

Brunswick City Planning Commission

October 6, 2022 - Caucus

6:30 p.m.

Brad Saeger, Vice Chairman
John Rocha, Recording Secretary
Jeff Arona, Member
Abbas Hasan, Member
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Lauren Robinson, Brixmor Property Group, 8700 W. Brinmar
Avenue, Chicago, IL
Tom George, MCG Architecture, 7100 East Pleasant Valley Road,
Suite 320, Cleveland
Todd Derwerth, First Watch, 8725 Pendry Place, Suite 201,
Rayington, FL
Steve Oberholt, Mission Barbeque, 7750 Ritchie Highway,
Glenverdy, MD
Derick Leary, no address given (WebEx)
Bobby Stuart, no address given (WebEx)
Isabella Culliton, no address given (WebEx)
Paul Rice, The Shelly Company, 2301 Progress Street, Dover
Dick Wilson, The Shelly Company, same as above
Rick Kemper, The Shelly Company, same as above
Larry Shively, The Shelly Company, same as above
Matt Weber, Weber Engineering, 2555 Hartville Road, Suite B,
Rootstown

Vice Chairman Brad Saeger called the meeting to order at 6:35 p.m.

The first item was the review of the discussion plan for the First Watch/Mission Barbeque restaurants, 3404 and 3412 Center Road, Main Street District of Brunswick Town Center SPD-2. Mr. Jones stated he is concerned about Huntington Bank ATM traffic interfering with Mission Barbeque traffic. Mr. Hasan commented he doesn't think there will be a problem, as vehicles will need to slow down for the crosswalk. Mr. Jones noted if there are more than two cars at the ATM, there will be a gridlock.

The second item was the review of the discussion plan for the Medina Supply new building and pavement remediation, 1501 Industrial Parkway South. Ms. Plavecski explained the three variances that will be required for the 83' silo height; metal truck garage building encroaching into the 25' side yard setback; and the four material stockpile areas encroaching into the 25' rear yard setback. Mr. Jones said he would like to see the rationale for having

three driveways, instead of the maximum two permitted by code, and doesn't have a problem with it, provided it is necessary. He also noted as the existing gravel areas will be paved with concrete, he needs to ensure there isn't an increase in stormwater run-off.

Mr. Saeger adjourned the meeting at 6:53 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

October 6, 2022

6:54 p.m.

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Rick Kemper, The Shelly Company, same as above
Larry Shively, The Shelly Company, same as above
Matt Weber, Weber Engineering, 2555 Hartville Road, Suite B,
Rootstown

Item 1

Vice Chairman Brad Saeger called the meeting to order at 6:54 p.m.

MR. SAEGER MOTIONED TO EXCUSE CHAIRMAN JOE SHIRILLA 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. Shirilla).

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF SEPTEMBER 15, 2022.

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

Item 4(a)

Regarding the discussion plan for the Mission Barbeque/First Watch restaurants, 3412 and 3404 Center Road, Main Street District of Brunswick Town Center SPD-2, Ms. Lauren Robinson, of Brixmor Property Group; Mr. Tom George, of MCG Architecture; Mr. Todd Derwerth, of First Watch; and Mr. Steve Oberholt, of Mission Barbeque, were present.

The Staff Review Comments were addressed as follows:

1. Eight new parking spaces are shown by the entrance on the south (rear) elevation of the building; verify there are six handicap parking spaces by the restaurants (one van-accessible), pursuant to Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. Additionally, provide the parking stall dimensions; Table 1276-3 requires a minimum 9' width x 19' length for 90° angle parking. Ms. Robinson stated this will be shown on the detailed site plan.
2. A landscape plan shall be submitted with the detailed site plan, pursuant to Section 1282.06(e), with a notation that 10% 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. The 10% area includes a 10' wide strip at the right-of-way required by this Chapter. Ms. Robinson said this will be included with the detailed site plan.
3. There are existing interior landscape islands that will be modified, which shall meet the minimum interior landscape square footage required by Section III(C) of the Brunswick Town Center Design Guidelines and Section 1282.08(b)(1). Ms. Robinson noted the landscape islands will meet code.
4. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, in accordance with Section 1276.14(a). Additionally, the average illumination level for the Mission Barbeque/First Watch parking lot shall comply with the maximum 2.4 footcandles permitted by Section 1276.14(c) of the Zoning Code. As part of the Chick-fil-A detailed site plan approval, the Planning Commission requested that after operating hours, the parking lot lights should be turned down to a minimum 0.2 footcandle level for property security, with a maximum of 2.4 footcandles. The Commission shall determine if they would like this condition added as part of the Mission Barbeque/First Watch approval.
5. Section 1282.08(g) requires a 10' wide screening strip along Town Center Boulevard with trees from Plant List "A" 25' to 35' on-center, or trees from Plant List "B" 20' to 30'

