

BRUNSWICK CITY PLANNING COMMISSION

January 18, 2024 - Caucus

6:39 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
Greg Clement, 294 Pearl Road, Brunswick OH 44212
Scott Alleman
Rachael and Jack Arrowood, 638 Hudak Drive, Brunswick, OH 44212
Lisa Nash, 3618 Melrose Drive, Brunswick OH 44212
Debbie and Jeff Monyak, 3605 Melrose Drive, Brunswick OH 44212
Dave Sabol, 10065 Echo Hill Drive, Brecksville, OH
Chris Winter, 11135 Westwood
Eric Brubeck, 8981 Laurel
Alex Bewley, 3590 Melrose Drive, Brunswick, OH 44212
Derrick Semilia
Kathy Verhest, BCSD
Jason Niedermeyer, BCSC
Madisyn Woodring, Medina Gazette
Brian Lisik, Sun News/Cleveland.com

Chairman Shirilla called the meeting to order at 6:39 p.m.

The first item was **Brunswick Auto Mart**

(Public Hearing, conditional zoning certificate and façade revision)

Location: 3031 Center Road

C-H District

Planning Commission had no comments.

The second item was **Mapleside Farms amphitheater and landscaping improvements**

(Site plan review)

Location: 294 Pearl Road

C-G District

Mr. Aungst explained why this was a site plan review and not a discussion plan. There were no buildings being built. Chairman Shirilla asked Mr. Jones about the grading on the plan? Mr. Jones said there would be a decent amount of grading. Mr. Hasan wanted to make sure he understood they were taking away hard surface. He was also concerned about the Brunswick Hills side and Mr. Jones said they are no longer adding

that. Mr. Jones said if they come back later to do this, they will have to go through the township and the County for approval.

The third item was **Kidder Elementary School parking lot addition**

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

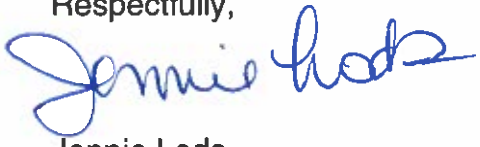
Location: 3650 Grafton Road

R-L District

Mr. Hasan asked Mr. Jones if he was ok with teachers and staff directing traffic? Mr. Jones said the parking lot will have 2 separate uses, one for extracurricular events and the primary function is to get traffic off the public streets. Mr. Jones has seen this setup at other schools and he explained it works very well. Chairman Shirilla agrees this is a good idea and will have a couple questions for the applicant.

Chairman Shirilla adjourned the meeting at 6:50 p.m.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jennie Lods", written in a cursive style.

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

January 18, 2024

7:01 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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Derrick Semilia
Kathy Verhest, BCSD
Jason Niedermeyer, BCSC
Madisyn Woodring, Medina Gazette
Brian Lisik, Sun News/Cleveland.com

Item 1

Chairman Shirilla called the meeting to order at 7:01 p.m.

Ms. Lods called the roll: 5 Present 0 Absent

Item 2

Election of 2024 Planning Commission Officers.

MR. ROCHA MADE A MOTION TO NOMINATE CHAIRMAN SHIRILLA FOR CHAIRMAN, VICE CHAIRMAN SAEGER SECONDED THE MOTION. CHAIRMAN SHIRILLA ACCEPTED THE NOMINATION. THERE WERE NO OTHER NOMINATIONS. MOTION PASSED, 5 AYES, 0 NAYS.

MR. ARONA MADE A MOTION TO NOMINATE VICE CHAIRMAN SAEGER FOR VICE CHAIRMAN, MR. HASAN SECONDED THE MOTION. VICE CHAIRMAN SAEGER ACCEPTED THE NOMINATION. THERE WERE NO OTHER NOMINATIONS. MOTION PASSED, 5 AYES, 0 NAYS.

Item 3

Announcements or Correspondence. There were no announcements or correspondence.

Item 4

Approval of December 14, 2023 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM DECEMBER 14, 2023. MR. ARONA SECONDED THE MOTION. THE VOTE WAS 5 AYES, 0 NAYS

Item 5 (a)

Regarding the public hearing, conditional zoning certificate and façade revision – Brunswick Auto Mart. Dave Sabol was present.

