

BRUNSWICK CITY PLANNING COMMISSION

July 25, 2024 - Caucus

6:41 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
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
Frank Castrovilary, 1440 Rockside Road #211
Richard Jennings, 1001 W 130th Street, Hinckley
Rick Haberkorn, 11342 Ridge Road
Suzanne Gould, 5821 Fairview Road, Charlotte NC

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

The first item was **Whistle Express Car Wash**
(Public Hearing and Conditional Zoning Certificate)
Location: 3365 Center Road
C-G District

Mr. Hasan wanted to know if this was under new ownership and if they were going to be expanding. Mr. Aungst stated that they are before Planning because this is a conditional use and the moving message sign needs approval. Mr. Jones stated that this is just a face change.

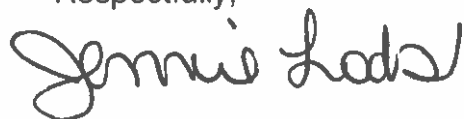
The second item was **Reline, Inc.**
(Public Hearing – conditional zoning certificate and detailed site plan)
Location: North of 1060 West 130th Street
I-L District

Chairman Shirilla talked about staff review comment number 2 from the June 20 regarding the parking being allowed to be 5 feet from the rear yard setback. Mr. Aungst stated that the Law Director made a determination that based on the Code in the way it is written and read, that they are within compliance. Mr. Hasan said the drawing does not reflect this change on the parking and Mr. Jones said they can clean this up on the final engineering approval drawings.

Vice-Chairman Saeger brought it to the Secretary's attention that the minutes were not provided in the packets they received so they need to consider to either table the minutes or read through them during the Caucus break if they are printed out quickly.

Chairman Shirilla adjourned the meeting at 6:47 p.m.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennie Lods". The signature is written in a cursive, flowing style with a large initial "J" and a long, sweeping underline.

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

July 25, 2024

6:58 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Frank Castrovilary, 1440 Rockside Road #211
Richard Jennings, 1001 W 130th Street, Hinckley
Rick Haberkorn, 11342 Ridge Road
Suzanne Gould, 5821 Fairview Road, Charlotte NC

Item 1

Chairman Shirilla called the meeting to order at 6:58 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 20, 2024 minutes.

Because the minutes were not provided in the packets, they could not be approved so Chairman Shirilla asked for a motion to table the minutes approval.

VICE-CHAIRMAN SAEGER MOTIONED TO TABLE THE MINUTES FROM JUNE 20, 2024.

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

Item 4 (a)

Regarding the Public Hearing and conditional zoning certificate – Whistle Express Car Wash. Suzanne Gould was present.

Whistle Express Car Wash

(Public Hearing and conditional zoning certificate)

Location: 3365 Center Road
C-G District

Ms. Gould explained that they were there seeking approval on the sign changes that would be very similar to Brunswick's blue color.

Chairman Shirilla asked a question about the variance letter from Board of Zoning Appeals, he wanted to know if they currently have signs where they were asking for a variance for. Mr. Aungst confirmed that yes, they do. Mr. Jones explained they needed variances for the monument sign allowing the size to exceed the maximum size and the changeable copy.

Vice-Chairman Saeger wanted to make sure Ms. Gould understood they could only have 2 colors on the changeable copy of the sign. Ms. Gould wanted to know if they could change the colors to red and green during the Christmas months and it was confirmed by Mr. Aungst that they could do this. Chairman Shirilla wanted Ms. Gould to understand that they needed to be aware to not make the sign bright because it could be blinding to the public driving by.

No one spoke during the public hearing.

No further discussions from Commission.

Staff Review Comments:

1. In accordance with Section 1274.06(d), a conditional zoning certificate may transfer to a new owner when a property or business is sold, subject to Planning Commission approval. The new owner shall be bound by the conditions of the certificate as long as the conditionally permitted use is continued. Ms. Gould will comply.
2. As required by Section 1270.17(a)(3), changeable copy shall be limited to two colors with a uniform and non-changing contrasting background. Colors shall remain uniform and shall not alternate within the digital display. The electronic moving message ground sign shall comply with Sections 1270.17(b) and 1270.05 – Table B. Ms. Gould will comply.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, provided the above items are addressed.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR WHISTLE EXPRESS CAR WASH, 3365 CENTER ROAD, BRUNSWICK, OHIO.

VICE-CHAIRMAN SAEGER seconded.