on-center, with a row of shrubs from Plant Lists "D" or "E", 3' to 4' on-center. There are existing trees in this location; therefore, pursuant to Section 1282.10(a), the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. A concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter. The Commission agreed granting a modification would be appropriate.

6. The Administration has concerns regarding the traffic circulation in conjunction with the existing Huntington Bank ATM. Ms. Robinson explained they have at least a 5-year lease with Huntington Bank. Mr. Saeger inquired if the ATM could be relocated elsewhere at Brunswick Town Center. Mr. Aungst commented a text amendment has been proposed, which the Planning Commission will address at their October 20, 2022 meeting, that prohibits a freestanding ATM unless it is incidental to a primary use. He noted that Huntington Bank has vacated their space inside of Giant Eagle at Brunswick Town Center. Mr. Saeger stated the ATM should be removed, to which Mr. Arona concurred. Ms. Robinson said she will begin a conversation with Huntington Bank concerning removal of the ATM. Mr. Hasan noted Ms. Robinson is not breaking Huntington Bank's lease; it is a zoning issue.
7. Provide the dimensions of the Mission Barbeque delivery/catering truck to determine if it is encroaching into the required minimum 24' aisle width and minimum 9' wide x 19' long parking spaces, pursuant to Table 1276-3. Ms. Robinson stated the truck measures 8' wide x 23' long; it will extend beyond the parking space, but will not block the aisle because it is contained in the striped aisle. Mr. Rocha asked if it is a 2-1/2-ton truck, to which Mr. Werth responded yes.
8. The sign package submitted to the Division of Building shall comply with the Brunswick Town Center SPD-2 Part I General Signage Guidelines.

Regarding the façade, Mr. Hasan and Mr. Saeger suggested adding up-lighting and down-lighting wall sconces to the building. Mr. Hasan suggested the fire exit egress door on the north elevation should look a little nicer; Mr. Arona noted there is also an egress door on the south elevation which could be improved. He suggested making both of these doors less apparent in order to blend in with the building.

Mr. Saeger asked what the hours of operation for the restaurants are; Mr. Derwerth replied First Watch's hours are 7:00 a.m. to 2:30 p.m. Mr. Oberholt stated Mission Barbeque's hours are 11:30 a.m. to 8:00 p.m. on Sunday, and 11:30 a.m. to 9:00 p.m. Monday through Saturday.

MR. ARONA MOTIONED TO MOVE THE MISSION BARBEQUE/FIRST WATCH RESTAURANTS DISCUSSION PLAN TO A DETAILED SITE PLAN, 3412 AND 3404

CENTER ROAD, MAIN STREET DISTRICT OF BRUNSWICK TOWN CENTER SPD-2,
SUBJECT TO THE FOLLOWING:

THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENTS 1 THROUGH 4, AS LISTED ABOVE. REGARDING STAFF REVIEW COMMENT 5, THE PLANNING COMMISSION IS IN FAVOR OF GRANTING A MODIFICATION FOR THE 10' WIDE SCREENING STRIP ALONG TOWN CENTER BOULEVARD, AS THERE ARE EXISTING TREES. CONCERNING STAFF REVIEW COMMENT 6, THE PLANNING COMMISSION IS REQUESTING THE HUNTINGTON BANK ATM TO BE REMOVED, AS IT IS NO LONGER INCIDENTAL TO A PRINCIPALLY PERMITTED USE. AS REQUESTED IN STAFF REVIEW COMMENT 7, THE DIMENSIONS OF 8' WIDE BY 23' LONG HAVE BEEN PROVIDED FOR THE DELIVERY TRUCK. AS REQUIRED BY STAFF REVIEW COMMENT 8, THE SIGN PACKAGE SUBMITTED TO THE DIVISION OF BUILDING SHALL COMPLY WITH THE BRUNSWICK TOWN CENTER SPD-2 PART I GENERAL SIGNAGE GUIDELINES.

