

BRUNSWICK CITY PLANNING COMMISSION

June 20, 2024 - Caucus

6:41 p.m.

Attendance:

Joe Shirilla, Chairman
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
Tom Emling, 326 Eastland Road
Gyail Hamer, 1685 Stonebrook Lane #535
David Riley, 24507 Cornerstone
5325 Sleepy Hollow
Frank Castrullon, 1440 Rockside Road #211
Fahim Gemayel, 915 Callenda Blvd.
Gerald Wise, 7979 Holo Pkwy.
Paul Lewandowsh, 810 Amherst Lane
Beth Crouse, 1480 Lincoln Ave.
Scott Naelitz, 369 Crestway Oval
David Lauterbach, 841 Beacon Street
Scott Alleman, Then Design Architecture
Paul & Taunya Longfellow, 4424 Center Road
Andy Gray, 3660 Embassy Pkwy
Phillip Morris, 1490 Lincoln Ave.
Stephen Hanudel, 4146 Blue Ridge Drive
Justin Boey, 4225 Mayfair Drive
Cindy Wargo, 4195 Arlington Drive
Arlene Roberston, 4408 Center Road

Chairman Shirilla called the meeting to order at 6:41 p.m.

The first item was **Chapelle Roofing concrete pad and outdoor storage**

(Site plan review)

Location: 4006 Center Road

C-O District

Chairman Shirilla confirmed they fixed the setback. There were no further comments.

The second item was **Reline, Inc.**

(Discussion plan)

Location: West 130th (north of 1060 West 130th Street)

I-L District

Mr. Arona talked about the 2-dimensional façade does not match the drawings.

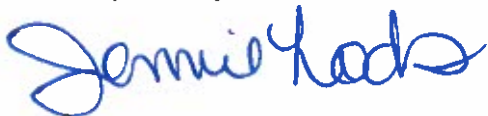
The third item was **New Brunswick Development SPD-9**
(Revised discussion plan and development guidelines)
Location: north of Brunswick Plaza (1480 Pearl Road)
C-G & R-M Districts Proposed SPD-9

The Planning Commission plans to hear some public comments regarding this.
Mr. Arona wanted to know if we need to determine whether it's an SPD before hearing the guidelines. Mr. Incorvaia said this needs to go to a public hearing first.

Old Business – revised façade for Brunswick Board of Education. Mr. Hasan wondered if we should move this up on the agenda. Mr. Incorvaia was asked about this by Chairman Shirilla, Mr. Incorvaia said just ask for any objections and there were no objections. This will become first on the agenda.

Chairman Shirilla adjourned the meeting at 6:49 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

June 20, 2024

7:03 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Matt Jones, City Engineer
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Arlene Roberston, 4408 Center Road

Item 1

Chairman Shirilla called the meeting to order at 7:03 p.m.

Miss Lods called the roll: 5 Present 0 Absent

Item 2

Announcements or Correspondence. There were no announcements or correspondence.

Item 3

Approval of June 6, 2024 minutes. The minutes date was incorrect on the agenda stating May 15, 2024 so that was corrected verbally.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM JUNE 6, 2024.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 4 AYES, 1
ABSTAIN (JEFF ARONA)

It was decided by the Commission to move Old Business up on the agenda to Item 1 with no objections.

Old Business: Brunswick Board of Education revised façade elevations. Scott Alleman was present and displayed the most current changes on the screen through WebEx. He talked about the vertical pieces on the building. Chairman Shirilla asked if the changes were due to cost? Mr. Alleman said yes that is correct. Chairman Shirilla wanted to know if there were any changes in the maintenance building and Mr. Alleman said no, there were no changes.

Mr. Arona wanted Mr. Alleman to walk through the color palette. Mr. Alleman answered and said the color palette of the revised is still tan but just a little different than the original. Mr. Arona wanted to know exactly what the colors were. Mr. Alleman said a charcoal, hazelnut brown and a warm gray. Mr. Arona asked about the vertical colors? Mr. Alleman said they will match. Mr. Alleman said the money they are saving on the building will go into the high school.

Kathy Verhest of 5914 East Law Road addressed the Board; she is the assistant superintendent. She cannot give a specific item regarding where the saved money will be going but she did say that any extra money they are saving from the Board of Education Building will be going into the high school.

Mr. Hasan talked about liking the coping in the original rendering and how he preferred that and how it framed the building. Chairman Shirilla agreed. Ms. Verhest said they can look into that.

Vice-Chairman Saeger asked Mr. Jones about the roof drainage being different. Mr. Jones said that is something they will look at during the detailed engineering review.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE REVISED FAÇADE FOR THE BRUNSWICK BOARD OF EDUCATION, 1045 HADCOCK ROAD, BRUNSWICK, OHIO (FORMER WILLITS MIDDLE SCHOOL) WITH THE FOLLOWING COMMENTS: THE DOWNSPOUTS WILL NEED TO BE REVIEWED BY ENGINEERING AND THE TRIM COLOR WILL BE CONSIDERED.

Mr. Hasan seconded.
5 Nays, 0 Nays

Item 4 (a)

Regarding the site plan review – Chappelle Roofing concrete pad and outdoor storage. Tom Emling was present.

