

BRUNSWICK CITY PLANNING COMMISSION

October 5, 2023 - Caucus

6:41 p.m.

Attendance:

Joe Shirilla, Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Jenny Zoldak, filling in for City Engineer
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Jennie Lods, Planning and Zoning Coordinator
David Aulger, 1159 Blachleyville Road, Wooster, OH 44691 with Campbell Construction
Michael Wolf, 2809 Nationwide Parkway
Nicholas Kyriazis, Ergotech Development Group, 2185 Southpoint Trail, Brunswick, OH

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

The first item was **Market Highlands**

(Park fees)

Location: Glenmont Drive extension

SPD-8

Mr. Arona wanted to know if there were any different variables with these fees and there were not. There were no further comments made for this case.

The second item was **Ronlen Industries addition**

(Discussion plan)

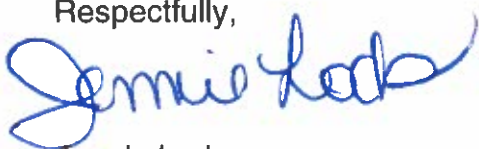
Location: 1144 Forest Edge Parkway

I-L District

Chairman Shirilla talked about building enhancements being necessary. Mr. Arona wanted to know if this was considered an addition or a separate building. Mr. Aungst said it is a separate building. It is a new free - standing building. Mr. Incorvaia said they are allowed a separate building for warehousing.

Chairman Shirilla adjourned the meeting at 6:46 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

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6:53 p.m.

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Item 1

Chairman Shirilla called the meeting to order at 6:53 p.m.

Chairman Shirilla made a motion to excuse Vice-Chairman Saeger for just cause.

Mr. Arona seconded the motion.

4 ayes, 0 nays

Item2

Announcements or Correspondence. There were no announcements or correspondence.

Item 3

Approval of September 21, 2023 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM SEPTEMBER 21, 2023.

MR. HASAN SECONDED THE MOTION. THE VOTE WAS 2 AYES, 2 ABSTAINS – (MR. ARONA AND CHAIRMAN SHIRILLA)

Item 4 (a)

Regarding the park fees – Market Highlands, Nick Kyriazis was present.

Market Highlands

(Park Fees)

Location: Glenmont Drive extension
SPD-8 District

Mr. Kyriazis was present and Chairman Shirilla just wanted to know if there were still 18 units and he said yes.

The Staff Review Comments were addressed as follows: There were no comments.

Staff Recommendations:

Staff recommends approval of the park fees.

MR. ARONA MADE A MOTION TO APPROVE THE PARK FEES FOR MARKET HIGHLANDS, GLENMONT DRIVE EXTENSION IN THE SPD-8 DISTRICT.

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

Item 4 (b)

Regarding the discussion plan – Ronlen Industries addition, David Aulger with Campbell Construction was present.

Ronlen Industries addition

(Discussion plan)

Location: 1144 Forest Edge Parkway
I-L District

Mr. David Aulger with Campbell Construction was present and he stated that they are seeking approval for the discussion plan. He said this building is a new facility. The proposed building will be used for warehousing at this time. Mr. Aulger wanted to point out that the plans that were submitted are now different colors. They are not going with the color brown.

The Staff Review Comments were addressed as follows:

1. There is a proposed recessed dock on the east side of the new addition; Section 1276.11(b) states that loading and circulation areas shall be located so as to allow forward vehicle movement to and from adjacent streets in a manner which will least interfere with on-site and off-site traffic movement. The applicant has stated they are unable to comply with this requirement, as this is a small parcel. The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of the 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. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.

Chairman Shirilla said the Planning Commission could grant a modification on loading and circulation areas per Chapter 1276.01. Mr. Arona wanted to know if that pertained to any zoning district and Mr. Aungst said commercial and industrial. Mr. Arona doesn't recall making this modification in any scenario. Mr. Aungst said there are certain issues within a property that cannot be changed like smaller lots, so therefore, Planning Commission can grant a modification. Mr. Campbell said it would not be a high-volume traffic area and not a lot of truck traffic would happen at this location.

