

PLANNING COMMISSION STAFF REPORT

February 1, 2024

Proposed restaurant lot split

(Minor subdivision application)

Location: 3301 Center Road (Marc's Plaza)
C-G District

Proposed Use & Background:

Lot splits are proposed at Marc's Plaza to create three outlots along Center Road that will be split from the main parcel (16.68-acre Lot 1), whereby Wendy's (0.92-acre Lot 2); a new parcel east of Wendy's for a potential restaurant with a drive-thru (0.95-acre Lot 3); and a new 24-space parking area east of the new restaurant (part of Lot 1) are proposed. Parking for Wendy's (45 existing spaces for 62 seats) and for the proposed restaurant (27 spaces for 52 seats) complies with the minimum 31 spaces for Wendy's and minimum 26 spaces for the new restaurant required by Table 1276-1(d)(4).

The 24-space parking area east of the new restaurant will remain as a portion of Lot 1, but the parking will be reconfigured as part of the proposed building construction to ensure the available parking will flow with the proposed Lot 3 improvements.

All three lots will be governed by a reciprocal easement agreement (REA) that will allow mutually beneficial cross-parking and ingress/egress.

Staff Review Comments:

1. Approval of the above lot splits is subject to engineering approval. A legal description and survey of the subject parcels will be submitted to the City Engineer in the near future.

Staff Recommendations:

Staff recommends approval of the proposed lots splits, subject to engineering approval.

Costa 10-Minute Oil Change

(Public hearing – conditional zoning certificate)

Location 1314 Pearl Road (former Rapid Wrench & Lube)
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to operate an automotive quick oil change facility in the C-G General Commercial District. Automobile repair facilities are a conditionally permitted use in the C-G District, pursuant to Section 1260.04(k), subject

to Section 1274.08(a), (d), (f), and (g) of the Zoning Code. The Planning Commission, at their meeting on November 2, 2023, denied the application, as a representative was not present.

Hours of operation will be from 9:00 a.m. until 6:00 p.m. Monday through Saturday. There will be two to four employees.

The majority of Staff Review Comments from the November 2, 2023 meeting have been addressed as follows:

1. An aerial view of the site has been submitted; the applicant has agreed to repair the parking lot (Area "A") that is in disrepair, and has also agreed to remove the existing oil tank at the rear of the property.
2. The dumpster enclosure is in disrepair and shall be replaced, which must be constructed of materials comparable to the building, as required by Section 1276.12(a). The applicant has stated the enclosure will be relocated on the existing dumpster pad (Area "B") and will match the existing building.
3. New plants will be planted in the spring along the Pearl Road right-of-way (Area "C") to enhance the site, as the existing landscaping does not conform to Section 1282.06(e).
4. The applicant has agreed to adhere to the requirements on the conditional zoning certificate.
5. The applicant has stated a sign package will be submitted to the Division of Building, as multiple wall signs have been installed, which will require variances from the Board of Zoning Appeals. Only one wall sign is permitted facing Pearl Road. Additionally, the current pole sign must be removed, as it is a nonconforming prohibited sign, pursuant to Section 1270.11(m).

Staff Review Comments:

1. As allowed by Section 1274.06(d), a conditional zoning certificate may transfer to a new owner when a property or business is sold, subject to Planning Commission approval.
2. No outdoor sales or displays shall be permitted without Planning Commission approval, pursuant to Section 1280.12.

Staff Recommendations:

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

Ber's HVAC, Plumbing & Electric new building
(Discussion plan)

Location: 1988 Pearl Road
C-G District

Proposed Use & Background:

An application has been submitted to construct a 12,000 sq. ft. (80' x 150') new building to the north of the existing Ber's facility that will be used for offices and storage. The 8,000 sq. ft. two-story addition on the west (rear) side of the existing 4,077 sq. ft. building will no longer be constructed that was approved by the Planning Commission on October 7, 2021.

The 75' front yard setback complies with the maximum 75' allowed by Section 1260.05(a)(2)(A) of the Zoning Code, and meets the minimum 50' rear yard setback required by Section 1260.05(c) when adjacent to a residential district (Ridgeline Chase Subdivision).