Chappelle Roofing concrete pad and outdoor storage

(Site plan review)

Location: 4006 Center Road
C-O District

Tom Emling was present and is seeking approval for parking. He is proposing a turn around to be able to park a trailer. They meet the 10' on the west side and the 25' in the back for setbacks. He mentioned not all the trailers are there at all times. The backyard has a 6' vinyl fence and some pine trees on the south property line. Chairman Shirilla walked through the staff review comments:

1. Fence will need to stay. Applicant acknowledged.
2. Landscaping requirement will be checked on by the applicant. Mr. Jones suggested adding this to the motion.
3. Regarding the security lighting – Chairman Shirilla said wall packs would be sufficient and this will be included in the photometrics. Mr. Aungst added they will need to be shielded due to residential surrounding.
4. Regarding outdoor storage – no outdoor material or outdoor sales and the applicant has acknowledged this.
5. Mr. Jones said we need to make sure the drainage is appropriate once the concrete goes in. The applicant has no issues with the curb on the south side and this is due to drainage issues.

They need photometrics, landscaping and engineering drawings. Chairman Shirilla asked the Commission if they had an issue with those being approved administratively. The Commission has no objections. Mr. Jones would like subject to engineering approval to be added to the motion. Mr. Aungst suggested a vehicle height being added and Mr. Hasan suggested 7'. This should be added to the motion. No further discussions from Commission.

Staff Review Comments:

1. In accordance with Section 1282.06(a) and Section 1262.06(c)(6), there is an existing 6' high vinyl fence, along with some existing pine trees, to provide screening from the adjacent residential district to the rear. These screening features shall not be removed from the property. THE APPLICANT ACKNOWLEDGED.
2. Section 1262.06(c)(1) states a minimum of 50% of the front yard shall be landscaped with grass, existing plant material or trees, with additional plant material from Plant Lists "A" through "E" in Chapter 1282. The 50% landscaped area includes a minimum 10' wide screening strip along the Center Road right-of-way. The landscape plan indicates 199 sq. ft. of landscaping will be added in the northeast corner of the front yard, and a row of arborvitae along the front yard

western property line; verify the 50% requirement has been met. THE APPLICANT HAS ACKNOWLEDGED.

3. Pursuant to Section 1262.06(c)(4), all commercial uses shall provide exterior security lighting, which shall not shine on adjacent properties and shall be fixed to the building or mounted on supports which do not exceed 10' in height. Provide a photometrics plan indicating that a maximum one (1) footcandle shall not be exceeded along the south property line adjacent to a residential district, as required by Section 1276.14(d). THE APPLICANT WILL COMPLY.
4. In accordance with Section 1280.12, all outdoor storage must be approved by the Planning Commission. Section 1262.06(c)(3) states there shall be no outdoor material storage or outdoor retail sales. THE APPLICANT WILL COMPLY.
5. The proposed parking lot shall be curbed. Install a curb drain at the rear of the lot and run piping along one side of the building to connect to the storm sewer on Center Road, in order to prevent water run-off on the neighboring residential property to the south. THE APPLICANT WILL COMPLY.

Staff Recommendations:

Staff withholds recommendation of the concrete parking lot and outdoor trailers pending Planning Commission approval, and provided the above items have been addressed.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE CONCRETE PAD AND OUTDOOR STORAGE FOR CHAPPELLE ROOFING, 4006 CENTER ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS AGREED NOT TO REMOVE THE FENCE OR TREES FROM THE PROPERTY. THERE WILL BE NO OUTDOOR STORAGE OF MATERIAL. THE APPLICANT WILL PROVIDE TO ADMINISTRATION AND ENGINEERING 50 PERCENT LANDSCAPING OF THE FRONT YARD. THE APPLICANT SHALL PROVIDE PHOTMETRICS AND WILL CURB THE LOT DUE TO DRAINAGE AND WILL PROVIDE TO ENGINEERING AND ADMINISTRATION. ALL OF THE ABOVE IS SUBJECT TO ENGINEERING APPROVAL. NO TRAILERS ARE TO EXCEED 7' IN HEIGHT.

Mr. Rocha seconded.
5 Nays, 0 Nays

Item 4 (b)

Regarding the discussion plan – Reline, Inc. Frank Castrovillari was present.

Reline, Inc.

(Discussion plan)

Location: West 130th Street (north of 1060 West 130th Street)

I-I District

Frank Castrovillari was present and addressed the Planning Commission. Mr. Castrovillari stated that 2 more parking spaces were added that are not on the current plans but will be on the next set of drawings. Regarding the asphalt, they are going to use smaller trucks so there will not be an encroachment and they will be able to meet the setbacks. They will add the fire hydrants that were required. Chairman Shirilla wanted to know how much of the building was going to be visible from the road and the applicant stated all 3 sides would be visible. The applicant showed examples of the façade. The applicant stated that some windows are missing from the drawing and that will break up the building. Chairman Shirilla felt that the applicant has shown enough to break up the building on the east side. The applicant said they included windows on the south side with some man doors and this will wrap around the building about 15'. Chairman Shirilla said they are 3 points over the landscaping requirement. The applicant mentioned the photometrics were also provided.

