

BRUNSWICK CITY PLANNING COMMISSION

May 2, 2024 - Caucus

6:53 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Matt Jones, City Engineer
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Jennie Lods, Planning and Zoning Coordinator
Eric Abeln, 3333 Warrenton Road

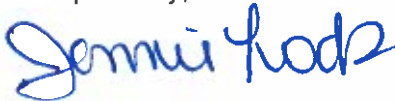
Vice-Chairman Saeger called the meeting to order at 6:53 p.m.

The first item was **Panda Express**
(Detailed site plan)
Location: 3299 Center Road
C-G District

The photometrics was discussed about the 2.5 footcandles needing a modification.

Vice-Chairman Saeger adjourned the meeting at 6:55 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

May 2, 2024

6:56 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Eric Abeln, 3333 Warrenton Road

Item 1

Vice-Chairman Saeger called the meeting to order at 6:56 p.m.
Mr. Hasan made a motion to excuse Chairman Shirilla for just cause.
Mr. Rocha seconded the motion.
4 ayes, 0 nays.

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

Item 2

Announcements or Correspondence. Jenny Zoldak was present on behalf of Matt Jones the City Engineer.

Item 3

Approval of April 18, 2024 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM APRIL 18, 2024.
MR. HASAN SECONDED THE MOTION. THE VOTE WAS 4 AYES, 0 NAYS

Item 4 (a)

Regarding the detailed site plan –Panda Express. Eric Abeln was present.

Panda Express

(Detailed site plan)

Location: 3299 Center Road
C-G District

Eric Abeln was present and talked about it being difficult to get trees because of the utility easements. They tried adding an island in the parking lot but it was too difficult. Regarding the photometrics, they tried to get it down to the 2.4 footcandle but they would really like a modification at the 2.5 footcandle to keep the dumpster safe and more lit.

Vice-Chairman Saeger stated he was happy they addressed all the comments from the last meeting. He noticed they shifted the building to bring it within the setback requirement.

Mr. Arona wanted to talk about the photometrics. He wanted to know if there were 11 poles on site? Mr. Abeln said it was necessary to reach the 2.4 footcandle requirement.

Mr. Hasan had a question on the lighting. He wanted to know the working hours. Mr. Abeln stated 10 a.m. to 10 p.m. Mr. Hasan wanted to know if the lights would be on during the closed hours. Mr. Abeln believed they would be dimmer after closing hours.

Vice-Chairman Saeger does not have a problem with the request and is looking for a motion.

Mr. Hasan wanted to know if the applicant will lower the intensity of the lights an hour after closing. The applicant will need to make sure he can do that before agreeing to it. Then Mr. Hasan asked for a 2- hour window either way.

No further discussions from Commission.

Staff Review Comments:

1. A photometrics plan has been submitted indicating an average illumination level of 2.5 footcandles for the entire parking lot and 2.6 footcandles for the dumpster enclosure area; Section 1276.14(c) permits a maximum of 2.4 footcandles. The applicant is seeking a modification on this requirement. The Planning Commission, as permitted by Section 1276.15(b), 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 3 members of the Planning Commission shall be required to approve a less restrictive improvement as authorized by this subsection. **THE APPLICANT HAS AGREED TO LOWER THE FOOTCANDLE 2 HOURS AFTER CLOSING THROUGH 2 HOURS BEFORE OPENING FOR BUSINESS.**
2. Final site plan approval is subject to engineering approval. **THE APPLICANT WILL COMPLY.**

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's ruling on the photometrics modification.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE DETAILED SITE PLAN FOR PANDA EXPRESS, 3299 CENTER ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE PHOTOMETRICS PLAN SHOWS THE AVERAGE 2.5 ILLUMINATION AND THE 2.6 FOR THE DUMPSTER AREA. THE APPLICANT WILL TURN THE LIGHTS DOWN AND REDUCE THE LIGHTING 2 HOURS AFTER CLOSING THROUGH 2 HOURS BEFORE OPENING FOR BUSINESS. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), 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 3 MEMBERS OF THE PLANNING COMMISSION SHALL BE REQUIRED TO APPROVE A LESS RESTRICTIVE IMPROVEMENT AS AUTHORIZED BY THIS SUBSECTION. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

VICE-CHAIRMAN SAEGER WANTED THIS ADDED TO THE MOTION: THE APPLICANT WILL REDUCE THE LIGHTING AT LEAST BY 50 PERCENT DURING THOSE CLOSED HOURS.