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

Item 4(b)

Concerning the discussion plan for the Medina Supply new building and pavement remediation, Mr. Paul Rice, Mr. Dick Wilson, Mr. Rick Kemper, and Mr. Larry Shively, of The Shelly Company; and Mr. Matt Weber, of Weber Engineering, were present.

Mr. Rice explained the original building was constructed in 1976 and they acquired ownership ten years ago.

The Staff Review Comments were addressed as follows:

1. The 83' high silos exceed the maximum 55' height permitted by Section 1266.05(f); however, Section 1280.02(a) states "No structure shall be erected or altered to exceed the height limit established for the district in which the building is located, with the following exceptions: roof structures which enclose elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building and fire or parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, radio and television aerials, wireless masts, water tanks or similar structures." Furthermore, the 83' silo height exceeds the maximum 70' height permitted by Section 1280.02(b) for the allowable exceptions stated above. Mr. Rice explained the existing silo height is 60'; they need the additional height to reduce the number of them on the site. Mr. Wilson commented there will be one less silo, resulting in decreased environmental issues. Mr. Aungst commented the smaller the building footprint, the better the traffic flow on the site. He said the city just improved Industrial Parkway South. He stated code requires all activities to be confined to the site. Mr. Aungst commented the applicant is adding "Brunswick Plant of Medina Supply" to the silos. Mr. Saeger stated the Planning Commission is in favor of the 83' silo height variance, as less silos would be needed, which would result in a smaller building footprint. This will be addressed with the detailed site plan approval.

The Planning Commission, pursuant to Section 1244.04(b)(1), in the course of exercising its site plan review powers under Chapter 1278, 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 existing one-story 10,409 sq. ft. metal truck garage building along the north property line encroaches into the 25' side yard setback required by Section 1266.05(d). The Planning Commission, as permitted by Section 1244.04(b)(1), as stated above in Item 1, may grant a variance, subject to City Council approval. Mr. Rice noted this is an existing condition; they don't want to move the building, as it will impede traffic flow. The Commission stated they are in favor of granting a variance in order to prevent traffic circulation issues. Mr. Hasan noted that architectural enhancements should be added to the large blank wall on the west elevation facing Industrial Parkway South. Mr. Arona commented the proposed brick veneer might be blocked by parked cars and may not be visible from the street. Mr. Saeger suggested adding up and downlighting to the building.
3. Four - 20' x 60' (1,200 sq. ft.) material stockpile areas are shown on the east side of the site, which encroach into the minimum 25' rear yard setback required by Section 1266.05(e). The Planning Commission, as permitted by Section 1244.04(b)(1), as stated above in Item 1, may grant a variance, subject to City Council approval. Mr. Rice commented the stockpile areas are an existing condition; they don't want to relocate them, as it will interfere with traffic patterns on the site. He also stated they don't want traffic backing up on Industrial Parkway South and Center Road. Mr. Rice noted they have also submitted Performance Standards, which comply with Section 1266.07 of the Zoning Code. Mr. Wilson explained these are existing stock piles that will be moved against the existing concrete wall to help with traffic flow. Mr. Saeger asked how far the stockpiles are from the residential homes on Fox Drive; Mr. Jones replied approximately 800'. The Planning Commission stated they are in favor of granting a variance.
4. Table 1276-5 permits a maximum of two drives for a site containing a maximum of 59 parking spaces; three driveways are shown. 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. 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. A concurring vote of the three members of the Planning Commission shall be required to approve a less restrictive improvement. Mr. Kemper showed truck traffic patterns on the site and explained they want a separate drive for tractor-trailers as a safety measure that will be located away

from the two employee drives. The Commission stated they are in favor of granting a modification, which will be addressed at the public hearing.

