

## BRUNSWICK CITY PLANNING COMMISSION

April 4, 2024 - Caucus

6:36 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  
Tyler Smith, 1310 Sharon Copley Road  
Tyler Klutts, 1310 Sharon Copley Road  
Brad & Sharon Massie, 1095 Kent Drive  
Nathan Wagner, 3714 Bramblewood Drive  
Carl Meyer, 1129 Warren Drive  
John Yark, 3700 Bramblewood Drive  
Nick Kyriazis, 2185 Southpoint Trail  
Scott Alleman,  
Jason Niedermeyer, 3643 Center Road  
Stephen Hanudel, 4146 Blue Ridge Drive  
Ben & Laura Cavey, 4725 Sharon Copley  
Kristy Piper, 3565 Fireside Drive  
Kathy Verhest, 3643 Center Road

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

The first item was **Market 42 outdoor farmer's market**  
(Site plan review)

Location: 2099 Pearl Road  
SPD – 8

Vice-Chairman Saeger was concerned about parking. Mr. Jones said we could ask the applicant what the projected number of patrons that they are anticipating are going to be there during those times. Mr. Arona asked Mr. Jones if administration discussed additional parking. Chairman Shirilla wanted to know what the 975 sq. ft. was about. Mr. Hasan brought some material regarding parking times during certain times of the day. There were no further comments from the Commission.

The second item was **Brunswick Board of Education and maintenance building**  
(Public hearing, conditional zoning certificate and detailed site plan)

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

Chairman Shirilla was happy the footprint of this building is smaller than Willets. There were no further comments from the Commission.

The third item was **Cool Beans**

(Detailed site plan)

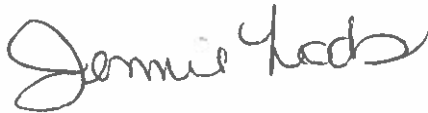
Location: 1591 Pearl Road

C-G District

Mr. Arona wanted to know if they talked about a bicycle rack. There were no further comments from the Commission.

Chairman Shirilla adjourned the meeting at 6:44 p.m.

Respectfully,

A handwritten signature in cursive script that reads "Jennie Lods". The signature is written in dark ink and is positioned above the printed name.

Jennie Lods

## BRUNSWICK CITY PLANNING COMMISSION

April 4, 2024

6:56 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  
Jennie Lods, Planning and Zoning Coordinator  
Tyler Smith, 1310 Sharon Copley Road  
Tyler Klutts, 1310 Sharon Copley Road  
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Nick Kyriazis, 2185 Southpoint Trail  
Scott Alleman,  
Jason Niedermeyer, 3643 Center Road  
Stephen Hanudel, 4146 Blue Ridge Drive  
Ben & Laura Cavey, 4725 Sharon Copley  
Kristy Piper, 3565 Fireside Drive  
Kathy Verhest, 3643 Center Road

### Item 1

Chairman Shirilla called the meeting to order at 6:56 p.m.

Ms. Lods called the roll: 5 Present 0 Absent

### Item 2

Announcements or Correspondence. Matt Jones stated that Staff Review Comment number 3 in regards to the Maintenance building should be 1,600 sq. ft. and not 16,000 sq. ft.

### Item 3

Approval of March 21, 2024 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM MARCH 21, 2024.

MR. ARONA SECONDED THE MOTION. THE VOTE WAS 5 AYES, 0 NAYS

Item 4 (a)

Regarding the site plan review –Market 42 outdoor farmer’s market. Nick Kryiazis was present.

**Market 42 outdoor farmer’s market**

(Site plan review)

Location: 2099 Pearl Road  
SPD - 8

Nick Kryiazis was present and stated that the market would open at 9:00 a.m. on Saturday and 10:00 a.m. on Sunday. The restaurants inside the building don’t open until 11:00 a.m. Because of the different times they open they feel the parking is sufficient. The farmers market will only be open on Saturdays and Sundays between 9:00 a.m. and 1:00 p.m. Chairman Shirilla said there will only be about a 2 hour overlap that could be an issue but wanted to know where the employees would be parking. Mr. Kryiazis stated the employee parking will be on the north side of the building.

Mr. Arona wanted to make sure the closed off section for the Farmer’s Market is only temporary and Mr. Kryiazis stated yes, only during the Farmer’s Market, then the spaces will be open for parking.

