

BRUNSWICK CITY PLANNING COMMISSION

December 15, 2022 - Caucus

6:38 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Kristy Piper, City Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Grant Aungst, Community & Economic Development Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Secretary, Board of Zoning Appeals/Planning & Zoning Coordinator
Trainee

Chairman Shirilla called the meeting to order at 6:38 p.m.

The first item was a new building and pavement remediation, detailed site plan and variances for Medina Supply, 1501 Industrial Parkway South. Chairman Shirilla discussed the outdoor storage. Mr. Hasan mentioned they had more outdoor storage previously. Mr. Aungst spoke about the third driveway being necessary for trucks. Chairman Shirilla discussed silo heights with Mr. Aungst; Mr. Aungst was comfortable with the heights versus them adding another silo per Mr. Jones.

The second item was the discussion plan for Columbia Gas equipment station, 800 West 130th Street. Chairman Shirilla questioned whether there were homes surrounding the site for the transfer station and whether they were part of the City of Brunswick. Mr. Aungst confirmed they were. Mr. Saeger went over screening requirements. Mr. Hasan questioned whether there was going to be road work involved and there was a further discussion in regards to the large gas pipe being ran under the southbound lane of W. 130th. Mr. Aungst was going to look into whether the home to the east was a party to the sale per Mr. Arona. The detention pond for Benjamin Farms was discussed to the west of the property. Ms. Plavecski mentioned needing substantial screening. Mr. Jones stated that enhancing the above ground piping was going to be a challenge. Mr. Hasan inquired about paving and it was stated that it would need to be paved not gravel. Mr. Aungst mentioned this project was going to have to meet many conditions.

The third item was a detailed site plan for Market 42 SPD-8 mixed use development, 2099 and 2105 Pearl Road. Chairman Shirilla asked if there were any changes to the approved site plan. Mr. Arona wanted to revisit engineering and noticed the slight change in the location of the pond and playground being closer to the commercial portion of the project.

Chairman Shirilla adjourned the meeting at 7:00 p.m.

Respectfully,

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

December 15, 2022

7:00 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Jeff Arona, Member
John Rocha, Secretary
Abbas Hasan, Member
Matt Jones, Consulting City Engineer
Kristy Piper, City Council Representative
Pamela Plavecski, Planning & Zoning Coordinator
Grant Aungst, Community & Economic Development Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Secretary, Board of Zoning Appeals/Planning & Zoning Coordinator
Trainee
Rick Kemper, The Shelly Company, 2301 Progress Street, Dover OH
Dick Wilson, The Shelly Company, 2301 Progress Street, Dover OH
Eric Endes, The Shelly Company, 2301 Progress Street, Dover OH
Paul Rice, The Shelly Company, 466 64th. Tawel Drive, Granville, OH
Ben Cutler, Columbia Gas, 7080 Fry Road, Middleburg Heights
Dan Suren, Columbia Gas, 7080 Fry Road, Middleburg Heights
Travis Crane, Davey Resource Group, 1310 Sharon Copley Road, Sharon Center, OH
Thomas Sutcliffe, Drees Homes, 6860 W. Snowville, Brecksville, OH
Tony Svoboda, Drees Homes, 6860 W. Snowville, Brecksville, OH
Matthew Weber, Weber Engineering, 2555 Hartville Rd., Rootstown, OH
Tom Ludwig, Davey Resource Group, 1310 Sharon Copley Rd., Sharon Center, OH
Lucas Staib, AODK Architecture
Nick Kyriazis, Ergotech Development Group, 2185 Southpointe Trail, Brunswick Hills, OH

Item 1

Chairman Shirilla called the meeting to order at 7:10 p.m.

Ms. Lods 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 DECEMBER 01, 2022.

Mr. Saeger mentioned the vote needed to be added to Item 4(b); Ms. Lods stated she already made that correction.

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

Item 4(a)

Regarding the detailed site plan for Medina Supply, 1501 Industrial Parkway South, Paul Rice, Dick Wilson, Eric Endes and Rick Kemper from The Shelly Company; and Matt Weber from Weber Engineering were present.

In regards to numbers 1-3 of the Staff Review Comments: Chairman Shirilla inquired why they need three variances; Mr. Aungst replied they are updating the property. Mr. Incorvaia stated the site is a non-conforming use and current codes need to be applied.

