

BRUNSWICK CITY PLANNING COMMISSION

July 13, 2023 - Caucus

6:39 p.m.

Attendance:

Joe Shirilla, Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Development Director
Santo Incorvaia, Assistant Law Director, WEBEX
Jennie Lods, Planning and Zoning Coordinator
Jeff Creed, 3352 Red Clover
Sean Beckett, 700 Carnegie Ave.
James Manza, 846 White Willow Lane
Travis Crane, 1310 Sharon Copley
Hanna Cohan, 7555 Freddie Drive
David Lauterbach, 814 Beacon Street
Yacoub & Jennifer Kordahi, 3340 Red Clover Lane
Ryan Smalley, 17323 Daleview Drive
Sarah Johnston, MCG Architect via Webex
Richard Levitz, Brunswick University via Webex

Chairman Shirilla called the meeting to order at 6:39 p.m.

The first item was **Giant Eagle outdoor cooler** (Site plan review)

Location: 3440 Center Road, Brunswick Town Center SPD-2 – Main Street District

Giant Eagle's cooler was discussed and the only question Chairman Shirilla had was, were they turning into a Market District. Sarah Johnston with MCG architect attending via WEBEX confirmed it was.

The second item was **Brunswick University Center electronic moving message sign**
(Public hearing – conditional zoning certificate)

Location: 3605 & 3611 Center Road
C-G and R-L Districts

Brunswick University Center's sign was discussed and there were no comments from the commission.

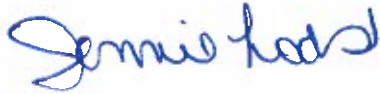
The third item was **Carpenter Glen single family cluster development**
(Public hearing – rezoning and preliminary subdivision plan)

Location: 897 North Carpenter Road
Rezone from R-R District to R-L District

Carpenter Glen was discussed and Mr. Aungst stated that these were single family homes and not cluster's, apartments, etc. Mr. Aungst also mentioned that the drainage issues would be addressed for the homes surrounding the area.

Chairman Shirilla adjourned the meeting at 6:47 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

July 13, 2023

6:58 p.m.

Attendance:

Joe Shirilla, Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Director
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Sarah Johnston, MCG Architect via Webex
Richard Levitz, Brunswick University via Webex

Item 1

Chairman Shirilla called the meeting to order at 6:58 p.m.

Ms. Lods called the roll: 4 Present 1 Absent, Brad Saeger.

CHAIRMAN SHIRILLA MOTIONED TO EXCUSE VICE-CHAIRMAN SAEGER.
MR. ARONA SECONDED THE MOTION. THE VOTE WAS 4 AYES 0 NAYS.

Item2

Announcements or Correspondence. There was no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM JUNE 1, 2023.
MR. HASAN SECONDED THE MOTION. THE VOTE WAS 4 AYES 0 NAYS.

Item 4(a)

Regarding the site plan review for Giant Eagle outdoor cooler, 3440 Center Road Brunswick Town Center SPD-2 – Main Street District, Sarah Johnston was present via Webex.

Giant Eagle outdoor cooler
(Site Plan Review)

Location: 3440 Center Road
Brunswick Town Center SPD-2 - Main Street District

Staff Recommendations:

Staff recommends approval of the exterior cooler.

Ms. Johnston stated they are converting into a Market District. They are putting in a new beer cooler on the exterior of the store and it will be a tan color matching the stucco on the existing building. Mr. Hasan wanted to know the purpose of the cooler. Ms. Johnston said the cooler will have interior access from the inside of the store where the customers will be able to walk in. Mr. Hasan was wondering what the artist room was. Ms. Johnston said they hire a graphic artist for the store and that is their office space. Chairman Shirilla wanted to know if they were going out any further with the cooler and Ms. Johnson said it was the same width as the café and the floor would be recessed so it would be flush with each other.

Chairman Shirilla wanted to know when they will start the project and when they will finish. Ms. Johnston said they are planning on starting May of next year and they are just getting ahead. She is not sure of the complete date.