5. In accordance with Section 1266.06, all outdoor storage must be approved by the Planning Commission and shall be permitted only as an accessory use, and shall be incidental and subordinate to a principally permitted use in the I-L District, subject to the following:
 - (a) Outdoor storage shall be screened from view from all streets (including Interstate 71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping, or any combination thereof which forms a year-round solid screen.
 - (b) All materials or waste which might cause fumes or dust, or which constitute a fire hazard, or which may be attractive to rodents or insects, shall be stored outdoors only in closed containers designed for that purpose.

Mr. Rice noted they will install a new black vinyl fence to replace the existing chain link fence that is in poor condition and will add trees in front of the fence. Ms. Plavecski commented the landscaping plan shall indicate the number, species, and caliper of the trees. Additionally, she stated that an explanation of dust control shall be provided, as closed containers are required.

6. A color rendering of the buildings has been provided; however, façade building materials shall be included with the detailed site plan. Additionally, a color rendering of the double-wide office trailer shall be provided. Furthermore, the Administration suggests the existing metal truck garage building should be enhanced with split-face block or brick veneer. Color renderings were submitted, whereby cultured stone will be added to the west elevation of the metal building. The Commission stated they would like to see a closer view of the metal truck garage and suggested bringing building material samples or a more detailed color rendering. Additionally, the Commission requested the double-wide office trailer should look similar to a modular trailer that is used by schools.
7. Pursuant to Section 1276.14(a) and (c), respectively, a photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, along with a maximum average illumination level of 2.4 footcandles. Ms. Plavecski commented a photometrics plan has been submitted that complies with code.
8. Submit to the City Engineer stormwater run-off calculations to determine if there is an increase in peak flow, as the existing gravel will be replaced with concrete.

MR. HASAN MOTIONED TO MOVE THE MEDINA SUPPLY NEW BUILDING AND PAVEMENT REMEDIATION DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING, 1501 INDUSTRIAL PARKWAY SOUTH, SUBJECT TO THE FOLLOWING:

1. STAFF REVIEW COMMENTS 1 THROUGH 4 WILL BE ADDRESSED AT THE PUBLIC HEARING.
2. PROVIDE A DUST CONTROL PLAN IN ORDER TO APPROVE OUTDOOR STORAGE.
3. THE FAÇADE OF THE METAL TRUCK GARAGE BUILDING WILL BE ENHANCED WITH ARCHITECTURAL FEATURES.
4. A PHOTOMETRICS PLAN HAS BEEN SUBMITTED IN COMPLIANCE WITH SECTION 1276.14(a) AND (c), WHICH SHALL BE INCLUDED WITH THE DETAILED SITE PLAN.
5. SUBMIT TO THE CITY ENGINEER STORMWATER RUN-OFF CALCULATIONS TO DETERMINE IF THERE IS AN INCREASE IN PEAK FLOW, AS THE EXISTING GRAVEL WILL BE REPLACED WITH CONCRETE.
6. THE APPLICANT HAS STATED THEY WILL ADD THE WORDS “BRUNSWICK PLANT OF MEDINA SUPPLY” TO THE SILOS.

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

Regarding the public comment period, Mr. Aungst commented Ms. Plavecski will be retiring from her full-time position as Planning & Zoning Coordinator effective December 31, 2022 and return in a part-time capacity. He stated Jennie Lods, current Board of Zoning Appeals Secretary, will be taking over attending the evening Planning Commission meetings.

Item 8

There was no Council Representative's Report, as Mr. Lambert was not in attendance.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:19 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

October 6, 2022

Mission Barbeque/First Watch restaurants

(Discussion plan)

Location: Mission Barbeque – 3412 Center Road
First Watch – 3404 Center Road
Main Street District - Brunswick Town Center SPD-2

Proposed Use & Background:

An application has been submitted to construct a new two-tenant building containing a 3,765 sq. ft. restaurant for Mission Barbeque (western tenant – Suite A) and a 4,004 sq. ft. restaurant for First Watch (eastern tenant – Suite B), for a total of 7,769 sq. ft., in the Brunswick Town Center SPD-2 Main Street District, in compliance with the maximum 8,000 sq. ft. lot coverage permitted by Section D of the “Type VI Outparcel Buildings”. Pursuant to Section A(7) of the Main Street District General Requirements, restaurants are a permitted use.