5 Nays, 0 Nays

Item 4 (b)

Regarding the Public Hearing, conditional zoning certificate and detailed site plan – Reline, Inc. Frank Castrovilary was present.

Reline, Inc.

(Public Hearing - conditional zoning certificate and detailed site plan)

Location: North of 1060 West 130th Street

I-L District

Mr. Castrovilary asked the Commission if they had the color rendering. The only thing the rendering was missing was the lights because it would not print out correctly but stated the lights would be on each side of the door. This will be on the brick portion of the building. He brought color samples to show the Commission and explained the color and sizes that were chosen. Mr. Castrovilary talked about the 150-foot fire lane on the South Side and Mr. Aungst stated that the Fire Chief was ok with the 150 feet. Mr. Castrovilary said they located a fire hydrant on the north side and the underground detention is still there from before.

Chairman Shirilla wanted to know if a dumpster enclosure was required and Mr. Aungst answered no because it is Industrial. Mr. Castrovilary was confused because they are not going to have a structure around the dumpster, do they still have to move out of the 25-foot setback. Chairman Shirilla asked about the pad and Mr. Aungst said that is part of the driveway. Mr. Jones said he wants to check with Mr. Incorvaia and Mr. Jones can approve that during the engineering approval process. Mr. Castrovilary said they added 2 parking spaces so they are over the requirement. They have 9 in the front and 3 on the side which complies per Mr. Jones.

Chairman Shirilla opened the public hearing for Reline.

Richard Jennings at 1001 W. 130th in Hinckley spoke during the public hearing. Mr. Jennings is opposed of the construction of this machine shop directly across from where he lives. He is concerned with the operation of heavy equipment just like Ronlen Industries. He hears constant pounding and he said it travels through the ground and they can feel it. He has called the Brunswick Police Department because of the noise and the Brunswick Police Department has had to remind Ronlen to close their garage doors due to the noise. Mr. Jennings stated that the noise affects their quality of life.

He feels that they are putting a large building on a narrow piece of property. He hopes that the Commission will consider his concerns.

Joanne Jennings, 1001 W. 130th Street in Hinckley Ohio also spoke during the public hearing. Mrs. Jennings wanted to know the hours of operation. She wanted to know about the lighting they will be using. She said the lighting from the 5-star gym comes straight into her home. She had a question on the landscaping because 5-star gym did not provide landscaping like they said they were going to.

The public hearing was closed at 7:26 p.m.

Mr. Rocha wanted to ask Mr. Jennings if when the police came out, did they check the decibel levels. Mr. Jennings said no they did not.

Mr. Jones felt the applicant should respond to the hours of operation and as far as the lighting, they are proposing dimmable LED'S.

Mr. Castrovilary said they are only running 1st shift and they plan to dim the lights after hours.

The hours of operation per the applicant are 7 am to 4 pm. Chairman Shirilla said the manufacturing will be at the rear of the building and the warehouse will be toward the front. The applicant stated there will no pounding or machines that make loud noises. Mr. Aungst said if there was noise and the police were called, they should check the decibel levels. Manufacturing is a permitted use in that district so noise is allowed. Mr. Incorvaia stated that this area is zoned Industrial and explained what is allowed per the Code in the Industrial District. Mr. Incorvaia said our hands are tied per the zoning. Mr. Incorvaia said it does not sound like there is going to be a lot of sound and the lighting will be addressed by the applicant. Mr. Jennings brought up Ronlen Industries again with the noise coming through the air and the ground. Mr. Incorvaia said the Commission has to allow this due to the Code stating this is a permitted use. Mr. Jones said that there is a decibel level in the Code that cannot be exceeded.

Mr. Incorvaia had one more comment about the dumpster, it has to be outside the 25-foot setback so it will have to be moved and approved during the final site plan approval.

Mr. Jones said the city can take a look at 5 star and make sure their lighting and landscaping were installed per the approved plan.

Mr. Jennings wanted to know if he could have a copy of the site plan and he was told he could make a public records request and he could receive a copy of the plan.

Public comment period is closed.

No further discussions from Commission.

Staff Review Comments:

1. The 100 sq. ft. (10' wide x 10' long) dumpster pad situated near the northwest portion of the site is located within the 25' rear yard setback established by Section 1266.05(e) and shall be relocated to comply with code. The applicant will comply.
2. All requirements shall be adhered to on the conditional zoning certificate.
3. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above items have been 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 RELINE, INC., NORTH OF 1060 WEST 130TH STREET, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS:

1. The applicant will relocate the dumpster outside of the 25-foot setback zone and will be reviewed during engineering approval.
2. Subject to final engineering approval.

