

BRUNSWICK CITY PLANNING COMMISSION

February 15, 2024 - Caucus

6:37 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Jeff Arona, Member
Abbas Hasan, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Matt Jones, City Engineer
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director WEBEX
Jennie Lods, Planning and Zoning Coordinator
Jeff Kaiser, 3913 Laurel Road, Brunswick, OH 44212
D. Masar, 3923 Laurel Road, Brunswick, OH 44212
Stanley Wozniak, 3931 Laurel Road, Brunswick, OH 44212
Ken Kolasinski, 1830 Pinewood Drive, Brunswick, OH 44212
Nick Hanek, 4236 Cherryshire, Brunswick, OH 44212
Kathy Verhest, 3643 Center Road, Brunswick, OH 44212
Jason Niedermeyer, 3643 Center Road, Brunswick, OH 44212
Ann Rivers, 3944 Laurel Road, Brunswick, OH 44212
Stephen Hanudel, 4146 Blue Ridge
Alison Hanudel, 4146 Blue Ridge
Scott Alleman, 3643 Center Road, Brunswick, OH 44212
Derrick Senilia, 3643 Center Road, Brunswick, OH 44212

Vice-Chairman Saeger called the meeting to order at 6:37 p.m.

The first item was **Applewood Elementary School parking lot addition**

(Public Hearing, conditional zoning certificate & detailed site plan)

Location: 3891 Applewood Drive

R-L District

Mr. Arona asked the City Engineer if there were other considerations for the location of the parking lot? Mr. Jones said that would be discussed during the regular meeting.

The second item was **Brunswick City Schools Board of Education office & maintenance building**

(Discussion Plan)

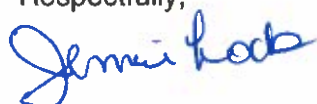
Location: 1045 Hadcock Road (Willets Middle School)

R-L District

Mr. Hasan had a minor question about landscaping but he will ask that question during the regular meeting.

Vice-Chairman Saeger adjourned the meeting at 6:40 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

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Item 1

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

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

Mr. Rocha seconded the motion.

4 ayes, 0 nays

Ms. Lods called the roll: 4 Present 1 Absent (Chairman Shirilla)

Item 2

Announcements or Correspondence. There were no announcements or correspondence.

Item 3

Approval of February 1, 2024 minutes.

MR. ARONA MOTIONED TO APPROVE THE MINUTES FROM FEBRUARY 1, 2024.
MR. ROCHA SECONDED THE MOTION. THE VOTE WAS 4 AYES, 0 NAYS

Item 4 (a)

Regarding the Public Hearing, conditional zoning certificate & detailed site plan – parking lot addition for Applewood Elementary School. Jason Niedermeyer and Scott Alleman were present.

Applewood Elementary School parking lot addition

(Public Hearing, conditional zoning certificate & detailed site plan)

Location: 3891 Applewood Drive
R-L District

Mr. Scott Alleman of 3643 Center Road was present. Mr. Alleman explained the entire site for Applewood Elementary. He provided display boards and shared his site plans on the screens for the Commission and audience. Vice-Chairman Saeger spoke on the insufficient room for the 1,560 sq. ft of interior landscaping that was required under staff review comment number 1. Vice-Chairman Saeger said this would require a modification from the Planning Commission. Vice-Chairman Saeger asked about the mound that was being installed on the west side under staff review comment number 2 and wanted to know if it was being placed there to screen headlights? Mr. Alleman said yes, that is correct. Vice-Chairman Saeger said that would have to be another modification by the Planning Commission. Mr. Jones talked about staff review comment number 3 and stated the primary goal for this lot is for parent/student drop off but would be ok in size for emergency vehicle access. Mr. Jones said the 54'1" would be acceptable and it would require a third modification by the Planning Commission.

Vice-Chairman Saeger asked about staff review comment number 4 regarding signage and wanted to know the applicant's thoughts on this. Mr. Alleman said they are not opposed to installing signage.

Vice-Chairman Saeger told Mr. Alleman that storm water calculations would need to be submitted to the City Engineer and Mr. Alleman acknowledged that.

