

BRUNSWICK CITY PLANNING COMMISSION

July 27, 2023 - Caucus

6:41 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Kristi Piper, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Development Director
Jennie Lods, Planning and Zoning Coordinator
Dan & Stacie Sauter, 1116 Hadcock Road
Steve & Charlene Campanelle, 4218 Angela Lane
James Blake, 3920 Miller Drive
Joseph Schmidt, 47 Pearl Road
Tim Bement, 615 Woodside Drive
Geoff & Brenda Killey, 1081 Hadcock Road
Russ Merhaut, 4383 Center Road
Greg Glauner, 4383 Center Road
Bob & Janet Schuster, 3897 Miller Drive
Sam Talpas & Carli Bailey, 1070 Hadcock Road
Mary Elam, 1091 Hadcock Road

Chairman Shirilla called the meeting to order at 6:41 p.m.

The first item was **Chapter 1292 Electric Vehicle Charging Stations**

(Public hearing-text amendment)

Mr. Aungst had a brief discussion regarding the Vehicle Charging Stations and mentioned how they are rapidly changing and we need to stay in front of all the changes. All of the dealerships will be required to have these at their locations.

The second item was **War Room Tattoos**

(Public hearing – conditional zoning certificate)

Location: 55B Pearl Road (Gateway Plaza)

GW-C District

There were no comments from the Planning Commission in regards to this case.

The third item was **Brunswick Fire Station**

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

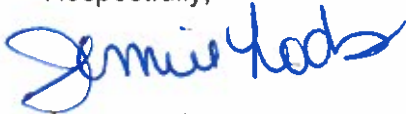
Location: 1094 Hadcock Road

Rezone from R-L Low Density Residential District

Mr. Aungst discussed how the Board of Zoning Appeals had granted them all the variances they were asking for and were hoping that Planning Commission would move it forward. Chairman Shirilla asked about the bushes and Mr. Aungst explained there was only a change to the bushes and the driveway per a request from one of the neighbors.

Chairman Shirilla adjourned the meeting at 6:51 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" written in a larger, more prominent script than the last name "Lods".

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

July 27, 2023

6:56 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Kristi Piper, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Director
Santo Incorvaia, Assistant Law Director, WEBEX
Jennie Lods, Planning and Zoning Coordinator
Dan & Stacie Sauter, 1116 Hadcock Road
Steve & Charlene Campanelle, 4218 Angela Lane
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Sam Talpas & Carli Bailey, 1070 Hadcock Road
Mary Elam, 1091 Hadcock Road

Item 1

Chairman Shirilla called the meeting to order at 6:56 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 JULY 13, 2023.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 4 AYES 1
ABSTAIN (VICE-CHAIRMAN SAEGER)

Item 4(a)

Regarding the public hearing – text amendment for Chapter 1292 Electric Vehicle Charging Stations.

Chapter 1292 Electric Vehicle Charging Stations
(Public hearing – text amendment)

Staff Recommendations:

Staff recommends approval to City Council of Ordinance No. 45-2023.

Mr. Arona asked about them being open 24 hours. Mr. Aungst spoke to that regarding them potentially having television screens and food like in California but did not want it to create a hangout for people and become in issue to law enforcement.

Mr. Hasan wanted to know if different businesses would have different hours, especially in the SPD district. Mr. Aungst said it would be open during each business operating hours. Chairman Shirilla said even if it's in the SPD, different locations would have different hours? Wouldn't that be hard to enforce? Mr. Aungst said for example: property and establishment owners would have to enforce these rules. Chairman Shirilla said they would have to be self-policed per property owners.

Mr. Arona mentioned wanting to know more about the dealerships. Mr. Aungst said its required from the manufactures. Mr. Arona mentioned future buildouts and how soon we would have to address those rapidly changing features. Mr. Aungst stated for example: we would not want movie theaters going on in the parking lots.