Brunswick Auto Mart

(Public hearing, conditional zoning certificate and façade revision)

Location: 3031 Center Road

C-H District

Dave Sabol was present. Mr. Sabol approached the Board with a larger visual of the façade renovations. He explained all the changes that were being made. They added glass panels and doors by the Jeep area. They broke up the color a bit with 2 different facades. Mr. Aungst passed the options around to the Board members. Mr. Sabol added architectural enhancements and more color as well as more glass. Chairman Shirilla liked version number 2. He would like to see the transom windows bigger than smaller. It will allow for light and break up the wall a bit, especially the last 3 proportional to the wall.

Mr. Arona stated that with regards to the façade – he agreed with Chairman Shirilla. Vice Chairman Saeger wanted to know if they were looking to add lighting to the façade. Mr. Sabol said yes, some sconce lighting. Mr. Hasan talked about the south elevation from the end of the door being about 90 feet and would like to see somewhat of a break in the building. Mr. Sabol said it was possible with some bigger windows this could help. They could add some pilasters per Mr. Sabol but he's concerned with how that would look. Mr. Sabol would prefer to add the window over pilasters. Chairman Shirilla would like lighting added between each bay door.

Mr. Arona wanted to move onto staff review comment number 3 regarding the pedestrian flow on the site. Mr. Sabol said they didn't do much change to that. Most of the parking is going to be directly across from the entry point. They would be willing to

paint a crosswalk for safety. Mr. Jones said it was unclear on the plan so by Mr. Sabol potentially adding some painted pedestrian walkways that would satisfy staff review comment number 3.

Mr. Hasan wanted clarification on the retail door. Mr. Sabol explained that it would be used for customers that are coming into pick up small parts such as wipers, etc.

Mr. Aungst wanted to make Mr. Sabol aware about the sign package potentially going to BZA. Mr. Sabol said there will be a vendor providing that soon.

Mr. Arona wanted to know what was the significance of comment number 4 regarding a pit being added for the oil change bay and Mr. Jones said that question was per the fire department.

Public Hearing opened at 7:30 p.m. No one appeared. Public Hearing closed at 7:30 p.m.

No further discussions from Commission.

The Staff Review Comments were addressed as follows:

1. Provide a color rendering of the façade revision to ensure compatibility with the existing structure, pursuant to Section 1278.08(e) of the Zoning Code. Mr. Sabol brought 2 color renderings to the meeting to present.
2. The six bay doors are facing Center Road; suggest adding architectural enhancements to lessen the appearance. Mr. Sabol will add sconce lighting between bay doors and add another window as well as making the current windows on the plan larger.
3. Concerned about pedestrian flow on the site; pedestrian traffic should not be directed in front of the service bays. Mr. Sabol agreed he could paint a crosswalk for pedestrians.
4. Is a pit being added for the oil change bay? No.
5. All requirements shall be adhered to on the conditional zoning certificate. The applicant will comply.
6. Final site plan approval is subject to engineering approval. The applicant will comply.

Staff Recommendations:

Staff withholds recommendation until the above engineering issues are addressed.

There were no further discussions from the Commission.

VICE CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND FAÇADE REVISION FOR BRUNSWICK AUTO MART, 3031 CENTER ROAD, BRUNSWICK, OHIO IN THE C-H DISTRICT WITH THE FOLLOWING CONDITIONS: PLANNING COMMISSION ACCEPTED OPTION 2 OF THE PLAN. THE PLANNING COMMISSION WOULD LIKE LARGER TRANSOM WINDOWS AS WELL AS ADDING A WINDOW BETWEEN 24 AND 25 ON THE SOUTH ELEVATIONS AND SCENCE LIGHTING BETWEEN THE BAYS. REGARDING PEDESTRIAN FLOW, PAINTED MARKINGS WILL BE ADDED. REGARDING STAFF REVIEW COMMENT NUMBER 4, THEY WILL NOT HAVE A PIT FOR OIL CHANGE AND THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENT NUMBER 5 AND 6.

Mr. Hasan seconded.

5 ayes, 0 nays

Item 5 (b)

Regarding the site plan review – Mapleside Farms amphitheater and landscaping improvements. Greg Clement and Eric Brubeck were present.

Mapleside Farms amphitheater and landscaping improvements

(Site plan review)

Location: 294 Pearl Road
C-G District

Mr. Clement of 294 Pearl Road, Mapleside Farms and Eric Brubeck of 8981 Laurel were present.