Mr. Arona wanted to talk about the residential driveways across the street and the entrance to the lot being right across from those. Mr. Alleman said they are trying to strategically locate that entrance so lights do not shine into people's homes. Mr. Jones said he feels the location will not affect the neighbors because this was changed from the original proposal where it was directly across from the living area of a home.

Mr. Arona wanted to know if the parking lot will be used for after hour events done at the school and where is the pedestrian access going to be located. Mr. Alleman showed Mr. Arona where the walkway was on the drawing. Mr. Arona felt that with human nature, people would probably walk through the parking lot and wanted to know if Mr. Jones felt it would be necessary to add another walkway? Mr. Jones said there would

not be a significant amount of traffic for after hour events. Vice-Chairman Saeger asked if they would keep the gate closed when there are no events going on?

Mr. Niedermeyer was present. He said the intention is to open and close the gate when they see fit. Due to the fact that Applewood is a Title One School there are a lot of engagements with parents periodically that will need access. Vice-Chairman Saeger said when there is an event not going on will the gate be closed? Mr. Niedermeyer said yes, the gate will remain closed when no events are happening.

Mr. Hasan wanted to know why the softball field was being removed? He also wanted to know how they figured out the size of the parking lot and why they feel they need these many cars in the lot? Mr. Niedermeyer said they have been tracking between 40 and 60 parents that drop off their students daily. He realizes they were going to have to lose the softball field due to the lot. Mr. Hasan wanted to know if the softball field was being used? Mr. Niedermeyer said yes it was being used but they will look at other locations so they have a space to play.

Mr. Hasan was concerned with the mound and the water flow being an issue. Wanted to know if this mound would make water flow toward homes? Mr. Jones said the proposed mound is east of the sidewalk, the sidewalk is lower and there is a swale they will have to maintain. There will not be an issue with water flow with how far away it is from the property line and this will be looked at during the detailed engineer review.

Mr. Delsanter talked about the east and south pedestrian traffic and wanted to know what kind of safety is in place for the children on the east coming from Laurel and from the south? How can we accommodate pedestrian students walking to school? Mr. Alleman said the plan is to have staff out there crossing students and watching. Mr. Niedermeyer said the group of kids would be coming from north of Laurel and west of Maxwell. There won't be a lot of kids walking from the east and south area. Staff will be out directing traffic and making sure students are safe. Mr. Delsanter was concerned about any changes in the future. Mr. Niedermeyer said they have considered the yield factor for new housing. Mr. Jones asked if the intent is for students to be crossing the road in front of the school because he does not see a crosswalk? Mr. Niedermeyer said they will adapt to the number of kids they have each year. Mr. Jones does see a crosswalk but it is not near the new driveway.

Mr. Arona went back to his earlier question about pedestrian flow, he would like to see the parking lot clearly marked for pedestrian flow. Maybe something painted on the lot. Mr. Alleman felt that was a reasonable request to have a path that was striped.

Mr. Hasan talked about the walkers crossing Laurel, it's no different than the plan before but feels it does create a barrier for the kids coming from the east side. Now they have to cross the entrance and exit. He would like some safe options for students to cross that. Mr. Jones said typically we see crossing guards for instances like this. Mr. Jones said he agrees with Mr. Hasan. Mr. Hasan would like to see some options just in case a

crossing guard is sick someday, perhaps some signage. Mr. Jones said there will be a stop sign but additional signage could be added showing it's a crosswalk. Mr. Jones said it's better to cross where visibility is high, he feels where they have it is the best location. Mr. Niedermeyer said he is very concerned with the safety of the students and he is very proud of his staff that does a great job now directing traffic, whistles, mouth pieces and outfitted in fluorescent vests.

Vice Chairman Saeger went over some questions that were submitted from a resident:

Is the creek going to be maintained and not cause a back-up of water on the property to the west? Mr. Jones said there is a creek there and it is constantly flowing. They are going to have to install a box but the stream channel will remain unchanged.

