

BRUNSWICK CITY PLANNING COMMISSION

May 18, 2023 - Caucus

6:35 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, City Council Representative
Jennifer Zoldak, Consulting City Engineer
Grant Aungst, Community and Economic Development Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Travis Crane, 1310 Sharon Copley
Paul Milam, 5298 Yellowstone Dr.
Robert Milam, 5298 Yellowstone Dr.
Todd Serina, 17115 Hawk Lookout Lane
Curt Sparks, 615 Woodside Drive
Tim Bement, 615 Woodside Drive
Greg Glauner, 3091 Champions Way
Russ Merhaut, 9515 Mennonite Rd.
Hanna Cohan Plessner

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

The first item was **Inferno Lanes bowling alley** (revised discussion plan)
Location: North Carpenter and Nottingham Drive
C-G District

Mr. Arona was not at the meeting but he believes there needs to be improvements to the façade.

Mr. Hasan wanted to ask the applicant where the 10,860 feet of landscaping is located.

Chairman Shirilla is concerned about the vacant piece of property, he knows in the past they have granted front yard setbacks for existing structures but this is a new structure and is worried we are setting a precedence to other people who may develop. He has concerns with granting this modification.

Mr. Hasan said we did not get into a strong argument on why it needs to be so far back.

The second item was **Carpenter Glen single family cluster development** (discussion plan)
Location: 897 North Carpenter Road, south of Red Clover Lane
R-R District – rezone to R-L District

Chairman Shirilla was concerned with the cell tower.

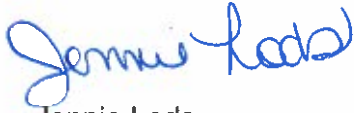
The third item was **Brunswick Fire Station** (discussion plan)
Location: 1094 Hadcock Road

R-L District

There were no comments regarding the Brunswick Fire Station.

Chairman Shirilla adjourned the meeting at 6:50 p.m.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jennie Lods". The signature is fluid and cursive, with the first name "Jennie" being more prominent than the last name "Lods".

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

May 18, 2023

6:57 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, City Council Representative
Jennifer Zoldak, Consulting City Engineer
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Hanna Cohan Plessner

Item 1

Chairman Shirilla called the meeting to order at 6:57 p.m.

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

Item2

Announcements or Correspondence. There was no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM MAY 4, 2023.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 4 AYES 1
ABSTAIN. (JEFF ARONA)

Item 4(a)

Regarding the revised discussion plan for Inferno Lanes bowling alley, North Carpenter Road and Nottingham Drive, Todd Serina and Paul Milam were present. Mr.

Inferno Lanes bowling alley

(Revised 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 291' 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 250' long North Carpenter Road street façade that must extend a minimum of 20% (50') of the length of the building. Additionally, a minimum 4.95' long recess or projection extending a minimum of 33' along the 165' long Nottingham Drive street façade 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. Hasan feels that 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. There were concerns from Mr. Lambert on behalf of City Council with wanting to fulfill the visions we have for Brunswick by incorporating green and more walkable areas instead of seas of concrete. He asked Mr. Milam if their architect could come up with a more creative solution to this design.

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 4,860 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, a minimum 9,720 sq. ft. is required; 10,518 sq. ft. has been provided.

Planning Commission is requesting that they fulfill all three items per their decision to grant the modification.

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.

The applicant will provide us with this on their detailed site plan.

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 driveway width dimensions at the North Carpenter Road 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). The northern drive along North Carpenter Road is shown with a 22' width, and the drive near the south property line indicates an 18' width; the above Table requires a minimum 24' width.

The applicant will provide this on their detailed site plan.

5. Provide dimensions of the handicap spaces, including the van-accessible spaces, in compliance with the 2017 Ohio Building Code. Additionally, the drive aisle width between the rows of parking is 22'; a minimum 24' width is required for two-way traffic, pursuant to Table 1276-3.

The applicant understands this needs to be addressed on the detailed site plan.

6. Clarify the correct number of parking spaces; there are two notations on the site plan: one states there are 248 regular spaces plus 8 handicap spaces, and the other states there are 235 spaces plus 8 handicap spaces.

The applicant understands this needs to be addressed on the detailed site plan.

7. Pursuant to Section 1282.06, a 10' wide landscape strip is indicated along the North Carpenter Road right-of-way, along with Nottingham Drive. The detailed site plan shall include the species and spacing required in the above section.

The applicant understands this needs to be addressed on the detailed site plan.