Mr. Hasan asked if there were only 8 employees in the building and the applicant answered yes that is correct. Mr. Hasan was discussing setbacks and felt that they were encroaching on the north side even though they were going to meet the setback on the west by changing their plan. This is being looked into by our legal department and the applicant will be notified of the decision on whether or not they need to get a variance for the setback.

Staff Review Comments:

1. There will be eight (8) employees; a minimum of ten (10) parking spaces are required by Table 1276-1 to provide one space per employee (there is only one shift), plus 25% for guests, company vehicles, and employee growth. Nine spaces are shown; one additional space is required. **THE APPLICANT STATED THEY HAVE 10 PARKING SPACES.**
2. A portion of asphalt pavement near the west property line encroaches into the 25' rear setback, which is not permitted, as this is considered a structure, as defined in Section 1242.02(81). This area is needed for truck maneuverability, for which a variance will be required. **THE APPLICANT AGREED TO USE SMALLER TRUCKS AND LESSEN THAT ASPHALT; THEREFORE, THEY CAN MEET THIS REQUIREMENT.**
3. Performance standards shall be included with the detailed site plan, pursuant to Section 1266.07. **THE APPLICANT WILL COMPLY.**
4. Stormwater calculations shall be submitted with the detailed site plan. **THE APPLICANT WILL COMPLY.**
5. Per the Fire Department, add a yard hydrant on the west end of the north side of the structure. Will the building be sprinklered; if not, add an emergency vehicle access drive on the south side of the facility. **THE APPLICANT WILL COMPLY.**

6. A conditional zoning certificate application, and subsequent public hearing, will be required with the submission of the detailed site plan. Pursuant to Section 1266.04(h), warehousing that is accessory to and necessary for the support of a principally permitted or conditionally permitted use, is classified as a conditionally permitted use.

Staff Recommendations:

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

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR RELINE, INC., WEST 130TH STREET (NORTH OF 1060 WEST 130TH STREET), BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT UNDERSTANDS STAFF REVIEW COMMENTS 1 – 5 AND WILL ADDRESS THEM.

Vice-Chairman Saeger seconded.
5 Nays, 0 Nays

Item 4 (c)

Regarding the revised discussion plan and development guidelines – New Brunswick Development SPD-9. Andy Gray and Ian Jones were present.

New Brunswick Development SPD-9

(Revised discussion plan and development guidelines)

Location: north of Brunswick Plaza (1480 Pearl Road)

Current zoning C-G District & R-M District

Proposed SPD-9

Andy Gray and Ian Jones were present. Mr. Gray addressed the Board and said they have made many changes and were going to go through those this evening. Mr. Jones stated they discussed the merits of the SPD during the last meeting and could talk about that further if needed. The changes that were made were landscaping on the north corner. They added a 15' buffer on the paver street. They removed the access gate in the south corner near the townhomes. They can now connect that space with a third connection and have overflow parking. They do meet 2 in the garage and 2 in the driveway just as single homes require. They addressed some of the walking trails that were too close in some spaces so those were changed. There is a trail to overflow parking. They enlarged the round about and spent a lot of time thinking what that could be so they have enhanced and enlarged it. Regarding another comment per resident feedback was the amount of asphalt throughout the site and they can add parking but are trying to fit as much green as possible. Mr. Gray mentioned they do not want to have a sea of parking but this can be controlled with who is overseeing this. They removed the garage along the storm water management pond on the east side.

Regarding the 303 side they added some street trees and pole lights to enhance the street side. They wrapped the retail portions down the street more so they are now more dimensional. They have roughly 20,800 feet of retail now. These are some of the major changes they made. They increased the landscaping from 20 percent to 30 feet around the round a bout.

Chairman Shirilla wanted to know if they took into account the stormwater basins into the greenspace calculations. Mr. Jones said they counted the stormwater as open space. That's where they come up with the 40 percent average. The stormwater is included in the calculations. Mr. Gray said they revised all the colors of the buildings as one of the comments that were made. They want to have natural earth tones so they have 3 different colors on the buildings now. They also brought in more landscaped islands. They extended the corner patio around the retail portion. They took some time on one of the buildings to show garage elevations. They plan to flatten the grade around the round a bout.

Questions about what was shown on the screen – Mr. Arona asked about the colors on the buildings. Mr. Gray was trying to have different identities for each building even though the windows and doors are pretty much the same. Visually they want the buildings with retail to look a little different.

Mr. Arona wanted to know if there was an appropriate amount of retail and Mr. Hasan felt in his opinion there was.

Mr. Hasan discussed his opinions on the project on possibly eliminating one apartment building and adding more greenspace.

The applicants did say that all the townhomes were two story, not three-story buildings.

Mr. Arona liked some of Mr. Hasan's ideas and Mr. Jones said they could definitely look into this.

Chairman Shirilla asked Mr. Incorvaia to look at Section 1268.01(c) to see if this is worded correctly. Mr. Incorvaia said one of the purposes of the SPD is to provide a greater range and mixture of uses. Chairman Shirilla asked if an SPD should not be used to create greater density? Mr. Incorvaia answered he agrees but we need to look at the master plan.