How will they enforce cars not parking after dark or overnight in the parking lot? Mr. Niedermeyer said they don't want cars parked there and they have a great relationship with the Brunswick Police Department. If a neighbor were having some work done, they would be ok letting a neighbor park there. Mr. Hasan asked if it would make sense to put a gate on Laurel Road and Mr. Jones said no, he does not think that would be a good idea. Mr. Delsanter wanted to know if fire and police have signed off on the gate. Mr. Alleman said they met with city officials and they are aware of this and would have access.

Laurel Road is very busy during certain hours, will this cause a large backup on the road? Mr. Jones said the traffic going to the school mostly live on Laurel Road. He feels there will be staggered traffic during that time and does not feel there will be a backup on Laurel Road. He does not see a significant change than the traffic that is on there now.

Are buses and cars going to be using the same driveway and will there be a light on the street? The new entrance is only for parent cars. Mr. Jones said no to a traffic signal, there will not be enough traffic. As far as lighting, the intent is to have as little light trespass to the neighbors as possible.

What is the swing gate for on the plan? For control and if there are no evening events it will be closed.

How high will the mound be/will it be drained not to cause water to flow toward property to the west? The mound will be 5 feet high and the water flow will be maintained.

Are the parking lights going to shine at night in our windows to the west? Mr. Jones did a review of the photometrics and it shows a zero at the property line. They are required to have shields that have cut offs but will not be shining onto or into their properties.

Vice Chairman Saeger was concerned about the impervious surface being disrupted and Mr. Jones said there are no concerns there. Mr. Jones said there will be storm sewers, detention basin that will meet city standards and will escape at a rate slower

than it does now. So, this will improve flooding issues with the creek. This will not make any flooding worse if neighbors have flooding issues.

Public Hearing is open at 7:37 p.m.

Mr. Hanek of 4236 Cherry Shire Drive. He represents Ward 2. Brief back round – this is his 3rd term on council and spent years working with children. He has many concerns:

Maxwell and Laurel intersection is the most dangerous and problematic intersection. He is not sure how this is going to impact that intersection. He has never had any calls regarding Applewood with the way it is now. He feels it could create an issue on Laurel. What bothers him is this is not a safe walkable site for students. He felt that the city discourages seas of asphalt but this lot seems to contradict that. He said this is the 3rd baseball field that is being taken away and that is going to limit Brunswick Youth Sports.

Jeff Kaiser of 3913 Laurel Road, his driveway is right across the street from the new entrance. Because of the number of vehicles, he has in his driveway and having students of his own, they have no choice but to back out of his driveway. It takes him more than 10 minutes to get out of his driveway now and he feels this is becoming a nightmare will the other problems on Laurel, especially at the Maxwell intersection. He is also concerned about the creek that floods twice a year. The softball field is used every day in the summer and it will be a big loss losing that field. Why can't the cars go out with the buses instead of back onto Laurel?

Stanley Wozniak of 3931 Laurel Road, lives across from the ball park and sees it used every day in the warmer weather and he has also seen flooding from the creek. He is also concerned with the traffic on Laurel Road. He feels there will be a lot of accidents.

Brandon Lambert of Clearwater Drive, we are not treating this applicant like every other applicant. He loved that we are getting a new high school but we need to treat every applicant equally. He mentioned why other sites aren't worthy of having the gate.

David Masar of 3923 Laurel Road. Did anyone look at the south side of the site? Couldn't parking be considered on that site? Were there traffic patterns done at the school zone during drop off and pick up times. He was concerned about school buses using this lot. Mr. Jones said school buses will not be using this lot but will let the applicant answer to that. Mr. Masar wanted to know where the gate would be located and Vice-Chairman Saeger said closer to the school.

Public Hearing was closed at: 7:55 p.m.

Vice-Chairman Saeger went over all the public comments:

The area on the south with a lot of trees – Mr. Alleman said the issue is the topography is pretty steep in that area and would affect the parking.

Current flooding issues – Mr. Jones said Mr. Kaiser brought that up and he agreed the culvert and the detention basin is not solving existing problems but no issues would get worse.

Laurel Road traffic – Mr. Jones said a traffic study was not submitted. This is an existing use and vehicles have already been using this site.