2. The driveway width at the curb complies with the maximum 90' width permitted by Table 1276-4 for driveways with frequent truck traffic; however, the width at the Forest Edge right-of-way measures 45'-10-5/8", which exceeds the maximum 40' width allowed by the above Table. The Planning Commission, as permitted by Section 1276.15(b), as stated in Item 1 above, may modify the specific standards of the Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.

Ms. Zoldak said that the additional width would be necessary.

3. The aisle width on the eight new parking spaces near the east property line is indicated at 23'-5"; Table 1276-3 requires a minimum 24' width. Suggest reducing the 20' long parking spaces to 19', in compliance with the above Table, in order to provide the minimum 24' aisle width.

Ms. Zoldak had no comments and the applicant was prepared to make that modification.

4. Architectural enhancements should be added to the north, south, and west elevations, as Section 1278.08(c) states that excessively long, unbroken building facades should be avoided, and Section 1278.08(j) states the apparent bulk of a building can be lessened with the use of façade articulation and pitched roofs. Additionally, Section 1278.08(e) states architectural style should not necessarily duplicate adjoining structures, but should be compatible in overall form, texture, color and rhythm. Compatibility can be enhanced by the use of building materials and roof lines comparable to near-by development.

Chairman Shirilla stated that he would like to see the exterior building on the north and the south changed. Mr. Hasan agreed with Chairman Shirilla. Mr. Hasan would like to ask for something to break up the long bulk of the building. Mr. Campbell said the requirement about masonry is reasonable but asking them to change anything but the colors would be unreasonable to him. He could understand in a commercial area but

this is industrial. He would like to limit the masonry on the north and stop it at the east. He said what administration is asking for is about a \$20,000 increase in the price of the addition. Mr. Arona wanted to know what the overall cost of the project was. Mr. Campbell said about 2 million dollars. So, Mr. Arona said that is about a 1 percent overall enhancement. Mr. Hasan asked if the applicant has driven around the Industrial Park. Mr. Campbell replied yes, he has built about 12 buildings in the Industrial Park. Mr. Campbell said the building to the east across Forest Edge was a big building with long walls with some textural variances in the precast. Mr. Campbell said the owner would be ok with making some changes to the east and north with some enhancements to the building.

Mr. Campbell displayed the plans on the document camera and said they will plan to come back with architectural enhancements. Chairman Shirilla stated the Planning Commission is looking for an east and north wrap and landscaping to break up the south wall. West side of the building if fine as is.

5. A photometrics plan has been submitted; Zone 5 has an average illumination level of 2.8 footcandles; Section 1276.14(c) permits a maximum of 2.4 footcandles.

Mr. Campbell said that zone 5 is a vehicle use area and he feels that our code states they are allowed to go over footcandles 4 times the allowed amount. Mr. Aungst said Planning Commission could modify that due to the fact they are not surrounded by any residential properties. Mr. Incorvaia said we need to decide if this is vehicle use only or pedestrian area and it was decided by Mr. Campbell it was a vehicle use area. Planning Commission was ok with accepting the 2.8 footcandles.

6. A Minor Subdivision Application and lot consolidation plat shall be submitted to join the two parcels.

Chairman Shirilla felt that number 6 was obvious that they will need to submit a lot consolidation plat to join the 2 parcels. Ms. Zoldak said that the engineer would want to see storm water calculations if this moves forward.

Staff Recommendations:

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

MR. HASAN MADE A MOTION TO MOVE THE DISCUSSION PLAN FOR RONLEN INDUSTRIES ADDITION, 1144 FOREST EDGE PARKWAY TO A DETAILED SITE PLAN AND PUBLIC HEARING. THE PLANNING COMMISSION WILL APPROVE THE SITE TRAFFIC AS A MODIFICATION. THE PLANNING COMMISSION WILL APPROVE AND PERMIT THE WIDTH OF THE RIGHT OF WAY AT THE FOREST EDGE AT 45 FEET DUE TO CHALLENGED MANEUVERABILITY. THE APPLICANT HAS AGREED TO COMPLY WITH NUMBER 3 AND 4. THE PLANNING COMMISSION FINDS THAT THE PHOTOMETRICS IS ACCEPTABLE AS SUBMITTED AND THE APPLICANT WILL SUBMIT A MINOR SUBDIVISION APPLICATION AND LOT CONSOLIDATION PLAT TO JOIN THE TWO PARCELS.

