

BRUNSWICK CITY PLANNING COMMISSION

March 21, 2024 - Caucus

6:44 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
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Jennie Lods, Planning and Zoning Coordinator
Scott Alleman, 4320 River Street
Derrick Semilia, 1550 Corporate Woods Pkwy, Green, OH
David Riley, 24502 Cornerstone, Westlake, OH
Justin Boey, 4225 Mayfair Drive
Belinda Pilger, 415 Delaware Drive
Stephen Hanudel, 4146 Blue Ridge Drive
Jason Niedermeyer, 3643 Center Road
Katey Verhest, 3643 Center Road

Chairman Shirilla called the meeting to order at 6:44 p.m.

The first item was **Vape and smoke shops text amendments**
(Public Hearing)

Ordinance Nos. 11-2024, 12-2024, 13-2024, 14-2024, 17-2024, 18-2024, and 19-2024

Chairman Shirilla was happy with Ord. No. 13-2024 regarding the 3,500 feet distance and the explanation on the electronic devices. There were no further comments from the Board members.

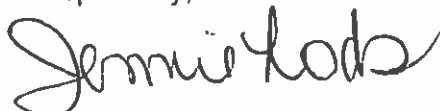
The second item was **Brunswick High School**
(Discussion Plan)

Location: 3581 Center Road
R-L District & C-G District

Ms. Lods talked about how the High School was going before the Board of Zoning Appeals on April 10, 2024 to ask for a variance on the auditorium and stage fly height and explained what a stage fly was. There were no further comments from the Board.

Chairman Shirilla adjourned the meeting at 6:48 p.m.

Respectfully,


Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

March 21, 2024

7:02 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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Stephen Hanudel, 4146 Blue Ridge Drive
Jason Niedermeyer, 3643 Center Road
Katey Verhest, 3643 Center Road

Item 1

Chairman Shirilla called the meeting to order at 7:02 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 March 7, 2024 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM MARCH 7, 2024.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 4 AYES, 1
ABSTAIN (JEFF ARONA)

Item 4 (a)

Regarding the Public Hearing – Vape and smoke shops text amendments

Vape and smoke shops text amendments

(Public Hearing)

Chairman Shirilla liked the definitions and the Board was very happy with the amendments. There were no further comments from the Board.

Public Hearing was opened at 7:05 p.m.

No one appeared at the public hearing

Public Hearing was closed at 7:05 p.m.

There were no further discussions from the Commission.

Staff Recommendations:

Staff recommends approval to City Council of the proposed legislation.

MR. ARONA MADE A MOTION TO MOVE THE VAPE AND SMOKE SHOP TEXT AMENDMENTS 11-2024, 12-2024, 13-2024, 14-2024, 17-2024, 18-2024, AND 19-2024 TO CITY COUNCIL FOR APPROVAL.

Vice-Chairman seconded.

5 ayes, 0 nays

Item 4 (b)

Regarding the discussion plan –Brunswick High School. Jason Niedermeyer and Scott Alleman were present.

Brunswick High School

(Discussion Plan)

Location: 3581 Center Road

R-L District & C-G District

Scott Alleman and Jason Niedermeyer were present. Mr. Alleman stated that they are planning to build a 301,740 sq. ft new high school that includes a theatre. Mr. Alleman discussed different sections of the high school and new academic areas outside of the high school. He went over the bus routes throughout the parking lot and the 3 parent-drop off areas on the south, east and north sides. Chairman Shirilla asked for clarification on the parking spaces and Mr. Alleman confirmed there were 34 spaces in the area Chairman Shirilla was looking at. There are 659 total spaces in all lots combined; Chairman Shirilla wanted clarification that met code. Mr. Jones stated yes it does meet Code. This does not include the parking spots behind the rec center. There are 1,399 total spaces including everything.

