

BRUNSWICK CITY PLANNING COMMISSION

September 21, 2023 - Caucus

6:40 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Abbas Hasan, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Jennie Lods, Planning and Zoning Coordinator
Richard Brown, 1674 Stine Road, Peninsula, OH

Vice-Chairman Saeger called the meeting to order at 6:40 p.m.

The first item was **Rain Forest Car Wash**
(Façade renovation)
Location: 3365 Center Road
C-G District

Vice-Chairman Saeger talked about how administration would need color renderings of the project prior to approval.

Vice-Chairman Saeger adjourned the meeting at 6:41 p.m.

Respectfully,

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

September 21, 2023

6:42 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Abbas Hasan, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Grant Aungst, Community and Economic Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Richard Brown, 1674 Stine Road, Peninsula, OH

Item 1

Chairman Shirilla called the meeting to order at 6:42 p.m.

Vice-Chairman Saeger motioned to excuse Chairman Shirilla and Mr. Arona for just cause. Mr. Hasan seconded the motion. The vote was 3 Ayes, 0 Nays.

Ms. Lods called the roll: 3 Present 2 Absent (Chairman Shirilla & Mr. Arona)

Item 2

Announcements or Correspondence. There was no announcements or correspondence.

Item 3

Approval of September 7, 2023 minutes – Miss Lods had added Santo Incorvaia to the Caucus minutes and removed WEBEX from Santo Incorvaia because he attended the meeting in person.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM SEPTEMBER 7, 2023.
MR. HASAN SECONDED THE MOTION. THE VOTE WAS 3 AYES 0 NAYS.

Item 4 (a)

Regarding the façade renovation – Rain Forest Car Wash, Richard Brown was present.
Rain Forest Car Wash
(Façade renovation)

Location: 3365 Center Road
C-G District

Richard Brown of 1674 Stine Road was present. He presented the case and talked about the car wash originally being constructed with a foam material that didn't hold up very well so they want to replace it with concrete. For the location on Center Road, they will be using the same colors as it stands now. They will be putting in some windows and replacing the mountain system with a rock formation. He stated that all materials will match. They are adding a canopy over the entrance door and a downspout will come off of that. All water is being reused and recycled that comes off the roof. Canopy will be green in color.

The Staff Review Comments were addressed as follows:

1. Provide a color rendering of the north facade to ensure compatibility with the existing building, pursuant to Section 1278.08(e) of the Zoning Code.
Vice-Chairman Saeger stated that the color rendering would need to be submitted to administration for approval prior to a permit being issued. Mr. Aungst made the applicant aware that they would need to seek a variance regarding the signage on the west elevation.
2. Section 304.7.1 of the 2018 Property Maintenance Code Gutters states that all roofs of every building, including secondary or appurtenant structures, shall be equipped with gutters and downspouts connected to a public storm sewer if the storm sewer is available and deemed adequate for such purposes by the City, or as otherwise approved by the Code Official
Vice-Chairman Saeger stated that per the Property Maintenance Code the gutter system would have to flow into the public storm sewer. The applicant replied: that could be a potential problem and they may decide to eliminate the canopy. He will contact the owner to discuss other options that were given to him such as removing the downspout that will not be tied into the storm sewer, making it more decorative and not requiring a downspout or seeking a variance from the Board of Zoning Appeals.

Staff Recommendations:

Staff recommends approval of the façade renovation, provided the above items are addressed.

There were no further comments from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE FAÇADE RENOVATION FOR RAIN FOREST CAR WASH, 3365 CENTER ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING CONDITIONS: THE APPLICANT WILL PROVIDE A COLOR RENDERING TO ADMINISTRATION FOR APPROVAL. PERTAINING TO STAFF REVIEW COMMENT #2, THE CURRENT CANOPY DOES NOT FOLLOW CODE AND WILL NOT BE APPROVED BUT THEY CAN REMOVE IT OR PROVIDE A SEPARATE AWNING THAT DOES NOT REQUIRE DOWNSPOUTS. THIRD, THE APPLICANT HAS BEEN MADE AWARE THAT THEY WOULD NEED TO SEEK A VARIANCE FROM THE BOARD OF ZONING APPEALS ON THE SIGNAGE ON THE WEST ELEVATION. LASTLY, EVERYTHING IS SUBJECT TO ENGINEERING APPROVAL. Mr. Rocha seconded the motion. The vote was 3 Ayes, 0 Nays

Item 5

Old Business - There was no old business.

Item 6

New business – Park Fees – Market Highlands, Glenmont Drive extension and there was discussion from Mr. Aungst on the discussion plan for Ronlen Industries addition located at 1144 Forest Edge Pkwy.

Item 7

Public Comment Period – NONE

Item 8

Council Representative's Report – There was no report but Mr. Delsanter was curious about the all steel building in regards to Ronlen Industries. He talked about the Toyota dealership and how they had to have a percentage of glass and concrete in order to have the steel building.

MR. ROCHA MADE A MOTION TO ADJOURN

Mr. Hasan seconded the motion. The vote was 3 Ayes 0 Nays.

The meeting was adjourned at 7:08 p.m.

Respectfully,

Jennie Lods

PLANNING COMMISSION STAFF REPORT

September 21, 2023

Rain Forest Car Wash

(Façade renovation)

Location: 3365 Center Road
C-G District

Proposed Use & Background:

Façade improvements have been submitted for the north (rear) entrance to the car wash to remove the existing foam mountain system and replace it with vertical vinyl siding and stone installed in a mountain silhouette with metal cap flashing in a color to match the existing building. Additionally, the existing office entrance door space will be filled in, with the door being moved further west; a new window will be installed in its place. The foam mountain system on the south elevation is in the process of being refaced with a concrete covering.

Staff Review Comments:

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2. Section 304.7.1 of the 2018 Property Maintenance Code Gutters states that all roofs of every building, including secondary or appurtenant structures, shall be equipped with gutters and downspouts connected to a public storm sewer if the storm sewer is available and deemed adequate for such purposes by the City, or as otherwise approved by the Code Official.

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Staff recommends approval of the façade renovation, provided the above items are addressed.