Vice-Chairman Saeger wanted to know where the vendors will park for the Farmer’s Market. Mr. Kryiazis said the south side of the building. Vice-Chairman Saeger asked Mr. Jones if he felt this was sufficient. Mr. Jones said he feels like this could be a trial thing to see how it goes and could possibly scale back the vendors if it becomes an issue and they won’t truly know until they try it.

Mr. Hasan said he is in favor of this and is not worried about the parking. He wanted to discuss the EV chargers. Why not put the chargers on the other island that is not closed. Mr. Jones stated we are not approving the EV Chargers as of now, that would be something they would have to come back to Planning for.

Chairman Shirilla said the staff comments stated 102 spaces but Mr. Kryiazis said 109. Mr. Kryiazis said the 102 is the correct amount.

Mr. Kuczma wanted to know if they would have to follow all City regulations regarding the vendors and Mr. Jones said yes.

Mr. Arona asked about the health department getting involved with the outdoor market and Mr. Aungst said as long as there is no hot food, etc., the health department would only monitor the indoor market.

Chairman Shirilla started to discuss the staff review comments. Regarding number 1 on the parking spaces, he felt the Commission could modify this.

Staff review 2, regarding the EV chargers, this will be addressed when the time comes and they would need to come back to Planning. Regarding number 3, pertaining to the guidelines, if the Commission wanted to change anything they could now per Mr. Jones.

Vice-Chairman Saeger wanted to know if the parking had to go through council and Mr. Incorvaia said no. Mr. Jones said only if the applicant were changing the guidelines it would have to go through council.

No further discussions from Commission.

**The Staff Review Comments were addressed as follows:**

1. With the elimination of the 27 parking spaces for the farmers market, 102 spaces will remain; Table 1276-1(d)(3) and (4) of the Zoning Code require a minimum 117 parking spaces. The farmers market will occur when the restaurants, which require 71 parking spaces, are at less than 50% patron capacity. 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 as authorized by this subsection. **THE PLANNING COMMISSION APPROVED THIS MODIFICATION.**
2. The future EV charging stations are a conditionally permitted use, pursuant to Section 1292.03(a), which will require the submission of a conditional zoning certificate application and additional information regarding the size and height of the charging stations, in compliance with Section 1292.03(a)(2). A public hearing will be necessary. **THE APPLICANT WOULD HAVE TO COME BACK TO PLANNING WITH ANY PROPOSED EV CHARGERS.**
3. As permitted by Section 3.3(3) of the SPD-8 Development Guidelines, the Planning Commission may attach written supplemental provisions to the plan. These supplemental requirements may be adopted by the Commission without a public hearing or action by City Council. **THERE ARE NO CHANGES BEING MADE TO THE GUIDELINES.**

**Staff Recommendations:**

Staff recommends approval of the outdoor farmers market, pending the Planning Commission's ruling on the parking modification, and provided the above items are addressed.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE OUTDOOR FARMERS MARKET WITH THE FOLLOWING MODIFICATION FOR MARKET 42 OUTDOOR FARMERS MARKET, 2099 PEARL ROAD, BRUNSWICK, OHIO IN THE SPD-8. THE APPLICANT IS REQUESTING A MODIFICATION TO ELIMINATE 27 PARKING SPACES ONLY FOR THE DURATION OF THE FARMERS MARKET WHICH IS EXPECTED TO BE FROM 8:00 A.M. TO 2:00 P.M. ON SATURDAY AND SUNDAY. AS PERMITTED BY SECTION 1276.15(b) THE PLANNING COMMISSION MAY MODIFY THE SPECIFIC STANDARDS IN THIS CHAPTER AND APPROVE A LESS RESTRICTIVE PARKING REQUIREMENT IN UNIQUE SITUATIONS AND WHERE SUCH STANDARDS ARE CLEARLY INAPPLICABLE. I WOULD SAY THAT THIS IS A UNIQUE SITUATION AND I THINK THAT THE PUBLIC INTEREST IS SERVED BY THE ADDITION OF THE MARKET AND BECAUSE THE 27 PARKING SPACES WILL ONLY BE ALLOCATED FOR THE MARKET DURING THE MARKET TIMES. NUMBER 2 OF THE STAFF REVIEW COMMENTS DOES NOT APPLY BECAUSE THAT IS A FUTURE REQUEST. PER ITEM NUMBER 3 THIS REQUEST WILL BE APPROVED BY PLANNING COMMISSION THIS EVENING.