Mr. Clement explained that they have owned Mapleside Farms since 2010. He referred to the original owners and what their plans were. They used to have a fruit stand where the ice cream stand is. Mr. Clement said he always envisioned that parking lot not being there because it's the most beautiful spot on the farm. What they would like to do is basically replan that parking lot to green space. They are not building any structures. Mr. Brubeck addressed the Board stating extensive landscape improvements with perennials, etc. Mr. Clement said the original plan was to construct a new parking lot next to the hot dog place. They decided they don't need to put that parking in currently so this plan was sent to Mr. Aungst. Mr. Aungst displayed this for the Board members. Chairman Shirilla was in favor of this idea for pedestrian safety especially after concerts. Proportionally, this is going to be a lot bigger than shown in the plan. Mr. Clement stated yes, that is correct, the greenspace will go up to the lodge. Mr. Aungst stated that they are not currently proposing any permanent structures and would come back at a later date to propose that if need be. Mr. Clement explained some of the rocks. Mr.

Arona asked about the grass area around the barn stone? Mr. Clement said it would have some pitch but relatively flat. They are going to flatten the slope that people sit on during the concerts. Chairman Shirilla asked if there were going to be any changes to the stage area? Mr. Clement said No.

Mr. Hasan wanted to know how many seats the amphitheater will have? Mr. Clement said a few thousand. Mr. Clement feels it will stay the same size as it currently is. Mr. Aungst made a comment on behalf of the administration. Mr. Clement and his family continue to invest heavily on his property and administration is 100 percent behind this project. Mr. Hasan wanted to know if they were changing the retention pond? Mr. Clement stated no they use that to water a third of the orchard. They will be keeping all the current drains there. There may be a lot less water into the pond but that is it.

Chairman Shirilla wanted to review staff comments:

It was stated by Mr. Clement they are going to continue to use the parking lot lights, they will not be removing them so Chairman Shirilla asked Mr. Jones if they simply just enhance the lighting will they need a photometrics plan? Mr. Jones said no.

Mr. Jones stated that the applicant is fully aware of what they need to submit.

Mr. Jones said there are ADA standards they will need to follow. Mr. Jones will need to see the ADA routes on the grading plan and they are aware of that – no more than 5 percent. Also, a statement on the grading plan showing they are getting rid of hard surface. The two main paths will be wide enough to drive a car through so the food trucks can be placed there. With a 14' path, you can still place a food truck.

Mr. Jones stated there is a yard hydrant and Mr. Clement said that they added a hydrant when they built the barn. Mr. Hasan asked if number 7 on the staff review is still needed regarding the hydrants and Mr. Jones said we can state that the applicant will comply.

No further discussion from the Commission.

The Staff Review Comments were addressed as follows:

1. Will any new lighting be installed; if so, a photometrics plan shall be submitted indicating a minimum 0.6 footcandle lighting level for pedestrian areas, pursuant to Section 1276.14(a), with an average illumination level not to exceed 2.4 footcandles, as permitted by Section 1276.14(c). Mr. Jones stated not needed.
2. No engineered drawings have been submitted, including a grading plan, as there is a potentially significant grade change for the amphitheater. Mr. Jones said this is not needed.

3. ADA accessibility needs to be addressed for access to the amphitheater. Mr. Jones wants to see the routes on the final site plan.
4. Provide stormwater calculations for the entire site, including the proposed parking lot located in Brunswick Hills Township. Applicant is no longer touching the Brunswick Hills side. Mr. Jones would like a statement on the grading plan getting rid of the hard surface.
5. Verify that an engineering submittal is being made to the Medina County Engineer's Office regarding the new parking lot, or any proposed site improvements, located in Brunswick Hills Township. This goes away.
6. Will there be any concession stands located near the amphitheater that will require electrical outlets or another power source? They are not adding to this, only using what they already have.
7. Verify there are sufficient fire hydrants on the site. Yes.
8. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff withholds recommendation until the above engineering issues are addressed.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE SITE PLAN REVIEW FOR MAPLESIDE FARMS AMPHITHEATER AND LANDSCAPING IMPROVEMENTS, 294 PEARL ROAD, BRUNSWICK, OHIO IN THE C-G DISTRICT WITH THE FOLLOWING COMMENTS:

1. REGARDING LIGHTING, EXISISTING POLES WILL REMAIN AND ACCENT LIGHTING WILL BE ADDED THAT CAN BE APPROVED DURING ENGINEERING FINAL APPROVAL.
2. APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENTS 2, 3 AND 6.
3. STAFF REVIEW COMMENTS 4, 5 AND 6 ARE NOT APPLICABLE.
4. ALLOWING ADMINISTRATION TO APPROVE THE DETAILED SITE PLAN FOLLOWING ENGINEERING APPROVAL.

