

BRUNSWICK CITY PLANNING COMMISSION

January 19, 2023 - Caucus

6:40 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Joe Delsanter, City Council Representative
Matt Jones, Consulting City Engineer
Grant Aungst, Community & Economic Development Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Traci Christler, 3992 Alice Ave, Brunswick, OH
James A. Yorks, Architect, 7525 Leavitt Rd., Amherst, OH
Karen M. Howell, 3992 Buckingham Dr., Brunswick, OH
Marie K. Mills, 221 Claremont Drive, Brunswick, OH
Kathy Mills, 221 Claremont Drive, Brunswick, OH
Adam Glassman, McCarthy, Lebit, Crystal & Liffman Co., 1111 Superior Ave., Cleveland
Eric Andrews, Brunswick Limited Partnership, 35110 Euclid Ave, Willoughby, OH
Jim & Connie Mitchell, 4007 Buckingham, Brunswick, OH
Margaret Waller, 4038 Ganyard Ave., Brunswick, OH
David Baylis, 9450 Manchester Road, STE 207, St. Louis, MO
Chris Frech, 4104 Canterbury Drive, Brunswick, OH
Julia Amtsberg, 4089 Keller Hanna Drive, Brunswick, OH
Mary Becker, 4088 Keller Hannah Drive, Brunswick, OH
Mark & Joanne Eber, 4166 Canterbury Drive, Brunswick, OH
John Hanks, (no address given, WEBEX)
Ryan Tebeau, (no address given, WEBEX)
Gary Daniels, (no address given, WEBEX)
Nils Johnson, (no address given, WEBEX)

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

The first item was Luna Vapes for a public hearing and a conditional zoning certificate for 1733 Pearl Road, Laurel Square Shopping Center. Chairman Shirilla asked Mr. Jones to talk about the measurements that were done by the engineers and he concurred with all the measurements that were done. Mr. Hasan asked Mr. Aungst to shed some light on the under construction building as far as if it's been approved or when it might be opening. Mr. Aungst replied: It's called Babyland Academy located at 1656 Pearl Road and they have submitted everything to the engineer, the Board approved them in June of 2022 and they would like to be open by next school year. Grant mentioned from the rear corner of Laurel to Babyland is approximately 525' based on the GIS system. Mr. Aungst mentioned they moved in prior to getting all the proper paperwork so the city had to ask them to close up their shop until all the proper paperwork was done. Mr. Aungst said they went to The Board of Zoning Appeals to find out how close they were to schools, daycares and places of worship and it got tabled until the engineers did further measurement. The closest facility was 1001 feet away. Mr. Incorvaia conveyed they met the criteria of being more than 1000 feet away. Mr. Incorvaia talked about the Zoning Certificate and whether it would meet the requirements of a conditionally permitted use and to look at the Code at the time of application.

The second item was a public hearing, detailed site plan and development guidelines for Provision Living (former Sanctus) senior development complex for 953 Pearl Road. Mr. Aungst said updates that were requested previously have been met but no major changes since the last meeting. Mr. Aungst also said it would need to go to City Council for 3 readings in 30 days. Chairman Shirilla stated he was pleased to see that the changes that were requested were added in by the applicant.

The third item was Brunswick Auto Mart with a discussion plan for the wholesale parts warehouse addition for 1060 West 130th Street. There was no discussion on this item.

Chairman Shirilla adjourned the meeting at 6:55 p.m.

Respectfully,

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

January 19, 2023

7:02 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Jeff Arona, Member
John Rocha, Secretary
Abbas Hasan, Member
Matt Jones, Consulting City Engineer
Joe Delsanter, City Council Representative
Grant Aungst, Community & Economic Development Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Traci Christler, 3992 Alice Ave, Brunswick, OH
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Julia Amtsberg, 4089 Keller Hanna Drive, Brunswick, OH
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Mark & Joanne Eber, 4166 Canterbury Drive, Brunswick, OH
John Hanks, (no address given, WEBEX)
Ryan Tebeau, (no address given, WEBEX)
Gary Daniels, (no address given, WEBEX)
Nils Johnson, (no address given, WEBEX)

Item 1

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

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

Item 2

Election of 2023 Planning Commission Officers.