Mr. Alleman wanted to discuss the elevations and explained that the majority of the building is masonry. There are some aluminum panels that will break up the masonry. Chairman Shirilla asked Mr. Jones if the long building fulfills the Code requirement where it states there has to be some recesses and breakups in the building. Mr. Jones confirmed they conform with the Code. Mr. Alleman continued to discuss the elevations around the entire building.

Mr. Arona stated he liked the foot print that allows various setbacks. Mr. Arona inquired if there is security factored into the deep recesses. Mr. Alleman confirmed there will be administration presence through-out those areas. There will be access control in one area where there is no administration. Chairman Shirilla asked if the glass was going to be resistant because of the double glass doors. Mr. Alleman explained there is a laminating glazing with strong plastic between the 2 panes of glass, therefore the glass would not shatter if broken.

Mr. Niedermeyer emphasized he liked the comments regarding safety from the Board because that is one of his main concerns. He stated they are going from 48 doors with the old high school, down to 4 doors with this new school.

Mr. Hasan wanted Mr. Niedermeyer to discuss the number of students that are in the school now to make sure this new building would be able to handle that number of students and especially in future enrollments. Mr. Niedermeyer explained all the statistics and how they came to the final square footage of the new school.

No further discussions from Commission so Chairman Shirilla went onto the Staff Review Comments.

The Staff Review Comments were addressed as follows:

1. The building height of the stage area is shown at 50', which exceeds the maximum 35' permitted by Section 1252.05(f)(1); this will require a variance from the Board of Zoning Appeals. The applicant is scheduled for the BZA on April 10, 2024.
2. Provide the driveway width for the new curb cut on Excellence Drive. Mr. Jones stated that this curb cut exceeds the maximum allowed amount but he understood the bus traffic and by striping and having interiors signs, this could mitigate the size.

Before moving onto staff review comment number 3, Chairman Shirilla wanted to discuss signs according to the school being in an R-L District. Mr. Aungst stated he and the law director discussed many of these signs and they are considered internal. Mr. Jones said this school is going to be on a corner lot so this greatly increases the size allowed for signage. Chairman Shirilla asked if it would benefit the applicant to address this at the April 10, 2024 BZA meeting but Mr. Aungst stated its recommended, they come back at a later date for the signage.

3. Verify that a minimum of 17 handicap spaces, including 3 van-accessible spaces, for the 807 “educational use” spaces has been provided, pursuant to Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code. Mr. Jones stated they will look at this on the detailed site plan. Mr. Alleman said there is a total of 18 handicap spaces in the plans.
4. As required by Section 1282.08(b), a landscape plan shall be submitted with the detailed site plan indicating interior landscaping measuring a minimum of 16,140 sq. ft. (807 “educational use” spaces x 20) with a minimum of 54 trees from Plant List “A” and 432 shrubs from Plant List “D” or “E”. Trees and shrubs shall be selected and maintained to retain visibility between 3’ and 5’ above ground. Brunswick City Schools is requesting to reduce the number of shrubs, due to the size and scale of the new high school building and campus. This is similar to their request to reduce the number of shrubs planted at Brunswick Middle School, for which the Planning Commission granted a modification. The 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. Chairman Shirilla said they will need to seek a modification during the detailed site plan. Mr. Niedermeyer would like some open area and would like to collaborate with the police department about keeping open lines of site and see how they feel about the safety of the students.
5. Pursuant to Section 1282.06(g), the landscape plan shall include a notation that 10% of the total front yard area not used for parking or circulation must be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. This landscaping is in addition to parking lot interior landscaping required by Section 1282.08(b). The 10% area includes a 10’ wide landscape strip along the Center Road right-of-way. Chairman Shirilla said a modification could be granted.
6. Section 1282.08(a) requires that perimeter landscaping for any outdoor parking area shall be provided with a minimum 5’ wide perimeter screening strip containing species from Plant Lists “D” or “E” that will achieve a decorative planting with a minimum 4’ height. Mr. Alleman will include this on the detailed site plan.
7. Indicate the dumpster enclosure location on the site plan, along with the enclosure material, to ensure it is compatible with the building, pursuant to Section 1276.12(a). Additionally, provide the dimensions and materials of the shed located at the northwest side of the site near the tennis courts. Mr.