8. Pedestrian access to North Carpenter Road, as required by Section 1278.09(d), will be provided by means of an esplanade that requires a minimum 6' width. This shall be shown on the landscape plan and site plan included with the detailed site plan.

The applicant mentioned possibly putting in a sidewalk from North Carpenter to the bowling alley.

9. A photometrics plan 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).

The applicant understands this needs to be addressed on the detailed site plan.

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

The applicant is going to conduct a traffic study.

11. The Fire Department requires a 20' wide access drive around the building; 19'6" is shown.

The applicant understands this needs to be addressed on the detailed site plan.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed, pending granting of the front yard setback and front yard parking zone width modifications.

Vice-Chairman Saeger stated that Inferno Lanes has met conditions one through three of Code section 1260.07(c).

MR. SAEGER MADE A MOTION TO APPROVE THE MODIFICATION UNDER SECTION 1260.07(C)(3) BECAUSE 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. 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 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. THIS MODIFICATION IS SUBJECT TO THE APPLICANT FUFILLING: 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 4,860 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, A MINIMUM 9,720 SQ. FT. IS REQUIRED; 10,518 SQ. FT HAS BEEN PROVIDED. BIKE RACKS NUMBER TO BE DETERMINED, A FENCE THAT IS 4 FEET AND

DOUBLE THE LANDSCAPING. THE APPLICANT WILL NEED TO ADDRESS NUMBERS 2 THROUGH 11 OF THE STAFF REPORT DURING THE DETAILED SITE PLAN AS WELL AS A TRAFFIC STUDY. THIS MODIFICATION DOES NOT INCLUDE A WAIVER OF THE RECESS OR PROJECTION REQUIREMENTS FOR THE FAÇADE OF THE BUILDING IN NUMBER ONE. ALSO INCLUDED IN THAT MOTION WAS TO MOVE THE REVISED DISCUSSION PLAN TO A DETAILED SITE PLAN FOR INFERNO LANES BOWLING ALLEY NORTH CARPENTER ROAD AND NOTTINGHAM DRIVE, BRUNSWICK, OHIO.

Mr. Hasan seconded the motion. The vote way 4 Ayes, 1 Nay (Mr. Arona)

Item 4(b)

Regarding the discussion plan for Carpenter Glen rezoning from R-R Rural Residential District to R-L Low Density Residential District for a single-family cluster development, 897 North Carpenter Road, south of Red Clover Lane, Hanna Cohan Plessner with Triban Investment was present.

Carpenter Glen single family cluster development
(Discussion plan)

Location: 897 North Carpenter Road, south of Red Clover Lane
R-R District – rezone to R-L District

The Staff Review Comments were addressed as follows:

1. There is an existing cell tower located on the property to the south at 941 North Carpenter Road. The developer shall take into consideration the cell tower location regarding the proposed sublots on the south side of the subdivision.

Ms. Zoldak read an email from City Engineer Matt Jones: The existing tower is 178 feet tall per the staff report. The north edge of the tower scales at 150 feet from the south property line on our GIS. Therefore, it appears that the fall zone for this tower extends roughly 28 feet onto the Carpenter Glen site, in the area of Sublot 20. Rear yard setbacks are 35 feet so they do not appear to be proposing houses within the fall zone. Mr. Jones is requiring that they mark the cell tower on a plan so it does not disrupt the fall zone.

Chairman Shirilla was concerned about the slight hill on White Willow Lane and Ms. Zoldak stated that a line of site study will be done regarding that hill.

Vice-Chairman Saeger requested that we do not use Code 1284.03(b) which states: single family cluster dwellings in projects with 25 or more gross acres, and instead use 1284.03(a) which states: single family dwellings

Staff Recommendations:

Staff recommends moving the discussion plan to a public hearing for the rezoning and preliminary subdivision plan, provided the above item is addressed.

MR. HASAN MADE A MOTION TO APPROVE THE DISCUSSION PLAN AND MOVE TO A PUBLIC HEARING FOR THE REZONING AND A PRELIMINARY SITE PLAN FOR CARPENTER GLEN SINGLE FAMILY CLUSTER DEVELOPMENT, 897 NORTH CARPENTER ROAD SOUTH OF RED CLOVER LANE, BRUNSWICK, OHIO. MR. HASAN REQUESTED THAT THE APPLICANT LOCATE THE CELL TOWER AND MARK THE RADIUS OF THE FALL ZONE SO WE CAN REVIEW IT AND PREFERABLY NO BUILDING ON THAT FALL ZONE.