Mr. Jones has always pushed for walkability for all the sites so anything the schools can do to encourage students to walk, this should be done. Regarding the Laurel and Maxwell intersection – will this create more issues? He does not believe so but he does feel this needs to be addressed.

What are the existing issues that are driving this change? Mr. Niedermeyer said not enough parking for families and the safety of the children.

Walkability – There have been some very valid points and feels that has not been improved on this site. Mr. Niedermeyer said they have a current sidewalk but have no further plans to add any pathway onto the property right now.

Mr. Arona said to Mr. Niedermeyer – after hearing the concerns of the public what does he plan to do about the concerns. Students are utilizing the current sidewalk that is there. Mr. Arona asked what is the topography to the east of the creek? Mr. Niedermeyer said open grass pitched toward the creek.

Mr. Hasan wanted to talk about the need for the parking area. Is there actually a current problem at Applewood? What is the situation that the applicant is needing this change? He is trying to see the rationality of needing this new space. Mr. Niedermeyer said: Everyday he sees cars leak onto Applewood Drive trying to drop off their students and buses trying to get into the lot that is shared with the cars. Right now, there is a shortage of bus drivers so they do a double back which means buses pick up some students and drop them off and then pick up other students and come back and drop them off. They cannot timely get back onto the road to pick up students again. Mr. Hasan wanted to know how many cars are actually sitting on Applewood and how many buses do they have. Mr. Niedermeyer said 7 to 9 buses. Mr. Hasan wanted to know if they looked at alternative plans? Mr. Niedermeyer said they had multiple conversations, looked at the site and looked at the wooded area to the south. When they looked at the number of spots they wanted for their families and they wanted the north and south buses and car traffic separated. Mr. Alleman said the biggest challenge is the cuing. This space provides additional space for cuing.

Mr. Arona wondered if there were any applicants in the audience that live to the south of Applewood? Mr. Kolasinski of 1830 Pinewood Drive stated he gets up early, leaves early at 6:30 a.m. and as far as traffic, it is not busy for him. He likes the idea for trees for that area. Mr. Arona feels that the area does not have sidewalks anyway so this becomes an even bigger issue for walkability. Mr. Hasan said the entrance to Applewood is mainly off Laurel, and not many people will be talking those side streets.

Mr. Jones said he isn't sure about the breakdown of where the students live but again, the more heavily developed area of students are coming from Laurel.

Mr. Hasan likes the idea of separating the traffic and this does serve the purpose of making the entire traffic pattern safer. But his issue is does it need to be this big? Losing the green area and the losing the softball field is his issue.

Vice-Chairman Saeger – this parking lot has 78 new spaces so if there is an after-hours event there is parking for parents. Where do these people currently park now? Mr. Niedermeyer has never gone to a Title 1 night and sat outside to watch the traffic. He said they are parked along the outskirts of the lot and they line up along the grass and they double park. Vice-Chairman Saeger asked if the lot has to be that big? Mr. Niedermeyer said the architects are the ones that came up with this so that there is a safe distance between cars and for dropping off students. The Board asked Mr. Alleman if there was a permeable surface that cars could line up on. Mr. Alleman said yes, but Mr. Jones said this would be problematic for storm water management. Mr. Arona said if you eliminate some of the spaces you could still utilize a sidewalk. Vice-Chairman Saeger wanted to know how damaging would it be to eliminate about 20 spaces to the east side? Mr. Alleman said he thinks it's the districts intent to provide as much parking as they can. Vice-Chairman Saeger's biggest issue was having pedestrians walking with the traffic into the lot. He feels putting a sidewalk in by eliminating those 20 spots seems more logical. Mr. Alleman stated they would still be crossing traffic. He feels there are pros and cons to both. But it is something they can consider. Mr. Niedermeyer said they will consider it for sure. Mr. Hasan is in favor of reducing the number of spaces.

Mr. Delsanter wanted to know how many spaces they have now? Mr. Niedermeyer said they do not have that number right now. Mr. Delsanter said the hardship is losing the baseball field. Having a concrete pad such as the parking lot that will get about an hour of use a day. He feels that losing the baseball field is a disappointing hardship.