Eight (8) parking spaces are indicated in a new asphalt parking lot on the east side of the new building measuring 9' wide by 19' long, with a 24' aisle width, pursuant to Table 1276-3. Six (6) angled parking spaces have been removed between the new and existing structures, which will now be 90° angle spaces, that have been relocated further west to provide for driveway access between the two buildings. The parking lot behind the existing building will be paved with either asphalt or concrete, including twelve (12) proposed parking spaces near the west side of the site. A total of 33 parking spaces will be provided, including seven existing spaces on the east side of the existing building facing Pearl Road, in accordance with Table 1276-1(d)(2). There will be a new sidewalk installed along the east side of the new building leading to a striped crosswalk extending to the existing facility to provide pedestrian access, pursuant to Section 1278.09(d).

The proposed structure will be constructed with a standing-seam metal roof and 26-gauge metal siding, bordered on the lower portion of the building with a row of 8" smooth split-face concrete masonry units (CMU) and split-face CMU block in colors to match the existing building, in accordance with Section 1278.08(e).

Staff Review Comments:

1. Section 1260.07(a) requires that street facades greater than 60' in length shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% (2.40') extending at least 30% (16") of the length of the street façade. Verify this requirement has been met through the use of canopies to provide projections.
2. The dumpsters and yard storage have been relocated behind an existing outbuilding. Indicate the dumpster enclosure material to ensure it is compatible with the building, as required by Section 1276.12(a). Also, all outdoor storage shall be approved by the Planning Commission, pursuant to Section 1280.12.

3. Provide the number of handicap spaces; Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code require a minimum of two handicap spaces, including one van-accessible space.
4. The detailed site plan shall indicate a minimum of 660 sq. ft. of interior landscaping, along with the required species, in compliance with Section 1282.08(b).
5. Along the west and north parking spaces located on the site of the existing building, 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'. As there are existing woods on the west side of the site, 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.
6. Section 1282.06(a) requires a minimum 25' wide side and/or rear screening yard when a commercial use is adjacent to a residential zone or land use (Ridgeline Chase Subdivision). As there are existing woods to the west (rear) of the new building, 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, as stated in Item 4 above.
7. The detailed site plan shall include the species in the 10' wide landscape strip along the Pearl Road right-of-way, in accordance with Section 1282.06(e).
8. Provide an updated existing conditions plan, i.e., it appears the parking configuration in front of the existing building is no longer accurate. Verify the number of parking spaces in this location to ensure there is a minimum 32 total parking spaces, as required by Table 1276-1(d)(2).
9. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, and an average site illumination level not to exceed 2.4 footcandles, as permitted by Section 1276.14(a) and (c), respectively. Additionally, exterior lighting shall not exceed one footcandle at the side or rear property lines adjacent to a residential use or zoning district (Ridgeline Chase Subdivision), pursuant to Section 1276.14(d).

Staff Recommendations:

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

BRUNSWICK CITY PLANNING COMMISSION

February 1, 2024 - Caucus

6:39 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Jeff Arona, Member
Abbas Hasan, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Matt Jones, City Engineer
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Jennie Lods, Planning and Zoning Coordinator
Brett Witter, 1314 Pearl Road
Michael Campbell, 1314 Pearl Road
Craig Sanders, 1988 Pearl Road
Frank Dascenzo, 3301 Center Road
Dave & Christy Makoroff, 3914 Acorn Circle
Terry Owens, Costa Oil Change, WEBEX

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

The first item was **Proposed restaurant lot split**

(Minor subdivision application)

Location: 3301 Center Road

C-G District

Matt Jones stated that typically the Planning Commission does not see minor subdivision splits but because there is a potential restaurant that will come before the Planning Commission and the parking spaces, that is why this was not approved administratively.

Mr. Aungst stated that hopefully the applicant will come back with a site plan and there will be more work to do but nothing is for sure at this point.

Vice-Chairman Saeger said he understands that things can change but wanted to know what would happen if lot lines would change if per say a different restaurant were to go there. Mr. Jones said that would be a minor change and they would come back.