Niedermeyer said that pertaining to this area, they would like to put in a state-of-the-art baseball field in the next 4 years so he could not tell us what materials would be used for the shed until they know for sure the shed is going to be there.

8. Verify the pedestrian walkways will have a minimum 5' width, in order to accommodate two pedestrian lanes, in accordance with Section 1278.09(d)(3). Mr. Alleman will have this on the detailed site plan.
9. A photometrics plan (Sheet ES001) has been submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas. Additionally, the plan complies with the maximum one (1) footcandle at the property lines adjacent to a residential use or zoning district required by Section 1276.14(d). Pursuant to Section 1276.14(c), provide the average illumination levels on the entire site, which shall not exceed 2.4 footcandles. Also, provide the height of the light poles, which shall not exceed 25', in accordance with Section 1276.14(e). Mr. Alleman will have this on the detailed site plan.
10. A pedestrian circulation route connecting from the football stadium to the new student parking lot shall be designated on the site plan. Mr. Niedermeyer stated they understand they will need this pedestrian route but they will need some time to figure out exactly where it will be placed. Mr. Arona wanted to add that when they came before the Board for Willetts and the new Board of Education, it was discussed making pathways connecting everything on the campus together. Mr. Alleman replied that they have been discussing this and will bring this during the detailed site plan.
11. Preserving access to the east for future pedestrian connectivity is strongly encouraged, as stated in the Advance Brunswick Comprehensive Plan Update: "Planning Initiative – Multimodal Connectivity" on page 71, and "Focus Area – Plum Creek Greenway" on page 86. Chairman Shirilla didn't understand this comment. Mr. Jones explained the Plum Creek Greenway and how it will eventually extend to this area and could potentially utilize a portion of the school. Mr. Aungst explained where the other areas of this Multimodal Connectivity could be placed and hopes the School District will consider this in the future but is aware there are concerns with the creek and the path would have to cross this creek in some way. Mr. Jones said this will have to be thought about in the future, if it is at the school it will require a bridge to cross over the creek. Mr. Jones felt this is all too soon to know if this can even be considered on this site. Mr. Aungst and Mr. Niedermeyer agreed that this was discussed and they are not opposed to this idea but getting the new building built is priority. Chairman Shirilla asked Mr. Jones if this were to happen down the road, will they have to cross the creek and would this be efficient. Mr. Jones said yes, we would have to rely on existing open spaces because there are a lot of homes surrounding that area that would make it hard to put a pathway through. Mr. Niedermeyer wanted to state for the record that this would not be funded by the School District, it would have to be funded by the City. Mr. Delsanter was happy the

discussion about the Greenway came up and wanted to tank everyone for the focus on this subject. Mr. Delsanter's concern in regards to the pathway was the possible welcoming of unwanted guests on the high school property.

12. The existing ground sign is proposed to be relocated and shall be submitted with the sign package to the Division of Building. They acknowledged they will need to submit a sign package to the Building Department.

Vice-Chairman Saeger would like to see an isometric version of the building because the building is so large.

Chairman Shirilla asked Mr. Incorvaia is the applicant should or should not show any of the discussed future items on the detailed site plan because these will not happen right away. Mr. Incorvaia stated yes they can so the Board will know the future plans of this site even though certain items may require them to still come back before the Planning Commission for approval.

There were no further comments from the Board.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing for the conditional zoning certificate, provided the above items are addressed.

