

BRUNSWICK CITY PLANNING COMMISSION

May 15, 2024 - Caucus

6:36 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
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
Carl Meyer, 1129 Warren
Jason Niedermeyer, 3643 Center Road
David Riley, 24507 Cornerstone
Stephen Hanudel, 4146 Blue Ridge Drive
Derrick Serilia, 4230 River Street
Kathy Verhest, 3643 Center

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

The first item was **Brunswick High School**

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

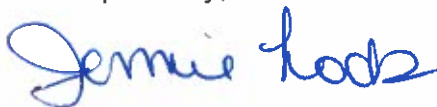
Location: 3581 Center Road

R-L and C-G District

Chairman Shirilla discussed going over the staff review comments and read the comments from Jeff Arona that were emailed in because of his absence. Vice-Chairman Saeger reiterated that we just wanted to make sure that in regards to the walkability they consider that in the future. Chairman Shirilla stated that he saw a post on social media about the future connection and especially throughout the city and referred to Mr. Kuczma on the matter. Mr. Kuczma answered yes, they had passed that during council meetings.

Chairman Shirilla adjourned the meeting at 6:41 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

May 15, 2024

6:49 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
John Rocha, Secretary
Keith Kuczma, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Director
Santo Incorvaia, Assistant Law Director
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Kathy Verhest, 3643 Center

Item 1

Chairman Shirilla called the meeting to order at 6:49 p.m.

Chairman Shirilla made a motion to excuse Jeff Arona and Abbas Hasan for just cause.
Vice Chairman Saeger seconded the motion. 3 Ayes, 0 Nays

Ms. Lods called the roll: 3 Present 2 Absent (Jeff Arona and Abbas Hasan)

Item 2

Announcements or Correspondence. There were no announcements or correspondence.

Item 3

Approval of May 2, 2024 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM May 2, 2024.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 3 AYES, 1
ABSTAIN (CHAIRMAN SHIRILLA)

Item 4 (a)

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

Brunswick High School

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

Location: 3581 Center Road

R-L and C-G District

Scott Alleman and Jason Niedermeyer were present. Regarding the detailed site plan for Brunswick High School, 3581 Center Road Scott Alleman was present. He addressed the board and stated that there were no changes to the site plan and let the board know that Towslee is currently coming down now. He went over the size of the new high school and some of the amendments in it.

Chairman Shirilla asked about the fields that were shown on the plan and wanted Mr. Alleman to confirm that they were not currently in the current phase but in the future? Mr. Alleman answered that is correct.

Chairman Shirilla went over staff review comments:

1. There were no comments on staff review comment number 1. Chairman Shirilla is in favor of granting a modification.
2. Chairman Shirilla wanted Mr. Alleman to go over what kind of landscaping they were proposing in the front of the building on Center Road so that a modification would be considered on staff review comment number 2. Mr. Alleman felt it was important to provide a 10-foot-wide landscape strip to be used as a buffer and plant some shrubs that would not grow that high. They want to screen the retention basin. Mr. Jones felt that they do meet the 10 percent number and the applicant is simply asking for a modification on the location. Vice-Chairman Saeger wanted to clarify that they are seeking a modification to relocate and is there anything Mr. Jones would like to see in the final? Mr. Jones answered he does not have a concern and he will look at the final plan to make sure it meets code.
3. Chairman Shirilla talked about number 3 and Mr. Alleman stated they tried to meet this as best they could but this was the best they could do. Mr. Jones felt that there were no reasons to screen the surrounding areas due to the fields, detention basin and the large parking lot in the back. Mr. Jones also felt that putting trees where students park would not be a good idea. This will be a full modification to remove per Chairman Shirilla.
4. Chairman Shirilla wanted to make sure the applicant was going with the 72' width on the driveway and Mr. Alleman answered yes. Mr. Jones said this needs to be wider for the bus traffic and emergency vehicle access.

5. Regarding the photometrics – Chairman Shirilla said this is what Mr. Arona was talking about in his email wanting the applicant to make the lighting uniformed with each other. Mr. Alleman said due to the size of the site, he does not perceive this as being an issue. Mr. Jones agreed that they are talking about a small percentage and that is an average over the entire area. Chairman Shirilla mentioned the poles being lowered would help as well. Mr. Aungst stated that all the lights have to have a shield on them and Mr. Alleman said they would. Mr. Aungst wanted to know if they will be dimmable and Mr. Alleman said they would be fully controlled. Vice-Chairman Saeger wanted to know if this has to be added to the conditional zoning certificate and Chairman Shirilla said we have done this in the past. Mr. Niedermeyer said that students do come to the lot at different times throughout the evening and he would like to check with safety forces on the matter. Chairman Shirilla felt Vice-Chairman Saeger could state this a certain way in the motion but with the agreement of the safety forces.
6. Regarding the moving message sign being relocated, Chairman Shirilla asked Mr. Jones about this. Mr. Jones said this should probably be put in the motion that the Commission is approving the location, but they will still need to submit the package to the building department.
7. Regarding the bike racks, Mr. Alleman said they show bike racks at both entries. They will accommodate about 12 students with bike rack spacing. That would be 6 on each entry side. Regarding the benches, there will be 6 benches, 2 at each entry point.
8. All requirements shall be adhered to on the conditional zoning certificate.
9. Final site plan approval is subject to engineering approval.