Chairman Shirilla nominated John Rocha to continue as recording secretary. Mr. Arona seconded the nomination. Mr. Rocha accepted the role for the 2023 year to remain recording secretary. The vote was 5 Ayes, 0 Nays.

Mr. Hasan nominated Mr. Saeger for Vice Chairman. Chairman Shirilla seconded the nomination. Mr. Saeger accepted the role for the 2023 year to remain Vice Chairman. The vote was 5 Ayes, 0 Nays.

Mr. Rocha nominated Mr. Shirilla for Chairman, Mr. Saeger seconded the nomination. Chairman Shirilla accepted the role for the 2023 year to remain Chairman. 5 Ayes, 0 Nays.

Item 3

Announcements or Correspondence. Ms. Lods asked the Board if everyone received the email from Councilman Nick Haneck regarding Luna Vape Shop. The Board concurred they had received that email.

Item 4

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

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

Item 5(a)

Regarding the public hearing and conditional zoning certificate for Luna Vapes, 1733 Pearl Road, Adam Glassman of 1111 Superior Ave., Cleveland, OH and Eric Andrews of 35110 Euclid Ave., Willoughby, OH were present.

Mr. Glassman addressed the board on behalf of the property owner and landlord of the Luna Vape Shop. He explained an application for a zoning certificate was submitted in September that was immediately denied on the basis there were nearby churches that were within the 1000' threshold established by the Zoning Code. It appeared before the Board of Zoning Appeals in October of 2022 during which conversations with Mr. Aungst; it would be tabled until the engineers could do measurements to those churches. It was discussed during Caucus that they were in fact beyond that 1000'. Mr. Glassman stated they were advised to resubmit the same Zoning Application and they did so in November and that is why they are at the meeting today. Mr. Glassman said there was talk about the potential daycare but no measurements were done because that daycare center is not in use right now. Mr. Glassman produced a list of surrounding day care centers.

Chairman Shirilla asked Mr. Incorvaia to read from the Code Book in regards to what fits into the criteria other than day care centers. Mr. Incorvaia read Code 1260.04(v)(1) and (2) from the Codified Ordinances of Brunswick.

Mr. Hasan asked Mr. Incorvaia about the Application for the Zoning Certificate. He stated there are some conditions that need to be complied with. The general conditions for any conditional use certificate. The very 1st condition states the proposed use shall be harmonious with the existing or intended community character of the neighborhood. Mr. Hasan wanted to know if the intended part could be considered for certain approved types of businesses. Mr. Incorvaia said you would look at it in that manner. So, the intended character of that neighborhood is C-G requirements. Mr. Hasan wondered about the intended childcare facility and Mr. Incorvaia stated there is no childcare facility there at this moment in time. There has been one that's been approved but not one that's open. We can only look at what's there right now.

Mr. Glassman mentioned that it is within the Code in Brunswick under the C-G District that Vape shops are listed and believes conditions are met. Mr. Glassman stated it would be a violation of Ohio Law to reject a Conditional Zoning Certificate based on the intent and potential use of a daycare center. Chairman Shirilla agreed and is familiar with case law and agreed The Board could not use the potential daycare as a reason to turn down the Zoning Certificate. Mr. Incorvaia agreed that we can only look at what is established now and currently operating. Mr. Incorvaia gave The Board the option to strike certain language from the zoning certificate if they did not agree with certain language of the certificate.

Mr. Saeger considered the McDonalds's there in the Laurel Square Plaza because it has an indoor playground where children play. In addition, the Classic Car shows that take place in the warmer months that are family oriented in that same plaza.

Chairman Shirilla wanted Mr. Glassman to know that The Board had the right to put conditions on the Conditional Zoning Certificate. Mr. Glassman was not aware of that and was never told that. Mr. Incorvaia said according to 1274.05(e) it states; The Planning Commission has the ability to put conditions and limitations on the certificate.

Chairman Shirilla brought up the discrepancy of hours in the addendum and the Zoning Certificate. He also suggested putting additional conditions of the Zoning Certificate such as restricting hours and a revisit to the Planning Commission after a certain amount of time to revisit any potential complaints from residents pertaining to the Vape Shop.

