

BRUNSWICK CITY PLANNING COMMISSION

April 6, 2023 - Caucus

6:35 p.m.

Attendance:

Brad Saeger, Vice Chairman
Abbas Hasan, Member
John Rocha, Secretary
Joe Delsanter, City Council Representative
Matt Jones, Consulting City Engineer
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Josh Nagy, M-Five Construction
Paul Milam
Bob Milam
Todd Serina, Owner of Inferno Lanes
Darla Carlisle, Talmac Construction
Tal McCoy, Talmac Construction
Todd Slaboden, Architect
Kimberly Chasko, Cookie Chameleon
Paul Chasko, Cookie Chameleon

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

The first item was **Wingz Sports Grill** (Façade alteration)

Location: 1061 Pearl Road (Hickory Ridge Plaza)

C-G District

The Planning Commission was in agreeance with the façade alteration and had no further discussions.

The second item was **The Cookie Chameleon** (Public hearing – home occupation conditional zoning certificate)

Location: 3360 Barra Drive

R-L District

The Planning Commission's only concern was making sure the Health Department was notified.

The third item was **Inferno Lanes bowling alley** (Discussion plan)

Location: North Carpenter Road and Nottingham Drive

C-G District

The Planning Commission's concerns were: sprinkling the building, parking and the appearance of the building. The storm detention pond size was also a concern.

Vice-Chairman Saeger adjourned the meeting at 6:44 p.m.

Respectfully,

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

April 6, 2023

6:47 p.m.

Attendance:

Brad Saeger, Vice Chairman
Abbas Hasan, Member
John Rocha, Secretary
Joe Delsanter, City Council Representative
Matt Jones, Consulting City Engineer
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Todd Slaboden, Architect
Kimberly Chasko, Cookie Chameleon
Paul Chasko, Cookie Chameleon

Item 1

Vice-Chairman Saeger called the meeting to order at 6:47 p.m.

VICE-CHAIRMAN SAEGER MOTIONED TO EXCUSE CHAIRMAN SHIRILLA AND MR. ARONA. MR. ROCHA SECONDED THE MOTION. THE VOTE WAS 3 AYES 0 NAYS.

Ms. Lods called the roll: 3 Present 2 Absent. (Jeff Arona and Chairman Shirilla)

Item2

Announcements or Correspondence. There was no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF FEBRUARY 16, 2023. VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 2 AYES 1 ABSTAIN. (MR. HASAN)

Item 4(a)

Regarding the façade alteration for Wingz Sports Grill, 1061 Pearl Road, Josh Nagy with M-Five Construction was present.

Wingz Sports Grill
(Façade Alteration)

Location: 1061 Pearl Road (Hickory Ridge Plaza)
C-G District

The Staff recommended the approval of the façade alteration.

Mr. Nagy spoke on behalf of Wingz Sports Grill regarding the façade alteration. The Planning Commission had no comments or concerns regarding the alteration.

MR. ABBASS MADE A MOTION TO APPROVE THE FACADE ALTERATION TO WINGZ SPORTS GRILL, 1061 PEARL ROAD, BRUNSWICK, OHIO.

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

Item 4(b)

Regarding the public hearing and home occupation conditional zoning certificate for The Cookie Chameleon, 3660 Barra Drive, Kimberly and Paul Chasko were present.

The Cookie Chameleon
(Public hearing – home occupation conditional zoning certificate)

Location: 3360 Barra Drive
R-L District

The Staff Review Comments were addressed as follows:

1. The applicant shall adhere to all requirements on the conditional zoning certificate. Mrs. Chasko agreed to adhere to the requirements on the conditional zoning certificate.
2. As food processing is involved, the applicant shall contact the Medina County Health Department regarding if a home inspection is required. Mrs. Chasko had already reached out to the Medina County Health Department and met all the requirements.

Mrs. Chasko also submitted a petition signed by some of her neighbors agreeing to her home occupation.

Vice-Chairman Saeger declared the public hearing open at 7:03 p.m.

Mr. Delsanter mentioned releasing claims on her logos that she uses on her cookies and Mrs. Chasko stated that she already has something in place for that. Mr. Hasan

was concerned on how we would be notified if Mrs. Chasko reached out to the Medina County Health Department and Mr. Incorvaia said it becomes public record. Mrs. Chasko also stated that her home bakery is being monitored by the State of Ohio because it is state law.

Vice-Chairman Saeger declared the public hearing closed at 7:06 p.m.