The Staff Review Comments were addressed as follows:

1. The 83' high silos exceed the maximum 55' height permitted by Section 1266.05(f) and 70' maximum height allowed by Section 1280.02(a) and (b). 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 minimum 25' side yard setback required by Section 1266.05(d). The Planning Commission, as permitted by Section 1244.04(b)(1), as stated in Item 1 above, 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. The applicant stated at the October 6th meeting they will utilize a separate drive for tractor-trailers as a safety measure that will be located away from the two employee drives. 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. The

Planning Commission agreed that the third driveway was necessary for traffic circulation.

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.

As requested by the Commission, a dust control plan has been submitted in order to approve outdoor storage.

The Planning Commission was satisfied with the screening and the solid gate that was installed, as well as the landscaping that was provided on the plans. It was stated that the sign package would have to go through the Building Department for approval. Storm water management was provided to the City Engineer.

6. Mr. Rice stated the existing fence will be replaced with a 6' high black vinyl chain link fence.
7. Final site plan approval is subject to engineering approval.

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

MR. SAEGER MADE A MOTION TO APPROVE THE MEDINA SUPPLY DETAILED SITE PLAN FOR THE NEW BUILDING AND PARKING LOT REMEDIATION LOCATED AT 1501 INDUSTRIAL PARKWAY SOUTH, BRUNSWICK, OHIO, AND RECOMMEND APPROVAL TO CITY COUNCIL OF THE 3 VARIANCES LISTED BELOW, SUBJECT TO THE FOLLOWING:

1. THE 83' HIGH SILOS EXCEED THE MAXIMUM 55' HEIGHT PERMITTED BY SECTION 1266.05(f) AND 70' MAXIMUM HEIGHT ALLOWED BY SECTION 1280.02(a) AND (b). 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. THE COMMISSION HAS FOUND 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 MINIMUM 25' SIDE YARD SETBACK REQUIRED BY SECTION 1266.05(d). THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1244.04(b)(1), AS STATED IN ITEM 1 ABOVE, 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. THE APPLICANT STATED AT THE OCTOBER 6TH MEETING THEY WILL UTILIZE A SEPARATE DRIVE FOR TRACTOR-TRAILERS AS A SAFETY MEASURE THAT WILL BE LOCATED AWAY FROM THE TWO EMPLOYEE DRIVES. 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 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.
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.

AS REQUESTED BY THE COMMISSION, A DUST CONTROL PLAN HAS BEEN SUBMITTED IN ORDER TO APPROVE OUTDOOR STORAGE. THE PLANNING COMMISSION APPROVED THE

OUTDOOR STORAGE PROVIDED A DUST CONTROL PLAN IS IN PLACE AS SHOWN ON SITE PLAN.

6. THE EXISTING FENCE WILL BE REPLACED WITH A 6' HIGH BLACK VINYL CHAIN LINK FENCE.
7. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(b)

Regarding the discussion plan for Columbia Gas equipment building, 800 West 130th Street, Ben Cutler and Dan Suren, of Columbia Gas, were present.

The Staff Review Comments were addressed as follows:

Mr. Hasan discussed the photos of the site. Mr. Cutler replied that the picture would not be exactly what the entire layout would look like, every POD is unique, but it would be similar in resemblance and not larger than what was in the picture. Mr. Suren explained that this parcel would consist of valving and piping that are 12 inches in diameter and at chest level in height. The equipment that is meant for heating up the gas would be taller than that level. Mr. Cutler also added that all the piping connections would be underground. Mr. Incorvaia stated that the above ground pipes are considered a structure, which is a conditionally permitted use that needs a zoning certificate.

1. In residential districts, Section 1274.08(a) states that all structures and activity areas, which includes the equipment building and above-ground piping, pursuant to the definition of a structure stated in Section 1242.02(81), shall be located a minimum of 100' from all residential property lines. The proposed project cannot meet this requirement; therefore, the applicant will be seeking variances from the Board of Zoning Appeals at their January 16, 2023 meeting.
2. The applicant stated the noise level from the equipment building/pipes will be a maximum of 80 decibels 15' away; Section 634.05 of the Codified Ordinances permits a maximum of 60 dba in a residential zoning district from 6:30 a.m. to 9:00 p.m., and a maximum of 50 dba from 9:00 p.m. to 6:30 a.m. Provide the decibel level at all property lines. Mr. Aungst stated this is a 1.45 – acres parcel. Mr. Suren addressed Mr. Arona's concern as to the type of noise this would produce. Mr. Suren stated it would be a constant hissing sound that is created from reducing pressure and flow of gas. He stated that most of the noise would be inside the building and would produce more noise during the winter months. Mr. Aungst emphasized to Mr. Cutler that there was a strong chance that they would receive noise complaints from the surrounding residents, and needed him to consider how they could remedy that if it were to occur. Mr. Suren mentioned that there were sound devices that could be utilized to dissipate sound. Chairman Shirilla asked Mr. Suren if they would add layers of insulation to the building to create a noise barrier; Mr. Suren replied that is an option. Mr. Cutler stated that he would proactively look into finding a way to mitigate sound.

