

BRUNSWICK CITY PLANNING COMMISSION

September 7, 2023 - Caucus

6:41 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
John Rocha, Secretary
Kristi Piper, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Development Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Leon Sampot, 22087 Lorain Road, Architect
Chuck Andrews, 35110 Euclid Ave.
Ethan Rogers, 701 Finger Lakes Drive
Craig Moffit, 701 Finger Lakes Drive
Josh Clark, 3127 Pleasure Point Road.
Michael Green, 840 Red Tailed Lane
Maggie Noschaug, 826 Bowmau Way
Patrick Conners, 5086 N. Osprey Drive
Kyle Stallard, 317 Brookpoint Circle
Michael Schwenner, 635 Redstone Circle
Bill Bennett, 5540 Champion Creek
Travis Crane, 1310 Sharon Copley

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

The first item was **Market Highlands**

(Final Plat)

Location: Glenmont Drive extension

SPD-8

Mr. Jones said they will be submitting a plat that will be showing more. No changes were made.

The second item was **Volunteers of America canopy**

(Site plan review)

Location: 1733 Pearl Road (Laurel Square Shopping Center

C-G General Commercial District

There was no discussion on this.

The third item was **Culver's Restaurant**

(Discussion plan)

Location: 3721 Center Road – northeast corner of Center Road and Warren Drive

C-G District

Chairman Shirilla was concerned with Warren Road.

The fourth item was **Sunbelt Brunswick**

(Discussion plan)

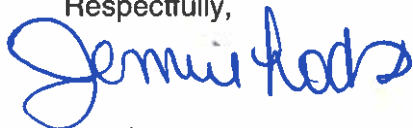
Location: 2887 Westway Drive

I-L District

Mr. Aungst stated what they were going to be renting out. Mr. Hasan talked about the pond in the front and wanted the storage in the back better described.

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 stylized with a large initial "J" and a cursive "Lods".

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

September 7, 2023

6:55 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
John Rocha, Secretary
Kristi Piper, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Director
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Item 1

Chairman Shirilla called the meeting to order at 6:55 p.m.

Chairman Shirilla excused Jeff Arona for just cause
Vice Chairman Saeger seconded the motion
Ms. Lods called the roll: 4 Present 1 Absent

Item2

Announcements or Correspondence. There was no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM JULY 27, 2023.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 4 AYES 0
NAYS.

Item 4 (a)

Regarding the final plat – Market Highlands, Glenmont Drive extension, Travis Crane and Nick Kyriazis were present.

Market Highlands
(Final Plat)

Location: Glenmont Drive extension
SPD - 8

Mr. Jones said we still have to go through the detailed review but there were no differences with the layout.

Mr. Crane was present and had nothing more to add. Vice-Chairman Saeger wanted to make sure they were aware of Staff Comment number 2. Mr. Crane was aware what that comment had meant. Mr. Hasan wanted to know if they had a projected opening date. Mr. Kyriazis said they would start on September 18.

The Staff Review Comments were addressed as follows:

1. Final plat approval is subject to engineering and City Council approval, pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations. The applicant was aware of this.
2. As required by Chapter 1232 of the Subdivision Regulations, park fees shall be submitted. The applicant was aware of this.

Staff Recommendations:

Staff recommends approval to City Council, provided the above items are addressed.

There were no further comments from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE FINAL PLAT FOR MARKET HIGHLANDS, GLENMONT DRIVE EXTENSION, BRUNSWICK, OHIO.

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

Item 4(b)

Regarding the site plan review for Volunteers of America canopy, Leon Sampot was present.

Volunteers of America canopy
(Site plan review)

Location: 1733 Pearl Road (Laurel Square Shopping Center)
C-G General Commercial District

Leon Sampot was present. Mr. Sampot had a presentation on the document camera and he said the colors would match the building. They will be losing 5 parking spots with the addition. Chairman Shirilla wanted to know if it was going to be a flat roof and Leon responded yes. Chairman Shirilla wanted to know about any signage and Leon said no. Chairman Shirilla wanted to know if this was for customer to be able to drop off items? Leon responded yes.