Chairman Shirilla asked if there was a change would it be done on Mr. Jones end and he said yes.

The second item was **Costa 10-Minutes Oil Change**

(Public hearing – conditional zoning certificate)

Location: 1314 Pearl Road (former Rapid Wrench & Lube)

C-G District

Mr. Aungst said he met the applicant and they are willing to make many upgrades to the property and are willing to comply with Code on all of the items. This site has been vacant for at least 4 months and that is why they have to come to Planning. Chairman

Shirilla wondered why we aren't asking for a site plan and Mr. Aungst said it's because it's already a site.

The third item was **Ber's HVAC, Plumbing & Electric new building**

(Discussion plan)

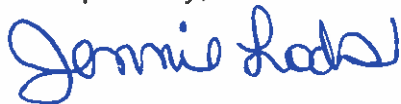
Location: 1988 Pearl Road

C-G District

There were no comments made during Caucus.

Chairman Shirilla adjourned the meeting at 6:50 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

February 1, 2024

6:59 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Brett Witter, 1314 Pearl Road
Michael Campbell, 1314 Pearl Road
Craig Sanders, 1988 Pearl Road
Frank Dascenzo, 3301 Center Road
Dave & Christy Makoroff, 3914 Acorn Circle
Terry Owens, Costa Oil Change, WEBEX

Item 1

Chairman Shirilla called the meeting to order at 6:59 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 January 18, 2024 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM JANUARY 18, 2024.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 5 AYES, 0
NAYS

Item 4 (a)

Regarding the Minor Subdivision application – Proposed restaurant lot split. Frank Dascenzo was present.

Proposed restaurant lot split

(Minor subdivision application)

Location: 3301 Center Road
C-G District

Frank Dascenzo of 3301 Center Road was present. He would like to clarify that the lot between 3 and the current Chase Bank, he is keeping as one parcel and is a measure to keep the one business with the pylon sign. Chairman Shirilla wanted to know what would happen if the potential tenant needs more space at the expense of the pylon sign? Mr. Dascenzo said they cannot give up the pylon sign. The bank currently has an easement with access. They will be able to accommodate the bigger lot if necessary.

The Staff Review Comments were addressed as follows:

1. Approval of the above lot splits is subject to engineering approval. A legal description and survey of the subject parcels will be submitted to the City Engineer in the near future.

Staff Recommendations:

Staff recommends approval of the proposed lots splits, subject to engineering approval.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE MINOR SUBDIVISION APPLICATION FOR THE PROPOSED RESTAURANT LOT SPLIT, 3301 CENTER ROAD, BRUNSWICK, OHIO (MARC'S PLAZA) IN THE C-G DISTRICT.

Vice-Chairman Saeger seconded.

Mr. Hasan added this approval would be subject to engineer approval.

5 ayes, 0 nays

Item 4 (b)

Regarding the public hearing and conditional zoning certificate – Costa 10-Minute Oil Change. Brett Witter, Mr. Gomez and Michael Campbell were present. Terry Owens was present via WEBEX.

Costa 10-Minute Oil Change

(Public hearing – conditional zoning certificate)

Location: 1314 Pearl Road (former Rapid Wrench & Lube)
C-G District

Brett Witter, head development for Costa Oils was present. He stated it was their mission to join the community and provide service to Brunswick. Hector Gomez was also present on behalf of Costa Oil.

Chairman Shirilla stated the property is currently non-compliant on some things. He said the site plan was quite basic. He wanted to know if this is going to be a quick oil change place? Mr. Witter said they are going to concentrate on strictly oil changes. The client will stay in the vehicle and drive directly through. Chairman Shirilla mentioned the dated oil tank in the back and wanted to know what material is what made out of. Mr. Aungst said it was plastic. Mr. Witter said they plan to remove the oil tank. Chairman Shirilla suggested they do that as soon as possible in case the EPA has to get involved because it's oil. Chairman Shirilla wants that added to the conditional zoning certificate to have the oil tank removed before any permits are issued. Chairman Shirilla wanted them to make the site quite attractive with doing upgrades to the lot and landscaping. Chairman Shirilla wanted a little more done to the building other than paint.