3. Suggest adding split-face block or other architectural enhancements around the base of the equipment building to break up the façade, as required by Section 1278.08(c). The Planning Commission commented that making enhancements would be unnecessary as long as they heavily screened the site. Ms. Plavecski suggested evergreens and arborvitaes to create screening.
4. Pursuant to Section 1276.10(c), verify the driveway will be either concrete or asphalt, as a hard surface is required. Additionally, provide the driveway width at the right-of-way and curb; Table 1276-4 requires a minimum 20' width at the right-of-way and a minimum 30' width at the curb. However, if the drive will have frequent truck traffic, a minimum 24' width at the right-of-way is required; no minimum width is listed at the curb, but a maximum 90' width is permitted. Mr. Jones stated that the driveway would need to be paved with either concrete or asphalt where the vehicle traffic is going to be.
5. In accordance with Section 1282.09, service structures shall be screened from all streets and from adjacent residential properties. The Planning Commission strongly agreed that heavy screening is necessary around the entire site.
6. Provide fence details for the north and east property lines, as they will be highly visible from the adjacent residential properties. Mr. Cutler suggested using 7' high chain link fence with barbed wire at the top to make it 8', and privacy slats through the fence to block views. Mr. Incorvaia stated that barbed wire is not permitted in the R-L District. He inquired if they had considered a larger parcel to work with because it didn't appear that this parcel would be large enough for this project due to all the variances that are needed. Mr. Incorvaia noted that Columbia Gas should have consulted with the City with this project before purchasing the property. He said there are many factors to consider with this project such as a nice-looking fence and said this is a conditionally permitted uses which requires a conditional zoning certificate. Mr. Cutler stated they do not have a lot of freedom on a property location; this parcel was purchased back in 2014. Mr. Cutler reiterated they need to be near a transmission line.

Mr. Aungst stated that the City recognizes the importance of heating homes. He asked if they would consider purchasing the property in front? Mr. Aungst emphasized barbed wire is not permitted in a residential district and they are asking for very sizeable items. Mr. Jones questioned if they could move everything further west? He noted there is a detention basin to the west, but this should be considered. Mr. Suren replied that all the equipment that goes into this POD needs to be separated from each other.

It was discussed that a 12" gas line would need to be ran under the pavement on the southbound lane of West 130th Street to Boston Road. Mr. Suren stated that Columbia Gas will be responsible for repaving the road in addition to repaving the northbound lane. He said they will take care of traffic control because of school times. Mr. Cutler commented that they are also going through The Ohio Powers Siting Board.

Mr. Hasan questioned whether there would be a gas odor; Mr. Suren replied there would be a release of gas into the air on occasion. Mr. Hasan stated he would like them to produce safety statistics on this matter due to the fact they are in a residential area. The Planning Commission also requested that they produce pictures and measurements of other locations where these POD stations are. Mr. Cutler stated that they have a station at 4797 Sharon Copley Road in Medina, Ohio and one at 10800 Middleton in Elyria, Ohio. Chairman Shirilla noted a photometrics plan is required. Ms. Plavecski said that only 1 footcandle is permitted along residential property lines. Mr. Incorvaia commented the Planning Commission can only grant a maximum 8' high variance for fencing in commercial and industrial districts; therefore, they would have to seek another variance from BZA.