VICE-CHAIRMAN SAEGER MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING ON THE CONDITIONAL ZONING CERTIFICATE FOR BRUNSWICK HIGH SCHOOL, 3581 CENTER ROAD, BRUNSWICK, OHIO IN THE R-L AND C-G DISTRICT AND ALL 12 STAFF REVIEW COMMENTS HAVE BEEN DISCUSSED AND ACKNOWLEDGED FOR THE DETAILED SITE PLAN.

Mr. Hasan seconded.
5 Ayes, 0 Nays

Item 5

Old Business – Chairman Shirilla made a motion to move the May 16, 2024 Planning Commission meeting up one day to May 15, 2024. Mr. Rocha seconded. 5 Ayes, 0 Nays.

Item 6

New business – Market 42 outdoor farmers market site plan review. Brunswick Board of Education and maintenance building public hearing, conditional zoning certificate and detailed site plan and Cool Beans detailed site plan.

Item 7

Public Comment Period – There were no comments.

Item 8

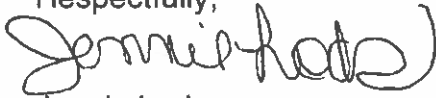
Council Representative's Report – Mr. Delsanter thanked the Commission for the amendments on the vape and smoke shops.

MR. ROCHA MADE A MOTION TO ADJOURN

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

The meeting was adjourned at 8:47 p.m.

Respectfully,

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

Jennie Lods

PLANNING COMMISSION STAFF REPORT

March 21, 2024

Vape and smoke shops text amendments

(Public hearing – Ordinance Nos. 11-2024, 12-2024, 13-2024, 14-2024, 17-2024, 18-2024, and 19-2024)

Proposed Use & Background:

The following text amendments regarding vape and smoke shops have been proposed as follows:

Ordinance No.11-2024: Section A(18) of the Brunswick Town Center SPD-2 Main Street District Design Guidelines has been amended as follows: Vape and smoke shops, which shall be permitted as a conditionally permitted use, subject to the provisions of Chapter 1274, shall not be permitted within 3,500 feet of any parcel or unified site within or outside of the City of Brunswick corporate boundaries upon which a religious institution, educational facility, or a city park is located, as measured from the nearest point of the parcel on which the vape/smoke shop is located to the nearest property line upon which religious institution, educational facility, or a city park is located.

Ordinance No. 12-2024: Section A(3) of the Brunswick Town Center SPD-2 Southeast Neighborhood Design Guidelines has been amended as follows: Vape and smoke shops, which shall be permitted as a conditionally permitted use, subject to the provisions of Chapter 1274, shall not be permitted within 3,500 feet of any parcel or unified site within or outside of the City of Brunswick corporate boundaries upon which a religious institution, educational facility, or a city park is located, as measured from the nearest point of the parcel on which the vape/smoke shop is located to the nearest property line upon which religious institution, educational facility, or a city park is located.

Ordinance No. 13-2024: Section 1256.04(m) of the Zoning Code has been amended as follows: Vape and smoke shops, which shall be permitted as a conditionally permitted use, subject to the provisions of Chapter 1274, shall not be permitted within 3,500 feet of any parcel or unified site within or outside of the City of Brunswick corporate boundaries upon which a religious institution, educational facility, or a city park is located, as measured from the nearest point of the parcel on which the vape/smoke shop is located to the nearest property line upon which religious institution, educational facility, or a city park is located.

Ordinance No.14-2024: Section A(9) of the Brunswick Town Center SPD-2 Northwest Neighborhood Design Guidelines has been amended as follows: Vape and smoke shops, which shall be permitted as a conditionally permitted use, subject to the provisions of Chapter 1274, shall not be permitted within 3,500 feet of any parcel or unified site within or outside of the City of Brunswick corporate boundaries upon which a religious institution, educational facility, or a city park is located, as measured from the nearest point of the parcel on which the vape/smoke shop is located to the nearest property line upon which religious institution, educational facility, or a city park is located.