Mr. Arona wants to ask the applicant to take all this feedback into account and come back for another discussion plan or the Commission can vote with a bunch of different conditions. Vice-Chairman Saeger said he agrees and explained this to the applicant and went over their options. Mr. Niedermeyer said he would like to table the discussion. Mr. Hasan would like the applicant to come back with some other options and better explanations of what they need. Vice-Chairman Saeger stated this will also help the public understand that they explored these options with administration.

No further discussions from Commission.

The Staff Review Comments were addressed as follows:

1. As there is insufficient room for 1,560 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 Commission acknowledged they would need to make a modification if approved.**
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. Additionally, three "Tupelo Tower" black gum trees with a 2-1/2" caliper, pursuant to Section 1282.04(b)(1), having a mature height of 30' to 40' with a 20' width, will be planted on the north side of the proposed parking lot facing Laurel Road, along with three trees of the same species that will be installed on the east side of the new 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'. The Planning Commission, as permitted by Section 1282.10(a), as stated in Item 1 above, may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. **The Commission acknowledged they would need to make a modification if approved.**
3. The 54'-1" 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. **The Commission acknowledged they would need to make a modification if approved.**
4. Signage shall be installed indicating the parking pattern will change during designated drop-off and pick-up times. **The applicant acknowledged and will come back with options.**

5. Submit stormwater calculations to the City Engineer. **The applicant is aware of this but is not sure they will have total calculations in time. Mr. Jones said he could look at these during the detailed engineer's approval.**
6. All requirements shall be adhered to on the conditional zoning certificate. **The applicant has acknowledged.**
7. Final site plan approval is subject to engineering approval. **The applicant has acknowledged.**

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, subject to 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. ARONA MADE A MOTION TO TABLE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR APPLEWOOD ELEMENTARY SCHOOL PARKING LOT ADDITION, 3891 APPLEWOOD DRIVE, BRUNSWICK, OHIO IN THE R-L DISTRICT.

Mr. Hasan seconded.

4 ayes, 0 nays

Item 4 (b)

Regarding the discussion plan –Brunswick City Schools Board of Education office & maintenance building. were present.

Brunswick City Schools Board of Education office & maintenance building
(Discussion Plan)

Location: 1045 Hadcock Road (former Willets Middle School)
R-L District

Mr. Alleman and Mr. Niedermeyer were present.

Mr. Alleman said they plan to demolish the current Willetts Middle school. They are reducing the new footprint compared to the existing. They are putting two new structures on the site. One building is the Board of Education and the other is a maintenance building to house all the maintenance vehicles. There will be a storage yard secured with gates. The majority of the parking will be on the south. The parking to the north of the site is for the maintenance parking. As far as landscaping they are trying to minimize it within the parking lot due to maintenance vehicles but they are landscaping the perimeter. Mr. Alleman displayed the building, showing that it is all masonry with a small section of metal around the doorway. The maintenance building

is a pre-engineered structure. Its steel framed and will have gray vertical siding with a dark gray steel roof. It is their intent to keep the pedestrian sidewalk that is currently there.

Vice-Chairman Saeger went through the Staff Comments:

Mr. Jones said in regards to staff review comment number 1 regarding the stormwater. They are removing most of the paving and restoring that flood plain. There is a benefit to the site. There will be some sort of water quality basin. The engineer will need calculations in regards to that.

Regarding staff review comment number 2, Mr. Niedermeyer said there will be no dumpster on site.

Regarding staff review comment number 3, Code requires 16,000 sq. ft of interior landscaping that they do not currently propose. Mr. Jones said the Commission can approve less restrictive interior landscaping within the lot.

Regarding staff review comment number 4, Excellence drive is a private street but we are considering it a front yard.

Regarding staff review comment number 5, pertaining to sidewalk connectivity – Mr. Jones feels that the maintenance and Board of Education are connected to Hadcock Road for pedestrian access. Mr. Jones would like the applicant to give some thought to how that walkway can be extended throughout the entire site including the high school when it's complete.

Vice-Chairman Saeger said so far it meets the requirement with the Hadcock access but in the future for when the high school comes back, they will need to construct something with pedestrian access.

