

BRUNSWICK CITY PLANNING COMMISSION

November 16, 2023 - Caucus

6:36 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Jeff Arona, Member
Abbas Hasan, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Matt Jones, City Engineer
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Jennie Lods, Planning and Zoning Coordinator
Hanna Cohan, 7555 Fredle Drive, Concord
Greg Lutch, 2809 Nationwide Pkwy., Brunswick
Lora Creed, 3352 Red Clover, Brunswick
Chase Creed, 3352 Red Clover, Brunswick
Jeff Creed, 3352 Red Clover, Brunswick
David Aulger, 1159 Blachleyville Rd., Wooster
Chris Schmidt, 1310 Sharon Copley Rd., Sharon Center
Thom Sutcliffe, 6860 W. Snowville, Brecksville
Yacocb & Jennifer Kordahi, 3340 Red Clover Lane, Brunswick

Chairman Shirilla called the meeting to order at 6:36 p.m.

The first item was **Carpenter Glen single family cluster development**
(Public hearing – conditional zoning certificate, detailed site plan, and park fees)
Location: 897 North Carpenter Road
R-L District

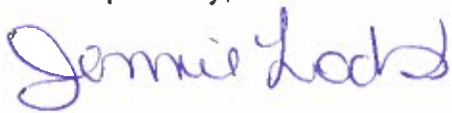
Miss Lods talked about the staff review comments. Vice Chairman Saeger wanted to make sure we were reviewing the elevations. It was discussed that we were going over the elevations during the meeting. No further comments were made.

The second item was **Ronlen Industries addition**
(Public hearing – conditional zoning certificate and detailed site plan)
Location: 1144 Forest Edge Parkway
I-L District

Miss Lods talked about the staff review comments. The masonry was added to the detailed site plan. Mr. Jones stated they have submitted the subdivision plat and it just needs reviewed. There were no further comments.

Chairman Shirilla adjourned the meeting at 6:41 p.m.

Respectfully,

A handwritten signature in blue ink that reads "Jennie Lods". The signature is written in a cursive, flowing style.

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

November 16, 2023

6:48 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Director
Santo Incorvaia, Assistant Law Director
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Yacocb & Jennifer Kordahi, 3340 Red Clover Lane, Brunswick

Item 1

Chairman Shirilla called the meeting to order at 6:48 p.m.

Ms. Lods called the roll: 5 Present 0 Absent

Item 2

Announcements or Correspondence. There were no announcements or correspondence.

Item 3

Approval of November 2, 2023 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM NOVEMBER 2, 2023.
VICE CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 3 AYES, 2
ABSTAINS (JEFF ARONA AND ABBAS HASAN)

Item 4 (a)

Regarding Public hearing – conditional zoning certificate, detailed site plan, and park fees – Carpenter Glen single family cluster development. Hanna Cohan was present.

Carpenter Glen single family cluster development

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

Location: 897 North Carpenter Road

R-L District

Hanna Cohan on behalf of Triban Investment and Thom Sutcliffe with Drees were present. Ms. Cohan gave the board a brief overview on the entire project and how they were here in July and tonight. They are seeking approval on the detailed site plan they are presenting tonight. They are proposing a 26-lot subdivision and will be providing about 6 acres of open space. There is an existing pond they will be keeping and wetlands. They are asking for the single-family cluster use. It was discussed that this was rezoned on September 25, 2023 to R-L. They are seeking the cluster conditional use because it is more beneficial for the site by being able to keep more open space and preserve the wetlands. They do not believe there will be any adverse impact on the surrounding area. Drees is offering a variety of homes for this site.

Chairman Shirilla stated they mentioned the cluster wording in order to enhance the land and the pond, etc. When he looks at the plan and sees the 2.2-acre pond and the 26 people that will live there in the HOA, how will they enjoy it as far as not seeing any pathways, walking trails, amenities or access points? Ms. Cohan said they did provide a place for pedestrian access and it was between lots 11 and 12, 9 and 10 and 6 and 7. Those are access points to the pond. Ms. Cohan discussed a gravel pathway around the pond. Chairman Shirilla would prefer no gravel but in fact asphalt. Mr. Rocha agreed he didn't care for the gravel. Mr. Hasan wanted to know if it's a wet pond? Mr. Jones said yes, it is. Mr. Lambert stated that from a city planning point of view, most of our newer developments have asphalt pathways. He wanted to know if there will be a fountain in the pond for mosquito control? Mr. Jones said no this is going to be a deep pond at around 7 or 8 feet deep. Chairman Shirilla wanted to know if the developers would be the ones responsible for putting the pathways in? Mr. Jones said yes, engineer would look at it for approval. Mr. Jones told Ms. Cohan the city likes to see hard surfaces. Chairman Shirilla asked about number 19 on the zoning certificate that states: any park and recreation improvements that are not constructed at the time lot sales begin shall be clearly staked and signed to fully inform prospective buyers; therefore, does this mean the paths could be put in at a later date? Mr. Jones said he would prefer it to be done that way.