Ordinance No. 17-2024: Establish Sections 1242.02(32.1) and (84.1) of the Codified Ordinances of the City of Brunswick to read as follows:

Section 1242.02(32.1): "Electronic Smoking Device: Any device that may be used to deliver any aerosolized or vaporized nicotine or any other substance to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen or e-hookah. Electronic Smoking Device includes any component, part, or accessory to such a device, whether or not sold separately, and also includes any substance intended to be aerosolized or vaporized by such device, whether or not the substance contains nicotine. Electronic Smoking Device does not include drugs, devices, or combination products authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug and Cosmetic Act."

Section 1242.02(84.1): "Tobacco Products: (a) Any product containing, made of, or derived from tobacco or containing any form of nicotine that is intended for human consumption or is likely to be consumed, whether smoked, heated, chewed, dissolved, inhaled, absorbed, or ingested by any other means, including, but not limited to, a cigarette, cigar, pipe tobacco, chewing tobacco, snuff or snus; (b) any Electronic Smoking Device and any substances that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine; and (c) any component, part, or accessory of (a) or (b), whether or not any of these contain tobacco or nicotine, including, but not limited to, filters, rolling papers, blunt or hemp wraps, or pipes. Tobacco Products do not include drugs, devices, or combination products authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug and Cosmetic Act."

Ordinance No. 18-2024: Establish Section 1274.17 of the Codified Ordinances to provide additional conditional use standards for vape and smoke shops as follows:

"Vape and smoke shops are conditionally permitted uses in specified Zoning Districts in the City, as same may be amended from time to time. In addition to the specific requirements contained in the Zoning Code for each specified Zoning District, vape and smoke shops are subject to the specific provisions of this Chapter 1274 and the provisions below:

- (a) No vape/smoke shop shall be permitted to be located within 1,000 feet of any existing vape/smoke shop, as measured from the nearest property lines of each respective property and/or unified site. This restriction does not apply to any vape/smoke shop that is currently operating in accordance with all applicable law as of the effective date of this Ordinance.
- (b) Any Conditional Use Permit issued pursuant to this Chapter shall be valid only with respect to the person/entity and location for which same was issued. The transfer of any Conditional Use Permit issued pursuant to this Chapter is prohibited.
- (c) Any Conditional Use Permit issued shall be revoked and the person/entity and location for which same was issued shall be prohibited from applying for or being issued a new Conditional Use Permit for a period of one (1) year from the date of revocation consistent with the penalty provisions contained in Section 636.19."

Ordinance No. 19-2024: Section 1242.02(94) of the Codified Ordinances pertaining to the definition of vape and smoke shops has been amended as follows: "A retail establishment that offers electronic smoking devices and/or tobacco products for retail sale."

City Council held their first reading on the above ordinances on February 12, 2024.

Staff Recommendations:

Staff recommends approval to City Council of the proposed legislation.

Brunswick High School

(Discussion plan)

Location: 3581 Center Road
R-L District & C-G District

Proposed Use & Background:

An application has been submitted to construct a 301,740 sq. ft. new high school with a 1,785-student capacity on the site of the existing Towslee Elementary School, which will be demolished. The proposed facility will house a new gymnasium with a seating capacity of 2,000 people, including auxiliary seating for 400 people. The new auditorium will have a seating capacity of 1,000 persons. Each grade will have its own wing, with Grades 9 and 10 in the southeast section of the building, and grades 11 and 12 in the southwest portion of the facility. Proposed features on the site include a new baseball field with a band practice field overlay; a new softball field relocated from the Willets Middle School site; and six new tennis courts with a pickle ball overlay.

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.

The building is located 306' from the Center Road right-of-way on the south side of the site and 85' from Arby's north property line; 121' from the east property line; 202' from the west property line; and 1,368 from the north property line, in compliance with the minimum 75' distance from all residential property lines required by Section 1274.08(a)(1). Two detention basins are located on the site: one at the northeast corner of the site and one at the southwest portion of the site.