Mr. Hasan wanted to know about the dumpster? Leon said that none of the other stores have enclosures. Mr. Incorvaia said a new tenant would have to meet code so an enclosure would need to be put in. Mr. Jones could approve that administratively. Mr. Aungst needs an actual color rendering and Leon said he would provide that. Mr. Hasan wanted to know the intent of the traffic pattern? Mr. Jones is ok with what was shown. Mr. Aungst would like a sign that states no drop off during non-working hours.

The Staff Review Comments were addressed as follows:

1. Provide a color rendering of the canopy to ensure compatibility with the existing shopping center, as required by Section 1278.08(e) of the Zoning Code. Applicant agreed.
2. Provide the traffic circulation pattern for the donation center drop-off area. Mr. Jones stated he was ok with the current.
3. Verify that no outside donation bins will be located on the site. Additionally, confirm that staff will be on-site to accept donations, i.e., no donations will be left outside. Applicant will adhere to this.
4. In compliance with Section 1276.12(a), provide a dumpster enclosure that is comparable to the building materials. Applicant will comply.
5. Final site plan approval is subject to engineering approval. Applicant will comply.

Staff Recommendations:

Staff recommends approval of the overhead canopy, provided the above items are addressed.

There were no further comments from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE SITE PLAN REVIEW FOR VOLUNTEERS OF AMERICAN CANOPY, 1733 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL PROVIDE A COLOR RENDERING TO BE SUBMITTED TO ADMINISTRATION FOR REVIEW. 2. THE APPLICANT WILL INTALL A DIRECTIONAL SIGN THAT STATES NO DROP

OFF DURING NON-WORKING HOURS AND ADMINISTRATION AND ENGINEERING WOULD HAVE TO APPROVE. 3. THE APPLICANT WILL PROVIDE AND ENCLOSURE THAT IS HARMONIOUS WITH THE BUILDING FOR A DUMPSTER AND THAT WOULD ALSO BE UPON APPROVAL OF ADMINISTRATION AND ENGINEERING.

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

Item 4 (c)

Regarding the discussion plan for Culver's Restaurant, 3721 Center Road, Maggie Noschaug and Josh Clark were present.

Culver's Restaurant
(Discussion plan)

Location: 3721 Center Road - northeast corner of Center Road and Warren Drive
C-G District

Maggie Noschaug, civil engineering was present. Ms. Noschaug discussed the entire project. Josh Clark with Culvers was present. Mr. Clark said Culvers serves burgers and custard and he owns five other locations in Ohio. They are opening in North Ridgeville in October. Food is made fresh to order, never frozen.

Chairman Shirilla was shocked at the location because the Medina and Avon are close to interstates and was wondering why they considered this location. Mr. Clark stated he has been looking for 4 years trying to find the right site. He tried the doctor's office but couldn't go in there. Mr. Clark liked this being a corner lot. He didn't want to do ground leases. For this location he had to purchase more land than he normally buys. He likes being close to the high school for potential employees. Mr. Clark also felt that Meijers would draw potential customers to Culvers.

Mr. Aungst was in favor of the location due to the high school being nearby and stated that other Culver's he has been visited are close to neighborhoods. Chairman Shirilla wanted to know the acres and Mr. Clark said .85 acres. Chairman Shirilla wanted to know what would happen if the traffic would spill onto Warren Road with the drive thru. Could the building be slid to the East more? Mr. Clark said they are quick service and the line will move fast.

Mr. Hasan wanted to know about the traffic pattern and are there 2 lanes coming in? Ms. Noschaug said yes. Chairman Shirilla asked if the lanes would merge into one? Mr. Jones said they will be reviewing that during engineering review. Mr. Jones stated they need the driveway wide for their service trucks to be able to get through. The intent is for a single lane in. Mr. Hasan wanted to know where do the service trucks exit? Mr. Jones answered onto Warren Drive. Mr. Jones said there will be a traffic study in case any changes need to be made to the traffic signal.

Chairman Shirillilla wanted to know what type of street improvements would be made to Warren Drive. Ms. Noschaug said she is not a traffic engineer but that is what the traffic study will take care of. Chairman Shirilla wanted to know will they concrete or widen Warren Drive? Mr. Jones said the existing area does not have a deep ditch in that area. The traffic study will tell us this and its possible the road may be widened but will not need concrete.