Mr. Arona wanted to know how this site will relate to the high school. Mr. Alleman stated that when they developed the Middle School, they plan to carry that over to the high school by using similar materials and color choices. Mr. Arona asked about the gate. Mr. Niedermeyer said they have removed that gate. They have speed bumps every 8 feet that will remain. Mr. Delsanter wanted to thank them about the removal of the gate. Mr. Delsanter feels this is a campus for the community and when he looked at the administration building, he was a little stunned. He felt it looked like a light industrial building. Mr. Delsanter is concerned with the noise environment of the maintenance building so close to residential district. Mr. Niedermeyer said they are more concerned with the high school being a state-of-the-art building and not putting so much into the Board of Education and the maintenance building. If there are design details, they will look at it but they are more worried about the high school. Mr. Delsanter was worried the high school was going to look like the Board of Education office and he was not ok with that.

Mr. Hasan wanted to know what was going on with the north side of the maintenance building. He wanted to know how tall the salt shed was and if this drawing was to scale. Mr. Alleman said yes it was to scale. He said the pavement shown is for the circulation of the maintenance vehicles. There is a lot of green space in this site. Mr. Hasan asked if the new building was going to be taller than the Willets building was? Mr. Alleman said it was comparable but not taller.

Mr. Arona was also concerned with more of the money going into the high school. Have they considered flipping the buildings so the maintenance wasn't so close to neighbors? Mr. Alleman said the issue was the flood plain is dictating where the buildings are situated.

Mr. Hasan was concerned with a long unbroken up building and if it were an issue because it is only going to be seen from the parking lot. Mr. Jones said we could look into that but didn't think it was going to be an issue and this was for the maintenance building.

Mr. Niedermeyer said they have 2 board meetings a month and they try to pack people into their board office. They bring in the educational department into the board of education and they have community groups that come in and can use the space. So, the parking would be necessary.

Mr. Hasan wanted to know about the fenced outdoor area. Is it chain link? Mr. Alleman said yes with privacy slats. Mr. Jones said that area will have to be paved per code. Mr. Hasan wanted to know what was going to be stored there? Mr. Alleman said maintenance equipment that doesn't need to be inside the garage.

Vice-Chairman Saeger wanted to know about the section around Bramblewood Drive. Has that apron been removed and Mr. Niedermeyer said yes and the pedestrian access has been removed. Vice-Chairman Saeger said there is an opportunity to open that as pedestrian access from Bramblewood Drive once the high school comes before us. Mr. Niedermeyer said he appreciated that suggestion but he does not feel that residents would want to cut through a maintenance department looking at trucks and plows, etc. Vice-Chairman Saeger agreed with that. Vice Chairman Saeger wanted to know if that baseball field was going to be taken out? Mr. Niedermeyer said yes, they are going to remove it due to the flood plain. They plan to move the field closer to the high school and build a full-size field.

Mr. Hasan would like to see a few more trees on the northern end of the property.

Vice-Chairman Saeger said the Commission can consider other options if they cannot meet code.

Mr. Alleman said in regards to item number 4 on the staff review comments, they also are not considering this a front yard. They would like to add some more nice trees. Mr. Jones said trees are better because shrubs don't match up to the scale of the building

and they should focus more on trees. There were discussions regarding the Planning Commission Board members not being a part of discussion plans and Mr. Jones stated that there is a process to things before they come before the Planning Commission for a discussion plan and due to sun shine laws this is why the process works the way it does and the council isn't a part of administration meetings.

No further discussions from Commission.

The Staff Review Comments were addressed as follows:

1. Submit stormwater calculations to the City Engineer with the detailed site plan. **The applicant acknowledges this.**
2. Will there be any dumpsters on-site; if so, they shall be screened with material comparable to the building, as required by Section 1276.12(a), and indicated on the detailed site plan. **The applicant has stated they have no plan to have a dumpster on site.**
3. Section 1282.08(b) requires a minimum of 16,000 sq. ft. of interior landscaping for the Brunswick Board of Education site. Suggest adding interior landscaping in the two striped islands located south of the building, which is in addition to the grassy area at the southeast corner of the site, as shown on Sheet C2.0. This shall be designated on the site plan drafted by Then Design Architecture. Section 1282.08(b)(2), requires 6 trees from Plant List "A" and 48 shrubs from Plant Lists "D" or "E". If the applicant is unable to meet these requirements, 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 Commission acknowledges they can make a modification.**
4. Section 1282.06(g) requires that a minimum 10% of the total front yard area on Excellence Drive not used for parking or circulation must be landscaped with trees, shrubs, planting beds and/or perennial borders in a design selected by the owner. The 10% area includes a minimum 10' wide strip near Excellence Drive. Additionally, Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip along the south side of the parking lot containing material from Plant Lists "D" or "E" that will achieve a minimum height of 4', which shall be shown on the detailed site plan. **The Commission acknowledges they can make a modification.**

5. In accordance with Section 1278.09(d), re-establish sidewalk connectivity on the Board of Education site, whereby continuing the path east of the existing Willets Middle School and installing an asphalt path. Also, indicate which portions of the existing sidewalk will be removed and which portions will remain. Furthermore, suggest installing a sidewalk along Excellence Drive and providing a bike rack by the Board of Education building. **The applicant will consider this for the future.**

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate, 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 MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR BRUNSWICK CITY SCHOOLS BOARD OF EDUCATION OFFICE AND MAINTENANCE BUILDING, 1045 HADCOCK ROAD, BRUNSWICK, OHIO IN THE R-L DISTRICT.

Mr. Arona seconded.
4 Nays, 0 Nays

Item 5

Old Business – There was no old business.

Item 6

New business – Bers Heating & Cooling Detailed Site plan, Panda Express Discussion Plan, Tru Cut Saw addition discussion plan and 1406 Congressional Rezoning.

Item 7

Public Comment Period – There were no comments.

Item 8

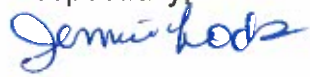
Council Representative's Report – Several pieces of legislation regarding vape shops will be coming.

MR. ROCHA MADE A MOTION TO ADJOURN

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

The meeting was adjourned at 9:58 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

February 15, 2024

Applewood Elementary School parking lot addition

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

Location: 3891 Applewood Drive
R-L District

Proposed Use & Background:

A conditional zoning certificate application and detailed site plan have been submitted to construct a new drive leading from Laurel Road that will extend to a proposed 78-space parking lot on the north side of the site. The existing softball field will be removed. The proposed lot will be located approximately 102' from the Laurel Road right-of-way; 307' from the east property line; and 81'-8" from the west property line. This parking lot, in addition to the new driveway, 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 Laurel Road right-of-way, in compliance with Table 1276-4, will align with the residential drive on the north side of Laurel Road. The new drive will be used exclusively for cars; no buses are permitted, as there is a separate drive for these vehicles. The bus drop-off/pick-up location is at the south side of the site by the front entrance to the school. The Fire Department has determined that a 25' turning radius is satisfactory for the new drive. A new swing gate will be installed across the proposed drive near the school.

The parking pattern will vary on the new lot, which will have vertical rows of stacked parking to accommodate a minimum of 60 cars 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, along with a 24' aisle width between the rows of parking, 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 5' sidewalk is indicated from the proposed parking lot to the existing sidewalk that leads to the school, pursuant to Section 1278.09(d)(3), as required for heavier pedestrian traffic.

A new detention basin will be installed on the east side of the site. The 25' riparian setback from the stream has been maintained and a new box culvert will be installed.

A photometrics plan has been submitted indicating there will be a 0.0 footcandle lighting level along the residential property lines to the west and east, in accordance with Section 1276.14(d). A minimum 0.6 footcandle level for parking and pedestrian areas is indicated, pursuant to Section 1276.14(a), and an average illumination level of 2.1 footcandles complies with the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Review Comments:

1. As there is insufficient room for 1,560 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. Additionally, three "Tupelo Tower" black gum trees with a 2-1/2" caliper, pursuant to Section 1282.04(b)(1), having a mature height of 30' to 40' with a 20' width, will be planted on the north side of the proposed parking lot facing Laurel Road, along with three trees of the same species that will be installed on the east side of the new 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'. The Planning Commission, as permitted by Section 1282.10(a), as stated in Item 1 above, may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable.
3. The 54'-1" 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. All requirements shall be adhered to on the conditional zoning certificate.
7. Final site plan approval is subject to engineering approval.