Mr. Sutcliffe was present and addressed the board in regards to the walking trails. He has found that in the past, people have a great distaste for people walking around their homes because the trail would be behind everyone's houses. This is why they are proposing 2 access points to the pond. Chairman Shirilla wanted to know what residents would be walking on around the shoreline? Mr. Sutcliff said grass. Mr. Jones felt that we would at least need one access point asphalt. Chairman Shirilla would like

to see both access points be made of asphalt with a fence to show where the access point is. Mr. Hasan agreed. Per Mr. Sutcliffe, all common areas would be the responsibility of the HOA. Ms. Cohan said they would agree to the asphalt as a condition on the conditional zoning certificate. Mr. Sutcliffe wanted to know if the entry way access point, whether it be fencing, etc., could that be staff approved? Mr. Jones said yes. Also, Chairman Shirilla wanted it mentioned that the width of the access point to the pond be 4 feet wide.

Chairman Shirilla wanted to know if they planned on putting up a Carpenter Glen sign? Mr. Sutcliffe said yes and it will only be one sign.

Vice-Chairman Saeger wanted to know what the benefit of being called a cluster development would be. Mr. Jones said to preserve the site and common open space.

Chairman Shirilla said he saw something about a chain link fence on the detailed site plan. Mr. Jones said those are existing fences on neighboring properties.

Mr. Hasan stated he doesn't remember adding conditions to the zoning certificate. Chairman Shirilla said, we could add addendums to the conditional zoning certificate. Chairman Shirilla wanted to look at elevations. Mr. Arona had a question on number 10 on the conditional zoning certificate regarding the developer shall install street lights along each street, pursuant to Section 1230.01(b)(5) of the Subdivision Regulations. Mr. Arona wanted to know what this meant. Mr. Jones said we are re-stating what the code states about street lights. Mr. Arona wanted to know about mailboxes? Mr. Aungst said that is up to the post office. Chairman Shirilla talked about elevations. Mr. Sutcliffe said Drees does not allow the same elevation except every 3 homes. Chairman Shirilla wanted to know the starting price of Ridgeline chase since that is public knowledge. Mr. Sutcliffe said in the \$800's. Mr. Sutcliffe said the colors are objective with the elevations. Mr. Sutcliffe had color renderings he passed around the room for the public that was present. Mr. Hasan mentioned keeping M but adding a knee wall that would be added to the conditional zoning certificate and clarified in the motion. Keeping M elevation but modifying it and that will be added in the motion.

Public Hearing was opened at 7:36 p.m. No one appeared for the public hearing. Public Hearing was closed at 7:37 p.m.

The Staff Review Comments were addressed as follows:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. Fire hydrants shall be installed per City of Cleveland Division of Water standards with one exception: the steamer outlet shall be a 4" Storz connection.
3. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above items are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE, DETAILED SITE PLAN, AND PARK FEES FOR CARPENTER GLEN SINGLE FAMILY CLUSTER DEVELOPMENT, 897 NORTH CARPENTER, BRUNSWICK, OHIO IN THE R-L DISTRICT WITH THE CONDITION THAT BULLET POINT 25 BE ADDED TO THE CONDITIONAL ZONING CERTIFICATE STATING THAT AT LEAST 2 ACCESS POINTS WITH AT LEAST 4 FOOT-WIDE PATHS EACH SHALL BE PROVIDED TO POND TWO. THE ACCESS POINTS SHALL HAVE EASILY IDENTIFYABLE MARKERS TO ASSIST WAY FINDING FOR RESIDENTS. AT LEAST ONE PATH BE ASPHALT OR OTHER HARD SURFACE MATERIAL. THIS WOULD BE SUBJECT TO ENGINEERING APPROVAL. IN ADDITION, THE ELEVATION SUBMITTED BY THE APPLICANT REGARDING THE "M" BUCHANAN SHALL BE MODIFIED TO HAVE AN ACCENT OR KNEE WALL SIMILAR TO THE ELEVATION LABELED BUCHANAN "L". THE APPLICANT SHALL ADHERE TO THE REQUIREMENTS OF THE CONDITIONAL ZONING CERTIFICATE AND THERE SHALL BE A 4" STORZ CONNECTION ON THE STEAMER OUTLET OF THE FIRE HYDRANT. LASTLY, ALL THIS IS SUBJECT TO ENGINEER APPROVAL.

Mr. Arona seconded.

5 ayes, 0 nays

Item 4 (b)

Regarding the Public hearing – conditional zoning certificate and detailed site plan, Ronlen Industries addition. David Aulger with Campbell Construction and Greg Lutch with Ronlen were present.

Ronlen Industries addition

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

Location: 1144 Forest Edge Parkway

I-L District

David Aulger was present and was here tonight seeking approval of the conditional zoning certificate. Mr. Aulger talked about adding split block as discussed at the last meeting. Chairman Shirilla said it looked like that had fulfilled what the board was looking for, for a building in the Industrial Parkway. Chairman Shirilla said he noticed they added landscaping which he was happy with. Chairman Shirilla wanted to confirm that these were the only 2 differences in this detailed site plan from the last meeting. Mr. Aulger confirmed that they were the only 2 differences.