Chairman Shirilla wanted to let them know we have a very specific code on screening against residential areas. Chairman Shirilla mentioned will there be screening of the rooftop units? Mr. Clark said all the new Culvers do and that shouldn't be an issue.

Mr. Hasan wanted to know where landscaping was going? Ms. Noschaug said by the 25-foot setback and 10-foot parking setback. There will be internal landscaping in multiple locations within the islands.

Mr. Hasan asked about the 6 spaces past the food service area? Do they typically have that many customers? Mr. Clark said yes, you would get a number, park in one of those spaces and a food runner would run the food out to the car.

The Staff Review Comments were addressed as follows:

1. The structure is located 74.7' from the Warren Drive front yard setback; a maximum of 60' is permitted by Section 1260.05(a)(2)(C). Additionally, Section 1260.07(a) requires that a minimum of 2/3's of a building's street façade shall fall within the front yard zone established in Section 1260.05(a). 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 front 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.

The Planning Commission felt this could be a modification due to safety issues.

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).

The applicant will comply with 1 and 2.

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. A bike rack is indicated near the northeast corner of the building.
- (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 requirements in Section 1282.08(b), which states a minimum of 1,100 sq. ft. (55 parking spaces x 20 sq. ft.) of interior landscaping is required; doubling that amount equals 2,200 sq. ft.; 3,900 sq. ft. has been provided.

Chairman Shirilla mentioned that even though they have fulfilled these they could consider putting in benches.

2. Section 1260.07(a) states that street facades shall be designed with offsets and other breaks in the vertical plane to create an interesting and varied streetscape. Street facades greater than 60' in length shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% of the street

façade and extending at least 20% of the length of the street façade. Verify the building meets this requirement on the Center Road street façade; the Warren Drive street façade measures less than 60' in length.

The applicant was informed The Planning Commission will need to see the dimensions on the next submittal and they should be around 2 feet.

3. Fifty-five (55) parking spaces are indicated; provide the number of interior seats and exterior patio seats to ensure compliance with Table 1276-1(d)(4) of the Zoning Code, which requires one parking space per two seats. Additionally, Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code requires three handicap spaces (including one van-accessible space); only two handicap spaces are shown.

The applicant stated they have 3 handicap spots.

4. The shared access drive on Warren Drive is indicated with a 41' width at the right-of-way, which exceeds the maximum 30' width permitted by Table 1276-4. In order to accommodate the turning radius for delivery truck traffic, the drive width will need to exceed Code. The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. A concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.

The applicant had to modify to allow semi-trucks to be able to get through.

The width at the right-of-way for the right-out drive on Center Road is 15' and the two-way drive width is 24', in compliance with the minimum 20' width and maximum 30' width allowed by the above Table. Provide the width at the curb for the one-way and two-way traffic drives on Center Road, along with the shared access drive on Warren Drive; the above Table permits a minimum width of 30' and a maximum of width of 45'.

Per Mr. Jones a modification could be made during the detailed site plan.

5. As required by Section 1278.09(d), pedestrian access is indicated to Warren Drive and Center Road. The sidewalk on Warren Drive should be extended to the end of the property, and the sidewalk on Center Road should be moved

further east to avoid the drive-thru order waiting area. Also, the crosswalk to Warren Drive and Center Road shall be signed and marked so it is prominently displayed for safety visibility.

The applicant will provide this on the detailed site plan.

6. A traffic impact study for the full entrance in and right-out driveways on Center Road shall be submitted, which shall include the traffic signal at Warren Drive and Center Road, to determine if a single southbound lane on Warren Drive is adequate for the increase in traffic resulting from the development of this site.

The applicant agrees to show this during the detailed site plan.

7. The connection on the shared eastern drive for a future tenant will necessitate a front yard setback modification, pursuant to Section 1260.07(c), (d), and (e), as stated above.

Mr. Jones said for this not to be constructed at this point.

8. In accordance with Section 1282.06(a), a 25' wide screening strip is indicated along the north property line adjacent to the residential homes on Warren Drive. The detailed site plan shall provide the species and spacing in compliance with the above section.