MR. ARONA MADE A MOTION TO APPROVE THE SITE PLAN AT 3444 CENTER ROAD

Mr. Hasan seconded the motion. The vote was 4 Ayes, 0 Nays

Item 4 (b)

Regarding the electronic moving message sign for Brunswick University Center, 3605 and 3611 Center Road, Sean Beckett was present and Richard Levitz was present via Webex.

Brunswick University Center electronic moving message sign
(Public hearing – conditional zoning certificate)

Location: 3605 and 3611 Center Road
C-G and R-L Districts

The Staff Review Comments were addressed as follows:

1. All requirements shall be adhered to on the conditional zoning certificate, emphasizing that copy (lettering) on the electronic moving message sign shall be limited to two colors with a uniform and non-changing contrasting background. Colors shall remain uniform and shall not alternate within any word or message, pursuant to Section 1270.17(a)(3).
2. Location of the electronic sign is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the electronic moving message sign conditional zoning certificate, provided the above items are addressed.

Mr. Beckett was present and stated that they had just finished the parking lot area. They created space between the signs. Mr. Levitz was present via WEBEX. Mr. Levitz said the Commission voiced all the requirements according to code during Caucus.

Mr. Aungst commended them on the parking lot and said they did an outstanding job. They turned it into a welcoming place for the community. They put in islands and had it looking very nice.

Chairman Shirilla stated that under code section 1270.17, they are limited to 2 colors and a non-changing contrasting back round. Chairman Shirilla said no signs that are too bright and asked that Mr. Beckett review that code so that both the signs that will be there will not be too bright for safety reasons. Chairman Shirilla asked about the size requirement and Mr. Aungst said it meets all requirements. Mr. Hasan mentioned to comply with all the color requirements. Chairman Shirilla repeated the code section for them to read over.

There were no further comments from Commission.

Public Hearing was opened at 7:14 p.m. No one appeared with any comments. Public Hearing was closed at 7:15 p.m.

MR. HASAN MOTIONED TO APPROVE THE MOVING MESSAGE SIGN, CONDITIONAL ZONING CERTIFICATE AND THE LOCATION IS SUBJECT TO ENGINEER APPROVAL.

Mr. Rocha seconded. The vote was 4 Ayes, 0 Nays.

Item 4 (c)

Regarding the public hearing – rezoning and preliminary subdivision plan for Carpenter Glen single family cluster development, 897 North Carpenter Road, Hanna Cohan and Travis Crane were present.

Carpenter Glen single family cluster development

(Public hearing – rezoning and preliminary subdivision plan)

Location: 897 North Carpenter Road
Rezone from R-R District to R-L District

The Staff Review Comments were addressed as follows:

1. The rezoning and preliminary subdivision plan are subject to City Council approval, pursuant to Section 6.02(c)(6) of the City Charter and Section 1224.04(d) of the Subdivision Regulations. If the above are approved by Council, a conditional zoning certificate, detailed site plan, and park fees, as required by Chapter 1232 of the Subdivision Regulations, shall be reviewed by the Planning Commission prior to submission of the final plat.

Staff Recommendations:

Staff recommends approval to City Council of the rezoning and preliminary subdivision plan.

Hanna Cohan with Triban was present. Ms. Cohan stated they are currently building Ridgeline Chase and this is a partnership with Drees Homes. They were here in May for a plan review and there have been no changes. This site of over 20 acres with 26 sub lots. They are seeking a rezoning from RR to a RL District. This area is surrounded by R-L. The 26 lots will be an extension of White Willow to Carpenter. They will keep the existing pond and homes will have single driveways. They will make the pond larger and change the shape a bit. They wanted to keep the pond but just reconfigure it. Storm water management is closer to Carpenter. Less than ½ of wetlands will be filled. The lots are starting at 14,000 to 27,000 square feet. The houses will start at 2,000 to 4,000 square feet. There are options for ranches and 2 stories.