Chairman Shirilla told the public that the Board received a 13- page design guideline. Chairman Shirilla asked for Mr. Harsany to come up and address some questions and Mr. Incorvaia said it is within the right of the Board to have the applicant have a consultant. Mr. Aungst wanted the public to know that consultant Doug Harsany does not work for the developer but in fact works for the Board. Doug Harsany was present and Chairman Shirilla asked Mr. Harsany about page 9 of the report regarding the current zoning. Based on his report if the property would stay R-M and C-G then the maximum density would be 4 homes per acre or 4 townhomes. Mr. Harsany said that is

correct. Mr. Harsany also talked about the retail lay over throughout the property. Chairman Shirilla then talked about the difference in buildings and homes if it were an SPD. Chairman Shirilla stated if he were looking at this from an SPD standpoint, it would make a big density difference. Mr. Harsany talked about the 20-acre limit; he felt the density was a bit higher than under the current zoning.

Chairman Shirilla expressed his feelings on what would draw him to this SPD as a resident that does not live within the SPD. Mr. Hasan agrees about the density issue. Mr. Hasan felt that the developer could answer some of these questions but was not present.

Vice-Chairman Saeger is not in favor of the project as it stands currently. Mr. Hasan wanted to ask Mr. Jones about the south west portion of the lot, is any of that wetland? Mr. Jones said the developer would be responsible for mitigating that. Mr. Gray said they have done a wetland study. Mr. Hasan would have to see some change in density before he would be in favor of this project. Mr. Jones wanted the Board to specify exactly what density the Board is in favor of so they can be better prepared. Mr. Hasan said he likes density in an appropriate fashion but felt that every Board member would have a different opinion.

Mr. Arona felt if they moved some density closer to Pearl Road and regarding the transition they may need some additional recreation space. Mr. Arona wanted to know what the architectural vision was for the townhomes. Mr. Jones said basic siding and corner trims. They do not yet have a design for those townhomes but want them to be cohesive with the rest of the development.

Vice-Chairman Saeger and Chairman Shirilla gave their opinions on density as well and Chairman Shirilla felt that they were not quite there.

Mr. Jones talked about the traffic study and how right now it can work but may need to be modified according to how much retail/residential there is. The study that has been prepared so far is just based on the two access points. There are many things that need to be considered and modifications would need to be made but it is too early to tell.

Mr. Arona talked about traffic – there is a lack of vehicle holding traffic on 303? Mr. Harsany answered that in regards to the traffic maneuvering throughout the site, there is not much holding space on 303. Mr. Arona talked about if the proportion of retail/commercial increased there would be more traffic coming off the site. Mr. Matt Jones said that is something that would need to be fine-tuned.

Mr. Arona discussed a couple things in Mr. Harsany's report. Mr. Arona mentioned about the 100 sq. ft. in private space within the Code as far as balconies. Mr. Gray didn't feel they could meet the 100 sq. ft. in regards to the balcony.

Mr. Delsanter stated that City Council has the final say in regards to an approval of an SPD. Mr. Delsanter feels that everyone on the Board feels the same way. He feels that

there aren't enough acres for what they are proposing. One of his main concerns is the traffic access. Mr. Delsanter feels that not enough is being brought forward.

Chairman Shirilla opened public comments at 10:18 p.m.

Beth Crouse at 1480 Lincoln Ave. She has some concerns with getting out of her road at 7 in the morning. Her other concern is 303 goes down to 2 lanes and was in an accident there. She is also concerned with the water main break on 303 that is an ongoing issue. Her neighborhood is on a decline from that area but is concerned with flooding in her area.

Scott Naeitz, 3619 Crestway Oval. He has changed a few things he was going to say after some of the Boards comments. He wanted to talk about the traffic study, who pays for this? He is also glad the Board saw the issues with the density.

Taunya Longfellow, 4424 Center Road – wanted to discuss buffers. She said there is a line of trees that would protect the neighbor. She talked about the retail portion of the project, who gets to say what goes in this SPD.

Cindy Wargo, 4195 Arlington Drive was happy we discussed the density. Would like to know if they included when school was in during their traffic study? She feels people may cut through Laurel Road.

Public Comments were closed at 10:27 p.m.

Mr. Matt Jones said in regards to the traffic study – the amount of existing traffic west of 42, that is a situation that is already there. This development will not help that current situation. The question is how much negative impact will come from this project. Turn movement modifications would have to happen on 303. The tapers that happen in that area would have to be adjusted. A left turning lane would have to be put there. There is no question the road would have to be adjusted in that area. Who pays for the modifications? Those are at the developer's expense. The only thing that is the responsibility of the city is maintaining the road. School traffic was taken into consideration during this study. Mr. Jones said we are aware of the water main breaks in that area but Cleveland Water will be asked to look at this and will have to approve it in regards to being able to handle this. Storm water runoff – yes, this development is going to create more hard surface when everything is done but that is the purpose of the storm water management ponds. There are a lot of opportunities for buffers for the surrounding residents which is a part of the Code. Restaurants, if it fits the Code and is permitted there isn't a lot we can do as far as what comes in. This is why the Commission is asking what is the vision for the retail shops they are proposing.