NUMBER 1 AND 2 WERE GRANTED BASED ON THE FACT THAT THE STREET IS WIDE AND THERE IS CHALLENGED MANEUVERABILITY AND LOW TRUCK VOLUME. THE NORTH, SOUTH AND EAST SIDE OF THE BUILDING WILL BE ADDRESSED AND THERE WILL BE A PUBLIC HEARING.

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

Item 5

Old Business - There was no old business.

Item 6

New business – Public Hearing for Rosati's Frozen Custard electronic moving message/digital display sign conditional zoning certificate. Public Hearing for Liquidation Outlet conditional zoning certificate. Detailed site plan for Sunbelt Brunswick. Discussion plan for New Brunswick Development SPD-9.

Item 7

Public Comment Period – NONE

Item 8

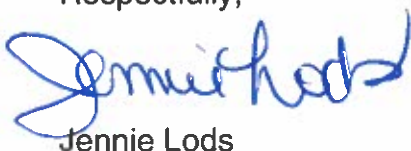
Council Representative's Report – Council is going to be working on some new legislation in regards to moratoriums.

MR. ROCHA MADE A MOTION TO ADJOURN

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

The meeting was adjourned at 8:19 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION

October 5, 2023

Market Highlands

(Park fees)

Location: Glenmont Drive extension
SPD-8

Proposed Use & Background:

Park fees have been submitted for the Market Highlands residential portion of the Market 42 SPD-8 mixed-use development. The Planning Commission approved the detailed site plan for this project on December 15, 2022, and recommended approval to City Council of the final plat on September 7, 2023. Park fees will be \$724.95 per lot, which will be added to each individual home building permit fee.

Staff Recommendations:

Staff recommends approval of the park fees.

Ronlen Industries addition

(Discussion plan)

Location: 1144 Forest Edge Parkway
I-L District

Proposed Use & Background:

An application has been submitted to construct a 21,180 sq. ft. addition on a 0.5994-acre site, Permanent Parcel No. 003-18B-41-093, north of the 12,612 sq. ft. existing building located on a 1.5458-acre site, Permanent Parcel No. 003-18B-41-040, for a total of 33,792 sq. ft. on a combined lot area of 2.1452 acres. The addition is located 26' from the side and rear property lines, in accordance with the minimum 25' side and rear yard setbacks required by Section 1266.05(d) and (e), respectively, of the Zoning Code. The building height is 23'-6", which complies with the maximum 55' height allowed by Section 1266.05(f).

Manufacturing is a permitted use, pursuant to Section 1266.02(a), with warehousing as a conditionally permitted use, as allowed by Section 1266.04(h), when it is accessory to and necessary for the support of a principally or conditionally permitted use.

Twelve new parking spaces will be added, for a total of 34 spaces, including two van-accessible spaces, in compliance with Table 1276-(e) of the Zoning Code and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. Dimensions for the new parking spaces are indicated with a minimum 9' width and 20' length, in compliance with Table 1276-3 for 90° angle parking spaces.

Pursuant to Section 1282.06(f), 5% of the total front yard area on both Forest Edge Parkway and Nationwide Parkway must be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner; 900 sq. ft. is required on Forest Edge Parkway; 1,055 sq. ft. has been provided; and 650 sq. ft. is required on Nationwide Parkway; 660 sq. ft. has been provided.

The building will be constructed with two colors of split-face concrete masonry block in "Desert Buff" and "Bark", along with dark brown vertical metal wall panels in "Butler Cool Harvest". The bottom of the vertical metal wall panels will be trimmed with matching 8" x 8" x 16" painted concrete block. The overhead dock doors on the east elevation will match the dark brown vertical metal wall panels.

Staff Review Comments:

1. There is a proposed recessed dock on the east side of the new addition; Section 1276.11(b) states that loading and circulation areas shall be located so as to allow forward vehicle movement to and from adjacent streets in a manner which will least interfere with on-site and off-site traffic movement. The applicant has stated they are unable to comply with this requirement, as this is a small parcel. The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of the 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. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.
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