Mr. Arona wanted to know if there are any lighting issues on the site. Mr. Aungst said we do not know that at this time. Mr. Aungst said they would have to meet code with the lighting. Chairman Shirilla felt that they could submit this to administration for approval of the lighting and Mr. Jones agreed.

Mr. Hasan said, with all the changes that would be made to the site would The Planning Commission need to see the applicant again? Mr. Jones answered no, they would not need to come back to Planning. Mr. Hasan wanted to know how soon they wanted to open and Mr. Witter said as soon as possible. Mr. Hasan suggested putting a date on the conditional zoning certificate so they are not prolonged to open. Mr. Jones suggested that the above ground piping be removed as well. Mr. Witter said they have a company they work with that will empty the tank if there is oil in there.

Chairman Shirilla asked Mr. Incorvaia about putting timelines on the conditional zoning certificate and if it would be in the best interest of the Planning Commission to do that? Mr. Incorvaia said that legally it would be fine.

Mr. Hasan asked if it would be appropriate to state 3 months after opening to have some of the conditions met by the applicant? Mr. Gomez said the lease is already done and signed and they are ready to open now. Chairman Shirilla asked Mr. Owens who was present via WEBEX, and he did not have an answer to that question as far as how soon they could meet some of the conditions.

Mr. Aungst talked about the dumpster enclosure that needs to be installed. He said the oil tank is sitting on feet. Chairman Shirilla felt the 90-day condition would be sufficient on the removal of the oil tank.

Ms. Lods talked about Mr. Witter asking about landscaping. Chairman Shirilla told him to pull up the code and look at the different species they are allowed to plant. Mr. Arona

wanted to know if they would be making enhancements to area C on the drawing and Mr. Witter said yes.

Mr. Hasan wanted to know if comments 2 and 3 regarding dumpster and plants should be added to the conditional zoning certificate.

Vice-Chairman Saeger asked about the dumpster enclosure, landscaping and oil tank and if The Planning Commission would need to put a timeline on it? Chairman Shirilla said we will only be putting a strict timeline on the oil tank and some extra time for landscaping. Mr. Jones said yes, they can't plant right now anyway. Also, with the dumpster enclosure they may need to pour concrete which shouldn't be done in this weather. Vice-Chairman Saeger asked about the premature signage, has it been addressed with the city? Mr. Jones said all the signage needs to come down and then they need to submit a sign package and application to the Building Department. Chairman Shirilla said that could be added to the conditional zoning certificate as well. Mr. Aungst said he would like that they meet all current codes added to the conditional zoning certificate.

Chairman Shirilla went through Staff Review Comments:
Make sure the building is up to code so you can get your occupancy permit. The Planning Commission can give you occupancy with the condition of a timeline on getting the tank removed.

Mr. Arona wanted to know if number staff review comment number 2 regarding no outdoor sales should be added to the conditional zoning certificate? Mr. Incorvaia said it has to be done anyway according to the code.

Michael Campbell was introduced as running the building.

Public Hearing was open at 7:35 p.m.
No one had any comments.
Public Hearing was closed at 7:35 p.m.

Mr. Hasan would like to see a timeline on the oil tank and the plants and have that added to the conditional zoning certificate. Chairman Shirilla wanted to add a photometrics with some wall packs. Mr. Jones said he could review a photometrics plan without it going back before Planning.

Terry Owens was on WEBEX and is proposing a light pole with 2 heads on it. Mr. Jones said if they intend to add lighting it will need to be reviewed and approved administratively. Mr. Arona said they need to make sure they meet the minimum footcandle. Mr. Jones said to reference the code on the footcandles.