Chairman Shirilla wanted to know about the different levels and the different hours of charging. Mr. Hasan explained that to him. Chairman Shirilla wanted to know what 1292.02(2) 50 percent opacity meant? Mr. Aungst said that meant landscaping. Chairman Shirilla also wanted to know about the 5 hookups? Mr. Aungst said for example apartments and townhomes.

Mr. Hasan wanted to know if the wording in the code should say not more than 30 feet or keep it as no less than 30 feet. Mr. Aungst said law director specifically said it should be worded this way. Mr. Jones said prohibitive not permissive. Mr. Hasan talked about code 1292.03 regarding size shall not exceed? Mr. Aungst said they are talking about the footprint. Mr. Hasan wanted to know if we should put footprint put in the wording. Mr. Aungst stated he will clarify this with law dept.

There were no further comments from the Commission.

Public Hearing was opened at 7:12 p.m. No one appeared with any comments. Public Hearing was closed at 7:12 p.m.

VICE-CHAIRMAN SAEGER MADE A MOTION THAT CHAPTER 1292 BE MOVED TO CITY COUNCIL FOR APPROVAL. HE WOULD ALSO LIKE IT STATED IN THE MOTION THAT LAW NEEDS TO CLARIFY 1292.03(a)(2)(e) AS FAR AS FOOTPRINT OR FACE AS THE SIZE.

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

NO ONE WAS PRESENT FOR WAR ROOM TATTOOS SO IT GOT MOVED TO 4(C).

Item 4 (b)

Regarding the public hearing, conditional zoning certificate and detailed site plan for Brunswick Fire Station, 1094 Hadcock Road, Tim Bement and Greg Glauner were present.

Brunswick Fire Station

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

Location: 1094 Hadcock Road

R-L Low Density Residential District

Tim Bement presented drawings on camera. The following changes were that they adjusted the parking. There will be about a 4-foot grade difference to the west so that is why they had to change it and put up a retaining wall. They moved the dumpster enclosure because of an existing wetland area. This was part of the BZA variance that was granted. The drive was 24-feet wide and now the driveway is 18 feet because it is an egress only. They added an s curve for turning apparatus, they moved it further to the west. They also continued the arborvitae. He presented the view of the building from Hadcock Road.

Chairman Shirilla wanted to comment about the façade and how it blends harmoniously with the area and how it had a residential flare to it vs a commercial look. Chairman Shirilla wanted to talk about the arborvitae. He wants to hold them to the 7-foot minimum instead of waiting for them to grow. Mr. Bement agreed. Mr. Aungst said code said 6 feet but we pushed it to 7 feet. It was also discussed during the BZA meeting.

Chairman Shirilla wanted to ask Mr. Glauner a question. Mr. Glauner, fire chief was present. Chairman Shirilla wanted to know recently, in the media, there were concerns with training towers being too tall and wanted to know the difference between a burn and a training tower. Mr. Glauner stated they would actually set a burn tower on fire and what they have is just a training tower will no live fire. The training tower will be used daily. Mr. Glauner said it could be used to dry hoses. On the zoning certificate it stated outdoor speakers and the commissions wanted to know how will that be managed. Mr. Glauner stated every fire station has an outdoor speaker but it would be to hear a fire alarm if everyone was outside so that they could hear the alarm. Mr. Glauner feels no reason to use the speaker due to all the technology they have now.

Chairman Shirilla stated how people may want to know about light pollution. When would they click on their lights? Mr. Glauner said they have the option to turn them on when necessary and they are only used to move traffic. He said the sirens are to go against traffic. There are no lights or intersections on Hadcock so they probably would not need to use the sirens.

Chairman Shirilla wanted to know what the water feature flagpole area was going to be used for and what is the community room used for. Mr. Glauner said there is a memorial area for a member that had passed. He stated this area could be used for residents to sit and have a cup of coffee. The community room is a training room. They on occasion would open up to the public for training like CPR, public meetings or children's visits. They would allow Red Cross to come in for blood drives. Medical room for the walking wounded. Mr. Glauner stated they have not had any of these at the other fire stations. They have to travel to other communities.