Staff Recommendations:

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

Brunswick Board of Education and maintenance building

(Discussion plan)

Location: 1045 Hadcock Road (Willets Middle School)
R-L District

Proposed Use & Background:

An application has been submitted to construct a 13,700-sq. ft. new Board of Education building containing offices and a conference room, in addition to a separate 13,200 sq. ft. maintenance building on the site of the former Willets Middle School. The proposed structures meet the minimum 75' setback from all residential property lines required by Section 1274.08(a)(2) of the Zoning Code. The Board of Education building is located 72.97' from Excellence Drive at the southwest corner to the curved portion of the street; on the straight-away, it is 100.96'.

There are 80 parking spaces on the Board of Education site, including 4 handicap spaces (2 van-accessible and 2 regular spaces), and 29 parking spaces, including 2 handicap spaces, on the maintenance building site, for a total of 109 parking spaces, which meets the minimum 95 spaces required by Table 1276-1(d)(5)(A) of the Zoning Code and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. Ninety-degree (90°) angle parking will be implemented measuring 9' wide by 19' long, along with a 24' aisle width between the rows of parking, in compliance with Table 1276-3 of the Zoning Code.

The Board of Education facility will be constructed with a combination of light and medium shades of gray masonry, bordered at the lower portion with brown masonry. The maintenance building will be a pre-engineered steel building that will house the district's maintenance vehicles, warehouse stock, and maintenance personnel offices. It will be constructed with light and medium gray vertical metal siding bordered at the lower portion with brown masonry, along with a dark gray metal roof, to provide compatibility with the Board of Education structure, pursuant to Section 1278.08(d) and (e).

Hours of operation for the Board of Education will be from 7:00 a.m. to 5:00 p.m., which will serve 33 employees. The maintenance building will have the same operating hours and will have 12 employees.

A photometrics plan has been submitted indicating a 0.0 footcandle lighting level along the residential property lines to the west and east of the site, in accordance with Section 1276.14(d). A minimum 0.6 footcandle level for parking and pedestrian areas is provided, pursuant to Section 1276.14(a), and an average illumination level of 2.4 footcandles is shown, which meets the maximum permitted by Section 1276.14(c).

Staff Review Comments:

1. Submit stormwater calculations to the City Engineer with the detailed site plan.
2. Will there be any dumpsters on-site; if so, they shall be screened with material comparable to the building, as required by Section 1276.12(a), and indicated on the detailed site plan.
3. Section 1282.08(b) requires a minimum of 16,000 sq. ft. of interior landscaping for the Brunswick Board of Education site. Suggest adding interior landscaping in the two striped islands located south of the building, which is in addition to the grassy area at the southeast corner of the site, as shown on Sheet C2.0. This shall be designated on the site plan drafted by Then Design Architecture. Section 1282.08(b)(2), requires 6 trees from Plant List "A" and 48 shrubs from Plant Lists "D" or "E". If the applicant is unable to meet these requirements, 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.
4. Section 1282.06(g) requires that a minimum 10% of the total front yard area on Excellence Drive not used for parking or circulation must be landscaped with trees, shrubs, planting beds and/or perennial borders in a design selected by the owner. The 10% area includes a minimum 10' wide strip near Excellence Drive. Additionally, Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip along the south side of the parking lot containing material from Plant Lists "D" or "E" that will achieve a minimum height of 4', which shall be shown on the detailed site plan.
5. In accordance with Section 1278.09(d), re-establish sidewalk connectivity on the Board of Education site, whereby continuing the path east of the existing Willets Middle School and installing an asphalt path. Also, indicate which portions of the existing sidewalk will be removed and which portions will remain. Furthermore,

suggest installing a sidewalk along Excellence Drive and providing a bike rack by the Board of Education building.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate, pending the Planning Commission's ruling on the above modifications, and provided the above items are addressed.