Mr. Ian Jones thanked the Commission for the feedback.

Mr. Aungst had a couple quick thoughts. It's great to have public input and we have a responsibility to follow the Code. It is important to know that this is an economic drive but we do not want more retail that would create even more traffic there.

No further discussions from Commission.

The applicant has requested to table the discussion plan and come back with a revised discussion plan.

Staff Review Comments:

1. Pursuant to Section 1268.01, the purposes of the SPD Special Planning District are as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment;
 - (d) To provide an effective method for the City to guide the development of such areas so as to preserve unique characteristics or to provide for the greater range or mixture of land uses when appropriate and;
 - (e) To create a regulatory structure which will allow more flexible and creative design of the built environment, within the limits of the approved conceptual development plan, than is possible with the lot-by-lot design approach of a conventional zoning district.

The Planning Commission and City Council shall determine if the above purposes have been met.

2. In accordance with Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:
 - (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 - (2) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 - (3) Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

3. Provide the amount of private open space on the balconies for each multifamily dwelling, as referred to in Section I(c)(8)(b) of the Development Guidelines. For comparison, Section 1286.04(d) regarding multifamily and mixed-use development states private open space at the ratio of 100 square feet per unit shall be provided.
4. Provide the amount of recreation space, as referred to in Section I(c)(8)(a) of the Development Guidelines; for comparison, Section 1286.04(c) regarding multifamily and mixed-use development requires a minimum of 5.8% of the development area, excluding the right-of-way. Recreation space shall be appropriately improved for use by residents and their guests, and shall include a mix of activities, such as play apparatus; active use areas for tennis, basketball or comparable activities; areas for sitting or gathering; open play fields, and walkways or other recreation improvements (except walks adjacent to a private street or drive). All recreation space shall have a least dimension of 50 feet. In multifamily developments of more than four acres, at least one recreation area shall be a block with minimum dimensions of 100' x 100' and the balance shall be in large blocks to support its intended recreation use. Improvements to recreation space may be considered for park and recreation credits as provided by Chapter 1232.
5. Pursuant to Section 1282.06(c), when any multifamily use abuts any residential zone, a minimum 15' side and/or rear screening yard is required with either a staggered double row of evergreens and trees from Plant Lists "B" and "C", 15' on-center, plus a single row of 6' tall hedge from Plant List "E"; or a 6' tall wall or fence and trees from Plant List "A", 25' to 35' on-center.
6. The top floor balcony ceilings shall be constructed of similar non-combustible material comparable to what is used on the balconies.

Staff Recommendations:

Staff withholds recommendation pending the Planning Commission's ruling if the purpose of a Special Planning District has been met, and provided the above items have been addressed.

There were no further discussions from the Commission.

The applicant has requested to table the discussion plan and come back with a revised discussion plan.

MR. HASAN MADE A MOTION TO TABLE THE DISCUSSION PLAN AT THE REQUEST OF THE APPLICANT AND MOVE IT TO ANOTHER REVISED DISCUSSION PLAN FOR NEW BRUNSWICK DEVELOPMENT SPD-9, NORTH OF BRUNSWICK PLAZA (1480 PEARL ROAD) BRUNSWICK, OHIO.

Vice-Chairman Saeger seconded.

5 Nays, 0 Nays

Item 5

Old Business – Old Business was the façade change to the Brunswick Board of Education Building and was moved up to the first item.

Item 6

New business – There was no new business.

Item 7

Public Comment Period – Public comments were addressed during the New Brunswick Development SPD-9 discussion.

Item 8

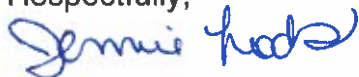
Council Representative's Report – There was no report.

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 10:42 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

June 20, 2024

Chappelle Roofing concrete pad and outdoor storage

(Site plan review)

Location: 4006 Center Road
C-O District

Proposed Use & Background:

An application has been submitted to construct a 2,590 sq. ft. concrete pad in the rear yard of the property to store two dump trailers, each approximately 20' long by 6.5' high, along with a equipter (mobile dump trailer) with the same dimensions as the above trailers. Occasionally, a 7' x 10' enclosed trailer will be stored on-site overnight. Additionally, a turnaround will be installed to enable drivers to pull straight in, back the trailer into the turnaround, pull forward, and back the trailer into the parking spots at the rear of the new concrete pad. The west side of the new concrete pad will be used for potential overflow parking.

The proposed concrete pad will be located 25' from the rear property line adjacent to the residential district, in accordance with Section 1262.05(e); 5' from the west property line; and approximately 44' from the east property line.