Vice-Chairman Saeger seconded the motion. The vote way 5 Ayes, 0 Nays.

Item 4(c)

Regarding the discussion plan for Brunswick Fire Station, 1094 Hadcock Road, Tim Bement, Curt Sparks, Greg Glauner and Russ Merhaut were present.

Brunswick Fire Station
(Revised discussion plan)

Location: 1094 Hadcock Road
R-L District

The Staff Review Comments were addressed as follows:

1. The building is located 53'-9" from the north property line, and 60'-3" from the south property line; Section 1274.08(a)(1) requires a minimum distance of 75' from all residential property lines. Variances will be necessary from the Board of Zoning Appeals.

The applicant is planning on going to the BZA on June 19, 2023

2. Provide the driveway width at the curb for the north and south entrances; Table 1276-4 permits a maximum 90' width, but does not stipulate a minimum width.

The applicant is within the 90 feet and will list this on the detailed site plan.

3. Pursuant to Section 1282.06(a), when a commercial use abuts a residential zone or land use, a minimum 25' wide side and/or rear screening yard is required with species and spacing as described in the above section. There are insufficient distances from the north and south residential property lines to install the screening yard, due to parking stall and driveway widths. As permitted by Section 1282.10(a), the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the

requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.

The Planning Commission made a modification for the Arborvitaes but want them at least 7 to 8 feet tall and listed on the detailed site plan.

4. Interior landscaping measuring a minimum of 1,220 sq. ft. shall be provided on the detailed site plan, in accordance with Sections 1282.06(h) and 1282.08(b).

The applicant will add this to the detailed site plan.

5. Pursuant to Section 1282.06(e), 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. This landscaping is in addition to interior landscaping required by Sections 1282.06(h) and 1282.08(b) and shall include a 10' wide landscape strip at the Hadcock Road right-of-way.

The applicant has enough space so it will be included on the detailed site plan.

6. A photometrics plan shall be submitted with the detailed site plan, as required by Section 1276.14.

The applicant will add this to the detailed site plan.

Staff Recommendation:

Staff recommends moving the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate, pending the Board of Zoning Appeals ruling on the activity area setback; Planning Commission modification on the 25' wide screening yard; and provided the above items are addressed.

MR. ARONA MADE A MOTION TO APPROVE DISCUSSION PLAN AND MOVE TO A DETAILED SITE PLAN AND PUBLIC HEARING PENDING THE BOARD OF ZONING APPEALS DECISION FOR THE VARIANCES FOR BRUNSWICK FIRE STATION, 1094 HADCOCK ROAD, BRUNSWICK, OHIO. THE APPLICANT SHALL COMPLY WITH 3, 4, 5 AND 6 FROM THE STAFF REPORT ON THE DETAILED SITE PLAN. PLANNING COMMISSION WILL APPROVE THE LESS RESTRICTIVE REQUIREMENTS OF CODE 1282.10.

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

Item 5

There was no old business.

Item 6

New business – Discussion plan for Citizens Bank parking lot renovation.

Item 7

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

Item 8

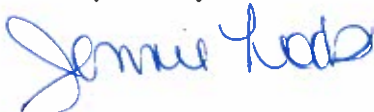
Council Representative's Report – Mr. Lambert had no report.

MR. ROCHA MADE A MOTION TO ADJOURN

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

The meeting was adjourned at 10:03 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

May 18, 2023

Inferno Lanes bowling alley

(Revised discussion plan)

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

Proposed Use & Background:

The Planning Commission, at the applicant's request, tabled the discussion plan at their meeting on April 6, 2023, in order to explore other options concerning the building and parking lot locations, 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. The facility will also include a 14' wide by 44' long (616 sq. ft.) patio on the west side of the building.

Private recreational facilities are a conditionally permitted use in the C-G District, pursuant to Section 1260.04(e), subject to Section 1274.08(a), (d), and (g) of the Zoning Code. The north side of the building has been shifted further south and is now located 97'10" (previously 50') from Nottingham Drive. Including the above 97'10" setback and the 15' wide strip owned by Swish 365 adjacent to Nottingham Drive (total setback of 112'-10"), the 100' setback for an activity area required by Section 1274.08(a) from the residential lots on Valley Forge Drive has been met. The rear building setback complies with the minimum 25' required by Section 1260.05(c).