There were no questions or comments from the Commission.

Public Hearing open at 7:45 p.m.
No comments from the audience.
Public Hearing Closed at 7:46 p.m.

The Staff Review Comments were addressed as follows:

1. A Minor Subdivision Application and lot consolidation plat shall be submitted to join the two parcels.
2. All requirements shall be adhered to on the conditional zoning certificate.
3. Final site plan approval is subject to engineering approval.

Staff Recommendations:

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

There was no further discussion from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR RONLEN INDUSTRIES ADDITION, 1144 FOREST EDGE PARKWAY. THE APPLICANT HAS SUBMITTED THE SITE PLAN FOR THE MINOR SUBDIVISION, THE APPLICANT SHALL ADHERE TO THE CONDITIONS ON THE CONDITIONAL ZONING CERTIFICATE AND FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 5

Old Business – There was no old business.

Item 6

New business – There will be no meeting on December 7, 2023. Approval of the Planning Commission 2024 Meeting Schedule.

VICE CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE PLANNING COMMISSION 2024 MEETING SCHEDULE.

Mr. Rocha seconded the motion. The vote was 5 ayes, 0 nays.

Item 7

Public Comment Period – There was no Public Comments.

Item 8

Council Representative's Report – There was no council report.

MR. ROCHA MADE A MOTION TO ADJOURN

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

The meeting was adjourned at 7:52 p.m.

Respectfully,

A handwritten signature in purple ink that reads "Jennie Lods". The signature is stylized with a large, looped "J" and a cursive "Lods".

Jennie Lods

PLANNING COMMISSION STAFF REPORT

November 16, 2023

Carpenter Glen single family cluster development

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

Location: 897 North Carpenter Road
R-L District

Proposed Use & Background:

The Planning Commission, at their meeting on July 13, 2023, recommended approval to City Council of the Carpenter Glen rezoning from the R-R Rural Residential District to the R-L Low Density Residential District, in conjunction with the preliminary subdivision plan, which City Council subsequently approved on September 25, 2023, to construct a single-family cluster development consisting of 26 homes. Single family cluster developments are a conditionally permitted use in the R-L District, as allowed by Section 1252.04(j), subject to Section 1274.03 and Chapter 1284 of the Zoning Code.

Building home models have been submitted as follows: Alden “A”, “C”, and “E”; Ash Lawn “B”, “F”, “G” and “H”; Bedford “A”, “B”, “C”, and “D”; Belleview “A”, “B”, “F”, and “G”; Buchanan “M”, “U”, and “V”; Lyndhurst “A”, “B”, “C”, and “J”; and Sebastian “B”, “C”, and “D”. The garages are located so they are not the dominant visual element of the house or streetscape.

As required by Section 1232.06 of the Subdivision Regulations, park fees have been submitted in the amount of \$1,253.98 per lot, which will be added to each individual house building permit.

Landscape beds are shown on both sides of White Willow Lane at the intersection of North Carpenter Road at the entrance to the subdivision.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. Fire hydrants shall be installed per City of Cleveland Division of Water standards with one exception: the steamer outlet shall be a 4” storz connection.
3. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above items are addressed.

Ronlen Industries addition

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

Location: 1144 Forest Edge Parkway
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on October 5, 2023, moved the discussion plan to a detailed site plan 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.

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.

At the above meeting, the Planning Commission addressed a portion of the Staff Review Comments as follows:

1. Due to challenged maneuverability and low truck volume, as permitted by Section 1276.15(b), the Planning Commission voted to grant a modification to allow trucks to back into the site, where 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.
2. Additionally, the Planning Commission, pursuant to Section 1276.15(b), as stated above, voted to grant a modification to allow the Forest Edge Parkway 45'-10-5/8" driveway right-of-way width to exceed the maximum 40' width permitted by Table 1276-4 to provide greater maneuverability on the site.
3. Also, as permitted by Section 1276.15(b), as stated above, the Planning Commission allowed an average illumination level of 2.8 footcandles in Zone 5, as it is for vehicle use, which exceeds the maximum 2.4 footcandles permitted in Section 1276.14(c).

Additional Staff Review Comments from the October 5th meeting have been addressed on the detailed site plan as follows:

1. As shown on Sheet SD-4, the aisle width for the eight new parking spaces near the east property line has been revised to 24'-5", in compliance with the minimum 24' width required by Table 1276-3, which was achieved by reducing the 20' long parking spaces to 19', in accordance with the above Table.
2. As requested by the Planning Commission, pursuant to Sections 1278.08(c), (e), and (j), split-face concrete masonry block has been added to the remainder of the lower portion of the east elevation, along with the entire length of the lower portion of the

north elevation. Landscaping has been added in front of a section of the south elevation. At the October 5th meeting, the Commission agreed the west elevation was satisfactory.

Staff Review Comments:

1. A Minor Subdivision Application and lot consolidation plat shall be submitted to join the two parcels.
2. All requirements shall be adhered to on the conditional zoning certificate.
3. Final site plan approval is subject to engineering approval.

Staff Recommendations:

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