There are 876 existing parking spaces in Brunswick Town Center; 52 spaces will be removed to construct the new building, for a total of 824 spaces remaining. Mission Barbeque will contain 132 seats, including the exterior seats on the 500 sq. ft. patio, and First Watch will have 175 seats, including the exterior seats on the 684 sq. ft. patio, for a total of 307 seats. Table 1276-1(d)(4) requires a minimum of 154 parking spaces to accommodate the proposed 307 seats for both restaurants.

The structure meets the minimum 10’ front yard setback from the Center Road right-of-way required by Section IV.F for Type VI Anchor Tenant Buildings in the Brunswick Town Center SPD-2 design guidelines.

In compliance with Section C of the Type VI Anchor Tenant Buildings, the building will be constructed with a significant portion of EIFS, but will include composite wood siding, thin brick veneer and spandrel glass to break up the appearance of a long horizontal wall. Additionally, brick veneer and concrete masonry unit (CMU) trim will be utilized along the bottom portion of the building. The façade will incorporate shades of gray and earth-tone colors.

Pursuant to Section 1276.12(a), the dumpster enclosure, located at the southeast corner of the site, will be constructed with brick veneer and concrete masonry units to match the building.

Staff Review Comments:

1. Eight new parking spaces are shown by the entrance on the south (rear) elevation of the building; verify there are six handicap parking spaces by the restaurants (one van-accessible), pursuant to Table 1106.1 and Section 1106.5 of the 2017 Ohio Building

Code. Additionally, provide the parking stall dimensions; Table 1276-3 requires a minimum 9' width x 19' length for 90° angle parking.

2. A landscape plan shall be submitted with the detailed site plan, pursuant to Section 1282.06(e), with a notation that 10% 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. The 10% area includes a 10' wide strip at the right-of-way required by this Chapter.
3. There are existing interior landscape islands that will be modified, which shall meet the minimum interior landscape square footage required by Section III(C) of the Brunswick Town Center Design Guidelines and Section 1282.08(b)(1).
4. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, in accordance with Section 1276.14(a). Additionally, the average illumination level for the Mission Barbeque/First Watch parking lot shall comply with the maximum 2.4 footcandles permitted by Section 1276.14(c) of the Zoning Code. As part of the Chick-fil-A detailed site plan approval, the Planning Commission requested that after operating hours, the parking lot lights should be turned down to a minimum 0.2 footcandle level for property security, with a maximum of 2.4 footcandles. The Commission shall determine if they would like this condition added as part of the Mission Barbeque/First Watch approval.
5. Section 1282.08(g) requires a 10' wide screening strip along Town Center Boulevard with trees from Plant List "A" 25' to 35' on-center, or trees from Plant List "B" 20' to 30' on-center, with a row of shrubs from Plant Lists "D" or "E", 3' to 4' on-center. There are existing trees in this location; therefore, pursuant to Section 1282.10(a), the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. A concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.
6. The Administration has concerns regarding the traffic circulation in conjunction with the existing Huntington Bank ATM.
7. Provide the dimensions of the Mission Barbeque delivery/catering truck to determine if it is encroaching into the required minimum 24' aisle width and minimum 9' wide x 19' long parking spaces, pursuant to Table 1276-3.
8. The sign package submitted to the Division of Building shall comply with the Brunswick Town Center SPD-2 Part I General Signage Guidelines.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.

Medina Supply new building and pavement remediation

(Discussion plan)

Location: 1501 Industrial Parkway South
I-L Light Industrial District

Proposed Use & Background:

An application has been submitted to construct a 560 sq. ft. new aggregate distribution building which will house two 83' high combination batcher silos on a 4.9485-acre site; the existing structure will be demolished. The silos contain cement, slag material, and fly ash. A double-wide office trailer will be located adjacent to the silos, which will rest on a poured concrete foundation. The gravel areas on the site will be removed and replaced with concrete pavement. A concrete plant is a permitted use, pursuant to Section 1266.02(a) of the Zoning Code.

The new distribution building is located 102.49' from the Industrial Parkway South right-of-way and complies with the minimum 50' front yard setback, along with the minimum 25' side and rear yard setbacks required by Sections 1266.05(c), (d), and (e), respectively. Additionally, the minimum one-acre lot size required by Section 1266.05(a) and minimum 100' lot width required by Section 1266.05(b) have been met.