Mr. Rocha seconded.

5 Nays, 0 Nays

Item 5 (c)

Regarding the public hearing, conditional zoning certificate and detailed site plan – Kidder Elementary School parking lot addition. Scott Allman was present.

Kidder Elementary School parking lot addition

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

Location: 3650 Grafton Road
R-L District

Scott Allman was present and stated that Brunswick City School District has made it a priority to update the traffic flow in regards to Kidder Elementary drop off and pick up. The district is not intending to direct any drop off traffic onto Melrose Drive. The intent of this parking lot during operational hours of the school is to remain empty. This is simply for cuing 50 or more cars onto the lot to alleviate back up on the street. After school hours the parking lot can be used for events. This lot is for cars only. There is a landscaped mound to block headlights from neighbors. There are trees for the landscaping requirements. Chairman Shirilla said this was a great idea. He is glad the traffic will not flow onto Melrose. Chairman Shirilla asked about photometrics and Mr. Jones said they are in compliance with photometrics.

Mr. Arona questioned striping in the new lots stating that individual spaces are marked but nothing is painted showing traffic flow. He wondered how parents would know the traffic pattern and if any other markings would be painted on the lot. Mr. Allman said no other markings, just staff directing traffic.

Mr. Lambert was concerned for the residents of the area and wanted to know what was the plan for Melrose. Mr. Niedermeyer addressed the Board and stated he is aware of the resident's concerns on Melrose. The district has no intention to send traffic onto Melrose. The number one goal is to keep the students and staff safe. He's not committing to saying that Melrose will never be used but it's their intention to keep the flow off of Melrose. Mr. Lambert appreciates all of this but up until this plan that was the second entrance to the school, off of Melrose.

Chairman Shirilla asked Mr. Jones if on the plan where is shows the ADA spaces, is that where the property line is? Mr. Jones said yes that is the east property line. There is already an existing lot there so their property line has always butted up against that lot.

Public Hearing was open at 8:21 p.m.

Chairman Shirilla read the email that was submitted by Shirley Bruce of 3610 Grafton Road voicing her concerns.

Jeff Monyak, 3605 Melrose Drive, he stated by looking at the site map he feels they will have to run the busses off to Melrose due to the size of the bus and the turning radius of the bus .vs. the size of the lot. He felt this will affect the value of his home which is why he bought on a cul-de-sac in the first place. He would like to see a gate that is permanently closed unless there is an emergency situation. Chairman Shirilla wanted to know if his biggest concern was bus traffic on Melrose? Mr. Monyak stated all traffic, including busses and cars.

Rachel Arrowood at 638 Hudak Drive stated, safety is not there on Melrose for walkers. She has had to jump in the ditch by simply walking her child to the school. She feels Melrose has turned into a thorough fair street instead of a cul-de-sac. She also mentioned that Melrose Drive is in very poor condition with chunks of asphalt chipping away.

Lisa Nash at 3618 Melrose Drive wanted to state they were a cul-de-sac and would like to see the gate go back up and remain closed. She feels that the gate controlled the speed of traffic.

Alex Bewley at 3590 Melrose Drive wanted the gate up due to traffic. He feels the crime rate is up in his neighborhood due to the gate remaining open.

Public Hearing was closed at 8:39 p.m.

Chairman Shirilla talked about the control of the traffic and busses going down Melrose. He asked Mr. Jones if a knockdown gate could be used there? Mr. Jones stated there are a number of options when it comes to gates. The fire department needs that access in case of emergencies on that side of the building but feels there could be a remedy for keeping traffic off of Melrose.

Mr. Arona talked about the proposed parking lot, if it could handle pick-ups and drop offs. Will the district prohibit parents from coming in off of Melrose? This will be a question for the applicant.

Chairman Shirilla said he believes the residents have the most problems after school hours per the feedback from the audience. So, if a gate was installed that is controlled by the school and they could lock the gate at the end of each event and it would be a knockdown gate in the event of an emergency, then he thinks that is a great compromise. Chairman Shirilla feels that diligent control by human beings for the busses and a gate would be a great compromise.