Eric Andrews addressed the Board as the landlord of the Laurel Square Shopping Plaza and stated that the person running the store was not present. Therefore, Chairman Shirilla decided that The Planning Commission could not address a potential revisit with the store owner as a condition on the Zoning Certificate. Chairman Shirilla asked Mr. Glassman if he was prepared to except conditions to the Zoning Certificate if it was the Planning Commissions choice to do so. Mr. Glassman answered yes. Hours of operation was discussed as a potential condition on the Zoning Application and there was discussion regarding hours of operation with the other stores in the Laurel Square shopping center.

Mr. Incorvaia suggested we turn this into a public hearing to see what the public's thoughts were. Councilman Delsanter read the email from Nick Haneck and the email emphasized concerns with youths and vaping. The email also talked about the McDonalds indoor playground.

Mr. Rocha suggested going to the public hearing and the public hearing opened at 8:00 p.m. Joanne Eber on Canterbury in Rolling Hills addressed the Board. She was opposed to the vape shop. Karen Howell addressed the Board. She was opposed to the vape shop. Public Hearing closed at 8:02 p.m.

Chairman Shirilla asked Mr. Incorvaia if daycares being ran out of homes would count under the 1000' Code. Mr. Incorvaia answered yes. Chairman Shirilla asked Mr. Aungst how one goes about setting up an at home daycare and Mr. Aungst stated they would have to go before Planning Commission. Mr. Glassman passed out a printout of any state approved daycares with only one nearby home running a daycare in the area.

Mr. Incorvaia addressed the Board to discuss Section 1274.05(d). It talks about the review and action of the Commission. They have two choices: Approve a Conditional Zoning certificate based upon findings and compliance with the standards and requirements of the Code or specific conditions established by the Commission. Or to deny a Conditional Zoning Application and in denying the application, The Commission shall clearly state the reason for this action. 1274.05(c) Commission shall act as soon as practical on the pending application. In no event shall the Commission act later than 30 days after the date of the Public Hearing. Mr. Incorvaia wanted the Commission to know the options and the time frame they had to deal with.

Chairman Shirilla went over all the options with the Commission. Mr. Hasan discussed the options with Mr. Incorvaia. Mr. Arona discussed the comprehensive plan on the certificate with Mr. Incorvaia.

Mr. Glassman made his closing comments and said the Vape Shop is harmonious and conditionally permitted. He feels the Planning Commission should grant the Conditional Zoning Certificate and they are open to any restrictions that may be placed on the Certificate. Mr. Glassman feels that denying the Certificate would be a violation of Ohio Law.

Chairman Shirilla asked if anyone wanted to entertain a motion. Chairman Shirilla made a motion to approve the Conditional Zoning Certificate with the following two conditions:

1. Hours of operation on Sunday be restricted to 8:00 p.m.
2. We request the applicant to comply with a revisit on the Conditional Zoning Certificate and look at any safety issues that affect the safety and welfare of the City and he asks that that revisit be on an annual basis.

Mr. Arona seconded the motion. Mr. Arona wanted to add a condition that no merchandise be displayed in the windows. Chairman Shirilla added that condition.

Motion did not pass, 4 Nays, 1 Aye. Because there were no other motions, The Planning Commission has 30 days to come to a decision since the motion did not pass per Mr. Incorvaia.

Mr. Hasan wanted clarity; he wanted to know if there had to be a clear motion to deny. Mr. Incorvaia said yes.

Mr. Hasan made a motion to deny the Conditional Zoning Certificate to Luna Vapes for the following reason: The use is not harmonious with the neighborhood; not the C-G district but, the immediate area surrounding the proposed location of the proposed shop. Mr. Saeger seconded the motion. Chairman Shirilla had a discussion for the motion and that was: There is a McDonald's with an indoor playground within the 1000' and there are family events that are specifically scheduled throughout the summer months such as car shows. Mr. Hasan wanted to add that as well to his motion. Motion passed to deny the Conditional Zoning Certificate, 4 Ayes, 1 Nay.