Chairman Shirilla wanted to know if they could share an elevation on the overhead camera. Ms. Cohan put an example of the elevations up on the screen for everyone. Mr. Arona said you had mentioned no changes and he wanted Ms. Cohan to clarify the tower and the fall zone. Ms. Cohan said there was 172 feet regarding the tower. They have added it to the plan. Chairman Shirilla wanted to know about the fall zone from Mr. Incorvaia. Mr. Incorvaia said it pertains to a new tower being built, not one in place. Setbacks apply to the tower and not the new construction. Mr. Jones said the fall zone does not encroach onto the buildable sections.

Mr. Hasan asked Mr. Incorvaia what the regulation of a new tower is? Mr. Incorvaia replied: 300 feet from a residential property and it's a legal non-conforming use as it sits.

Chairman Shirilla wanted to know if there were going to be trails or amenities around the pond. Ms. Cohan said just a very natural walking trail but other than that no features. Chairman Shirilla asked about wetland area C, he wanted to know the distance. Mr. Crane said the lots are about 100 feet plus from the existing wetland.

Mr. Aungst had addressed a few of the residents at the meeting. Some of the concerns from the residents were drainage issues and Mr. Aungst said they were going to address any swails or water flows. Mr. Jones has not seen storm water yet but they will be looking to make sure there are no intrusions that don't already exist. So, homes will have downspouts and will not go toward rear yards. Then you get to sub lot 12 at that point looking to review how the lots will drain to that area so they don't flow onto neighboring property. Only looking to change to sub lot 12. View of I-71 will have natural brush left there and there will be no noise barrier except landscaping. Mr. Aungst stated that per our code we don't allow overflow of water in these environments. Mr. Jones said the 1 percent annual chance of a storm will be contained in the pond. An emergency overflow will be put in the pond. They will make sure it's routed to leave the site. That is only in an emergency within a massive storm. Otherwise, the standing water will be contained within the limits of the pond. Mr. Crane stated there are north and south flows of water and that is why there are 2 ponds. Chairman Shirilla asked if they were going to do a site study for blind spots regarding exiting onto Carpenter Road. Mr. Jones said its very close to the crest of the road and that is where you want it. Mr. Jones said this is the right place to put it the exit. Ms. Cohan put a site distance example on the screen and said it met ODOT standards.

Chairman Shirilla asked Mr. Incorvaia to explain the language in our code on why cluster is in the wording so Mr. Incorvaia read code section 1284.02.

There were no further comments from the Commission so Chairman Shirilla declared the public hearing open at 7:46 p.m. There were no comments made during the public hearing so it was closed at 7:47 p.m.

MR. ARONA MADE A MOTION TO MOVE TO CITY COUNCIL FOR APPROVAL.

Mr. Hasan seconded the motion. The vote was 4 Ayes, 0 Nays.

Item 5

Old Business - There was no old business.

Item 6

New business – Envision Consulting – proposed scope of work for updates to the Zoning Code.

Mr. Ryan Smalley with Envision was present. He has been looking through the code and had met with Mr. Aungst. They are trying to make some code changes and looking at some new things. The reason he is here is to introduce what he's working on and talking about the schedule for these changes. Mr. Smalley is hoping to start in late May and it will be about an eight-month process. He wanted the Commission to think over any issues they have with the Code. Chairman Shirilla mentioned the struggle they had with SPD's because they are not very common and there seems to be a struggle with things that are out of their scope.

Mr. Incorvaia felt there should be a provision to clients having to use a planning consultant at their expense. Mr. Hasan also felt the client should pay for it. Mr. Arona said if we could insure that our code is aligned with our comprehensive plan that would help. Mr. Arona said lighting is another concern within the code. The commission asked that the presentation get emailed to them so they could take another look. Chairman Shirilla wanted the code to address ATM's and charging stations. Mr. Aungst said code was changed that ATM's cannot be further away than 20 feet from their main building and EV Chargers are coming soon to the code.

Mr. Hasan mentioned signage. Mr. Jones said to think about things that go to the Board of Zoning Appeals frequently that get approved and maybe change to code to allow for these things.

There was no further discussion on talk of the Code.