Vice Chairman Saeger seconded.  
5 Nays, 0 Nays

#### Item 4 (b)

Regarding the public hearing, conditional zoning certificate and detailed site plan – Brunswick Board of Education and maintenance building Jason Niedermeyer and Scott Alleman were present.

#### **Brunswick Board of Education and maintenance building**

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

Location: 1045 Hadcock Road (former Willets Middle School)

R-L District

Jason Niedermeyer and Scott Alleman were present. Mr. Alleman discussed the site plan that he displayed on the television screens. He stated a large portion of the building is on a flood plain so they had to place the building on the existing soft ball field which will be relocated to the high school. The foot print of the building is less and they are reducing hard surface. They are planning to put 15 trees around the perimeter of the site but keep them out of the parking areas. Mr. Alleman said they connected the existing pathways that are on site. Coming from the west on Hadcock to the new sidewalk pathway on the west and south side of the building. They striped a walkway for pedestrians. That pathway follows through to the stadium and the high school. This was one of the comments at the last meeting.

Chairman Shirilla liked that the footprint of the building is much smaller now. Chairman Shirilla wanted to know about the operation hours of the maintenance building. Mr. Alleman answered 7:30 a.m. to 3:30 p.m. Chairman Shirilla wanted to know that because the doors face north toward residential area.

Chairman Shirilla wanted to know about interior landscaping under staff review comment number 4. Would they consider doing foundation landscaping on the outside of the entrance of the building. He wanted to know how they plan to get to the 1,600 sq. ft.? Mr. Jones said they are asking for a modification to not have to put in the 1,600 sq. ft.? Chairman Shirilla asked Mr. Incorvaia if we could modify it down to zero landscaping. Mr. Aungst said we have allowed potted flowers in the past because they are easier to maintain. Mr. Arona was under the impression that the planting of the trees was offered by the applicant so that the Commission would consider making the modification on the interior landscaping. Mr. Hasan said the applicant is asking for relief from 4 and 5 and instead will plant the trees around the perimeter of the property. Mr. Incorvaia looked into the question that was asked by Chairman Shirilla regarding the less restrictive landscaping and Mr. Incorvaia said it could in theory be zero, it does not specify an amount.

Chairman Shirilla asked will there be a dumpster on site? Mr. Alleman stated no there will be no dumpster on site.

Regarding the bike rack, Mr. Niedermeyer stated they do not have any plans to add a bike rack at this building but could add one at a later date if needed. Mr. Niedermeyer then added that he will add a bike rack.

Regarding number 3, Mr. Jones will need this on the site plan for engineering approval. Regarding 4 and 5 those were discussed and the modification will be fulfilled with trees and mounding. Regarding number 6, stormwater calculations shall be submitted to the City Engineer. Lastly, regarding number 7, the applicant will submit the final site plan for engineering approval with some above additions added to it.

No further discussions from Commission.

Public Hearing was open at 8:19 p.m.

John Yanky of 3700 Bramblewood Drive addressed the Board. He was concerned about the creek that used to flood that caused flooding into the basements of the homes on Bramblewood Drive and wanted to make sure there were not going to be any changes to the swale or the creek.

Carl Meyer of 1129 Warren, wanted to know if anything was going to be done about cutting down on the light trespass that comes off one of the poles by Willetts.

Nathan Wagner of 3714 Bramblewood Drive, he is at the northeast side of the project. He stated there are no trees on the school property now so he gets the shining of the security lights into his home. He wanted to bring up the stagnant water that has nowhere to be drained due to a mounding. He talked about the speedbumps on excellence drive, will they be put back? Will this be gated because he sees cars there at night.

Mr. Massey of 1095 Kent Drive, wanted to know why they decided to put the maintenance building in this location.

Public Hearing was closed at 8:27 p.m.

Mr. Jones discussed the water to the east; he said a lot of what drains toward that creek is hard surface area but the applicant is reducing the amount of hard surface so that will help that situation. They will be doing some regrading so this will be checked out.

Mr. Jones talked about the mound that could eliminate some lighting issues. Mr. Jones said this new building is proposing less lighting than what is there now.

Mr. Jones said he will keep in mind regarding the flooding issues on Bramblewood and this will be looked at during the final site plan.