The applicant will provide this on the detailed site plan.

9. Section 1282.06(e) states that 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 the interior landscaping required by Section 1282.08(b) and shall include a 10' wide landscape strip at the Center Road and Warren Drive rights-of-way, which shall be shown on the detailed site plan.

The applicant is over the requirement as of now so item 9 is fulfilled.

10. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a), along with a maximum average illumination level of 2.4 footcandles allowed by Section 1276.14(c). Additionally, a maximum of one (1) footcandle shall be maintained along the north property line adjacent to the residential district, as required by Section 1276.14(d).

The applicant will provide this on the detailed site plan.

Staff Recommendations:

Staff Recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's modifications on the Warren Drive front yard setback, and provided the above items are addressed.

Mr. Incorvaia stated that it would be better to wait on the modifications due to there possibly being some changes to the plans. Mr. Jones agreed and will get in touch with them for the traffic study.

There were no further comments from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE DISCUSSION PLAN FOR CULVER'S RESTAURANT, 3721 CENTER ROAD, BRUNSWICK, OHIO AND MOVE IT TO A DETAILED SITE PLAN WITH THE FOLLOWING COMMENTS: 1. THE MODIFICATION WILL BE ADDRESSED AFTER THE TRAFFIC STUDY IS CONDUCTED. NUMBER 7 WILL BE REMOVED. LASTLY, TO ADDRESS ANY STAFF COMMENTS ON THE DETAILED SITE PLAN.

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

Item 4 (d)

Regarding Sunbelt Brunswick, 2887 Westway Drive, Ethan Rogers was present.

Sunbelt Brunswick

(Discussion plan)

Location: 2887 Westway Drive
I-L District

Mr. Rogers addressed the Board and said they will purchase this land and will lease it to Sunbelt. They are a nationwide company with eight locations in Northeast Ohio. This will be a heavy equipment location with the small too rental location being in Brook Park. Contractors and Businesses will be their customers. Their operating hours will be Monday through Friday 7 a.m. to 5 p.m. This will strictly be a commercial to commercial and business to business operation. No residents will be permitted to rent from that location. He also stated the pond will be dug for stormwater management. There will be a 5 ½ acre storage lot that will be full depth reclaimed pavement.

Mr. Rogers asked Planning Commission if some of the fencing could be galvanized with barbed wire and the Planning Commission was ok with those.

The Staff Review Comments were addressed as follows:

1. Outdoor storage is proposed for the facility, which will be enclosed by a 6' high slatted chain link fence; use of a 6' high black vinyl chain link slatted fence is encouraged. Section 1266.06 requires that all outdoor storage must be approved by the Planning Commission, and shall be permitted only as an accessory use and shall be incidental and subordinate to a principal use permitted in the I-L District, subject to the following:
 - (a) Outdoor storage shall be screened from view from all streets (including Interstate 71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping, or any combination thereof, which forms a year-round solid screen. There is a significant amount of existing woods that will provide sufficient screening.
 - (b) All materials or waste which might cause fumes or dust, or which constitute a fire hazard, or may be attractive to rodents or insects, shall be stored outdoors only in closed containers designed for that purpose.

Part of the fencing will be galvanized with barbed wire.

2. Pursuant to Section 1266.07, any assembly, production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products within the I-L District shall be conducted so as not to create odor, dust, noise, vibrations, smoke, glare, radiation, or electromagnetic interference in amounts greater than those permitted by appropriate Federal, State and/or performance standards established by this Section. Performance standards in compliance with Section 1266.07 shall be submitted with the detailed site plan.

The applicant will comply.

3. Striping and dimensions of the two handicap spaces, including one van-accessible space, shall be shown on the detailed site plan, in accordance with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

The applicant will comply.

4. The building elevations are incorrectly labeled and should be corrected as follows: "South" elevation should read "east" elevation; "north" elevation should be designated as "west" elevation; "east" elevation should be indicated as "north" elevation; and "west" elevation should be shown as "south" elevation.

The applicant will correct.

5. Split-face block should be added around the correctly designated north and south elevations between the garage doors, along with the addition of wall sconces.