MR. HASAN MADE A MOTION TO APPROVE THE HOME OCCUPATION CONDITIONAL ZONING CERTIFICATE FOR THE COOKIE CHAMELEON, 3360 BARRA DRIVE, BRUNSWICK, OHIO SUBJECT TO THE FOLLOWING: THE APPLICANT SHALL ADHERE TO THE REQUIREMENTS OF THE CONDITIONAL ZONING CERTIFICATE AND THE APPLICANT SHALL CONTACT THE MEDINA COUNTY HEALTH DEPARTMENT REGARDING IS A HOME INSPECTION IS REQUIRED.

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

Item 4(c)

Regarding the discussion plan Inferno Lanes bowling alley, North Carpenter and Nottingham Drive, Tal McCoy and Todd Slaboden were present.

Inferno Lanes bowling alley

(Discussion plan)

Location: North Carpenter Road and Nottingham Drive
C-G District

The Staff Review Comments were addressed as follows:

1. The west side of the facility is located 211' from the North Carpenter Road right-of-way; Section 1260.05(a)(2)(C) permits a maximum front yard setback of 60'. Additionally, Section 1260.07(a) requires 2/3's of a building's street façade shall fall within the front yard zone. Also, a minimum 3% (7.5') recess or projection is required along the North Carpenter Road street façade (250') that must extend a minimum of 20% (50') of the length of the building. Additionally, a minimum 4.95' recess or projection extending a minimum of 33' along the Nottingham Drive street façade (165') is required. Furthermore, the front yard parking zone width exceeds the maximum 45' width permitted by Section 1260.07(b).

In accordance with Section 1260.07(c), the Planning Commission may approve a greater front yard width or front yard parking zone width greater than the maximum in the following instances:

- (1) The applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
- (2) The master plan for the site shows that the negative effect of buildings with

more than the maximum front yard will be offset by other buildings included in the master plan that will line the right-of-way in compliance with the maximum yard.

- (3) The applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

Mr. Saeger discussed possibly flipping the building around. Mr. Saeger stated that in return for repositioning the building the Planning Commission would consider grating a modification for landscaping because they would be leaving some of the trees. Planning Commission also stated they need to be sure there is access around the entire building for maintenance purposes such as plowing in the winter or fire trucks in case of fires. This cannot be gravel, it has to be paved or concrete.

As required by Section 1260.07(d), before approving a front yard or front yard parking zone greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a “sea of asphalt” will be outweighed by required landscaping and other required site amenities as provided below in Section 1260.07(e).

Pursuant to Section 1260.07(e), where the Planning Commission approves a front yard or front yard parking width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effect of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
 - (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
 - (3) Landscaping within adjacent parking areas equal to twice the minimum 4,980 sq. ft. required by Section 1282.08(b), resulting in 9,960 sq. ft.
2. Section 1278.08(c) states excessively long, unbroken building facades shall be avoided, and Section 1278.08(j) states that the apparent bulk of a building can be lessened with the use of façade articulation and pitched roofs. The south, east, and north elevations shall include additional architectural enhancements.

Vice-Chairman Saeger stated that this is a very long building that needs improvements such as: accent lighting and possible pilasters were brought up.

3. Section 1278.08(d) states that new development and infill development should be viewed in the context of a cluster, block, neighborhood, or the entire community. Developments should be designed to be architecturally compatible with nearby structures or to screen incompatible elements of nearby development.
4. Provide the number of seats on the outdoor patio to ensure the total amount of proposed parking spaces meets the minimum and maximum permitted by Table 1276-1(c)(1), (c)(3), and (d)(4).

Applicant stated that this was already calculated.

5. Provide driveway width dimensions at the Nottingham Drive right-of-way and at the curb; Table 1276-4 requires a minimum width of 24' and maximum 40' width at the right-of-way, and a maximum 90' width at the curb (no minimum requirement). Also, provide width of two-way drive on the south side of the parking lot.

Mr. Jones stated that this size building will need two accesses in and out and the least favorable would be two on North Carpenter. Mr. Jones offered to provide the applicant with company names who can provide traffic studies for them.

6. Indicate parking stall dimensions, including handicap spaces, and the drive aisle width between the rows of parking. Include the parking space degree angle to determine the correct stall dimensions and aisle width, in compliance with Table 1276-3.

The applicant was notified about the possible dead end created with the angle of the parking spots.

7. Suggest relocating the dumpster, as it will be visible from the residential properties on Valley Forge Drive. Additionally, the dumpster enclosure shall be constructed of materials comparable to the building, pursuant to Section 1276.12.

The applicant is going to consider moving this to the other side by the mall.