Mr. Aungst discussed the fact that Columbia Gas has had 12 to 16 months to prepare before going before the Planning Commission and they did not come prepared for the meeting. After discussions between the Planning Commission and Mr. Cutler the motion is as follows:

MR. SAEGER MOTIONED TO TABLE THE DISCUSSION PLAN TO A SECOND DISCUSSION PLAN FOR THE CONDITIONAL ZONING CERTIFICATE FOR COLUMBIA GAS EQUIPMENT BUILDING, 800 WEST 130TH STREET, SUBJECT TO THE FOLLOWING:

1. IN RESIDENTIAL DISTRICTS, SECTION 1274.08(a) STATES THAT ALL STRUCTURES AND ACTIVITY AREAS, WHICH INCLUDES THE EQUIPMENT BUILDING AND ABOVE-GROUND PIPING, PURSUANT TO THE DEFINITION OF A STRUCTURE STATED IN SECTION 1242.02(81), SHALL BE LOCATED A MINIMUM OF 100' FROM ALL RESIDENTIAL PROPERTY LINES. THE PROPOSED PROJECT CANNOT MEET THIS REQUIREMENT; THEREFORE, THE APPLICANT WILL BE SEEKING VARIANCES FROM THE BOARD OF ZONING APPEALS AT THEIR JANUARY 16, 2023 MEETING.
2. THE APPLICANT STATED THE NOISE LEVEL FROM THE EQUIPMENT BUILDING/PIPES WILL BE A MAXIMUM OF 80 DECIBELS 15' AWAY; SECTION 634.05 OF THE CODIFIED ORDINANCES PERMITS A MAXIMUM OF 60 DBA IN A RESIDENTIAL ZONING DISTRICT FROM 6:30 A.M. TO 9:00 P.M., AND A MAXIMUM OF 50 DBA FROM 9:00 P.M. TO 6:30 A.M. PROVIDE THE DECIBEL LEVEL AT ALL PROPERTY LINES. THE PLANNING COMMISSION NEEDS THEM TO RETURN WITH A DETAILED PLAN ON HOW TO REMEDY AND LOWER THE NOISE LEVEL FROM THE EQUIPMENT BUILDING.
3. SUGGEST ADDING SPLIT-FACE BLOCK OR OTHER ARCHITECTURAL ENHANCEMENTS AROUND THE BASE OF THE EQUIPMENT BUILDING TO BREAK UP THE FAÇADE, AS REQUIRED BY SECTION 1278.08(c). THE PLANNING COMMISSION IS NOT CONCERNED WITH ENHANCEMENTS AS LONG AS THE PARCEL IS HEAVILY SCREENED ALONG ALL PROPERTY LINES.

4. PURSUANT TO SECTION 1276.10(c), VERIFY THE DRIVEWAY WILL BE EITHER CONCRETE OR ASPHALT, AS A HARD SURFACE IS REQUIRED. ADDITIONALLY, PROVIDE THE DRIVEWAY WIDTH AT THE RIGHT-OF-WAY AND CURB; TABLE 1276-4 REQUIRES A MINIMUM 20' WIDTH AT THE RIGHT-OF-WAY AND A MINIMUM 30' WIDTH AT THE CURB. HOWEVER, IF THE DRIVE WILL HAVE FREQUENT TRUCK TRAFFIC, A MINIMUM 24' WIDTH AT THE RIGHT-OF-WAY IS REQUIRED; NO MINIMUM WIDTH IS LISTED AT THE CURB, BUT A MAXIMUM 90' WIDTH IS PERMITTED. CODE REQUIRES THE DRIVEWAY TO BE PAVED WITH EITHER ASPHALT OR CONCRETE IN AREAS WHERE THERE IS VEHICLE TRAFFIC.
5. IN ACCORDANCE WITH SECTION 1282.09, SERVICE STRUCTURES SHALL BE SCREENED FROM ALL STREETS AND FROM ADJACENT RESIDENTIAL PROPERTIES.
6. PROVIDE FENCE DETAILS FOR THE NORTH AND EAST PROPERTY LINES, AS THEY WILL BE HIGHLY VISIBLE FROM THE ADJACENT RESIDENTIAL PROPERTIES. THE PLANNING COMMISSION IS REQUESTING HEAVY SCREENING AS WELL AS LANDSCAPING TO SCREEN THE AREA.

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

Item 4(c)

Regarding the detailed site plan for Market 42 mixed use development, 2099 and 2105 Pearl Road SPD-8, Travis Crane, Tom Ludwig, Thomas Sutcliffe, Tony Svoboda, Matthew Weber, Lucas Staib, and Nick Kyriazis.