The applicant will work on this.

6. Show the proposed fire hydrant locations on the detailed site plan.

The applicant will comply.

7. As required by Section 1282.06(f), a landscape plan shall be submitted with the detailed site plan indicating that 5% of the total front yard area will be landscaped

with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner.

The applicant will provide this on the detailed site plan.

8. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, with a maximum illumination level of 2.4 footcandles, pursuant to Section 1276.14(a) and (c), respectively.

The applicant will provide this on the detailed site plan.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.

There were no further comments from Commission.

MR. HASAN MOTIONED TO APPROVE THE DISCUSSION PLAN FOR SUNBELT BRUNSWICK, 2887 WESTWAY DRIVE, BRUNSWICK, OHIO AND MOVE TO A DETAILED SITE PLAN. THE APPLICANT WILL PROVIDE THE FENCE ON THE WEST SIDE OF THE PROPERTY AND THE REST CAN BE GALVANIZED. THE APPLICANT NEED TO CLEARLY SHOW WHERE THE FENCE WILL STOP AND START ON THE DETAILED SITE PLAN. THE APPLICANT HAS AGREED TO COMPLY WITH 1a AND 1b AND THEY WILL COMPLY WITH THE STAFF REVIEW COMMENTS NUMBER 2, 3, 4, 6, 7 AND 8. REGARDING NUMBER 5 – THE APPLICANT WILL IN THEIR DETAILED SITE PLAN, SHOW SOME FORM OF SPLIT FACED BLOC GOING AROUND THE 2 SIDES OF THE BUILDING OR IMPROVEMENTS TO THE FAÇADE. MR. INCORVAIA ADVISED WE ADD NO RESALE SALES OR RENTAL AND THIS LOCATION – IT WAS ADDED TO THE MOTION.

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

Item 5

Old Business - There was no old business.

Item 6

New business – Rainforest Car Wash Façade Renovation was discussed.

Item 7

Public Comment Period –

Item 8

Council Representative's Report – There was no report.

MR. ROCHA MADE A MOTION TO ADJOURN

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

The meeting was adjourned at 9:00 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

September 7, 2023

Market Highlands

(Final plat)

Location: Glenmont Drive extension
SPD-8

Proposed Use & Background:

The final plat has been submitted for Market Highlands (residential portion of the Market 42 mixed use development) creating Sublots 1 through 10; establishing Blocks "A" and "B"; and dedicating a portion of Glenmont Drive. The Planning Commission approved the detailed site plan for the Special Planning District on December 15, 2022.

Staff Review Comments:

1. Final plat approval is subject to engineering and City Council approval, pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.
2. As required by Chapter 1232 of the Subdivision Regulations, park fees shall be submitted.

Staff Recommendations:

Staff recommends approval to City Council, provided the above items are addressed.

Volunteers of America canopy

(Site plan review)

Location: 1733 Pearl Road (Laurel Square Shopping Center)
C-G General Commercial District

Proposed Use & Background:

An application has been submitted to occupy the former Federated Auto Parts store and erect a 552 sq. ft. canopy over the donation center drop-off area. The proposed canopy will be constructed with EIFS and will utilize new masonry support columns that will match the existing shopping center.

Staff Review Comments:

1. Provide a color rendering of the canopy to ensure compatibility with the existing shopping center, as required by Section 1278.08(e) of the Zoning Code.
2. Provide the traffic circulation pattern for the donation center drop-off area.

3. Verify that no outside donation bins will be located on the site. Additionally, confirm that staff will be on-site to accept donations, i.e., no donations will be left outside.
4. In compliance with Section 1276.12(a), provide a dumpster enclosure that is comparable to the building materials.
5. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the overhead canopy, provided the above items are addressed.

Culver's Restaurant
(Discussion plan)

Location: 3721 Center Road - northeast corner of Center Road and Warren Drive
C-G District

Proposed Use & Background:

An application has been submitted to construct a 4,180 sq. ft. new restaurant on a 2.5-acre site consisting of four parcels (Permanent Parcel Nos. 003-18B-44-047, 003-18B-44-048, 003-18B-44-049, and 003-18B-44-050) in the C-G General Commercial District. Restaurants are a principally permitted use in the C-G District pursuant to Section 1260.02(g) of the Zoning Code.

