

BRUNSWICK CITY PLANNING COMMISSION

February 16, 2023 - Caucus

6:35 p.m.

Attendance:

Brad Saeger, Vice Chairman
Jeff Arona, Member
John Rocha, Secretary
Kristy Piper, City Council Representative
Matt Jones, Consulting City Engineer
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Jeffrey E. Hacker, Skin Flix Tattoos
Jeff Kaltenstein, Engelke Construction

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

The first item was **Brunswick Auto Mart Parts Warehouse Addition** (Public Hearing, Conditional Zoning Certificate and detailed site plan)

Location: 1060 West 130th Street

I-L District

There was no discussion during Caucus.

The second item **Skin Flix Tattoos** (Conditional Zoning Certificate)

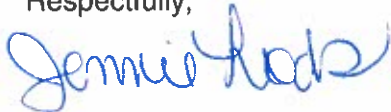
Location: 1733 Pearl Road

C-G District

There was no discussion during Caucus.

Vice-Chairman Saeger adjourned the meeting at 6:37 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

February 16, 2023

6:38 p.m.

Attendance:

Brad Saeger, Vice Chairman
Jeff Arona, Member
John Rocha, Secretary
Matt Jones, Consulting City Engineer
Kristy Piper, Council Representative
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Jeffrey E. Hacker, Skin Flix Tattoos
Jeff Kaltenstein, Engelke Construction

Item 1

Vice-Chairman Saeger called the meeting to order at 6:38 p.m.

VICE-CHAIRMAN SAEGER MADE A MOTION TO EXCUSE CHAIRMAN SHIRILLA AND MR. HASAN FOR JUST CAUSE. MR. ARONA SECONDED THE MOTION. THE VOTE WAS 3 AYES, 0 NAYS.

Ms. Lods called the roll: 3 Present 2 Absent. Chairman Shirilla and Mr. Hasan were absent.

Item 2

Announcements or Correspondence. Vice Chairman Saeger was reappointed to fulfill a 3-year term expiring January 23, 2026. Ms. Lods announced amendments to the minutes that were made from the February 2, 2023 meeting.

Item 3

MR. ARONA MOTIONED TO APPROVE THE MINUTES OF FEBRUARY 2, 2023. MR. ROCHA SECONDED THE MOTION. THE VOTE WAS 3 AYES 0 NAYS

Item 4(a)

Regarding the public hearing for Brunswick Auto Mart parts warehouse addition, conditional zoning certificate and detailed site plan, 1060 West 130th Street, Jeff Kaltenstein was present.

Brunswick Auto Mart wholesale parts warehouse addition

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

Location: 1060 West 130th Street
I-L District

The Staff Review Comments were addressed as follows:

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.
3. Stormwater calculations shall be provided with the detailed site plan.
4. All requirements shall be adhered to on the conditional zoning certificate.
5. Final site plan approval is subject to engineering approval.

All of the above staff review comments were addressed by the applicant.

Vice-Chairman Saeger declared the public hearing open no one appeared, so he declared it closed.

MR. ARONA MADE A MOTION TO APPROVE THE SITE PLAN FOR THE BRUNSWICK AUTO MART PARTS WAREHOUSE ADDITION, 1060 WEST 130TH STREET, BRUNSWICK, OHIO SUBJECT TO THE FOLLOWING: THE APPLICANT SHALL ADHERE TO THE REQUIREMENTS OF THE CONDITIONAL ZONING CERTIFICATE. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded the motion. The vote way 3 Ayes, 0 Nays.

Item 4(b)

Regarding the public hearing and conditional zoning certificate for Skin Flix Tattoos, 1733 Pearl Road, Laurel Square Shopping Center, Jeffrey E. Hacker was present.

Skin Flix Tattoos

(Public hearing – conditional zoning certificate)

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

The Staff Review Comments were addressed as follows:

1. The applicant shall adhere to the requirements on the conditional zoning certificate, to which he agreed.

Vice-Chairman Saeger declared the public hearing open, no one appeared, so he declared it closed.

MR. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR SKIN FLIX TATTOOS, 1733 PEARL ROAD, LAUREL SQUARE SHOPPING CENTER, BRUNSWICK, OHIO SUBJECT TO THE FOLLOWING: THE APPLICANT SHALL ADHERE TO THE REQUIREMENTS OF THE CONDITIONAL ZONING CERTIFICATE.

Mr. Rocha seconded the motion. The vote way 3 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. Arona seconded the motion. 3 Ayes 0 Nays.

The meeting was adjourned at 6:52 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

February 16, 2023

Brunswick Auto Mart wholesale parts warehouse addition

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

Location: 1060 West 130th Street
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on January 19, 2023, moved the discussion plan to a detailed site plan and public hearing for the conditional zoning certificate to construct a 27,743 sq. ft. warehouse addition on the west side of the existing 44,267 sq. ft. building, for a total of 72,010 sq. ft.

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.

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).

The 141 parking spaces, including 5 handicap spaces (4 van-accessible), comply with Table 1276-1(d)(3) of the Zoning Code, and Table 1106-1 and Section 1106.5 of the 2017 Ohio Building Code.

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 fulfills this requirement.

Staff Review Comments from the January 19th meeting have been addressed as follows:

1. Sheet C3.01 indicates the 300' radius from the fire hydrants on the site, as required by the Fire Department.
2. A photometrics plan has been submitted, which complies with the minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a). Additionally, the average illumination level of 2.3 footcandles complies with the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Review Comments:

1. Stormwater calculations shall be submitted to the City Engineer.
2. All requirements shall be adhered to on the conditional zoning certificate.
3. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above items are addressed.

Skin Flix Tattoos

(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 to operate a tattoo establishment. Tattoo parlors are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(w) of the Zoning Code. The applicant is moving from his existing location in the city at 2149 Pearl Road and has been in business for twenty-two years. Hours of operation are from 12:00 noon until 8:00 p.m. Monday through Saturday. This type of business is also regulated by the Medina County Health Department.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, provided the above item is addressed.