Mr. Aungst asked Mr. Alleman to show the audience the site plan on the screen for those that have not yet seen it. Mr. Alleman displayed the plans for everyone on the screens.

Mr. Kuczma wanted to know if any directional signage would be installed. Mr. Alleman answered yes, they will have site way finding throughout the site. Mr. Kuczma asked again about the practice fields and what would be there until they put them in. Mr. Alleman said the old high school and the fields would remain there for now while the new high school was being built.

Chairman Shirilla spoke about the future easement on the multi-purpose trail and where they stand on that. Mr. Niedermeyer said he has met with multiple people regarding this and they want this for the community and the cross-country team as long as it does not cost the district any money or cause a safety issue for any of the students.

Chairman Saeger felt that they would be coming back to planning once they propose the fields and the greenspace and we could bring the walking trail up at that point. Mr. Jones felt that it is too early to do too much with all of this because we have yet to see what the final layout will look like.

Mr. Aungst had a final thought. A bridge would need to be built because there are a lot of flood plains that would need to be crossed building this path.

Public Hearing was open at 7:39 p.m.

No one had any comments.

Public Hearing was closed at 7:40 p.m.

Vice-Chairman Saeger wanted to know what we were looking for as far as a modification regarding the photometrics. Mr. Jones said either we accept the current proposed levels or make them abide by the code.

Mr. Niedermeyer wanted to thank the Planning Commission for working with them and helping them grow.

No further discussions from Commission.

Staff Review Comments:

1. As required by Section 1282.08(b), 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” shall be provided. Trees and shrubs shall be selected and maintained to retain visibility between 3’ and 5’ above ground. A total of 32 trees and 19 shrubs are indicated on the landscape plan. Brunswick City Schools is requesting to reduce the number of trees and shrubs, due to the size and scale of the new high school building and campus, and for visibility of safety forces into the site. This is similar to their request to reduce the amount of landscaping installed 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. **THE PLANNING COMMISSION HAS AGREED TO MAKE A MODIFICATION ACCEPTING FEWER NUMBER OF TREES AND SHRUBS.**
2. 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 shall include a 10’ wide landscape strip along the Center Road right-of-way. A notation with the landscaping percentage has not been indicated on the landscape plan. The

applicant is seeking a modification to reduce the amount of landscaping in this area. 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 1 above. **THE PLANNING COMMISSION HAS APPROVED A LESSER PERCENTAGE OF FRONT YARD LANDSCAPING.**

3. 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. Brunswick City Schools is also seeking a modification on this requirement, as permitted by Section 1282.10(a) stated in Item 1 above. **THE PLANNING COMMISSION GRANTED A MODIFICATION TO WAIVE THIS REQUIREMENT.**
4. The driveway for the new curb cut on Excellence Drive is 72', which exceeds the maximum 45' width permitted by Table 1276-4. 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 three members of the Planning Commission shall be required to approve a less restrictive improvement. **THE PLANNING COMMISSION HAS GRANTED A MODIFICATION TO ALLOW A GREATER DRIVEWAY WIDTH.**
5. 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). However, the average illumination level on the north parking lot is 2.6 footcandles; 3.3 footcandles on the south parking lot; and 3.6 footcandles on the west parking lot, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). The height of the light poles is 25', in compliance with Section 1276.14(e). **THE PLANNING COMMISSION GRANTED A MODIFICATION TO ALLOW THE HIGHER FOOTCANDLE LEVEL AND FINDS THAT THE HIGHER LEVELS ARE APPROPRIATE AND WILL BE REDUCED BY 50 PERCENT DURING NON-ACTIVITY HOURS AND ACCORDING TO THE ADVISEMENT OF SAFETY FORCES.**
6. The existing electronic moving message ground sign will be relocated, subject to approval of the location by the Planning Commission. This sign shall also be submitted with the high school sign package to the Division of Building. **THE**

PLANNING COMMISSION HAS FOUND THE LOCATION TO BE ACCEPTABLE.