Mr. Jones is going to talk to the service department regarding the asphalt condition of Melrose.

Chairman Shirilla mentioned turning the pathway into another exit if they widened it.

Mr. Lambert confirmed that Melrose is a 20' road and is in very poor condition. He feels a knockdown gate would make the residents very happy.

Mr. Aungst talked about the proposed parking lot is a much-needed improvement. The applicant has made improvements such as a landscaping mound and was careful to place to driveway so headlights would not impose on the neighbors.

Mr. Niedermeyer addressed the Board, he wanted to talk about the concerns that busses would not be able to turn out. On the daily they have busses that come and go

off of Grafton Road. He feels the drawing is an awful depiction of what is actually happening. The school district does not have any intention to install a gate due to safety issues.

Mr. Arona wanted to know if the school district will prohibit people from coming in off of Melrose. Mr. Niedermeyer said the staff does the best they can to guide the parents to follow the rules. Mr. Niedermeyer stated they will be prohibiting parents to pick up and drop off of Melrose and if parents use it, they will be addressed.

The Commission talked about knock down gates for Mr. Niedermeyer.

Mr. Hasan mentioned putting in speed bumps.

Chairman Shirilla felt that a knockdown gate would solve a lot of issues.

The Staff Review Comments were addressed as follows:

1. As there is insufficient room for 1,520 sq. ft. of interior landscaping required by Section 1282.08(b), containing 6 trees from Plant List "A" and 48 shrubs from Plant Lists "D" or "E", 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. The Planning Commission can approve a less restrictive landscaping requirement. The mounds would be the landscaping.
2. A 3' to 5' high landscape mound will be installed on the west side of the new parking lot to provide headlight screening for the residential properties near the west property line on Richie Drive. Additionally, two "Tupelo Tower" black gum trees with a 2" caliper having a mature height of 40' to 50' will be planted in front of the new detention basin, along with three trees of the same species to be installed on the east side of the new parking lot. Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip containing material from Plant Lists "D" or "E" that will achieve a minimum height of 4'. Furthermore, Section 1282.04(b)(1) requires a minimum 2-1/2" caliper for deciduous trees.

The Planning Commission, as permitted by Section 1282.10(a), as stated in Item 1, may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. This is to reduce headlight glare.

3. The 75' width at the curb for the new drive exceeds the maximum 45' width allowed by Table 1276-4. As permitted by Section 1276.15(b), the Planning Commission 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. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement. Approved to allow for better turning radius for the busses and emergency vehicles.
4. Signage shall be installed indicating the parking pattern will change during designated drop-off and pick-up times. Planning Commission wants the applicant to add signage regarding the parking lot hours. This is for an operations thing for them during hours. Chairman Shirilla would like them to place a sign near Shirley Bruce at 3610 Grafton Road who submitted the email, stating no parking or no parking on the grass, however the applicant would like to word it.
5. Submit stormwater calculations to the City Engineer. Applicant will comply.
6. Pursuant to Section 1276.10(c), curbing or bumper guards are required to be installed along the eastern edge of the new parking lot. If bumper guards are used in this area, a swale shall be provided to convey water to the detention basin. The applicant will need to add curbing to the Eastern side or a bumper guard.
7. All requirements shall be adhered to on the conditional zoning certificate. Applicant will comply.
8. Final site plan approval is subject to engineering approval. Applicant will comply.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the Planning Commission's ruling on the above modifications, and 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 AND DETAILED SITE PLAN FOR KIDDER ELEMENTARY SCHOOL PARKING LOT ADDITION, 3650 GRAFTON ROAD, BRUNSWICK, OHIO IN THE R-L DISTRICT WITH THE FOLLOWING CONDITIONS: THE COMMISSION FINDS THAT THE PURPOSE OF CHAPTER 1282.10(a) HAS ALLOWED COMMISSION TO APPROVE A LESS RESTRICTIVE LANDSCAPING PLAN AND THE PUBLIC SAFETY