As the applicant was unable to obtain access easements to Nottingham Drive and the shopping plaza to the south, two driveways are proposed on North Carpenter Road. The City Engineer has suggested for the northern drive to provide two-way traffic, but the southern drive to be entrance-only.

A portion of the April 6th Staff Review Comments have been addressed as follows:

1. A total of 243 parking spaces (235 regular spaces and 8 handicap spaces including 4 van-accessible spaces) complies 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.
2. Parking spaces on the site have been changed to 90° angle parking; stall dimensions have been shown with a 9' width and 20' length, in accordance with Table 1276-3.
3. Interior landscaping measuring a minimum 4,860 sq. ft. is required, pursuant to Section 1282.08(b); if used as a condition to grant the front yard building and parking setback modifications, in accordance with Section 1260.07(e), 9,720 sq. ft. is required; 10,518 sq. ft. has been provided.

4. The dumpster enclosure has been relocated to the south side of the site so as not to be visible to the residents on Valley Forge Drive. The dumpster enclosure shall be constructed of materials comparable to the building, pursuant to Section 1276.12(a).
5. Access to the handicap spaces has been reconfigured for two-way traffic.
6. The applicant has stated the new facility will be sprinklered.

Staff Review Comments:

1. The west side of the facility is located 291' 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 250' long North Carpenter Road street façade that must extend a minimum of 20% (50') of the length of the building. Additionally, a minimum 4.95' long recess or projection extending a minimum of 33' along the 165' long Nottingham Drive street façade 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 4,860 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, a minimum 9,720 sq. ft. is required; 10,518 sq. ft. has been provided.
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 driveway width dimensions at the North Carpenter Road 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). The northern drive along North Carpenter Road is shown with a 22' width, and the drive near the south property line indicates an 18' width; the above Table requires a minimum 24' width.
5. Provide dimensions of the handicap spaces, including the van-accessible spaces, in compliance with the 2017 Ohio Building Code. Additionally, the drive aisle width between the rows of parking is 22'; a minimum 24' width is required for two-way traffic, pursuant to Table 1276-3.
6. Clarify the correct number of parking spaces; there are two notations on the site plan: one states there are 248 regular spaces plus 8 handicap spaces, and the other states there are 235 spaces plus 8 handicap spaces.

7. Pursuant to Section 1282.06, a 10' wide landscape strip is indicated along the North Carpenter Road right-of-way, along with Nottingham Drive. The detailed site plan shall include the species and spacing required in the above section.
8. Pedestrian access to North Carpenter Road, as required by Section 1278.09(d), will be provided by means of an esplanade that requires a minimum 6' width. This shall be shown on the landscape plan and site plan included with the detailed site plan.
9. A photometrics plan 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).
10. A traffic impact study shall be submitted with the detailed site plan.
11. The Fire Department requires a 20' wide access drive around the building; 19'6" is shown.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed, pending granting of the front yard setback and front yard parking zone width modifications.

Carpenter Glen single family cluster development

(Discussion plan)

Location: 897 North Carpenter Road, south of Red Clover Lane
R-R District – rezone to R-L District

Proposed Use & Background:

An application has been submitted to rezone a 20.156100-acre parcel (Permanent Parcel No. 003-18B-27-260) from the existing R-R Rural Residential District to the R-L Low Density Residential District to construct a single family cluster development consisting of 26 homes. Single family cluster developments are a conditionally permitted use in the R-L District as allowed by Section 1252.04(j), subject to Section 1274.03 and Chapter 1284 of the Zoning Code.

Pursuant to Section 1284.04(a)(1) and (2), respectively, the site area meets the minimum 15 acres required for a single family cluster development and has a density of 1.3 dwelling units per acre, which complies with the maximum 2.2 dwelling units per acre. Regarding common open space, 32% has been provided, which meets the minimum 30% required by Section 1284.04(a)(3).

In accordance with Section 1284.04(b)(1) and (2), respectively, the lot size complies with the minimum 13,600 square feet and minimum 85' lot width. As required by Section

1284.04(b)(3), the minimum front yard width averages 40 feet, and varies between 35 feet and 45 feet with not more than three adjacent yards having the same width. The rear yard setback is 35 feet, as required by Section 1284.04(b)(5). Pursuant to Section 1284.04(b)(4), there shall be a minimum 5' side yard width and a minimum 15' width between adjacent dwellings on cul-de-sac lots. Additionally, the homes comply with Section 1284.04(7) which states on lots where the dwelling has the garage door(s) oriented perpendicular to the access street, the minimum side yard setback on the garage side shall be 15' and the minimum side yard setback on the side of the dwelling opposite the garage shall be 5'. The minimum distance of any side-loaded garage door to the property line shall be 26', with a minimum 20' separation between dwellings, except on cul-de-sac lots, as noted above.