7. Provide the number of bike racks to ensure there is a sufficient amount. Will there be any outdoor seating, such as benches? **THE APPLICANT HAS AGREED TO 2 BIKE RACKS ON TWO DIFFERENT SIDES OF THE BUILDING FOR A TOTAL OF 12 BIKES AND 6 BENCHES TOTAL, WHICH IS 2 BENCHES PER ENTRY WAY.**
8. All requirements shall be adhered to on the conditional zoning certificate.
9. 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 ruling on the landscape and driveway width modifications, and provided the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR BRUNSWICK HIGH SCHOOL, 3581 CENTER ROAD, BRUNSWICK, OHIO, SUBJECT TO THE FOLLOWING COMMENTS:

1. AS REQUIRED BY SECTION 1282.08(b), 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" SHALL BE PROVIDED. TREES AND SHRUBS SHALL BE SELECTED AND MAINTAINED TO RETAIN VISIBILITY BETWEEN 3' AND 5' ABOVE GROUND. A TOTAL OF 32 TREES AND 19 SHRUBS ARE INDICATED ON THE LANDSCAPE PLAN. BRUNSWICK CITY SCHOOLS IS REQUESTING TO REDUCE THE NUMBER OF TREES AND SHRUBS, DUE TO THE SIZE AND SCALE OF THE NEW HIGH SCHOOL BUILDING AND CAMPUS, AND FOR VISIBILITY OF SAFETY FORCES INTO THE SITE. THE PLANNING COMMISSION HAS GRANTED A MODIFICATION TO ALLOW A LESSER NUMBER OF TREES AND SHRUBS THAN REQUIRED BY CODE. 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 HAS FOUND THAT THE PURPOSE OF THIS CHAPTER, AS STATED IN SECTION 1282.01, HAS BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.

2. 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. THE 10% AREA SHALL INCLUDE A 10' WIDE LANDSCAPE STRIP ALONG THE CENTER ROAD RIGHT-OF-WAY. THE APPLICANT IS SEEKING A MODIFICATION TO REDUCE THE AMOUNT OF LANDSCAPING IN THIS AREA. THE 10' WIDE LANDSCAPE STRIP WILL BE PROVIDED ALONG THE CENTER ROAD RIGHT-OF-WAY. HOWEVER, AT THE APPLICANT'S REQUEST, THE REQUIRED 10% FRONT YARD LANDSCAPING WILL BE RELOCATED ON THE SITE. THE PLANNING COMMISSION HAS APPROVED A LESSER PERCENTAGE OF FRONT YARD LANDSCAPING. 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 1 ABOVE.
3. 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. BRUNSWICK CITY SCHOOLS IS ALSO SEEKING A MODIFICATION ON THIS REQUIREMENT. THE PLANNING COMMISSION GRANTED A MODIFICATION TO WAIVE THIS REQUIREMENT, AS PERMITTED BY SECTION 1282.10(a) STATED IN ITEM 1 ABOVE.
4. THE DRIVEWAY FOR THE NEW CURB CUT ON EXCELLENCE DRIVE IS 72', WHICH EXCEEDS THE MAXIMUM 45' WIDTH PERMITTED BY TABLE 1276-4. THE PLANNING COMMISSION, AT THE RECOMMENDATION OF THE CITY ENGINEER, HAS GRANTED A MODIFICATION TO ALLOW A GREATER DRIVEWAY WIDTH. 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 HAS FOUND THAT THE OBJECTIVES OF THIS CHAPTER, AS STATED IN SECTION 1276.01, HAVE BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.

5. THE AVERAGE ILLUMINATION LEVEL ON THE NORTH PARKING LOT IS 2.6 FOOTCANDLES; 3.3 FOOTCANDLES ON THE SOUTH PARKING LOT; AND 3.6 FOOTCANDLES ON THE WEST PARKING LOT, WHICH EXCEEDS THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c). THE PLANNING COMMISSION HAS GRANTED A MODIFICATION TO ALLOW THE HIGHER FOOTCANDLE LEVELS AND HAS FOUND THAT THE HIGHER LEVELS ARE APPROPRIATE, WHICH WILL BE REDUCED BY 50 PERCENT DURING NON-ACTIVITY HOURS AND ACCORDING TO THE ADVISEMENT OF SAFETY FORCES. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), AS STATED IN ITEM 4 ABOVE, 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.
6. THE PLANNING COMMISSION HAS APPROVED THE NEW LOCATION OF THE ELECTRONIC MOVING MESSAGE SIGN. THIS SIGN SHALL ALSO BE SUBMITTED WITH THE HIGH SCHOOL SIGN PACKAGE TO THE DIVISION OF BUILDING.
7. THE APPLICANT HAS ACKNOWLEDGED AND WILL PROVIDE THE SPECIFIC NUMBER OF BIKE RACKS AND BENCHES ON THE FINAL SITE PLAN. THE APPLICANT HAS AGREED TO INSTALL 2 BIKE RACKS, ONE ON THE NORTH AND SOUTH SIDES OF THE BUILDING, FOR A TOTAL OF 12 BIKES; AND A TOTAL OF 6 BENCHES, WHICH IS 2 BENCHES PER ENTRY WAY.
8. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE.
9. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded the motion. The vote was 3 Ayes 0 Nays.