Mr. Rocha seconded.
4 Nays, 0 Nays

Item 5

Old Business – NONE.

Item 6

New business – Brunswick High School.

Item 7

Public Comment Period – There were no comments.

Item 8

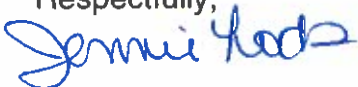
Council Representative's Report – None.

MR. ROCHA MADE A MOTION TO ADJOURN

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

The meeting was adjourned at 7:11 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

May 2, 2024

Panda Express

(Detailed site plan)

Location: C-G District

3299 Center Road, Marc's Plaza, east of Wendy's

Proposed Use & Background:

The Planning Commission, at their meeting on March 7, 2024, moved the discussion plan to a detailed site plan to construct a 2,400 sq. ft. new restaurant with dual drive-thru lanes on a 0.95-acre site located east of Wendy's that will contain 38 indoor seats and 26 outdoor patio seats, for a total of 64 seats. Forty-six (46) parking spaces (including two handicap spaces, one van-accessible) will be provided, in compliance with the minimum 32 spaces required by Table 1276-1(d)(4) of the Zoning Code, and Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code. The front yard parking zone width of 43' complies with the maximum 45' width permitted by Section 1260.07(b). The minimum 130' stacking area for waiting cars in the two drive-thru lanes has been met, in accordance with Section 1276.10(j).

Restaurants are a permitted use in the C-G General Commercial District, pursuant to Section 1260.02(g) of the Zoning Code.

The Planning Commission, at their meeting on February 1, 2024, approved the lot split to create the Panda Express parcel that will be split from the main 16.68-acre Marc's Plaza parcel. The restaurant parcel, along with the two parcels created by the lot split, will be governed by a reciprocal easement agreement (REA) that will allow mutually beneficial cross-parking and ingress/egress.

The majority of the Staff Review Comments from the March 7th meeting have been addressed as follows:

1. The building has been moved forward to 71.5' from the Center Road right-of-way, with the covered patio located 58.5' from the Center Road right-of-way, in accordance with the maximum 60' permitted by Section 1260.05(a)(2)(B). As a covered patio is considered a structure, the front yard setback is being measured from the front edge of the patio.
2. Pursuant to Section 1282.08(b), interior landscaping measuring a minimum of 920 sq. ft. (46 spaces x 20 sq. ft.) is necessary; 1,131 sq. ft. has been provided containing 3 trees from Plant List "A" and 38 shrubs from Plant Lists "D" or "E", in compliance with the minimum 3 trees and 25 shrubs required by Section 1282.08(b)(2). Staff had previously suggested using the striped parking areas on

the east side of the site to provide additional interior landscaping, but due to the truck turning radius, it would not be feasible.

3. Pursuant to Section 1282.06(g), a 10' wide perimeter screening strip adjacent to the Center Road right-of-way has been installed with a row of trees from Plant List "A", 25' to 35' on-center with a row of shrubs from Plant Lists "D" or "E" 3' to 4' on-center.
4. Front yard landscaping along Center Road measuring 5,800 sq. ft. (51%) has been provided, in compliance with the minimum 5% required by Section 1282.06(e).
5. The dumpster enclosure will be constructed with concrete masonry units (CMU) with a stucco coating to match the building, pursuant to Section 1276.12.

Staff Review Comments:

1. A photometrics plan has been submitted indicating an average illumination level of 2.5 footcandles for the entire parking lot and 2.6 footcandles for the dumpster enclosure area; Section 1276.14(c) permits a maximum of 2.4 footcandles. The applicant is seeking a modification on this requirement. The Planning Commission, as permitted by Section 1276.15(b), 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 3 members of the Planning Commission shall be required to approve a less restrictive improvement as authorized by this subsection.
2. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's ruling on the photometrics plan modification.