Mr. Niedermeyer shares concerns with the speeding through that area and he stated there is still 1 speed bump but the other was taken out by a snow plow. He said he will look into the fact the radar was taken out. Mr. Niedermeyer said they have 94 acres on this campus and this was the best area for the maintenance building and Board of Education. He doesn't think the residents will see as much traffic there now as there was when it was a middle school. He is going to make sure there is limited access to the facility after hours.

Mr. Hasan wanted to know how tall the current poles are vs the new poles? Mr. Alleman said currently they are 45 feet tall and the new light poles are being reduced to 20-feet.

Chairman Shirilla wanted to know what the percentage in reduction in hard surface was? Mr. Alleman said about a 40 percent reduction.

No further discussions from Commission.

**The Staff Review Comments were addressed as follows:**

1. 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 NO.
2. The Administration suggests providing a bike rack by the Board of Education facility. THE APPLIANT WILL ADD THE BIKE RACK.
3. The width of the two drives on Excellence Drive (private street) is shown at 24', in compliance with Table 1276-4; provide the width at the curb; a minimum of 30' is required. THE WILL BE PROVIDED ON THE FINAL SITE PLAN.
4. 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, which shall be designated on the site plan. Section 1282.08(b)(2) requires a minimum of 6 trees from Plant List "A" and 48 shrubs from Plant Lists "D" or "E"; however, no interior landscaping is shown. 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. A MODIFICATION WAS MADE TO ALLOW A LESS RESTRICTIVE LANDSCAPING REQUIREMENT BUT THE APPLICANT WILL PROVIDE A MOUND THAT WILL BE SUBJECT TO ENGINEERING APPROVAL AND THE APPLICANT IS ADDING 15 TREES TO THE PERMIMETER OF THE PROPERTY.

5. 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'. In lieu of the above, fifteen Tupelo black gum trees with a 2-1/2" caliper are shown on Sheet L1.1; however, no shrubs are indicated. As permitted by Section 1282.10(a), as stated in Item 4 above, the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. The concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter. A MODIFICATION WAS MADE TO ALLOW A LESS RESTRICTIVE LANDSCAPING REQUIREMENT BUT THE APPLICANT WILL PROVIDE A MOUND THAT WILL BE SUBJECT TO ENGINEERING APPROVAL AND THE APPLICANT IS ADDING 15 TREES TO THE PERMIMETER OF THE PROPERTY.
6. Stormwater calculations shall be submitted to the City Engineer. THE APPLICANT WILL COMPLY.
7. All requirements shall be adhered to on the conditional zoning certificate. THE APPLICANT WILL COMPLY
8. Final site plan approval is subject to engineering approval. THE APPLICANT WILL COMPLY.

**Staff Recommendations:**

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

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN WITH THE FOLLOWING MODIFICATIONS FOR BRUNSWICK BOARD OF EDUCATION AND MAINTENANCE BUILDING, 1045 HADCOCK ROAD, BRUNSWICK, OHIO IN THE R-L DISTRICT WITH THE FOLLOWING CONDITONS: REGARDING STAFF REVIEW COMMENT NUMBER 1, THE APPLICANT HAS STATED THAT THERE WILL BE NO DUMPSTERS ON SITE. REGARDING STAFF REVIEW COMMENT NUMBER 2, THE APPLICANT WILL PROVIDE BIKE RACKS AND THAT CAN BE APPROVED ADMINISTRATIVELY REGARDING THE LOCATION. REGARDING STAFF REVIEW COMMENT NUMBER 3, THE APPLICANT HAS STATED THEY DO COMPLY WITH THE REQUIREMENT AND WILL PROVIDE THE NUMBERS TO ADMINISTRATION. REGARDING STAFF REVIEW COMMENTS NUMBER 4 AND 5, THE APPLICANT IS NOT ABLE TO MEET THE REQUIREMENTS OF 1282.08(b) REGARDING INTERIOR LANDSCAPING AND 1282.06(g) REGARDING THE MINIMUM 10 PERCENT OF THE TOTAL FRONT YARD AREA ON EXCELLENCE DRIVE BEING LANDSCAPED, THE PLANNING COMMISSION FINDS THAT THE INTENTS OF THOSE CHAPTERS SHALL BE MET WITH THE FOLLOWING SUBSTITUTIONS FOR THOSE 2 REQUIREMENTS. NUMBER 1, THE APPLICANT HAS SHOWN IN THEIR PLANS THAT THEY ARE ADDING 15 TUPELO BLACK GUM TREES WITH A 2 ½" CALIPER AS SHOWN IN SHEET L1.1. THE APPLIANT HAS ALSO AGREED THAT THEY WILL CREATE A MOUND ON THE NORTH SIDE OF THE PROPERTY TO SHIELD HEADLIGHTS LEAKING FROM THEIR SITE TO THE NORTHERN EDGE OF THEIR PROPERTY. THE APPLICANT SHALL WORK WITH ADMINISTRATION AND THE ENGINEER TO LOCATE THE MOUND AND SIZE IT APPROPRIATELY. REGARDING STAFF REVIEW COMMENT NUMBER 6 AND 7, THE APPLICANT AGREES WITH THE CLARIFICATION THAT ADMINISTRATION WILL ADD TO THE CONDITIONAL ZONING CERTIFICATE A CLARIFIED TIMING OF HOURS OF OPERATIONS FOR THE TWO BUILDINGS SEPERATELY INSTEAD OF HOW IT'S CURRENTLY STATED TOGETHER. THE ADMINISTRATION WILL ADD ANOTHER CONDITON TO THE CONDITIONAL ZONING CERTIFICATE REGARDING NOISE MANAGEMENT. THE FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded.  
5 Nays, 0 Nays