Item 5(b)

Regarding the public hearing for Provision Living Brunswick (former Sanctus) SPD-5 senior living complex detailed site plan and revised development guidelines, 953 Pearl Road, David Baylis; Ryan Tebeau (WEBEX); were present.

The Staff Review Comments were addressed as follows:

1. 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.

Mr. Bayliss was there to represent Provision Living. He wanted the engineer to discuss stormwater management so that everyone knew they were going to improve that location. In regards to the fire safety concern; they have worked with the fire department to come up with a solution to install ladders at opposite ends of the building. Chairman Shirilla would like that be shown on the site plan. Mr. Bayliss said it was their intent to show them on the building plans and they would be contained within the building, as well as notated on the site plans. Mr. Aungst said they were going to be high end ladders. Mr. Bayliss said they have site plans but not building plans yet. Mr. Jones said those plans would be subject to engineer approval. Mr. Bayliss went on to present a slide show of the building.

Chairman Shirilla declared the public hearing open at 8:56 p.m. Mrs. Howell addressed the Board with concerns about parking, traffic and a possible high demand of emergency calls taking away resources from other areas. She also had ladder concerns pertaining to whether the elderly patients were going to be able climb down ladders in an emergency due to the 3-story high building. The Board assured her that most of the patients did not drive so parking would not become an issue. Brunswick

was also planning on adding another emergency vehicle. Ms. Eager addressed the Board and was concerned about the view from her home when this new building got built. She also wanted to know what kind of patients they were going to care for. The Board stated that it was independent living, assisted living and memory care patients. The view would not be a concern from where her home was. Ms. Amtsberg addressed the Board with concerns over the water problem and if the ditch was going to remain there. The Board assured her that the water problem that area had is going to be improved when the new storm water management system goes in. Ms. Christler addressed the Board and was concerned with the safety of the residents and how they were planning on transporting material to this site when construction begins. The Board stated that they would be coming in from Pearl Road the majority of the time when starting construction and may need to use the back gated entrance for a certain part of the building. Mr. Mitchell addressed the Board and was concerned about water mitigation. The Board again, assured everyone the water mitigation would be greatly improved. Mr. Jones also stated a traffic study was conducted early on in the project with the earlier applicant. Mr. Aungst also stated the entire building was fire suppressed. Public Hearing closed at 9:05 p.m.

Nils Johnson (WEBEX) confirmed everything was being diverted to the new stormwater detention that will be put int. Mr. Jones stated that the new stormwater will have a much slower rate of release which will help with the water problem in these yards.

MR SAEGER MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR PROVISION LIVING BRUNSWICK (FORMER SANCTUS), 953 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. 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. ALSO, THAT LADDERS WILL BE ADDED TO OPPOSITE ENDS OF THE BUILDING. LASTLY, WILL BE SUBJECT TO FINAL SITE PLAN APPROVAL PER ENGINEER.

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

Item 5(c)

Regarding the discussion plan for Brunswick Auto Mart parts warehouse addition, 1060 West 130th Street, Jeff from Engelke; Jim Yorks from Panteck were present.

The Staff Review Comments were addressed as follows:

1. There are 130 existing parking spaces; provide the number of new parking spaces that will be restriped on the south side of the building with the dimensions

of 10' wide x 20' long, including a 24' aisle width between the rows of parking, pursuant to Table 1276-3. Additionally, provide the number of employees to ensure there is sufficient parking, as required by Table 1276-1(e). Furthermore, provide the number of handicap parking spaces, including van-accessible spaces, in compliance with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. It was stated by Mr. Yorks that they have plenty of parking even if they hired 10 more employees.

2. Provide the driveway dimensions of the connecting driveway on the north side of the property.
3. Along the row of parking on the south side of the site, Section 1282.08(a) requires a 5' wide parking perimeter screening strip containing plant material from Plant Lists "D" or "E" that will achieve a decorative planting with a minimum 4' height. Verify there is existing landscaping that meets the above requirement.
4. The detailed site plan shall include a photometrics plan, pursuant to Section 1276.14.

Mr. Yorks addressed the Board and said they will comply to all the staff review comments. Mr. Jones needs storm water calculations when it gets moved to the detailed site plan.