Item 5

Old Business – NONE

Item 6

New business – Culvers, Laurel Hill Apartment Clubhouse, and Mapleside SPD-10. Mapleside was discussed as being a conceptual plan.

Item 7

Public Comment Period – There were no comments.

Item 8

Council Representative's Report – None.

Mr. Jones wanted it added to the record that a traffic study is being done for the high school and will be looked at by engineering.

MR. ROCHA MADE A MOTION TO ADJOURN

Vice-Chairman seconded the motion. The vote was 3 Ayes 0 Nays.

The meeting was adjourned at 8:00 p.m.

Respectfully,

A handwritten signature in cursive script, appearing to read "Jennie Lods", written in dark ink.

Jennie Lods

PLANNING COMMISSION STAFF REPORT

May 15, 2024

Brunswick High School

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

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

Proposed Use & Background:

The Planning Commission, at their meeting on March 21, 2024, moved the discussion plan to a public hearing for the conditional zoning certificate and detailed site plan 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.

A portion of the March 21st Staff Review Comments have been addressed as follows:

1. The building height of the stage area is shown at 50', and the auditorium house height is 37', which exceeds the maximum 35' permitted by Section 1252.05(f)(1). The Board of Zoning Appeals, at their meeting on April 10, 2024, granted a 15' height variance for the stage area and a 2' height variance for the auditorium house.
2. A minimum of seventeen (17) handicap spaces, including a minimum of 3 van-accessible spaces, for the 807 "educational use" spaces have been provided, pursuant to Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code.
3. The applicant has stated the pedestrian walkways will have a minimum 5' width, in order to accommodate two pedestrian lanes, in accordance with Section 1278.09(d)(3), which shall be indicated on the final site plan.
4. A pedestrian circulation route connecting from the football stadium to the new student parking lot has been provided.

5. The dumpster enclosure is indicated on the western portion of the site near the service area and will be constructed with 8" concrete masonry units (CMU) and decorative masonry veneer, in order to be compatible with the building, pursuant to Section 1276.12(a). The gates will be black vinyl-coated chain link fence with privacy slats. This information shall be included on the final site plan. It was noted at the March 21st meeting that the location of the shed is tentative (currently, at the northwest side of the site near the tennis courts); therefore, the dimensions and materials of the shed are not definite.
6. 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. It was discussed at the March 21st meeting if a bridge would be necessary to cross over Plum Creek. The City Engineer stated it is too early in the development process to determine if this would be feasible. Brunswick City Schools stated the bridge would not be funded by them and would be a cost incurred by the City of Brunswick.

Staff Review Comments:

1. As required by Section 1282.08(b), 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" shall be provided. Trees and shrubs shall be selected and maintained to retain visibility between 3' and 5' above ground. A total of 32 trees and 19 shrubs are indicated on the landscape plan. Brunswick City Schools is requesting to reduce the number of trees and shrubs, due to the size and scale of the new high school building and campus, and for visibility of safety forces into the site. This is similar to their request to reduce the amount of landscaping installed 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.
2. 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 shall include a 10' wide landscape strip along the Center Road right-of-way. A notation with the landscaping percentage has not been indicated on the landscape plan. The applicant is seeking a modification to reduce the amount of landscaping in this

area. 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 1 above.

3. 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. Brunswick City Schools is also seeking a modification on this requirement, as permitted by Section 1282.10(a) stated in Item 1 above.
4. The driveway width for the new curb cut on Excellence Drive is 72', which exceeds the maximum 45' width permitted by Table 1276-4. 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 three members of the Planning Commission shall be required to approve a less restrictive improvement.
5. 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). However, the average illumination level on the north parking lot is 2.6 footcandles; 3.3 footcandles on the south parking lot; and 3.6 footcandles on the west parking lot, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). The height of the light poles is 25', in compliance with Section 1276.14(e).
6. The existing electronic moving message ground sign will be relocated, subject to approval of the location by the Planning Commission. This sign shall also be submitted with the high school sign package to the Division of Building.
7. Provide the number of bike racks to ensure there is a sufficient amount. Will there be any outdoor seating, such as benches?
8. All requirements shall be adhered to on the conditional zoning certificate.
9. 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 ruling on the landscape and driveway width modifications, and provided the above items are addressed.