8. As required by Section 1278.09(d), pedestrian access to North Carpenter Road shall be provided.
9. Interior landscaping measuring 4,980 sq. ft. shall be provided, pursuant to Section 1282.08(b); if used as a condition to grant the front yard building and parking setback modifications, 9,960 sq. ft. shall be provided.
10. Pursuant to Section 1282.06, a landscape strip is indicated along the North Carpenter Road right-of-way; verify it is 10' wide. Additionally, a 10' wide perimeter screening strip shall be installed along the Nottingham Drive right-of-

way. The detailed site plan shall include the species and spacing required in the above section.

The applicant is aware of the list of species.

11. A photometrics plans shall be submitted with the detailed site plan, as required by Section 1276.14(a), indicating a minimum 0.6 footcandle level for parking and pedestrian areas, and an average illumination level that shall not exceed 2.4 footcandles, as allowed by Section 1276.14(c)

Mr. Aungst recommended being aware of the surrounding residential areas nearby when providing photometrics around the building.

12. Documentation of an access easement to Nottingham Drive and the shopping plaza to the south shall be provided.

13. A traffic impact study shall be submitted with the detailed site plan.

14. Access to the handicap spaces is located at a dead-end; the parking lot in this area shall be reconfigured for two-way traffic.

15. The applicant has stated the new facility will not be sprinklered; the Divisions of Building and Fire have concerns on this issue.

The applicant stated that they are going to sprinkler the building.

Mr. Slaboden requested to table the discussion plan and come back for a second discussion plan when they amend their site plans with the recommendations made by the Planning Commission.

MR. HASAN MOTIONED TO TABLE THE DISCUSSION PLAN.

Mr. Rocha seconded the motion. The vote was 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 – Mr. Delsanter talked about Brunswick City being opposed to the 71 interchange.

MR. ROCHA MADE A MOTION TO ADJOURN
Mr. Hasan seconded the motion. 3 Ayes 0 Nays.

The meeting was adjourned at 8:50 p.m.

Respectfully,

Jennie Lods

PLANNING COMMISSION STAFF REPORT

April 6, 2023

Wingz Sports Grill

(Façade alteration)

Location: 1061 Pearl Road (Hickory Ridge Plaza)
C-G District

Proposed Use & Background:

An application has been submitted to install one 17'-10" wide by 9' high overhead door constructed with a black aluminum frame and clear glass panels on the west elevation of the existing restaurant. One 16'-6" wide by 9' high overhead door will be installed on the south elevation using the same materials; however, the 5' height of the double-row of glass panels will be installed 4' above grade level. The existing storefront glazing system on both elevations will be removed. The new doors will lead onto the existing patio that is enclosed by an aluminum fence.

Staff Recommendations:

Staff recommends approval of façade alteration.

The Cookie Chameleon

(Public hearing – home occupation conditional zoning certificate)

Location: 3360 Barra Drive
R-L District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to conduct a home occupation making custom cookies and assorted bakery items. Hours of operation are from 8:00 a.m. until 5:00 p.m. Monday through Friday, and 8:00 a.m. until 2:00 p.m. on Saturday. Delivery of the baked items is performed by the owner's private vehicle or shipped via United States Postal Service priority mail. The business will occupy 365 sq. ft. of the 2,390 sq. ft. residential home, which is less than the 20% (478 sq. ft.) permitted by Section 1274.09(c) of the Zoning Code. The proposed home occupation complies with the requirements in Section 1274.09(a) through (i) and Section 1274.09(k).

Home occupations are a conditionally permitted use in the R-L Low Density Residential District, pursuant to Section 1274.09 of the Zoning Code.

Staff Review Comments:

1. The applicant shall adhere to all requirements on the conditional zoning certificate.
2. As food processing is involved, the applicant shall contact the Medina County Health Department regarding if a home inspection is required.

Staff Recommendations:

Staff recommends approval of the home occupation, provided the above items are addressed.

Inferno Lanes bowling alley

(Discussion plan)

Location: North Carpenter Road and Nottingham Drive
C-G District

Proposed Use & Background:

An application has been submitted to construct a 41,250 sq. ft. 32-lane bowling alley with three pickle ball courts, kitchen, bar and lounge area, and pro shop on Permanent Parcel Nos. 003-18B-39-094 (3.7-acre parcel) and 003-18B-39-207 (1.6-acre parcel), for a total of 5.3 acres, that is currently vacant land, located west of the Swish 365 complex. The facility will also include a 14' wide by 44' long (616 sq. ft.) patio on the west side of the building.

The north side of the building is located 50' from the Nottingham Drive right-of-way, in compliance with the maximum 60' permitted by Section 1260.05(a)(2)(C) of the Zoning Code. The side and rear setbacks comply with Sections 1260.05(b) and (c), respectively.