MR. HASAN MOTIONED TO APPROVE THE DISCUSSION PLAN AND MOVE IT TO A DETAILED SIGHT PLAN AND PUBLIC HEARING FOR BRUNSWICK AUTO MART, 1060 WEST 130TH STREET SUBJECT TO THE FOLLOWING:

1. THERE ARE 130 EXISTING PARKING SPACES; PROVIDE THE NUMBER OF NEW PARKING SPACES THAT WILL BE RESTRIPE ON THE SOUTH SIDE OF THE BUILDING WITH THE DIMENSIONS OF 10' WIDE X 20' LONG, INCLUDING A 24' AISLE WIDTH BETWEEN THE ROWS OF PARKING, PURSUANT TO TABLE 1276-3. ADDITIONALLY, PROVIDE THE NUMBER OF EMPLOYEES TO ENSURE THERE IS SUFFICIENT PARKING, AS REQUIRED BY TABLE 1276-1(e). FURTHERMORE, PROVIDE THE NUMBER OF HANDICAP PARKING SPACES, INCLUDING VAN-ACCESSIBLE SPACES, IN COMPLIANCE WITH TABLE 1106.1 AND SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE.
2. PROVIDE THE DRIVEWAY DIMENSIONS OF THE CONNECTING DRIVEWAY ON THE NORTH SIDE OF THE PROPERTY.
3. ALONG THE ROW OF PARKING ON THE SOUTH SIDE OF THE SITE, SECTION 1282.08(a) REQUIRES A 5' WIDE PARKING PERIMETER SCREENING STRIP CONTAINING PLANT MATERIAL FROM PLANT LISTS "D" OR "E" THAT WILL ACHIEVE A DECORATIVE PLANTING WITH A MINIMUM 4'

HEIGHT. VERIFY THERE IS EXISTING LANDSCAPING THAT MEETS THE ABOVE REQUIREMENT.

4. THE DETAILED SITE PLAN SHALL INCLUDE A PHOTOMETRICS PLAN, PURSUANT TO SECTION 1276.14.
5. STORM WATER CALCULATIONS SHALL BE PROVIDED WITH THE DETAILED SITE PLAN.
6. FIRE HYDRANTS EVERY 300 FEET SHALL BE NOTED ON THE DETAILED SITE PLAN.

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

Item 6

There was no old business.

Item 7

New business was Cleveland Furniture Company coming, Liberty Ford and Text Amendments coming in February.

Item 8

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

Item 9

Council Representative's Report – Mr. Delsanter would like for us to triage our agenda so some of the shorter meetings go first.

Item 10

Mr. Aungst stated: From the law dept., CRA Housing Council, this governing body appointed one person from the community and currently that is Mr. Rocha. We are recommending to reappoint him. Mr. Rocha accepted. 5 Ayes, 0 Nays.

MR. ROCHA MADE A MOTION TO ADJOURN

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

The meeting was adjourned at 9:56 p.m.

Respectfully,

Jennie Lods

PLANNING COMMISSION STAFF REPORT

January 19, 2023

Luna Vapes

(Public hearing – conditional zoning certificate)

Location: 1733 Pearl Road, Laurel Square Shopping Center
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted by Brunswick Limited Partnership, on behalf of Luna Vapes, to open a vape shop in the Laurel Square Shopping Center. Vape and smoke shops are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(v)(1) and (2); the vape shop location exceeds the minimum 1,000' distance from a religious place of worship, child care facility, and educational institution. However, there is a child care facility currently under construction that will fall within the 1,000' minimum distance.

Hours of operation will be Monday through Sunday from 9:00 a.m. to 10:00 p.m. There will be two employees. Routine deliveries will be in small quantities that will not impede traffic circulation.

Staff Review Comments:

1. The applicant shall adhere to the requirements on the conditional zoning certificate.

Staff Recommendations:

Staff withholds recommendation of the conditional zoning certificate.

Provision Living (former Sanctus) senior development complex

(Public hearing – detailed site plan and development guidelines)

Location: 953 Pearl Road
SPD-5

Proposed Use & Background:

The Planning Commission, at their meeting on October 20, 2022, moved the revised discussion plan to a public hearing for the detailed site plan and development guidelines for Special Planning District No. 5.