Item 4 (c)

Regarding the detailed site plan – Cool Beans. Ben Cavey was present.

**Cool Beans**

(Detailed site plan)

Location: 1591 Pearl Road  
C-G District

Ben Cavey was present and stated he has been in communication with Mr. Jones. Mr. Jones said regarding the lot split statement on the staff report, those items will not have to occur right off the bat because they currently own the whole property and can develop it without a lot split. They will not need an ingress/egress easement yet. If and when a development proposal comes up for the southern portion of the site, at that point the ingress, egress would need to be established. Mr. Jones stated, number 7 about the turning radius on the north and south curbs, something was submitted to him and it does work. Mr. Jones spoke to the fire chief about this and he was ok with it.

Mr. Cavey said they did move the access from Pearl Road and widened the turning to go north and south and moved back the access to Cool Beans further back so there wouldn't be any car stacking issues. So, they moved everything back.

Chairman Shirilla stated the façade looks nice and his is happy with the detailed plan.

Mr. Jones said staff review comment pertains to the fact the applicant has to show the 10 percent of the total front yard has been met on the final site plan and they also need to verify that appropriate caliper has been provided on the trees they are providing. Lastly, they have to change one species of tree because it is not on the approved list in the Brunswick City's Code. Mr. Jones said regarding number 3, they just need to put a number on the site plan. Engineering can approve these.

Chairman Shirilla asked Mr. Cavey if the Cool Beans sign was going to be back lit and Mr. Cavey answered yet.

It was stated that BZA approved variances for the signs.

Mr. Jones talked about widening the driveway and the applicant will comply with that.

**The Staff Review Comments were addressed as follows:**

1. The driveway has been widened to 32' to provide for a right turn and left turn exit lane; the City Engineer requested a minimum width of 36'. THE APPLICANT WILL COMPLY.
2. Section 1282.06(e) requires that a minimum of 10% of the total front yard area not used for parking or circulation shall 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 shall include a 10' wide strip at the right-of-way required by this Chapter; the calculations shall be shown on the landscape plan. Additionally, the Amur Maple is listed with a 2" caliper; Section 1282.04(b)(1) requires a minimum 2-1/2" caliper. The Allegheny serviceberry is listed with a 30-gallon size; verify it has a minimum 2-1/2" caliper. The American Sycamore is not an approved species from Plant Lists "A" or "B". THE APPLICANT WILL COMPLY.