The Staff Review Comments were addressed as follows:

1. Upon approval of the detailed site plan, a financial guarantee, as required by Section 1278.04(b), shall be submitted concurrently for the residential and commercial portions of the project. The applicant agreed to comply.
2. A photometrics plan has been submitted for the commercial development indicating a minimum 0.6 footcandle level for parking and pedestrian areas required by Section 1276.14(a); however, the average illumination level of 2.7 footcandles exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). The applicant submitted a revised photometrics plan indicating an average illumination level of 2.1 footcandles.
3. The "Libby" and "Lucas" "A" and "B" elevations of The Market Highlands shall be approved by the Planning Commission. The Libby and Lucas home elevations were eliminated and replaced with Farmhouse elevations 1 and 2. Mr. Sutcliffe noted that units 1, 2 and 3 can choose from 3 of the 5 elevations due to the 45' setback; the remaining units have an option from all 5 floorplans.
4. Sheet 1 of the landscape plan indicates a 2" caliper for all of the deciduous tree species in The Market Highlands; Section 1282.04(b)(1) requires a minimum 2-1/2" caliper. The applicant agreed to comply

5. The American Sycamore, Bald Cypress, and Black Tupelo are not approved species from Plant Lists "A" and "B" of Section 1282.11(a) and (b). However, Section 1282.11 allows other plants that are comparable in size and characteristics, and which are also hardy in Zone 5 of the USDA Plant Hardiness Zone Map, may be used within the landscaping or screening yard areas, subject to Planning Commission approval. The Planning Commission approved these trees, as these species are native to Ohio.
6. Final site plan approval is subject to engineering approval.

Mr. Arona noticed a slight change on the detailed sight plan in regards to the pavilion and the playground. Mr. Ludwig stated those slight changes were made to maximize the amount of retention with the neighbors to the north. He said the pond may be bigger, but is still contained closer to northern boundary. Mr. Arona also mentioned the playground being closer to the Market; Mr. Ludwig replied that the playground could be used by the Market 42 customers, as well as residents.

Mr. Arona mentioned the grading on Glenmont Drive being 10% in a particular section. Mr. Jones said that was at the high end but reasonable. The street name was also discussed where the street bends. There was no definite decision made.

Mr. Kyriazis informed the Planning Commission that he no longer is going to have food trucks because he has so many vendors that want to prepare food inside the building. He explained it has opened up more parking spaces. He also mentioned Market 42 is already 45% occupied with vendors.

MR. ARONA MOTIONED TO APPROVE THE DETAILED SIGHT PLAN FOR MARKET 42 MIXED USE DEVELOPMENT, 2099 AND 2105 PEARL ROAD SPD-8, SUBJECT TO THE FOLLOWING:

1. A FINANCIAL GUARANTEE, AS REQUIRED BY SECTION 1278.04(b) OF THE ZONING CODE, SHALL BE SUBMITTED CONCURRENTLY FOR THE RESIDENTIAL AND COMMERCIAL PORTIONS OF THE PROJECT.
2. A REVISED PHOTOMETRICS PLAN WAS SUBMITTED ON DECEMBER 15, 2022 INDICATING AN AVERAGE ILLUMINATION LEVEL OF 2.1 FOOTCANDLES FOR THE COMMERCIAL PORTION OF THE DEVELOPMENT, IN COMPLIANCE WITH THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c), WHICH SHALL BE SUBMITTED WITH THE FINAL SITE PLAN.
3. THE "LIBBY" AND "LUCAS" "A" AND "B" ELEVATIONS HAVE BEEN WITHDRAWN, AND "FARMHOUSE" ELEVATIONS 1 AND 2 SUBMITTED ON DECEMBER 15, 2022 FOR THE MARKET HIGHLANDS HAVE BEEN APPROVED BY THE PLANNING COMMISSION.

