property line. As required by Section 3(d)(iv) of the Basic Development Standards, trees provide a buffer on the east side of the property adjacent to the homes on Alice and Ganyard Avenue. In accordance with Section 3(d)(v), a row of red maple trees aligns both sides of the boulevard for the East Neighborhood residential cottages and the southern side of the drive for the West Neighborhood. Autumn serviceberry and Shingle oak trees are indicated on the north side of the boulevard for the West Neighborhood.

Pursuant to Section 3(e) of the SPD-5 Basic Development Standards and Section 1276.14(a) of the Zoning Code, a minimum 0.6 footcandle lighting level has been provided for parking and pedestrian areas. Additionally, the site complies with the maximum 2.4 footcandles average illumination level permitted by Section 1276.14(c), and does not exceed the maximum one footcandle adjacent to a residential property line required by Section 1276.14(d).

The building façade will incorporate earth tone colors, pursuant to Section 4(b)(vi)(5) of the West Neighborhood Building Design Standards. As required by Section 4(b)(vi)(3), a minimum of three materials are shown on the building façade (one of which must be masonry) as follows: stone, board and batten siding, and lap siding.

Staff Review Comments:

1. The combination assisted living/memory care facility is now proposed as a three-story structure, instead of the previous two-story building, with a 44'-2-15/16" height; Section 4(b)(iii) of the West Neighborhood Site and Building Requirements permits a maximum height of 50' and limits the structure to a maximum two-story height. A variance will be required from the Board of Zoning Appeals. The Fire Department has concerns about providing fire protection for occupants on the third floor for this type of use and location.
2. The square footage of a studio apartment for the assisted living/memory care facility ranges from 250 sq. ft. to 500 sq. ft.; Section 4(b)(ii) of the West Neighborhood requires a minimum of 360 sq. ft. per unit, plus a minimum of 120 sq. ft. for each additional bedroom or bed.
3. Building elevations and color renderings of the East Neighborhood independent living cottages shall be provided to ensure compatibility with the West Neighborhood, in accordance with Section 4(b)(vi)(4) of the West Neighborhood Site and Building Requirements.
4. On the Plant Material List on the landscape plan, provide the quantity of deciduous shrubs, evergreen shrubs, perennials, ornamental grass, and groundcovers.
5. Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.

Staff Recommendations:

Staff withholds recommendation, as a variance is required to construct a three-story building.