3. Interior landscaping measuring a minimum of 340 sq. ft., pursuant to Section 1282.08(b)(2), shall be indicated on the landscape plan. THE APPLICANT WILL COMPLY.
4. The dumpster is shown at the northeast corner of the site; as required by Section 1276.12(a), provide the dumpster enclosure material, which shall be comparable to the building. THE APPLICANT SAID IT WILL BE COMPARABLE TO WHATS ON THE BACK OF THE BUILDING THAT ENCLOSES THE COOLERS.
5. Verify the ground sign at the southwest corner of the site is a minimum of 5' from the Pearl Road right-of-way and 15' from the proposed side property lines. THE APPLICANT WILL COMPLY. MR. JONES NEEDS THE EXACT DIMENSIONS AND SETBACK IS.
6. Submit a Minor Subdivision Application to split Permanent Parcel #003-18D-07-040 and include an ingress/egress easement, as the common drive will service both parcels. NOT APPLICABLE AT THIS TIME.
7. Verify there is an adequate turning radius at the north and south curbs on Pearl Road to allow for emergency vehicle access. THE APPLICANT HAS COMPLIED.
8. Final site plan approval is subject to engineering approval. THE APPLICANT WILL COMPLY.

**Staff Recommendations:**

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

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE DETAILED SITE PLAN FOR COOL BEANS, 1591 PEARL ROAD, BRUNSWICK, OHIO IN THE C-G DISTRICT WITH THE FOLLOWING COMMENTS: REGARDING STAFF REVIEW COMMENT NUMBER 1, THIS HAS BEEN DISCUSSED AND THE INFORMATION WILL BE APPROVED BY ENGINEERING DURING FINAL SITE PLAN APPROVAL. REGARDING NUMBER 2, 3, 4 AND 5, THE APPLICANT HAS ACKNOWLEDGED

AND WILL PROVIDE THESE ITEMS FOR ADMINISTRATIVE REVIEW AND APPROVAL. COMMENTS NUMBER 6 IS AN ACKNOWLEDGEMENT AND FOR NUMBER 7, THE INFORMATION HAS BEEN PROVIDED TO THE CITY AND THE CIYT IS OKAY WITH IT. FINALLY, FINAL SITE PLAN IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Hasan seconded.  
5 Nays, 0 Nays

Item 5

Old Business – No old business.

Item 6

New business – Public Hearing, conditional zoning certificate and detailed site plan for Tru-Cut Saw, Conditional Zoning Certificate and detailed site plan for Applewood Elementary, Discussion plan for Laurel Hill Apartments Clubhouse and Revised discussion plan for New Brunswick Development SPD-9.

Item 7

Public Comment Period – There were no comments.

Item 8

Council Representative's Report – None.

MR. ROCHA MADE A MOTION TO ADJOURN  
Vice-Chairman Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 9:06 p.m.

Respectfully,



Jennie Lods

# PLANNING COMMISSION STAFF REPORT

April 4, 2024

## **Market 42 outdoor farmers market**

(Site plan review)

Location: 2099 Pearl Road  
SPD-8

### **Proposed Use & Background:**

Due to a high demand from local small businesses (farmers, niche food, and other retail vendors) for a venue to sell their products, an outdoor farmers market is proposed at Market 42. The Planning Commission approved the detailed site for the SPD at their meeting on December 15, 2022. Hours of operation for the farmers market will be primarily on the weekend from 8:00 a.m. to 2:00 p.m. during the summer and fall months when the majority of harvesting occurs. The applicant is anticipating 45 to 50 vendors.

The main farmers market area is located on the northeast side of the parking lot utilizing 27 spaces, along with a circulation area totaling 8,034 sq. ft. Also, there will be an extension of the farmers market using 975 sq. ft. of terrace space. Pursuant to Section 2.1(2)(d)(i) of the SPD-8 Development Guidelines, general common use event space is not to exceed 35% of the indoor area and outdoor terrace (25,769 sq. ft. x 35% = 9,020 sq. ft.); 9,009 sq. ft. is proposed.

### **Staff Review Comments:**

1. With the elimination of the 27 parking spaces for the farmers market, 102 spaces will remain; Table 1276-1(d)(3) and (4) of the Zoning Code require a minimum 117 parking spaces. The farmers market will occur when the restaurants, which require 71 parking spaces, are at less than 50% patron capacity. 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 as authorized by this subsection.
2. The future EV charging stations are a conditionally permitted use, pursuant to Section 1292.03(a), which will require the submission of a conditional zoning certificate application and additional information regarding the size and height of the charging stations, in compliance with Section 1292.03(a)(2). A public hearing will be necessary.

3. As permitted by Section 3.3(3) of the SPD-8 Development Guidelines, the Planning Commission may attach written supplemental provisions to the plan. These supplemental requirements may be adopted by the Commission without a public hearing or action by City Council.