The Staff Review Comments were addressed as follows:

1. As allowed by Section 1274.06(d), a conditional zoning certificate may transfer to a new owner when a property or business is sold, subject to Planning Commission approval. Applicant will comply.
2. No outdoor sales or displays shall be permitted without Planning Commission approval, pursuant to Section 1280.12. Applicant will comply.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, 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 FOR COSTA 10-MINUTE OIL CHANGE, 1314 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING CONDITIONS BEING ADDED TO THE CONDITIONAL ZONING CERTIFICATE:

8. APPLICANT WILL BRING THE SITE TO CITY, COUNTY AND STATE CODES.
9. APPLICANT WILL PLANT NEW PLANTS IN THE SMALL AREA C BY PEARL ROAD BY JULY 1, 2024.
10. APPLICANT SHALL REMOVE OIL TANK AND ABOVE GROUND PIPING BY MAY 1, 2024.
11. IF THE APPLICANT DOES DECIDE TO ADD EXTRA LIGHTING, THE APPLICANT SHALL SUBMIT A PHOTOMETRICS PLAN THAT CAN BE APPROVED BY ADMINISTRATION.
12. APPLICANT SHALL MAKE ENHANCEMENTS TO THE FAÇADE OF THE EXISITING BUILDING.

Mr. Rocha seconded.

MR. AUNGST WOULD LIKE TO ADD THAT ALL CURRENT SIGNAGE SHALL BE REMOVED AND ADD THE DUMPSTER WITH ENCLOSURE SHALL BE MOVED TO THE BACK OF THE PROPERTY. REGARDING THE PARKING LOT REPAIRS, DO WE WANT IT ADDED? MR. WITTER SAID HE IS CURRENTLY GETTING QUOTES ON THE PARKING LOT. MR. OWENS SAID HE MAY DO A 1 INCH OVERLAY TO THE PARKING LOT JUST REPAIRING THE BAD SPOTS, NOT THE WHOLE LOT. THE LOT, DUMPSTER AND LANDSCAPING, BYJULY 1, 2024 ON THE CONDITIONAL ZONING CERTIFICATE. MR. AUNGST SAID ALL OF THIS WOULD BE BASED ON ENGINEERING AND ADMINISTRATION APPROVAL.

5 Nays, 0 Nays

Item 4 (c)

Regarding the discussion plan –Ber's HVAC, Plumbing & Electric new building. Craig Sanders was present.

Ber's HVAC, Plumbing & Electric new building

(Discussion plan)

Location: 1988 Pearl Road

C-G District

Craig Sanders was present. Mr. Sanders explained that Ber's is expanding because they have outgrown their current facility. The new building is going to encompass a shop area, offices and will provide parking for the employees because they use company vehicles. They will be expanding the parking lot behind the facility to the west to allow for the 32 parking spaces. The building will also house parts. 8,000 sq. ft. will be parts, components and some sheet metal.

Mr. Arona wanted to know how the applicant intends to comply with staff review comment number 1 regarding the street facade. Mr. Sanders said the shades on top of the windows facing Pearl Road and a 6th shade that goes over the door way. 35.4 feet total and feels they met that according to code. Mr. Arona felt that this does not meet code and referred to Mr. Incorvaia. Chairman Shirilla went over some other options in regards to wall plane projections. Mr. Sanders said he will re-evaluate that. There were discussions in regards to the façade between Chairman Shirilla and Mr. Sanders. Mr. Aungst said the building has 2 frontages, Pearl Road and Chaseline Ridge. Keep in mind this will be a very visible building that faces homes that are \$600,000 plus in cost.

Chairman Shirilla wants to see a significant buffer on the detailed site plan as well as landscaping and photometrics. Chairman Shirilla wants to see the plane break in the building on the detailed site plan.

Mr. Aungst said they have made improvements on this plan compared to the original plan in October of 2021.

Mr. Sanders wanted to ask a question about number 5 regarding the 5' wide parking perimeter screening strip. He doesn't understand the 5' wide perimeter screening strip but Mr. Jones said the Commission does have the authority to allow what they currently have because of the existing trees that are already there. Chairman Shirilla said yes the Planning Commission can allow a less restrictive 5' wide screening strip.

Mr. Sanders said in the discussions he has had with the City he felt that he was going to get approval at tonight's meeting but now he is finding out that he will have to come back with the detailed site plan. Now this will hold them back about 60 days. Chairman Shirilla explained the process to Mr. Sanders.