Parking on the site will be provided as follows: 659 new parking spaces (Ohio Facilities Construction Commission suggests 693 spaces); 148 existing spaces in the Brunswick High School center lot (north of the Brunswick Recreation Center); and 592 stadium parking spaces, for a total of 1,399 spaces. Table 1276-1(b)(3) of the Zoning Code states for educational institutions, that the parking needs for these uses shall be sufficient for the proposed use; a specific formula is not listed. No parking, loading or servicing shall be located on street rights-of-way or landscaped areas. Parking spaces measure 9' wide x 19' long for 90° angle parking, with a 24' aisle width, pursuant to Table 1276-3. A combination of

heavy duty, medium duty, and standard duty pavement will be installed for the parking lots and driveways.

Traffic circulation for buses will be as follows: the loading spaces for 35 buses will be located on the west side of the building. Buses will arrive and depart on Boyer Drive and Excellence Drive from the south side of the proposed bus lot and exit from the north end. Arriving buses from north on Excellence Drive and south on Boyer Drive will proceed on the drive south of the tennis courts and loop into the south end of the bus lot. Buses will also enter Excellence Drive at Center Road and proceed to the south end of the bus lot. Upon exiting the high school site, buses are anticipated to make a left turn to proceed west or south on Excellence Drive. Buses will then travel westward, then northward past Willets Middle School, or south to Center Road (right-turn). Buses can also proceed westward and then southward on Boyer Drive to Center Road for both left-hand and right-hand turns.

Traffic circulation for parent drop-off by car will occur at three locations for even distribution as follows: The first location is on the south side of the new high school near Center Road. Car access will be at the traffic signal at Center Road and Parschen Boulevard, and shall circulate counterclockwise into the proposed drop-off lane. Upon exiting the site, cars will proceed around the loop and return to the Center Road/Parschen Boulevard intersection or exit to Excellence Drive, where a right-turn only would be permitted onto Center Road. The exit west to Excellence Drive will be monitored and use prohibited during the short time frame at the end of the school day when a large number of buses are exiting the site; normal traffic flow will resume after the buses depart.

The second parent drop-off location is at the northeast corner of the new high school. Cars will enter at the Center Road and Parschen Boulevard intersection. In addition to connecting into the south drop-off loop, cars would proceed north to the northeast drop-off loop. Car stacking will occur in the loop and along the drive east of the building. "No Standing" signs will be installed along the east curb of the drive north of Center Road from the entrance to first drop-off location described above, then south to Center Road. This will prevent cars from blocking the entrance to both loops and from backing up onto Center Road. Any cars unable to enter loop one, or unable to stack north of the loop one entrance, will be directed to proceed north, west, or loop south via the visitor parking lot and proceed to the third drop-off location at the center lot north of the Brunswick Recreation Center.

The third parent drop-off location is within the Brunswick High School-owned center lot north of the Recreation Center. A new curb cut is being installed on Excellence Drive (north side lot). Cars will enter/exit from both Boyer Drive and Excellence Drive (north side). Vehicles will loop counterclockwise within the lot. Students will walk to the high school eastward on the north and south sidewalks.

Student parking will be available in three lots: the new parking lot north of the new staff lot containing 291 spaces; the Brunswick High School center lot north of the Recreation Center containing 148 spaces; and the stadium lot consisting of 592 spaces, for a total of 1,031 parking spaces.

Staff parking will be in the north lot consisting of 133 spaces. Brunswick City School District policy requires teachers to delay leaving the site until approximately 15 minutes after the student drivers exit the site in order to reduce traffic surges. Once a large portion of the student drivers have left, staff will be able to leave the property using the available exits.

Visitor parking will be located in the lot south of the new high school where the security entrance will be established. All visitors will be required to pass through the security checkpoint. A sub-loop is provided for access to the visitor parking lot via the Center Road/Parschen Boulevard traffic signal.