**Staff Review Comments:**

Staff recommends approval of the outdoor farmers market, pending the Planning Commission's ruling on the parking modification, and provided the above items are addressed.

**Brunswick Board of Education and maintenance building**

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

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

**Proposed Use & Background:**

The Planning Commission, at their meeting on February 15, 2024, moved the discussion plan to a public hearing and detailed site plan 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.

As requested at the above meeting, in accordance with Section 1278.09(d) of the Zoning Code, sidewalk connectivity on the Board of Education site has been re-established to continue the path east of the former Willets Middle School to Excellence Drive. Also, a striped walkway has been added across the Board of Education parking lot leading to the building.

**Staff Review Comments:**

1. 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.
2. The Administration suggests providing a bike rack by the Board of Education facility.
3. The width of the two drives on Excellence Drive (private street) is shown at 24', in compliance with Table 1276-4; provide the width at the curb; a minimum of 30' is required.
4. 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, which shall be designated on the site plan. Section 1282.08(b)(2) requires a minimum of 6 trees from Plant List "A" and 48 shrubs from Plant Lists "D" or "E"; however, no interior landscaping is shown. 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.

5. 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'. In lieu of the above, fifteen Tupelo black gum trees with a 2-1/2" caliper are shown on Sheet L1.1; however, no shrubs are indicated. As permitted by Section 1282.10(a), as stated in Item 4 above, the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. The concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.
6. Stormwater calculations shall be submitted to the City Engineer.
7. All requirements shall be adhered to on the conditional zoning certificate.
8. Final site plan approval is subject to engineering approval.

**Staff Recommendations:**

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

**Cool Beans**

(Detailed site plan)

Location: 1591 Pearl Road  
C-G District

**Proposed Use & Background:**

The Planning Commission, at their meeting on December 14, 2023, moved the discussion plan to a detailed site plan to construct a 1,146 sq. ft. new building on a 1.16-acre site (Parcel 1), with the driveway located on the adjoining 1.40-acre property (Parcel 2), for a combined total of a 2.5625-acre parcel (Permanent Parcel #003-18D-07-040).



Staff Review Comments from the December 14<sup>th</sup> meeting have been addressed as follows:

1. One van-accessible handicap space is indicated on the site plan (Sheet 4), pursuant to Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code, that includes an 8' striping width.
2. A 10' wide parking setback and landscape strip is shown along the north, east, and south property lines. The 10' wide parking perimeter strip along the east property line meets the minimum 5' width required by Section 1282.08(a) and contains the appropriate species.
3. In accordance with Section 1276.14(a) and (c), respectively, a photometrics plan has been submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas, and a maximum average illumination level of 2.4 footcandles.
4. The location of proposed stormwater management and the stormwater outlet has been provided.
5. The height of the drive-thru canopy is 10' (Sheet A6.1) to provide for truck clearance, along with maneuverability around it.

**Staff Review Comments:**

1. The driveway has been widened to 32' to provide for a right turn and left turn exit lane; the City Engineer requested a minimum width of 36'.
2. Section 1282.06(e) requires that a minimum of 10% of the total front yard area not used for parking or circulation shall 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 shall include a 10' wide strip at the right-of-way required by this Chapter; the calculations shall be shown on the landscape plan. Additionally, the Amur Maple is listed with a 2" caliper; Section 1282.04(b)(1) requires a minimum 2-1/2" caliper. The Allegheny serviceberry is listed with a 30-gallon size; verify it has a minimum 2-1/2" caliper. The American Sycamore is not an approved species from Plant Lists "A" or "B".
3. Interior landscaping measuring a minimum of 340 sq. ft., pursuant to Section 1282.08(b)(2), shall be indicated on the landscape plan.
4. The dumpster is shown at the northeast corner of the site; as required by Section 1276.12(a), provide the dumpster enclosure material, which shall be comparable to the building.
5. Verify the ground sign at the southwest corner of the site is a minimum of 5' from the Pearl Road right-of-way and 15' from the proposed side property lines.

6. Submit a Minor Subdivision Application to split Permanent Parcel #003-18D-07-040 and include an ingress/egress easement, as the common drive will service both parcels.
7. Verify there is an adequate turning radius at the north and south curbs on Pearl Road to allow for emergency vehicle access.
8. Final site plan approval is subject to engineering approval.

**Staff Recommendations:**

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