As stated on the site plan, in accordance with Table 1276-1(a)(1), all homes will have four parking spaces, including two spaces in the garage. As stated in Section 1284.04(7), all driveways will be a minimum of 5' from the property line. Aprons in front of the garage door(s) and their associated tapers, will be within one foot of the property line, provided they do not interfere with drainage swales or other stormwater features.

Home elevations have been submitted as follows: Alden "A", "C", and "E"; Ash Lawn "B", "F", "G"; Bedford "A", "B", and "D"; Belleville "A", "B", "F", and "G"; Buchanan "C", "L", "M", "U", and "V"; Lyndhurst "A", "B", "C", and "J"; Sebastian "B", "C", and "D". All of the home elevations have stone or brick accents of varying degrees. Additional or substitute elevations may occur as the development progresses.

Staff Review Comments:

1. There is an existing cell tower located on the property to the south at 941 North Carpenter Road. The developer shall take into consideration the cell tower location regarding the proposed sublots on the south side of the subdivision.

Staff Recommendations:

Staff recommends moving the discussion plan to a public hearing for the rezoning and preliminary subdivision plan, provided the above item is addressed.

Brunswick Fire Station

(Discussion plan)

Location: 1094 Hadcock Road
R-L District

Proposed Use & Background:

An application has been submitted to construct a 24,231 sq. ft. (23,025 sq. ft. foundation and 1,206 sq. ft. mezzanine) new fire station on a 5-acre site of a former church that has been demolished. The building meets the minimum 0.5-acre lot area, 100' minimum lot width, and 40' minimum front yard setback required by Section 1252.05(a), (b), and (c), respectively.

Governmentally-owned and/or operated buildings and facilities are a conditionally permitted use in the R-L Low Density Residential District pursuant to Section 1252.04(g), subject to Section 1274.08(a)(1), (c), (e), (g) and (h) of the Zoning Code.

Sixty-one (61) parking spaces will be provided, measuring 19' long x 9' wide, with a 24' aisle width between the two rows of parking on the north side of the building, including three handicap spaces (one van-accessible space), in compliance with Table 1276-3 of the Zoning Code and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. The north and south driveways are 24' wide at the Hadcock Road right-of-way, pursuant to Table 1276-4.

The proposed structure will contain apparatus bays, staff, administrative offices, and living quarters. The apparatus bays are located on the west (rear) side of the building in order to be less obtrusive to the surrounding residential neighbors. A detention basin is located in the front southeastern corner of the site.

The east elevation of the fire station facing Hadcock Road will be constructed with brick and stone veneer in earth-tone colors with a metal gabled roof in staggered heights, along with a brick and stone tower.

Staff Review Comments:

1. The building is located 53'-9" from the north property line, and 60'-3" from the south property line; Section 1274.08(a)(1) requires a minimum distance of 75' from all residential property lines. Variances will be necessary from the Board of Zoning Appeals.
2. Provide the driveway width at the curb for the north and south entrances; Table 1276-4 permits a maximum 90' width, but does not stipulate a minimum width.
3. Pursuant to Section 1282.06(a), when a commercial use abuts a residential zone or land use, a minimum 25' wide side and/or rear screening yard is required with species and spacing as described in the above section. There are insufficient distances from the north and south residential property lines to install the screening yard, due to parking stall and driveway widths. As permitted by Section 1282.10(a), the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.
4. Interior landscaping measuring a minimum of 1,220 sq. ft. shall be provided on the detailed site plan, in accordance with Sections 1282.06(h) and 1282.08(b).
5. Pursuant to Section 1282.06(e), 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and/or perennial

borders and beds in a design selected by the owner. This landscaping is in addition to interior landscaping required by Sections 1282.06(h) and 1282.08(b) and shall include a 10' wide landscape strip at the Hadcock Road right-of-way.

6. A photometrics plan shall be submitted with the detailed site plan, as required by Section 1276.14.

Staff Recommendation:

Staff recommends moving the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate, pending the Board of Zoning Appeals ruling on the activity area setback; Planning Commission modification on the 25' wide screening yard; and provided the above items are addressed.