WILL BE BETTER SERVED WITH THE CURRENT LANDSCAPING PROPOSAL. IN REGARDS TO 1282.08(a), THE COMMISSION HAS AGREED TO APPROVE THE LACK OF THE 5' WIDE PARKING PERIMETER SCREENING STRIP AND INSTEAD ALLOW THE APPLICANT TO ADD THE EARTH MOUND AND OTHER LANDSCAPING ADDITITONS THAT ARE SHOWN ON THE DRAWING. PUBLIC INTEREST WILL BE SERVED WITH THE DRIVEWAY AT 75' INSTEAD OF 45', UNDER SECTION 1276.15(b). THE APPLICANT WILL ADD SIGNAGE THAT WILL SHOW TRAFFIC FLOW PATTERNS, ALONG WITH PICK-UP AND DROP-OFF SIGNS. ADDITIONALLY, THE APPLICANT WILL INSTALL APPROPRIATE SIGNS TO THE EAST FOR NEIGHBORING PROPERTIES TO DISCOURAGE PARKING ON PRIVATE PROPERTY BY USERS OF THE SCHOOL. APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENTS 5, 6, 7 AND 8.

Mr. Arona seconded.

Chairman Shirilla wanted to add to the motion – number 6 of the staff review comment that the Board would accept the bumper or the curbs as long as approved by engineering.

5 ayes, 0 nays

Item 6

Old Business – There was no old business.

Item 7

New business – New cases for next meeting were discussed.

Item 8

Public Comment Period – There was no Public Comments.

Item 9

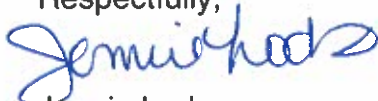
Council Representative's Report – Mr. Lambert brought up the new cases for the next meeting – Wendy's lot split, Costa Oil Change and Bers Heating and Cooling adding a new building.

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 9:37 p.m.

Respectfully,


Jennie Lods

PLANNING COMMISSION STAFF REPORT

January 18, 2024

Brunswick Auto Mart

(Public hearing – conditional zoning certificate and façade revision)

Location: 3031 Center Road
C-H District

Proposed Use & Background:

A conditional zoning certificate and façade revision have been submitted to demolish the existing 2,675 sq. ft. office area (former showroom) and construct a service area with four additional bays, for a total of six bays. One of the bays will be used for a quick service oil change. The bay doors will use a solid material with a glass panel; transom windows are located above four of the bays. The area around and above the doors will incorporate vertical metal siding and a metal roof to match the new addition façade materials that were approved by the Planning Commission on September 1, 2022. No changes to the exterior site have been made.

Staff Review Comments:

1. Provide a color rendering of the façade revision to ensure compatibility with the existing structure, pursuant to Section 1278.08(e) of the Zoning Code.
2. The six bay doors are facing Center Road; suggest adding architectural enhancements to lessen the appearance.
3. Concerned about pedestrian flow on the site; pedestrian traffic should not be directed in front of the service bays.
4. Is a pit being added for the oil change bay?
5. All requirements shall be adhered to on the conditional zoning certificate.
6. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and façade revision, provided the above items are addressed.

Mapleside Farms amphitheater and landscaping improvements

(Site plan review)

Location: 294 Pearl Road
C-G District

Proposed Use & Location:

An application has been submitted to remove a portion of the existing parking lot northwest of the Mapleside Farms retail buildings to construct an outdoor amphitheater and stage. The amphitheater will have three rows of barn stone seat walls in a semicircle pattern and a new 600 sq. ft. (20' x 30') stage that will be located slightly northwest of the existing one.

Additionally, a vineyard will be installed consisting of six rows of grape vines planted on both sides of a 14' wide walkway. Decorative stone inlays will be used in the center of the lawn area for the vineyard and on the walkway to the amphitheater. Substantial landscaping will be planted around the inlays and around the walkways that border the vineyard and amphitheater, along with landscaping behind the stage area.

A parking expansion of 156 spaces is also proposed on the north side of the site located in Brunswick Hills Township, which is not under review by the Planning Commission.

Staff Review Comments:

1. Will any new lighting be installed; if so, a photometrics plan shall be submitted indicating a minimum 0.6 footcandle lighting level for pedestrian areas, pursuant to Section 1276.14(a), with an average illumination level not to exceed 2.4 footcandles, as permitted by Section 1276.14(c).
2. No engineered drawings have been submitted, including a grading plan, as there is a potentially significant grade change for the amphitheater.
3. ADA accessibility needs to be addressed for access to the amphitheater.
4. Provide stormwater calculations for the entire site, including the proposed parking lot located in Brunswick Hills Township.
5. Verify that an engineering submittal is being made to the Medina County Engineer's Office regarding the new parking lot, or any proposed site improvements, located in Brunswick Hills Township.
6. Will there be any concession stands located near the amphitheater that will require electrical outlets or another power source?
7. Verify there are sufficient fire hydrants on the site.
8. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff withholds recommendation until the above engineering issues are addressed.