The landscape plan Plant Material List now includes the quantity of deciduous shrubs, evergreen shrubs, perennials, ornamental grass, and groundcovers, and complies with the requirements in Section 3(d) of the Sanctus SPD-5 Basic Development Standards and Section 1282.06(a) of the Zoning Code regarding the 25' wide landscape buffer within the 50' setback from the residential district 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 Avenue 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 meets the maximum one footcandle lighting level adjacent to a residential property line allowed by Section 1276.14(d).

Façade elevations for the assisted living/memory care facility have been submitted indicating a combination of 6" lap/board and batten siding in the colors of "Arctic White", "Iron Gray" and "Light Mist", that will be accented with "Pa Sierra" cut stone, which will also be used on the independent living cottages.

Staff Review Comments from the October 20th meeting have been addressed as follows:

1. The Planning Commission has agreed to allow three stories for the West Neighborhood, as requested in Section 4(b)(iii). The applicant is working with the Fire Department to address their concerns to provide fire protection for occupants on the third floor for this type of use and location. The building is fully fire-suppressed and the applicant has agreed to store two – 35' high ladders at opposite ends of the building for fire-fighting purposes.
2. Regarding the minimum 330 sq. ft. room size proposed in Section 4(b)(ii) of the West Neighborhood, the applicant has explained the relevance of the 2016 National Investment Center guidelines. The above section has been amended to read "Any 330 sq. ft. unit will be a studio unit consisting of a living area and private bathroom and will not include a kitchenette."

Staff Review Comments:

- 1 The location of the two – 35' high ladders at opposite ends of the building shall be indicated on the site plan.
2. 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 recommends approval to City Council of the detailed site plan and development guidelines.

Brunswick Auto Mart wholesale parts warehouse addition
(Discussion plan)

Location: 1060 West 130th Street
I-L District

Proposed Use & Background:

An application has been submitted to construct a 27,743 sq. ft. addition on the west side of the existing 44,267 sq. ft. building, for a total of 72,010 sq. ft. The new addition is located 177' from the west property line and 157' from the north property line, in compliance with the minimum 25' side and rear yard setbacks required by Sections 1266.05(d) and (e), respectively, of the Zoning Code. The building also complies with the maximum 55' height permitted by Section 1266.05(f).

Wholesale establishments are a principally permitted use with warehousing as a conditionally permitted accessory use in the I-L Light Industrial District, pursuant to Sections 1266.02(b) and 1266.04(h), respectively.

A new concrete sidewalk will be installed on the south side of the new addition which will connect to the existing sidewalk, pursuant to Section 1278.08(d).

The building facade will match the existing building by incorporating a dark brown standing seam metal roof, along with dark brown vertical siding, and dark red split-face block with smooth-faced masonry accents to provide architectural interest to break up the long expanse of blank wall, as required by Sections 1278.08(c) and (e).

Foundation landscaping has been added, along with new deciduous trees. The Skyline honey locust tree is not an approved species from Plant Lists "A", "B", and "C"; however, Section 1282.06(h) does not require interior landscaping in an industrial district.

There are 142 existing parking spaces on the south side of the building and 13 existing spaces on the front (east) side of the building, for a total of 155 spaces. The proposed parking reconfiguration will restripe the existing parking spaces on the south side to a 10' width x 20' length, along with a 24' aisle width between the two rows of parking, in compliance with Table 1276-3. This will result in 128 parking spaces, including 5 handicap spaces (4 van-accessible, in accordance with Table 1106-1 and Section 1106.5 of the 2017 Ohio Building Code), plus 13 existing spaces on the east side of the site, for a total of 141 parking spaces, pursuant to Table 1276-1(d)(3).

Along the row of parking on the south side of the site, Section 1282.08(a) requires a 5' wide parking perimeter screening strip containing plant material from Plant Lists "D" or "E" that will achieve a decorative planting with a minimum 4' height. There is existing landscaping that meets this requirement.

Staff Review Comments:

1. Per Fire Department requirements, fire hydrants shall be located every 300' on the north and south sides of the building.
2. The detailed site plan shall include a photometrics plan, pursuant to Section 1276.14.

Staff Recommendations:

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