The Staff Review Comments were addressed as follows:

1. Section 1260.07(a) requires that street facades greater than 60' in length shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% (2.40') extending at least 30% (16') of the length of the street façade. Verify this requirement has been met through the use of canopies to provide projections. Planning Commission wants enhancements on the east side and the canopies on the north are sufficient as long as enhancements are made on the east side. They want the entranceway enhanced as well.
2. The dumpsters and yard storage have been relocated behind an existing outbuilding. Indicate the dumpster enclosure material to ensure it is compatible with the building, as required by Section 1276.12(a). Also, all outdoor storage shall be approved by the Planning Commission, pursuant to Section 1280.12. The applicant will comply.
3. Provide the number of handicap spaces; Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code require a minimum of two handicap spaces, including one van-accessible space. The applicant has shown 2.
4. The detailed site plan shall indicate a minimum of 660 sq. ft. of interior landscaping, along with the required species, in compliance with Section 1282.08(b). The applicant will comply.
5. Along the west and north parking spaces located on the site of the existing building, 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'. As there are existing woods on the west side of the site, 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 applicant will show this on the detailed site plan.
6. Section 1282.06(a) requires a minimum 25' wide side and/or rear screening yard when a commercial use is adjacent to a residential zone or land use (Ridgeline Chase Subdivision). As there are existing woods to the west (rear) of the new building, 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, as stated in Item 4 above. The applicant will comply.

7. The detailed site plan shall include the species in the 10' wide landscape strip along the Pearl Road right-of-way, in accordance with Section 1282.06(e). The applicant will comply.
8. Provide an updated existing conditions plan, i.e., it appears the parking configuration in front of the existing building is no longer accurate. Verify the number of parking spaces in this location to ensure there is a minimum 32 total parking spaces, as required by Table 1276-1(d)(2). The applicant will comply.
9. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, and an average site illumination level not to exceed 2.4 footcandles, as permitted by Section 1276.14(a) and (c), respectively. Additionally, exterior lighting shall not exceed one footcandle at the side or rear property lines adjacent to a residential use or zoning district (Ridgeline Chase Subdivision), pursuant to Section 1276.14(d). The applicant will comply.

Staff Recommendations:

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

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO MOVE THE DISCUSSION PLAN FOR BER'S HVAC, PLUMBING & ELECTRIC NEW BUILDING, 1988 PEARL ROAD, BRUNSWICK, OHIO IN THE C-G DISTRICT TO A DETAILED SITE PLAN AND PUBLIC HEARING. THE APPLICANT WILL PROVIDE A MODIFIED DESIGN ON THE EAST SIDE OF THE BUILDING WITH THE NORTH SIDE REMAINING THE SAME WITH ADEQUATE SCREENING WITH EXISTING OR NEW. REGARDING 2, 3, 4, 6, 7,8 AND 9 OF THE STAFF REVIEW COMMENTS, THE APPLICANT WILL COMPLY. STAFF COMMENT NUMBER 5, THE APPLICANT WILL COMPLY WITH THE REQUIREMENT ON THE EAST PROPERTY LINE BUT PLANNING COMMISSION IS IN FAVOR OF MODIFYING THE REQUIREMENT DUE TO THE VEGETATION ALREADY ON THE PROPERTY. MR. INCORVAIA SAID ACCEPTING A LESS RESTRICTIVE, NOT MAKING A MODIFICATION.

Mr. Hasan seconded.

5 ayes, 0 nays

Item 5

Old Business – There was no old business.

Item 6

New business – Conditional Zoning Certificate and detailed site plan for Applewood Elementary School parking lot addition and discussion plan for Brunswick City School Board of Education office & maintenance building.

Item 7

Public Comment Period – There were no public comments.

Item 8

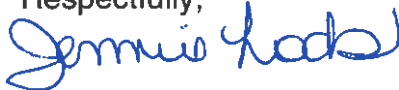
Council Representative's Report – Mr. Kuczma introduced himself to the Planning Commission and had no public comment.

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 8:37 p.m.

Respectfully,



Jennie Lods