Kidder Elementary School parking lot addition

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

Location: 3650 Grafton Road
R-L District

Proposed Use & Background:

A conditional zoning certificate application and detailed site plan have been submitted by Brunswick City Schools, on behalf of Kidder Elementary School, to construct a new drive and 76-space parking lot expansion on the north side of the site. The proposed lot will be located approximately 198' from the Grafton Road right-of-way and the new drive will be constructed approximately 197'-7-1/2" from the west property line and 240'-8" from the east property line. This parking lot, in addition to the new driveway and apron, will be used for student drop-off and pick-up to alleviate cars stacking up on public streets that are waiting to enter the school.

Educational institutions are a conditionally permitted use in the R-L Low Density Residential District, pursuant to Section 1252.04(a), subject to Section 1274.08(a), (b), (e) and (h) of the Zoning Code. As defined in Section 1242.02(1.1) for an activity area, parking is considered incidental to the principal use and is not required to be located 75' from a residential property line, although the new parking lot location meets this condition.

The new two-way traffic drive, with a 24' width at the Grafton Road right-of-way, in compliance with Table 1276-4, will align on the north side of Grafton Road with Lakewood Avenue. There will be a distance of 225' from the centerline of the existing bus driveway and the centerline of the proposed driveway, which meets the minimum 75' distance required by Table 1276-5. The new drive will be used exclusively for cars; no buses are permitted, as there is a separate existing drive for these vehicles. The Fire Department has determined that a 25' turning radius is satisfactory for the new drive.

The parking pattern will vary on the new lot, which will have five vertical rows of stacked parking for 30 minutes in the morning during student drop-off and 30 minutes in the afternoon during student pick-up. There will be school staff members directing traffic during this time period; this lot will not be used for employee parking. When the proposed lot is not being used for student drop-off/pick-up, 90° angle parking will be implemented measuring 9' wide by 19' long, in compliance with Table 1276-3. Additionally, four handicap spaces (one van-accessible) have been provided, in accordance with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. A new sidewalk is indicated from the proposed parking lot to the drop-off area for cars and buses that has a minimum 5' width, pursuant to Section 1278.09(d)(3), for heavier pedestrian traffic.

A photometrics plan has been submitted indicating there will be a 0.0 footcandle lighting level along the residential property lines to the west on Richie Drive, and to the east on Dorothy

Drive and Melrose Drive, in accordance with Section 1276.14(d). A minimum 0.6 footcandle level for parking and pedestrian areas will be provided, pursuant to Section 1276.14(a), and an average illumination level of 2.2 footcandles complies with the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Review Comments:

1. As there is insufficient room for 1,520 sq. ft. of interior landscaping required by Section 1282.08(b), containing 6 trees from Plant List "A" and 48 shrubs from Plant Lists "D" or "E", 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.
2. A 3' to 5' high landscape mound will be installed on the west side of the new parking lot to provide headlight screening for the residential properties near the west property line on Richie Drive. Additionally, two "Tupelo Tower" black gum trees with a 2" caliper having a mature height of 40' to 50' will be planted in front of the new detention basin, along with three trees of the same species to be installed on the east side of the new parking lot. Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip containing material from Plant Lists "D" or "E" that will achieve a minimum height of 4'. Furthermore, Section 1282.04(b)(1) requires a minimum 2-1/2" caliper for deciduous trees.

The Planning Commission, as permitted by Section 1282.10(a), as stated in Item 1, may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable.

3. The 75' width at the curb for the new drive exceeds the maximum 45' width allowed by Table 1276-4. As permitted by Section 1276.15(b), the Planning Commission 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. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.
4. Signage shall be installed indicating the parking pattern will change during designated drop-off and pick-up times.
5. Submit stormwater calculations to the City Engineer.

6. Pursuant to Section 1276.10(c), curbing or bumper guards are required to be installed along the eastern edge of the new parking lot. If bumper guards are used in this area, a swale shall be provided to convey water to the detention basin.
7. All requirements shall be adhered to on the conditional zoning certificate.
8. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the Planning Commission's ruling on the above modifications, and provided the above items are addressed.