Staff Review Comments:

1. In accordance with Section 1282.06(a) and Section 1262.06(c)(6), there is an existing 6' high vinyl fence, along with some existing pine trees, to provide screening from the adjacent residential district to the rear. These screening features shall not be removed from the property.
2. Section 1262.06(c)(1) states a minimum of 50% of the front yard shall be landscaped with grass, existing plant material or trees, with additional plant material from Plant Lists "A" through "E" in Chapter 1282. The 50% landscaped area includes a minimum 10' wide screening strip along the Center Road right-of-way. The landscape plan indicates 199 sq. ft. of landscaping will be added in the northeast corner of the front yard, and a row of arborvitae along the front yard western property line; verify the 50% requirement has been met.
3. Pursuant to Section 1262.06(c)(4), all commercial uses shall provide exterior security lighting, which shall not shine on adjacent properties and shall be fixed to the building or mounted on supports which do not exceed 10' in height. Provide a photometrics plan indicating that a maximum one (1) footcandle shall not be exceeded along the south property line adjacent to a residential district, as required by Section 1276.14(d).
4. In accordance with Section 1280.12, all outdoor storage must be approved by the Planning Commission. Section 1262.06(c)(3) states there shall be no outdoor material storage or outdoor retail sales.

5. The proposed parking lot shall be curbed. Install a curb drain at the rear of the lot and run piping along one side of the building to connect to the storm sewer on Center Road, in order to prevent water run-off on the neighboring residential property to the south.

Staff Recommendations:

Staff withholds recommendation of the concrete parking lot and outdoor trailers pending Planning Commission approval, and provided the above items have been addressed.

Reline, Inc.

(Discussion plan)

Location: West 130th Street (north of 1060 West 130th Street)
I-L District

Proposed Use & Background:

An application has been submitted to construct a 22,000 sq. ft. building on a 1.7221-acre site with a lot width of 168.25', in compliance with the minimum one-acre size and minimum 100' lot width required by Section 1266.05(a) and (b), respectively, of the Zoning Code. The building will be located 99.24' from West 130th Street; 25.02' from the south side property line; 142.77' from the north side property line; and 25' from the rear property line, in accordance with the minimum 50' front yard setback and 25' side and rear setbacks required by Section 1266.05(c), (d), and (e), respectively. The building height is 25'-1", in compliance with the maximum 55' height permitted by Section 1266.05(f).

Reline performs tool and die work, along with refurbishing manufactured parts, which are permitted uses in the I-L District, pursuant to Section 1266.02(a) of the Zoning Code.

Nine (9) parking spaces are indicated on the site plan (Sheet C102) including eight (8) regular parking spaces measuring 9' wide by 19' long, as required by Table 1276-3, and one van-accessible parking space, in accordance with Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code. The driveway width from West 130th Street measures 24' at the right-of-way and 62' at the curb, in compliance with Table 1276-4. A stormwater retention pond is shown in the front yard near West 130th Street.

The landscape plan (Sheet C102A) indicates the minimum 5% (421 sq. ft.) of front yard landscaping required by Section 1282.06(f) has been met; 19% (1,608 sq. ft.) has been provided. Although not required in the I-L District, pursuant to Section 1282.06(h), 368 sq. ft. of interior landscaping has been shown.

A photometrics plan (Sheet C102B) indicates the minimum 0.6 footcandle lighting level for parking and pedestrian areas required by Section 1276-14(a) has been met, and the average illumination level of 2.1 footcandles complies with the maximum 2.4 footcandles allowed by Section 1276-14(c).

The building will be constructed with a combination of vertical and horizontal single skin metal panels in shades of gray. The bottom portion of the building will incorporate 8" high concrete masonry units (CMU) in dark gray. The structure will use a "galvalume" (galvanized aluminum) metal roof. The entrance ways on the east elevation will be highlighted with 4" red wall brick.

Staff Review Comments:

1. There will be eight (8) employees; a minimum of ten (10) parking spaces are required by Table 1276-1 to provide one space per employee (there is only one shift), plus 25% for guests, company vehicles, and employee growth. Nine spaces are shown; one additional space is required.
2. A portion of asphalt pavement near the west property line encroaches into the 25' rear setback, which is not permitted, as this is considered a structure, as defined in Section 1242.02(81). This area is needed for truck maneuverability, for which a variance will be required.
3. Performance standards shall be included with the detailed site plan, pursuant to Section 1266.07.
4. Stormwater calculations shall be submitted with the detailed site plan.
5. Per the Fire Department, add a yard hydrant on the west end of the north side of the structure. Will the building be sprinklered; if not, add an emergency vehicle access drive on the south side of the facility.
6. A conditional zoning certificate application, and subsequent public hearing, will be required with the submission of the detailed site plan. Pursuant to Section 1266.04(h), warehousing that is accessory to and necessary for the support of a principally permitted or conditionally permitted use, is classified as a conditionally permitted use.

Staff Recommendations:

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

New Brunswick Development SPD-9

(Revised discussion plan and development guidelines)

Location: north of Brunswick Plaza (1480 Pearl Road)
Current zoning C-G District & R-M District
Proposed SPD-9

Proposed Use & Background:

The Planning Commission, at their meeting on April 18, 2024, tabled the discussion plan and development guidelines to rezone approximately 28.2141 acres from the existing C-G General Commercial District and R-M Medium Density Residential District to create Special Planning District No. 9, consisting of six parcels as follows: Permanent Parcel Nos. 003-18C-02-072, 003-18C-02-081, 003-18C-02-082, 003-18C-02-089, 003-18C-02-011, and 003-18C-02-108, which meets the minimum 10 acres to establish a SPD required by Section 1268.05(a).