The Staff Review Comments from May 18th were addressed as follows:

1. The northern driveway will be for two-way traffic, which is 24' wide at the right-of-way and 43.7' wide at the curb. The southern drive will be designated for one-way traffic and is indicated with an 18' width at the right-of-way and 35.2' width at the curb, in compliance with Table 1276-4. The applicant has met this.
2. 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 approved a less restrictive screening improvement consisting of a 7' tall solid arborvitae screen with a maturity height up to 15' that will be planted along the north and south residential property lines. Planning Commission approved a less restrictive screening yard to the west property line.
3. Sheet L1.0 indicates that interior landscaping measuring a minimum of 1,220 sq. ft. has been provided, in accordance with Sections 1282.06(h) and 1282.08(b). Eight trees from Plant List "A" and a minimum of 40 shrubs from Plant Lists "D" and "E" are shown in compliance with Section 1282.08(b)(2). Applicant complied.
4. The photometrics plan has been submitted and complies with the minimum 0.6 footcandle level for parking and pedestrian areas required by Section 1276.14(a) and maximum average illumination level of 2.4 footcandles permitted by Section 1276.14(c). Additionally, the lighting levels along the residential property lines comply with the maximum one (1) footcandle permitted by Section 1276.14(d). Applicant will work with engineering on the lighting as far as dimming them in the parking lot during the night time hours.

The Staff Review Comments were addressed as follows:

1. 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, which shall be indicated on the landscape plan. This landscaping is in addition to interior landscaping required by Sections 1282.06(h) and 1282.08(b). A landscape strip at the Hadcock Road right-of-way is shown; verify it has a minimum 10' width. Applicant complied.
2. A 6' wide parking perimeter screening strip is shown along the north property line, in compliance with Section 1282.08(a). However, a 5' wide strip is required adjacent to the parking spaces on the west property line. As there are existing wetlands and an approximate 400' deep natural wooded barrier near that area, the Planning Commission, as permitted by Section 1282.10(a), 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. A less restrictive screening requirement was granted on the west property line.
3. All requirements shall be adhered to on the conditional zoning certificate.

Staff Recommendations:

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

There were no further comments from the Commission so Chairman Shirilla declared the public hearing open at 7:40 p.m.

Carli Bailey of 1070 Hadcock Road:

1. What is a footcandle? Mr. Jones stated a means of measuring light levels.
2. Artificial Smoke? How Much? Mr. Glauner said tower will be used for search and rescue. Smoke is for ventilation training almost like a fog machine with mineral oil and will be used rarely every few months.
3. How many feet is this set back from Hadcock Road? Mr. Jones said the setback is 44 feet from the sidewalk.

Dan Sauter of 1116 Hadcock Road:

1. He appreciates all the changes. He wanted to know what time the dumpster will be emptied? Mr. Aungst said not before 7:30 in the morning per code.

Dan Sauter of 1116 Hadcock Road:

1. What will be done for water run off? Mr. Jones said right now a good majority of this site drains from west to east, also trends northward. At this time the natural grade is running toward the backyards, but what will change is there will be concrete there and a drainage system in place. It will go into the storm sewer then the detention basin, probably a dry basin. The run off toward those properties will be reduced to those properties.
2. How long will the parking lot lighting be on? Mr. Glauner said there has not been a discussion about that yet but the parking lot could be greatly reduced at night if that is what is requested.
3. On Hadcock and 303, are we enlarging that intersection? Mr. Jones stated we don't have a plan to make any additional lanes at this point.

Stacy Sauter of 1116 Hadcock Road:

1. Wanted to thank them for the changes. Is there going to be a light signal placed on Hadcock Road for emergencies? Mr. Jones said we are not there yet in the project. Mr. Glauner said they have one on Center Road and one on Grafton Road, they do not use them. The light would delay traffic because it would stay on awhile after they pulled out. They probably wouldn't use it.