A total of 249 parking spaces, including 8 handicap spaces (2 van-accessible) have been provided, in compliance with Table 1276-1(c)(1), (c)(3), and (d)(4), and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

Staff Review Comments:

1. The west side of the facility is located 211' from the North Carpenter Road right-of-way; Section 1260.05(a)(2)(C) permits a maximum front yard setback of 60'. Additionally, Section 1260.07(a) requires 2/3's of a building's street façade shall fall within the front yard zone. Also, a minimum 3% (7.5') recess or projection is required along the North Carpenter Road street façade (250') that must extend a minimum of 20% (50') of the length of the building. Additionally, a minimum 4.95' recess or projection extending a minimum of 33' along the Nottingham Drive street façade (165') is required. Furthermore, the front yard parking zone width exceeds the maximum 45' width permitted by Section 1260.07(b).

In accordance with Section 1260.07(c), the Planning Commission may approve a greater front yard width or front yard parking zone width greater than the maximum in the following instances:

- (1) The applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
- (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings

included in the master plan that will line the right-of-way in compliance with the maximum yard.

- (3) The applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

As required by Section 1260.07(d), before approving a front yard or front yard parking zone greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a “sea of asphalt” will be outweighed by required landscaping and other required site amenities as provided below in Section 1260.07(e).

Pursuant to Section 1260.07(e), where the Planning Commission approves a front yard or front yard parking width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effect of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
 - (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
 - (3) Landscaping within adjacent parking areas equal to twice the minimum 4,980 sq. ft. required by Section 1282.08(b), resulting in 9,960 sq. ft.
2. Section 1278.08(c) states excessively long, unbroken building facades shall be avoided, and buildings should be placed in an orderly, non-random fashion. The western portion of the shopping plaza located to the south of the proposed facility is approximately 170’ from the North Carpenter Road right-of-way; the new bowling alley is 211’ from the North Carpenter Road right-of-way. Furthermore, Section 1278.08(j) states that the apparent bulk of a building can be lessened with the use of façade articulation and pitched roofs. The south, east, and north elevations shall include additional architectural enhancements.
 3. Section 1278.08(d) states that new development and infill development should be viewed in the context of a cluster, block, neighborhood, or the entire community. Developments should be designed to be architecturally compatible with nearby structures or to screen incompatible elements of nearby development.

4. Provide the number of seats on the outdoor patio to ensure the total amount of proposed parking spaces meets the minimum and maximum permitted by Table 1276-1(c)(1), (c)(3), and (d)(4).
5. Provide driveway width dimensions at the Nottingham Drive right-of-way and at the curb; Table 1276-4 requires a minimum width of 24' and maximum 40' width at the right-of-way, and a maximum 90' width at the curb (no minimum requirement). Also, provide the width of the two-way drive on the south side of the parking lot.
6. Indicate parking stall dimensions, including handicap spaces, and the drive aisle width between the rows of parking. Include the parking space degree angle to determine the correct stall dimensions and aisle width, in compliance with Table 1276-3.
7. Suggest relocating the dumpster, as it will be visible from the residential properties on Valley Forge Drive. Additionally, the dumpster enclosure shall be constructed of materials comparable to the building, pursuant to Section 1276.12.
8. As required by Section 1278.09(d), pedestrian access to North Carpenter Road shall be provided.
9. Interior landscaping measuring 4,980 sq. ft. shall be provided, pursuant to Section 1282.08(b); if used as a condition to grant the front yard building and parking setback modifications, 9,960 sq. ft. shall be provided.
10. Pursuant to Section 1282.06, a landscape strip is indicated along the North Carpenter Road right-of-way; verify it is 10' wide. Additionally, a 10' wide perimeter screening strip shall be installed along the Nottingham Drive right-of-way. The detailed site plan shall include the species and spacing required in the above section.
11. A photometrics plans shall be submitted with the detailed site plan, as required by Section 1276.14(a), indicating a minimum 0.6 footcandle level for parking and pedestrian areas, and an average illumination level that shall not exceed 2.4 footcandles, as allowed by Section 1276.14(c).
12. Documentation of an access easement to Nottingham Drive and the shopping plaza to the south shall be provided.
13. A traffic impact study shall be submitted with the detailed site plan.
14. Access to the handicap spaces is located at a dead-end; the parking lot in this area shall be reconfigured for two-way traffic.
15. The applicant has stated the new facility will not be sprinklered; the Divisions of Building and Fire have concerns on this issue.

Staff Recommendations:

Staff withholds recommendation until the above items are addressed.