4. SHEET 1 OF THE LANDSCAPE PLAN SHALL BE REVISED TO INDICATE A MINIMUM 2-1/2" CALIPER FOR ALL OF THE DECIDUOUS TREE SPECIES IN THE MARKET HIGHLANDS, PURSUANT TO SECTION 1282.04(b)(1).
5. THE AMERICAN SYCAMORE, BALD CYPRESS, AND BLACK TUPELO ARE NOT APPROVED SPECIES FROM PLANT LISTS "A" AND "B" OF SECTION 1282.11(a) AND (b). HOWEVER, SECTION 1282.11 ALLOWS OTHER PLANTS THAT ARE COMPARABLE IN SIZE AND CHARACTERISTICS, AND WHICH ARE ALSO HARDY IN ZONE 5 OF THE USDA PLANT HARDINESS ZONE MAP, CAN BE USED WITHIN THE LANDSCAPING OR SCREENING YARD AREAS, WHICH THE PLANNING COMMISSION HAS APPROVED, AS THESE ARE NATIVE SPECIES TO OHIO.
6. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Saeger 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

Public Comment Period – No one appeared at the public comment period.

Item 8

Council Representative's Report – there was no report.

MR. ROCHA MADE A MOTION TO ADJOURN

Mr. Saeger seconded the motion. 5 Ayes 0 Nays.

The meeting was adjourned at 9:47 p.m.

Respectfully,

Jennie Lods

PLANNING COMMISSION STAFF REPORT

December 15, 2022

Medina Supply new building and parking lot remediation

(Public hearing – detailed site plan and variances)

Location: 1501 Industrial Parkway South
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on October 6, 2022, moved the discussion plan to a detailed site plan and public hearing for the requested variances to construct a 560 sq. ft. new aggregate distribution building that will be located adjacent to the 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. 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.

Concerning landscaping, 35% (12,845 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 741 sq. ft. is indicated on Sheet C102A (landscape plan).

A portion of the Staff Review Comments from the October 6th meeting have been addressed as follows:

1. Color renderings of the buildings have been provided. The west elevation of the existing metal truck garage facing Industrial Parkway South has been enhanced with brick veneer, along with the lower portion of the distribution building.
2. Pursuant to Section 1276.14(a) and (c), respectively, a photometrics plan has been 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.
3. Stormwater run-off calculations have been submitted to the City Engineer to determine if there is an increase in peak flow.
4. The words "Brunswick Plant of Medina Supply" have been added to the silos and existing storage garage.

Staff Review Comments:

1. The 83' high silos exceed the maximum 55' height permitted by Section 1266.05(f) and 70' maximum height allowed by Section 1280.02(a) and (b). 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 minimum 25' side yard setback required by Section 1266.05(d). The Planning Commission, as permitted by Section 1244.04(b)(1), as stated in Item 1 above, 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. The applicant stated at the October 6th meeting they will utilize a separate drive for tractor-trailers as a safety measure that will be located away from the two employee drives. 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.

As requested by the Commission, a dust control plan has been submitted in order to approve outdoor storage.

6. Verify the existing fence will be replaced with a 6' high black vinyl chain link fence.

7. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan and variances, subject to City Council approval, along with approval of the driveway modification, provided the above items are addressed.

Columbia Gas equipment building

(Discussion plan)

Location: 800 West 130th Street
R-L District

Proposed Use & Background:

An application has been submitted to construct a 1,440 sq. ft. (36' x 40' x 12' high) equipment building, along with necessary above-ground gas piping, on Permanent Parcel No. 003-18B-29-271. The prefabricated building will be constructed with a 24-gauge aluminum-coated standing seam metal roof, along with 24-gauge galvanized interlocking metal side panels, painted in a neutral color.

Public utility structures are a conditionally permitted use in the R-L District, pursuant to Section 1252.04(c), subject to Sections 1274.08(a), (d), and (e) of the Zoning Code.

The applicant explained the proposed project does not exclusively serve Hinckley residents, and if the new line is not in service by next winter when the existing North Coast Station is retired (located at Boston Road and West 130th Street), more than 2,400 residents between Hinckley, North Royalton and Brunswick may not have reliable gas service during colder months. The applicant further noted there could be scattered disruption to service in other local areas depending on temperature and customer demand, and commented that natural gas delivery infrastructure is not broken down by city/village/township. A second above-ground station (district regulator) will be located off of Crestview Drive in Hinckley Township.

The equipment on the site will be monitored monthly, in addition to remote visibility. The equipment shed will house measurement and regulation runs, along with a meter for readings from the upstream provider, as well as a regulator for initial pressure cutdown.