A new storage tank facility surrounded by a concrete block enclosure, along with a fueling station, is located on the east side of the property. Additionally, a 1,000 sq. ft. (40' x 25') wash-out area is indicated on the northeast side of the site.

There are 25 proposed parking spaces, including one van-accessible handicap space, which meets the minimum 25 spaces required by Table 1276-1(e) of the Zoning Code, along with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. There is a 27.7' aisle width between the two rows of parking on the northwest side of the site, along with parking stall dimensions measuring 9' wide x 19' long for 90° angle parking, in compliance with Table 1276-3. The existing chain link fence along the west and south property lines will be replaced with a black vinyl perimeter security fence.

There are three driveways off of Industrial Parkway South (one will be used for employees), which comply with the minimum 24' and maximum 40' width at the right-of-way, and maximum 90' width at the curb (no minimum), as required by Table 1276-4.

Pursuant to Section 1266.07, performance standards have been submitted to address noise and dust issues. Dust on the site will decrease, due to the elimination of the gravel parking areas that are being replaced with concrete.

Concerning landscaping, 21.4% (7,854 sq. ft.) of the total front yard will be landscaped with trees, shrubs, plantings beds, and/or perennial borders in a design selected by the owner, in compliance with the minimum 5% (1,837 sq. ft.) required by Section 1282.06(f). Interior landscaping, although not required in the I-L District, measuring 482 sq. ft. is indicated on Sheet C102A (landscape plan).

The existing one-story 10,409 sq. ft. metal truck garage building along the north property line will be refaced in shades of tan and red, which will also be used on the silos and new aggregate distribution building.

Staff Review Comments:

1. The 83' high silos exceed the maximum 55' height permitted by Section 1266.05(f); however, Section 1280.02(a) states "No structure shall be erected or altered to exceed the height limit established for the district in which the building is located, with the following exceptions: roof structures which enclose elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building and fire or parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, radio and television aerials, wireless masts, water tanks or similar structures." Furthermore, the 83' silo height exceeds the maximum 70' height permitted by Section 1280.02(b) for the allowable exceptions stated above.

The Planning Commission, pursuant to Section 1244.04(b)(1), in the course of exercising its site plan review powers under Chapter 1278, 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 existing one-story 10,409 sq. ft. metal truck garage building along the north property line encroaches into the 25' side yard setback required by Section 1266.05(d). The Planning Commission, as permitted by Section 1244.04(b)(1), as stated above in Item 1, may grant a variance, subject to City Council approval.
3. Four - 20' x 60' (1,200 sq. ft.) material stockpile areas are shown on the east side of the site, which encroach into the minimum 25' rear yard setback required by Section 1266.05(e). The Planning Commission, as permitted by Section 1244.04(b)(1), as stated above in Item 1, may grant a variance, subject to City Council approval.
4. Table 1276-5 permits a maximum of two drives for a site containing a maximum of 59 parking spaces; three driveways are shown. 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. 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. A concurring vote of the three

members of the Planning Commission shall be required to approve a less restrictive improvement.

5. In accordance with Section 1266.06, all outdoor storage must be approved by the Planning Commission and shall be permitted only as an accessory use, and shall be incidental and subordinate to a principally permitted use in the I-L District, subject to the following:
 - (c) Outdoor storage shall be screened from view from all streets (including Interstate 71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping, or any combination thereof which forms a year-round solid screen.
 - (d) All materials or waste which might cause fumes or dust, or which constitute a fire hazard, or which may be attractive to rodents or insects, shall be stored outdoors only in closed containers designed for that purpose.
6. A color rendering of the buildings has been provided; however, façade building materials shall be included with the detailed site plan. Additionally, a color rendering of the double-wide office trailer shall be provided. Furthermore, the Administration suggests the existing metal truck garage building should be enhanced with split-face block or brick veneer.
7. Pursuant to Section 1276.14(a) and (c), respectively, a photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, along with a maximum average illumination level of 2.4 footcandles.
8. Submit to the City Engineer stormwater run-off calculations to determine if there is an increase in peak flow.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing for the variances, provided the above items are addressed, and pending variance approval by the Planning Commission and City Council.