The building meets the minimum 30' and maximum 60' Center Road front yard setback permitted by Section 1260.05(a)(1) and (2)(B), respectively.

Dimensions for the 90° angle parking are 9' wide by 19' long, in compliance with Table 1276-3, along with a 24' aisle width for two-way traffic. The 45° angle parking spaces on the north side of the site meet the minimum 19'-8" length and minimum 9' width, in accordance with the above Table. Section 1276.10(j) requires a minimum storage area of 130' for waiting vehicles at the drive-thru, which has been provided.

The building will incorporate parapets with an approximate height of 21'-1", which complies with the maximum 45' height permitted by Section 1260.05(d)(1), that will be bordered with "Harbor Blue" metal trim. Non-flashing blue LED strip lighting will be used on the perimeters of the towers. The façade will utilize "Tiki Hut" colored EIFS on the top portion of the building; "Khaki Brown" fiber cement cedar mill finished Hardie-plank, which will surround the Sunbrella "Royal Blue" awning canvas; and "Aspen Nickel Creek" manufactured stone with stone sill trim.

Staff Review Comments:

1. The structure is located 74.7' from the Warren Drive front yard setback; a maximum of 60' is permitted by Section 1260.05(a)(2)(C). Additionally, Section 1260.07(a) requires

that a minimum of 2/3's of a building's street façade shall fall within the front yard zone established in Section 1260.05(a). 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 front 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. A bike rack is indicated near the northeast corner of the building.
- (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 requirements in Section 1282.08(b), which states a minimum of 1,100 sq. ft. (55 parking spaces x 20 sq. ft.) of interior landscaping is required; doubling that amount equals 2,200 sq. ft.; 3,900 sq. ft. has been provided.

2. Section 1260.07(a) states that street facades shall be designed with offsets and other breaks in the vertical plane to create an interesting and varied streetscape. Street facades greater than 60' in length shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% of the street façade and extending at least 20% of the length of the street façade. Verify the building meets this requirement on the Center Road street façade; the Warren Drive street façade measures less than 60' in length.
3. Fifty-five (55) parking spaces are indicated; provide the number of interior seats and exterior patio seats to ensure compliance with Table 1276-1(d)(4) of the Zoning Code, which requires one parking space per two seats. Additionally, Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code requires three handicap spaces (including one van-accessible space); only two handicap spaces are shown.
4. The shared access drive on Warren Drive is indicated with a 41' width at the right-of-way, which exceeds the maximum 30' width permitted by Table 1276-4. In order to accommodate the turning radius for delivery truck traffic, the drive width will need to exceed Code. The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. A concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.

The width at the right-of-way for the right-out drive on Center Road is 15' and the two-way drive width is 24', in compliance with the minimum 20' width and maximum 30' width allowed by the above Table. Provide the width at the curb for the one-way and two-way traffic drives on Center Road, along with the shared access drive on Warren Drive; the above Table permits a minimum width of 30' and a maximum of width of 45'.

5. As required by Section 1278.09(d), pedestrian access is indicated to Warren Drive and Center Road. The sidewalk on Warren Drive should be extended to the end of the property, and the sidewalk on Center Road should be moved further east to avoid the drive-thru order waiting area. Also, the crosswalk to Warren Drive and Center Road shall be signed and marked so it is prominently displayed for safety visibility.
6. A traffic impact study for the full entrance in and right-out driveways on Center Road shall be submitted, which shall include the traffic signal at Warren Drive and Center Road, to determine if a single southbound lane on Warren Drive is adequate for the increase in traffic resulting from the development of this site.
7. The connection on the shared eastern drive for a future tenant will necessitate a front yard setback modification, pursuant to Section 1260.07(c), (d), and (e), as stated above.