The service area for the new high school is on the east side of the building, which can be accessed from any of the driveways at non-peak times. However, the primary entrance point is Center Road at the east traffic signal. An alternate route will be on Boyer Drive or the north end of Excellence Drive from Willets Middle School and along the newly proposed fields.

In accordance with Section 1278.09(d), pedestrian walkways have been provided around the proposed high school at all doorways, along with bus and car parking lots. These walkways are connected to Center Road, Cuyahoga Community College, Brunswick Recreation Center, the high school stadium, and to/from the athletic fields. Due to safety concerns, pedestrian crossings are limited on Excellence Drive; however, a crossing has been provided at Tri-C connecting to the new building, and from the Recreation Center to the athletic fields. A crossing is indicated west of Boyer Drive connecting to an existing walkway. Bike racks will be provided on the south side of the site.

The building will be constructed with masonry in dark brown, along with shades of light, medium, and charcoal gray, in addition to metal panels, to break up long walls of the building and lessen the bulk of the structure, in compliance with Section 1278.08(c), (d), (e), and (j).

Staff Review Comments:

1. The building height of the stage area is shown at 50', which exceeds the maximum 35' permitted by Section 1252.05(f)(1); this will require a variance from the Board of Zoning Appeals.
2. Provide the driveway width for the new curb cut on Excellence Drive.
3. Verify that a minimum of 17 handicap spaces, including 3 van-accessible spaces, for the 807 "educational use" spaces has been provided, pursuant to Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code.
4. As required by Section 1282.08(b), a landscape plan shall be submitted with the detailed site plan indicating interior landscaping measuring a minimum of 16,140 sq. ft. (807 "educational use" spaces x 20) with a minimum of 54 trees from Plant List "A" and 432 shrubs from Plant List "D" or "E". Trees and shrubs shall be selected and maintained to retain visibility between 3' and 5' above ground. Brunswick City Schools is requesting to reduce the number of shrubs, due to the size and scale of the new high school building and campus. This is similar to their request to reduce the number

of shrubs planted at Brunswick Middle School, for which the Planning Commission granted a modification. The 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.

5. Pursuant to Section 1282.06(g), the landscape plan shall include a notation that 10% of the total front yard area not used for parking or circulation must be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. This landscaping is in addition to parking lot interior landscaping required by Section 1282.08(b). The 10% area includes a 10' wide landscape strip along the Center Road right-of-way.
6. Section 1282.08(a) requires that perimeter landscaping for any outdoor parking area shall be provided with a minimum 5' wide perimeter screening strip containing species from Plant Lists "D" or "E" that will achieve a decorative planting with a minimum 4' height.
7. Indicate the dumpster enclosure location on the site plan, along with the enclosure material, to ensure it is compatible with the building, pursuant to Section 1276.12(a). Additionally, provide the dimensions and materials of the shed located at the northwest side of the site near the tennis courts.
8. Verify the pedestrian walkways will have a minimum 5' width, in order to accommodate two pedestrian lanes, in accordance with Section 1278.09(d)(3).
9. A photometrics plan (Sheet ES001) has been submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas. Additionally, the plan complies with the maximum one (1) footcandle at the property lines adjacent to a residential use or zoning district required by Section 1276.14(d). Pursuant to Section 1276.14(c), provide the average illumination levels on the entire site, which shall not exceed 2.4 footcandles. Also, provide the height of the light poles, which shall not exceed 25', in accordance with Section 1276.14(e).
10. A pedestrian circulation route connecting from the football stadium to the new student parking lot shall be designated on the site plan.
11. Preserving access to the east for future pedestrian connectivity is strongly encouraged, as stated in the Advance Brunswick Comprehensive Plan Update: "Planning Initiative – Multimodal Connectivity" on page 71, and "Focus Area – Plum Creek Greenway" on page 86.

12. The existing ground sign is proposed to be relocated and shall be submitted with the sign package to the Division of Building.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate, provided the above items are addressed.