Keith Kuzma with Council:

1. He just wanted to agree with everything and talked about widening the intersection on Hadcock and 303 maybe down the road.

Brenda Killey of 1081 Hadcock Road:

1. What is the timeframe of the project as far as when it will begin and how long will it take to complete? Mr. Bement said a year from now it will start and then it will take a year to complete.

Public Hearing closed at 7:48 p.m.

MR. HASAN MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN. AS PER STAFF REVIEW COMMENTS:

NUMBER 1 IS FULFILLED, NUMBER 2, PER MR. JONES, THERE IS NO REASON TO ADD ANY MORE SCREENING TO THE WEST END THAT BACKS UP TO THE WOODS. PLANNING COMMISSION GRANTED A LESS RESTRICTIVE REQUIREMENT ON THAT. ALL REQUIREMENTS ON THE CONDITIONAL ZONING CERTIFICATE SHALL BE ADHEARED TO. MR. HASAN WANTED TO ADD THE 7 FEET ARBORVITAES AND TO WORK WITH THE CITY ENGINEER ON PARKING LOT LIGHTS BEING DIMMED AT NIGHT TO THE MOTION.

Mr. Saeger seconded the motion. The vote was 5 Ayes, 0 Nays.

Item 4 (c)

Regarding War Room Tattoos, 55B Pearl Road (Gateway Plaza), no one was present.

War Room Tattoos

(Public hearing – conditional zoning certificate)

Location: 55 B Pearl Road (Gateway Plaza)
GW-C District

The Staff Review Comments were addressed as follows:

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

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate.

Due to the fact that no one appeared to represent War Room Tattoos, Mr. Aungst spoke with Mr. Incorvaia. It was Mr. Incorvaia's recommendation to move it to a public hearing and either deny or approve the conditional zoning certificate. The applicant would then need to address administration and the legal department as far as what would happen next.

The public hearing was open at 8:15p.m.

No comments were made.

Public hearing was closed at 8:16 p.m.

Mr. Arona wanted to know about the hours of operation on the conditional zoning certificate and if they were similar to other tattoo shops in the city. Mr. Aungst said he wasn't sure without looking them all up. Mr. Arona wanted to know if the Planning Commission denies the conditional zoning certificate will it be because the applicant was not present and could not answer questions? The answer was yes.

There were no further comments from Commission.

CHAIRMAN SHIRILLA MOTIONED TO DENY THE CONDITIONAL ZONING CERTIFICATE FOR WAR ROOM TATTOOS, 55B PEARL ROAD, BRUNSWICK, OHIO BECAUSE OF THE APPLICANT'S FAILURE TO ATTEND THE MEETING AND ANSWER QUESTIONS FROM THE PLANNING COMMISSION.

Mr. Rocha seconded. The vote was 5 Ayes, 0 Nays.

Item 5

Old Business - There was no old business.

Item 6

New business – There was no new business.

Item 7

Public Comment Period – Chairman Shirilla asked about First Watch and when were they going to get started. Ms. Lods stated that they had pulled the permit for the shell work.

Item 8

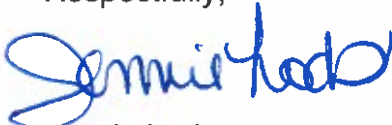
Council Representative's Report – Ms. Piper wanted to thank everyone for being there and had no further comments.

MR. ROCHA MADE A MOTION TO ADJOURN

Mr. Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 8.21 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

July 27, 2023

Chapter 1292 Electric Vehicle Charging Stations

(Public hearing – text amendment)

Proposed Use & Background:

A text amendment is proposed to create revised Chapter 1292 entitled “Electric Vehicle Charging Stations” (Ordinance No. 45-2023). The Planning Commission, at their meeting on February 2, 2023, recommended approval to City Council to adopt the original ordinance, but necessary changes have been made since that time. City Council held their first reading on the proposed legislation on June 12, 2023.