Item 7

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

Item 8

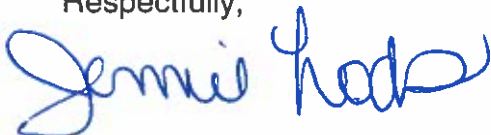
Council Representative's Report – There was no report made by Mr. Lambert.

MR. ROCHA MADE A MOTION TO ADJOURN

Mr. Hasan seconded the motion. The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 8.02 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

July 13, 2023

Giant Eagle outdoor cooler

(Site plan review)

Location: 3440 Center Road
Brunswick Town Center SPD-2 – Main Street District

Proposed Use & Background:

As part of proposed interior renovations, an application has been submitted to erect a 456 sq. ft. exterior cooler with a stucco embossed metal enclosure in a “Sand Tan Aluminum Zinc” color that will be located in the existing smoking area on the north side of Giant Eagle. The existing GetGo interior space will be removed and will become part of Giant Eagle with a door installed to connect both spaces. The existing curbside pick-up program will be relocated inside the store.

Interior renovations being reviewed by the Division of Building include a new beer/wine bar; new wine and liquor section; new keg cooler; new floral area; new catering and catering cooler; new graphic artist room; new exit vestibule; new coolers and freezer in the prep foods area; updates to the restrooms; and new shelving and finishes throughout the store.

Staff Recommendations:

Staff recommends approval of the exterior cooler.

Brunswick University Center electronic moving message sign

(Public hearing – conditional zoning certificate)

Location: 3605 and 3611 Center Road
C-G and R-L Districts

Proposed Use:

A conditional zoning certificate application has been submitted by Cuyahoga Community College, on behalf of Brunswick University Center, to erect on the C-G General Commercial District portion of the property, a 39.75 sq. ft. electronic moving message sign, with a 4'-5" high sign face area and 2' high base, for a total height of 6'-5", in compliance with the maximum 40 sq. ft. sign face area and 7' total maximum height permitted by Section 1270.05 – Table B and Section 1270.17(b), respectively, of the Zoning Code. The electronic sign will have 37.73% changeable copy, in compliance with the maximum 50% allowed by Section 1270.17(b).

Electronic moving message/digital displays signs are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(r), subject to Section 1270.17 of the Zoning Code.

The proposed electronic moving message sign is located 114' from the Brunswick High School electronic sign, in compliance with the minimum 70' distance between electronic signs required by Section 1270.17(a)(5).

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate, emphasizing that copy (lettering) on the electronic moving message sign shall be limited to two colors with a uniform and non-changing contrasting background. Colors shall remain uniform and shall not alternate within any word or message, pursuant to Section 1270.17(a)(3).
2. Location of the electronic sign is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the electronic moving message sign conditional zoning certificate, provided the above items are addressed.

Carpenter Glen single family cluster development

(Public hearing – rezoning and preliminary subdivision plan)

Location: 897 North Carpenter Road
Rezone from R-R District to R-L District

Proposed Use & Background:

The Planning Commission, at their meeting on May 18, 2023, motioned to move to a public hearing, pursuant to Section 6.02(c) of the City Charter, the rezoning of 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, in conjunction with the preliminary subdivision plan, to construct a single-family cluster development consisting of 26 homes. As required by 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% (6.54 acres) has been provided, which meets the minimum 30% (6.03 acres) 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.

Single family cluster developments are a conditionally permitted use in the R-L Low Density Residential District, in accordance with Section 1252.04(j), subject to Section 1274.03 and Chapter 1284 of the Zoning Code.

Staff Review Comments:

1. The rezoning and preliminary subdivision plan are subject to City Council approval, pursuant to Section 6.02(c)(6) of the City Charter and Section 1224.04(d) of the Subdivision Regulations. If the above are approved by Council, a conditional zoning certificate, detailed site plan, and park fees, as required by Chapter 1232 of the Subdivision Regulations, shall be reviewed by the Planning Commission prior to submission of the final plat.

Staff Recommendations:

Staff recommends approval to City Council of the rezoning and preliminary subdivision plan.