

BRUNSWICK CITY PLANNING COMMISSION

May 4, 2023 - Caucus

6:35 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Abbas Hasan, Member
John Rocha, Secretary
Kristi Piper, City Council Representative
Matt Jones, Consulting City Engineer
Grant Aungst, Community and Economic Development Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
David Aulger, David Campbell Construction
Bill Yost, Yost Foods

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

The first item was **Yost Foods office additions** (Detailed site plan)
Location: 2795 Westway Drive
I-L District

The Planning Commission discussed making modifications in regards to the footcandles. The façade and the landscaping were also discussed.

Chairman Shirilla adjourned the meeting at 6:45 p.m.

Respectfully,

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

May 4, 2023

6:51 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Abbas Hasan, Member
John Rocha, Secretary
Kristi Piper, City Council Representative
Matt Jones, Consulting City Engineer
Grant Aungst, Community and Economic Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
David Aulger, David Campbell Construction
Bill Yost, Yost Foods

Item 1

Chairman Shirilla called the meeting to order at 6:51 p.m.

MR. SAEGER MOTIONED TO EXCUSE MR. ARONA. MR. ROCHA SECONDED THE MOTION. THE VOTE WAS 4 AYES 0 NAYS.

Ms. Lods called the roll: 4 Present 1 Absent. (Jeff Arona)

Item 2

Announcements or Correspondence. There was no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM APRIL 6, 2023.
MR. HASAN SECONDED THE MOTION. THE VOTE WAS 3 AYES 1 ABSTAIN.
(CHAIRMAN SHIRILLA)

Item 4(a)

Regarding the detailed site plan for Yost Foods office additions, 2795 Westway Drive, David Aulger and Bill Yost were present.

Yost Foods

(Detailed site plan for office additions)

Location: 2795 Westway Drive
I-L District

The Staff Review Comments were addressed as follows:

1. Verify the gutters and downspouts for the two new office additions tie into a public storm sewer, as required by Section 304.7.1 of the 2018 Property Maintenance Code. Mr. Jones stated that the orientation of the existing downspouts will necessitate that these may not necessarily be tied into the public storm sewer. The larger of the two will tie in but the smaller will piggy back onto the existing downspout that drains onto the common open space for the subdivision on the next property.
2. Two handicap spaces are indicated, in accordance with Table 1106.1 of the 2017 Ohio Building Code; verify one of the handicap spaces is van-accessible, pursuant to Section 1106.5. Explain why the handicap spaces are not located adjacent to each other. Mr. Aulger stated that both are van accessible. The reason they are not adjacent to each other is because the one on the West was already there and they moved the other spot so that it would be more visible. He also said that there would be one handicap spot close to the public entrance and one close to the employee entrance.
3. In accordance with Section 1276.14(a), a minimum 0.6 footcandle has been provided for parking and pedestrian areas, and the 25' high light pole complies with Section 1276.14(e)(2). However, Sheet SD-4 indicates an average illumination level of 2.7 footcandles for Zone #3 and 5.5 footcandles for Zone #4, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Miss Lods told the Planning Commission that under section 1276.15(b) they could grant a modification to allow the footcandles to remain higher. Mr. Jones saw no problem with one of the zones that were higher being right up against parking spaces. Chairman Shirilla did the math and averaged out the entire site, he came up with 2.48 footcandles. The Planning Commission decided they do not need a modification; the overall site complies.
4. Final site plan approval is subject to engineering approval.

MR. ABBAS MADE A MOTION TO APPROVE THE DETAILED SITE PLAN FOR THE OFFICE ADDITION TO YOST FOODS, 2795 WESTWAY DRIVE, BRUNSWICK, OHIO. THE APPLICANT HAS INDICATED THE EASTERN ADDITION WILL TIE INTO PUBLIC STORM BUT THE WESTERN SIDE WILL NOT AS LONG AS ENGINEER APPROVES. HANDICAPP LOCATIONS ARE ACCEPTABLE. ENTIRE SITE COMPLIES WILL ILLUMINATION CODES IN SECTION 1276.14(a). LASTLY, FINAL SITE PLAN WILL BE SUBJECT TO ENGINEERING APPROVAL.

Mr. Saeger seconded the motion. The vote way 4 Ayes, 0 Nays.

Item 5

There was no old business.

Item 6

New business was: Revised discussion plan for Inferno Lanes bowling alley, Carpenter Glen rezoning from R-R Rural Residential to R-L Low Density Residential District for single family cluster development and the discussion plan for Brunswick Fire Station.

Item 7

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

Item 8

Council Representative's Report – Ms. Piper stated that Council is opposed to the I-71 interchange at Boston Road and they are excited about the Fire Station.

MR. ROCHA MADE A MOTION TO ADJOURN
Mr. Saeger seconded the motion. 4 Ayes 0 Nays.

The meeting was adjourned at 7:20 p.m.

Respectfully,

Jennie Lods

PLANNING COMMISSION STAFF REPORT

May 4, 2023

Yost Foods office additions

(Detailed site plan)

Location: 2795 Westway Drive
I-L District

Proposed Use & Background:

As part of Phase 2 renovations (Phase 1 consists of interior remodeling), an application has been submitted to construct two new office additions on the existing 39,719 sq. ft. building: one on the southeast corner of the structure measuring 1,610 sq. ft. (28'-9" x 56'), and one on the southwest corner measuring 260 sq. ft. (26' x 10'), for a total of 1,870 sq. ft. The office additions comply with the minimum 50' front yard setback required by Section 1266.05(c) and the minimum 25' side yard setback required by Section 1266.05(d) of the Zoning Code.

Light industry in the form of manufacturing, fabricating, processing, assembling and packaging of materials or substances into new products is a principally permitted use in the

I-L District, pursuant to Section 1266.02(a).

Thirty-five (35) parking spaces have been provided, which meets the minimum 29 spaces required by Table 1276-1(e). A new concrete sidewalk will be installed on the east side of the 1,610 sq. ft. new office to provide pedestrian access, in accordance with Section 1278.09(d).

Section 1282.06(f) states that a minimum of 5% (429 sq. ft.) of the front yard shall be landscaped with trees, shrubs, planting beds and/or perennial beds in a design selected by the owner; 538 sq. ft. has been provided. A notation on Sheet SD-5 indicates the existing front lawn area will remain and will be repaired after construction of the two office additions. The existing stone "rip rap" area in the front setback will be cleaned out and re-stoned. Decorative stone landscaping will be added around the 1,610 sq. ft. new office at the southeast corner of the existing building. Interior landscaping is not required for industrial-zoned projects.

The façade will incorporate new 8' x 8' x 16" architectural split-face block and smooth-face composite insulated metal panels in colors to match the existing building, pursuant to Section 1278.08(e). An entrance canopy will be provided on the south and east elevations.

Staff Review Comments:

1. Verify the gutters and downspouts for the two new office additions tie into a public storm sewer, as required by Section 304.7.1 of the 2018 Property Maintenance Code.
2. Two handicap spaces are indicated, in accordance with Table 1106.1 of the 2017 Ohio Building Code; verify one of the handicap spaces is van-accessible,

pursuant to Section 1106.5. Explain why the handicap spaces are not located adjacent to each other.

3. In accordance with Section 1276.14(a), a minimum 0.6 footcandle has been provided for parking and pedestrian areas, and the 25' high light pole complies with Section 1276.14(e)(2). However, Sheet SD-4 indicates an average illumination level of 2.7 footcandles for Zone #3 and 5.5 footcandles for Zone #4, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).
4. 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.