Staff Recommendations:

Staff recommends approval to City Council of Ordinance No. 45-2023.

War Room Tattoos

(Public hearing – conditional zoning certificate)

Location: 55B Pearl Road (Gateway Plaza)
GW-C District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to open a tattoo parlor in the Gateway Plaza. Hours of operation are 11:00 a.m. to 9:00 p.m. Monday through Saturday. There will be approximately four to five employees (three to four tattoo artists and one receptionist). Services provided will include tattoos, tattoo and piercing after-care products, piercing jewelry, merchandise t-shirts, souvenirs and custom artwork.

Tattoo parlors are a conditionally permitted use in the GW-C Gateway Commercial District, pursuant to Section 1261.04(t) of the Zoning Code.

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.

Brunswick Fire Station

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

Location: 1094 Hadcock Road
R-L Low Density Residential District

Proposed Use & Background:

The Planning Commission, at their meeting on May 18, 2023, moved the discussion plan to a public hearing for the conditional zoning certificate and detailed site plan to construct a 24,231 sq. ft. (23,025 sq. ft. foundation and 1,206 sq. ft. mezzanine) new fire station on the 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. The building has been shifted further west, whereby the front of the structure is now located 84'-10" from the Hadcock Road right-of-way, instead of the previous 65'.

The Board of Zoning Appeals, at their meeting on July 17, 2023, voted to grant variances to allow the building to be located 52'-7" from the north property line, and 34' from the south property line (accommodating new location of dumpsters, which are considered a structure, pursuant to Section 1242.02(81), where Section 1274.08(a)(1) requires a minimum distance of 75' from all residential property lines. Additionally, a variance was granted for 19'-1" to allow a building height of 54'-1"; Code permits a maximum height of 35' in a residential district.

An architectural feature of a circular wall surrounded by landscaping with a water pool is indicated in the front yard. Pedestrian access leading from this feature to Hadcock Road has been provided, pursuant to Section 1278.09(d).

Staff Review Comments from May 18th have been addressed as follows:

1. The northern driveway will be for two-way traffic, which is 24' wide at the right-of-way and 43.7' wide at the curb. The southern drive will be designated for one-way traffic and is indicated with an 18' width at the right-of-way and 35.2' width at the curb, in compliance with Table 1276-4.
2. 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 approved a less restrictive screening improvement consisting of a 7' tall solid arborvitae screen with a maturity height up to 15' that will be planted along the north and south residential property lines.
3. Sheet L1.0 indicates that interior landscaping measuring a minimum of 1,220 sq. ft. has been provided, in accordance with Sections 1282.06(h) and 1282.08(b). Eight trees from Plant List "A" and a minimum of 40 shrubs from Plant Lists "D" and "E" are shown in compliance with Section 1282.08(b)(2).
4. The photometrics plan has been submitted and complies with the minimum 0.6 footcandle level for parking and pedestrian areas required by Section 1276.14(a) and

maximum average illumination level of 2.4 footcandles permitted by Section 1276.14(c). Additionally, the lighting levels along the residential property lines comply with the maximum one (1) footcandle permitted by Section 1276.14(d).

Staff Review Comments:

- 1 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, which shall be indicated on the landscape plan. This landscaping is in addition to interior landscaping required by Sections 1282.06(h) and 1282.08(b). A landscape strip at the Hadcock Road right-of-way is shown; verify it has a minimum 10' width.
2. A 6' wide parking perimeter screening strip is shown along the north property line, in compliance with Section 1282.08(a). However, a 5' wide strip is required adjacent to the parking spaces on the west property line. As there are existing wetlands and an approximate 400' deep natural wooded barrier near that area, the Planning Commission, as permitted by Section 1282.10(a), 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.
3. All requirements shall be adhered to on the conditional zoning certificate.

Staff Recommendations:

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