The development will consist of 49 attached residential townhomes with attached garages, and 245 (previously 241) residential apartments consisting of two 3-story buildings, for a total of 66 units (formerly 62 units, the two-story floors with a total of 20 units have been eliminated); and four 4-story buildings containing a total of 179 units, including 7 (previously 8) detached garages. Three of the 4-story buildings will have garages below the first floor. Retail space along Center Road has been adjusted to reflect a slight reduction to 8,140 sq. ft. (previously 8,640 sq. ft.) for Building "A" at the northwest corner of the site and increased to 6,743 sq. ft. (formerly 4,895 sq. ft.) for Building "B" at the northeast corner of the property. The 6,000 sq. ft. Building "G" remains the same size at the southeast corner of the site near Pearl Road.

The maximum density of the residential townhomes remains at 6 units per acre with a density shown at 5.6 units per acre, along with approximately 8.7 acres of community area. The maximum density of the residential apartments remains at 25 units per acre with a density indicated at 23.3 units per acre. The maximum building height for the apartments is 65', with a maximum 3-story height for the townhomes.

Regarding parking for the apartments, a total of 392 (previously 483) parking spaces will be provided consisting of 277 (previously 329) unenclosed spaces; 42 attached garage spaces; 73 (formerly 90) surface garage spaces; and 16 (previously 22) land-banked spaces. For the apartment retail portion along Center Road, 96 (formerly 94) parking spaces are provided; 54 spaces for Building "A" and 42 spaces for Building "B". The retail Building "G" along Pearl Road will have 34 spaces.

There are a total of 20 van-accessible parking spaces, in compliance with Table 1106.02 and Section 1106.6 of the 2024 Ohio Building Code. The 90° angle parking spaces measure 9' wide by 19' long, as required by Table 1276-3, and the aisle width for two-way traffic meets the minimum 24' required by the above Table. Additionally, there are 52 (previously 62) 60° angled parking spots which comply with the dimensions of the above Table, located between Buildings "A" and "B", and "C" and "D". Pursuant to Section I(C)(4)(a) of the SPD-9 Development Guidelines for the townhomes, each dwelling unit will have two parking spaces per unit in a garage which is physically attached to and directly accessible from the dwelling unit, along with a driveway that will accommodate two standard size cars.

As required by Section 1278.09(d), pedestrian walkways are shown throughout the site to connect the townhomes with the apartments and retail space, in addition to Center and Pearl

Roads. Landscape seating areas with benches are also interspersed throughout the property. A round-about is indicated south of Buildings “C” and “D”.

The amount of common open space for the residential townhomes is indicated at 5.3 acres, which is 61% of the 8.7 acres dedicated for the townhomes. Also, 1.9 acres measuring 18% of the 10.3 acres for the apartment areas is shown. The total residential development area is 19 acres, with a total common open space of 7.2 acres (38%), which is comparable to the minimum 35% required by Section 1286.04(a) for multifamily and mixed-use development. A dog park is shown east of Building “D”.

The building façade for the apartment buildings will be constructed with Hardie Board fiber cement lap siding, combined with brick veneer and vinyl siding in shades of light gray, dark gray, and black. A black metal canopy above the retail sections is shown, along with black metal panels for tenant signage. The color of the Hardie Board siding for Buildings “C” and “D” has been changed to “Terrain” (tan) from the original gray; and the Building “E” has been revised to “Fern Green” from the original “London Fog” (light gray). Building “F” has been changed to “Desert Wind” (yellow) from blue lavender.

In accordance with Section 1278.03(h), during the course of reviewing a site plan, the Planning Commission or Council may find that the assistance of a qualified consultant is necessary to fully determine the effects of the proposal. At their meeting on April 18, 2024, the Planning Commission approved Doug Harsany as the independent consultant.

The apartment buildings will contain one and two-bedroom units, ranging in size from 790 sq. ft. to 980 sq. ft. for a one-bedroom unit, and 1,206 sq. ft. for a two-bedroom unit. For comparison purposes, Section 1286.02(b)(1) and (2), respectively, require a minimum of 800 sq. ft. for a one-bedroom unit and 950 sq. ft. for a two-bedroom unit.

The applicant has submitted a traffic impact study for this development to the City Engineer for review.

Revisions to the Development Guidelines are as follows:

1. Section G Apartments - Section G(B)(4)(a), (b), (c), and (d) have been added regarding number of parking spaces.
2. Section G(C)(1)(c) has been added concerning architectural standards for single-story garage structures.
3. Section G(C)(4)(a) has been revised to allow EIFS on a maximum of 10% of any exterior wall surface; previously EIFS was not allowed.
4. Section G(C)(4)(d) has been revised to state colors shall be muted (of low or medium saturation) with low reflectivity; previously stated colors shall be neutral and natural tones.