8. In accordance with Section 1282.06(a), a 25' wide screening strip is indicated along the north property line adjacent to the residential homes on Warren Drive. The detailed site plan shall provide the species and spacing in compliance with the above section.
9. Section 1282.06(e) states that 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 the interior landscaping required by Section 1282.08(b) and shall include a 10' wide landscape strip at the Center Road and Warren Drive rights-of-way, which shall be shown on the detailed site plan.
10. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a), along with a maximum average illumination level of 2.4 footcandles allowed by Section 1276.14(c). Additionally, a maximum of one (1) footcandle shall be maintained along the north property line adjacent to the residential district, as required by Section 1276.14(d).

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's modifications on the Warren Drive front yard setback, and provided the above items are addressed.

Sunbelt Brunswick

(Discussion plan)

Location: 2887 Westway Drive
I-L District

Proposed Use & Background:

An application has been submitted to construct a 24,000 sq. ft. equipment rental facility, along with outside storage, on a 13.82-acre site. The proposed lot width of 298' meets the minimum 100' width required by Section 1266.05(b). The site complies with the minimum 50' front yard setback, and minimum 25' side and rear yard setback required by Section 1266.05(c), (d), and (e), respectively. The 27'-1" building height meets the maximum 55' height permitted by Section 1266.05(f).

Wholesale establishments are a principally permitted use, pursuant to Section 1266.02(b). The applicant has stated signage will be installed to indicate retail sales will not be permitted at this location, at this type of use is prohibited by Section 1266.01. Hours of operation will be 7:00 a.m. to 5:00 p.m. Monday through Friday.

A stormwater detention pond is indicated in the front yard near Westway Drive. A 400' sq. ft. fuel island and 640 sq. ft. concrete pad are located on the east (rear) side of the building.

Fifty (50) parking spaces are shown, including 2 handicap spaces (one van-accessible), in compliance with Table 1276-1(e) of the Zoning Code and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. Parking spaces measure 19' long by 9' wide for 90° angle parking, pursuant to Table 1276-3. There is a 27' aisle width between the rows of parking, which meets the 24' minimum width required by the above Table. For the two driveways on Westway Drive, there is a 30' width at the right-of-way, and a 70' width at the curb, in compliance with Table 1276-4.

The building will be constructed with a combination of vertical metal siding and split-face block in a neutral color, along with a green accent roof.

Staff Review Comments:

1. Outdoor storage is proposed for the facility, which will be enclosed by a 6' high slatted chain link fence; use of a 6' high black vinyl chain link slatted fence is encouraged. Section 1266.06 requires that all outdoor storage must be approved by the Planning Commission, and shall be permitted only as an accessory use and shall be incidental and subordinate to a principal use permitted in the I-L District, subject to the following:
 - (a) Outdoor storage shall be screened from view from all streets (including Interstate 71) and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping, or any combination thereof, which forms a year-round solid screen. There is a significant amount of existing woods that will provide sufficient screening.
 - (b) All materials or waste which might cause fumes or dust, or which constitute a fire hazard, or may be attractive to rodents or insects, shall be stored outdoors only in closed containers designed for that purpose.
2. Pursuant to Section 1266.07, any assembly, production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products within the I-L District shall be conducted so as not to create odor, dust, noise, vibrations, smoke, glare, radiation, or electromagnetic interference in amounts greater than those permitted by appropriate Federal, State and/or performance standards established by this Section. Performance standards in compliance with Section 1266.07 shall be submitted with the detailed site plan.
3. Striping and dimensions of the two handicap spaces, including one van-accessible space, shall be shown on the detailed site plan, in accordance with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.
4. The building elevations are incorrectly labeled and should be corrected as follows: "South" elevation should read "east" elevation; "north" elevation should be designated as "west" elevation; "east" elevation should be indicated as "north" elevation; and "west" elevation should be shown as "south" elevation.

5. Split-face block should be added around the correctly designated north and south elevations between the garage doors, along with the addition of wall sconces.
6. Show the proposed fire hydrant locations on the detailed site plan.
7. As required by Section 1282.06(f), a landscape plan shall be submitted with the detailed site plan indicating that 5% of the total front yard area will be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner.
8. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, with a maximum illumination level of 2.4 footcandles, pursuant to Section 1276.14(a) and (c), respectively.

Staff Recommendations:

Staff recommend moving the discussion plan to a detailed site plan, provided the above items are addressed.