Staff Review Comments:

1. In residential districts, Section 1274.08(a) states that all structures and activity areas, which includes the equipment building and above-ground piping, pursuant to the definition of a structure stated in Section 1242.02(81), shall be located a minimum of 100' from all residential property lines. The proposed project cannot meet this requirement; therefore, the applicant will be seeking variances from the Board of Zoning Appeals at their January 16, 2023 meeting.
2. The applicant stated the noise level from the equipment building/pipes will be a maximum of 80 decibels 15' away; Section 634.05 of the Codified Ordinances

permits a maximum of 60 dba in a residential zoning district from 6:30 a.m. to 9:00 p.m., and a maximum of 50 dba from 9:00 p.m. to 6:30 a.m. Provide the decibel level at all property lines.

3. Suggest adding split-face block or other architectural enhancements around the base of the equipment building to break up the façade, as required by Section 1278.08(c).
4. Pursuant to Section 1276.10(c), verify the driveway will be either concrete or asphalt, as a hard surface is required. Additionally, provide the driveway width at the right-of-way and curb; Table 1276-4 requires a minimum 20' width at the right-of-way and a minimum 30' width at the curb. However, if the drive will have frequent truck traffic, a minimum 24' width at the right-of-way is required; no minimum width is listed at the curb, but a maximum 90' width is permitted.
5. In accordance with Section 1282.09, service structures shall be screened from all streets and from adjacent residential properties.
6. Provide fence details for the north and east property lines, as they will be highly visible from the adjacent residential properties.

Staff Recommendations:

Staff withholds recommendation until the above items are addressed, and pending a ruling by the BZA for setback variances.

Market 42 mixed use development

(Detailed site plan)

Location: 2099 and 2105 Pearl Road
SPD-8

Proposed Use & Background:

The Planning Commission held a public hearing at their meeting on July 21, 2022 and recommended approval to City Council on September 15, 2022, of the rezoning, conceptual plan (including the 672' long Glenmont Drive cul-de-sac), and revised development guidelines for the Market 42 SPD-8 mixed use development, which Council adopted on October 24, 2022.

There are 129 parking spaces, including five handicap spaces (one van-accessible), in compliance with Table 1276-(d)(3) of the Zoning Code, along with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

The 25,610 sq. ft. Market 42 commercial marketplace building will be constructed with gray aluminum composite panels and white vertical metal wall panels utilizing a storefront window entry system. The structure will incorporate a charcoal black standing seam metal roof with stained cedar wood accents.

The Market Highlands, consisting of 18 paired (attached/detached 2-unit) residential villas on the Glenmont Drive extension, will utilize the “Libby” and “Lucas” “A” and “B” elevations.

A landscape plan has been submitted indicating a combination of Eastern Redbud, Eastern Red Cedar, Swamp White Oak, and Colorado Spruce trees that will be planted as a screening yard along the north property line behind the homes on Shalbey Trail, and adjacent to the south property line behind the homes on Sleepy Hollow Road. Street trees of Autumn Blaze Maple, American Sycamore, and Serviceberry Trees will be installed, pursuant to Section 1230.01(b)(6) of the Subdivision Regulations. Bald Cypress and Black Tupelo trees will be planted around Pond 1 on the west side of the subdivision.

A 6’ wide sidewalk is shown leading from the western Glenmont Drive cul-de-sac to the commercial market place to provide pedestrian access, in addition to the new sidewalk that will connect to the existing sidewalk on Glenmont Drive, and to the Molly Drive bulb, pursuant to Section 1278.09(d).

Staff Review Comments:

1. Upon approval of the detailed site plan, a financial guarantee, as required by Section 1278.04(b), shall be submitted concurrently for the residential and commercial portions of the project.
2. A photometrics plan has been submitted for the commercial development indicating a minimum 0.6 footcandle level for parking and pedestrian areas required by Section 1276.14(a); however, the average illumination level of 2.7 footcandles exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).
3. The “Libby” and “Lucas” “A” and “B” elevations of The Market Highlands shall be approved by the Planning Commission.
4. Sheet 1 of the landscape plan indicates a 2” caliper for all of the deciduous tree species in The Market Highlands; Section 1282.04(b)(1) requires a minimum 2-1/2” caliper.
5. The American Sycamore, Bald Cypress, and Black Tupelo are not approved species from Plant Lists “A” and “B” of Section 1282.11(a) and (b). However, Section 1282.11 allows other plants that are comparable in size and characteristics, and which are also hardy in Zone 5 of the USDA Plant Hardiness Zone Map, may be used within the landscaping or screening yard areas, subject to Planning Commission approval.
6. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above items are addressed.