5. Section G(C)(4)(e) has been revised to read “While muted and deeper colors generally work best as a dominant, overall color; previously read “While subdued or muted colors ...”
6. Section G(C)(5)(d) has been removed stating “Buildings less than 16 feet in height shall have sloped roofs.”
7. Section G(C)(9)(b) has been added stating “Decorative building lighting shall be dimmable.”
8. Section H Mixed Use - Section H(A)(7) and (8) have been deleted pertaining to veterinary clinics or services, and educational institutions, respectively, as permitted uses.
9. A new Section H(B)(3) has been added concerning parking guidelines.
10. Section H(C)(1)(b) has been revised and Section H(C)(1)(c) has been added regarding architectural standards for single-story garage structures.
11. Section H(C)(4)(a) has been revised to allow EIFS on a maximum of 10% of any exterior wall surface; previously EIFS was not allowed.
12. Section H(C)(4)(c) has been changed regarding recesses and projections.
13. Section H(C)(4)(d) has been revised to state colors shall be muted (of low or medium saturation) with low reflectivity; previously stated colors shall be neutral and natural tones.
14. Section H(C)(4)(e) has been revised to read “While muted and deeper colors generally work best as a dominant, overall color; previously read “While subdued or muted colors ...”
15. Section H(C)(4)(d) has been eliminated which read “Buildings less than 16 feet in height shall have sloped roofs.”
16. Section H(C)(9)(b) has been added to read “Decorative building lighting shall be dimmable.”
17. Section I Townhomes – Section I(C)(2)(b) has been eliminated stating “Sloped roofs are required on all homes.”
18. Section I(C)(2)(c) has been added stating sloping roofs shall have a minimum pitch of 5/12.
19. Section J Commercial – Section J(C)(d) has been revised regarding the use of stucco or EIFS.

20. Section J(C)(1)(h) has been eliminated which states “All facades should be animated with changes in material and color. Additionally, all facades should be designed to have a base, middle, and top.”
21. Section J(C)(4)(b) has been eliminated regarding flat roofs.
22. Sections J(C)(7), (8), and (9) have been added concerning landscaping, lighting, and signage, respectively.

Staff Review Comments:

1. Pursuant to Section 1268.01, the purposes of the SPD Special Planning District are as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment;
 - (d) To provide an effective method for the City to guide the development of such areas so as to preserve unique characteristics or to provide for the greater range or mixture of land uses when appropriate and;
 - (e) To create a regulatory structure which will allow more flexible and creative design of the built environment, within the limits of the approved conceptual development plan, than is possible with the lot-by-lot design approach of a conventional zoning district.

The Planning Commission and City Council shall determine if the above purposes have been met.

2. In accordance with Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:
 - (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 - (2) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 - (3) Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

3. Provide the amount of private open space on the balconies for each multifamily dwelling, as referred to in Section I(c)(8)(b) of the Development Guidelines. For comparison, Section 1286.04(d) regarding multifamily and mixed-use development states private open space at the ratio of 100 square feet per unit shall be provided.
4. Provide the amount of recreation space, as referred to in Section I(c)(8)(a) of the Development Guidelines; for comparison, Section 1286.04(c) regarding multifamily and mixed-use development requires a minimum of 5.8% of the development area, excluding the right-of-way. Recreation space shall be appropriately improved for use by residents and their guests, and shall include a mix of activities, such as play apparatus; active use areas for tennis, basketball or comparable activities; areas for sitting or gathering; open play fields, and walkways or other recreation improvements (except walks adjacent to a private street or drive). All recreation space shall have a least dimension of 50 feet. In multifamily developments of more than four acres, at least one recreation area shall be a block with minimum dimensions of 100' x 100' and the balance shall be in large blocks to support its intended recreation use. Improvements to recreation space may be considered for park and recreation credits as provided by Chapter 1232.
5. Pursuant to Section 1282.06(c), when any multifamily use abuts any residential zone, a minimum 15' side and/or rear screening yard is required with either a staggered double row of evergreens and trees from Plant Lists "B" and "C", 15' on-center, plus a single row of 6' tall hedge from Plant List "E"; or a 6' tall wall or fence and trees from Plant List "A", 25' to 35' on-center.
6. The top floor balcony ceilings shall be constructed of similar non-combustible material comparable to what is used on the balconies.

Staff Recommendations:

Staff withholds recommendation pending the Planning Commission's ruling if the purpose of a Special Planning District has been met, and provided the above items have been addressed.

Brunswick Board of Education

(Revised façade elevations)

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

Proposed Use & Background:

The Planning Commission approved the conditional zoning certificate and detailed site plan for the Brunswick Board of Education and maintenance building at their meeting on April 4, 2024. As a cost-saving measure, in order to devote more funds to the new high school, revised elevation drawings have been submitted for the Board of Education facility indicating

an extensive use of light and dark gray vertical and horizontal siding on the majority of the structure, instead of the previously approved masonry. Masonry will be used from the bottom window sill height to grade. The footprint of the building will remain the same, as was previously approved.

The new maintenance building will screen the majority of the Board of Education facility, which is located on a private drive and will not be visible from a public city street. A large portion of the residential properties in the area are located approximately 300' to 400' from the site with landscaped screening.

Staff Recommendations:

Staff recommends approval of the revised façade elevations.