Mr. Hasan seconded and wants to add that the applicant is adding 2 sconce lights on the east elevation which was not on the plan and add that the applicant has agreed that beyond the normal business hours they will turn down the lights to a minimum. Chairman Shirilla would like this added as a condition on the conditional zoning certificate and Vice-Chairman Saeger agreed to add this to the motion. Chairman Shirilla wants the wording on the conditional zoning certificate under number 9 to read as follows: During non-operation, lighting shall be reduced to a minimum amount to allow for safety.

5 Days, 0 Days

Item 5

Old Business – There was no old business.

Item 6

New business – There was no new business.

Item 7

Public Comment Period – Mr. Jennings would like to know when the ground breaking will be. Mr. Jones said they still have to go through engineering approval and building reviews, etc. He also wanted to know who zoned this? Mr. Kuczma said this Planning Commission Board does not control that. Mr. Incorvaia said there is a process a community goes through in order to zone an area. There is a difference between a city and a township.

Item 8

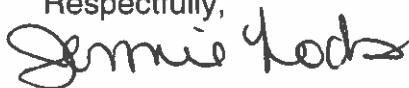
Council Representative's Report – No report except August recess unless an emergency meeting is called.

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 8:00 p.m.

Respectfully,

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

Jennie Lods

PLANNING COMMISSION STAFF REPORT

July 25, 2024

Whistle Express Car Wash electronic moving message sign

(Public hearing – conditional zoning certificate)

Location: 3365 Center Road (former Rainforest Car Wash)
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to erect a 43.42 sq. ft. electronic moving message ground sign with a 30.5" high base that will be constructed on the same location as the existing electronic sign. The Board of Zoning Appeals, at their meeting on July 15, 2024, granted variances to allow the electronic sign to exceed the maximum 40 sq. ft. size and maximum 24" high base permitted by Sections 1270.17(b) and 1270.05 – Table B of the Zoning Code. Additionally, the Board granted a variance to allow changeable copy measuring 33.92 sq. ft., which exceeds the maximum 50 percent permitted by Code, as the non-changing portion of the sign measures 9.5 sq. ft.

The site plan indicates the existing ground sign is located a minimum of 2 feet behind the Center Road right-of-way and a minimum of 15 feet from the side property line, as required by Section 1270.05 – Table B.

Electronic moving message/digital display signs are a conditionally permitted use in the C-G District, pursuant to Section 1260.04(r) of the Zoning Code.

Staff Review Comments:

1. In accordance with Section 1274.06(d), a conditional zoning certificate may transfer to a new owner when a property or business is sold, subject to Planning Commission approval. The new owner shall be bound by the conditions of the certificate as long as the conditionally permitted use is continued.
2. As required by Section 1270.17(a)(3), changeable copy shall be limited to two colors with a uniform and non-changing contrasting background. Colors shall remain uniform and shall not alternate within the digital display. The electronic moving message ground sign shall comply with Sections 1270.17(b) and 1270.05 – Table B.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, provided the above items are addressed.

Reline, Inc.

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

Location: North of 1060 West 130th Street
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on June 20, 2024, moved the discussion plan to a public hearing for the conditional zoning certificate and detailed site plan to construct a 22,000 sq. ft. building on a 1.7221-acre site.

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. As this facility will contain warehouse space, Section 1266.04(h) allows warehousing as a conditionally permitted use, provided it is accessory to and necessary for the support of a principally or conditionally permitted use.

Staff Review Comments from the June 20th meeting have been addressed as follows:

1. There will be eight (8) employees; a minimum of ten (10) parking spaces are required by Table 1276-1. Twelve (12) spaces are shown on Sheet C102, including one van-accessible handicap space, in accordance with Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code. In addition to the nine 90° angle parking spaces on the east side of the building, three parallel parking spaces have been added on the north side of the structure measuring 9' wide x 26' long, in compliance with Table 1276-3.
2. Upon review of Section 1276.09(a) by the Law Department, it has been determined that parking and driveways may be located a minimum of 5' from the side and rear property lines when adjacent to another industrial zoned parcel; therefore, setback variances will not be required.
3. Performance standards have been submitted with the detailed site plan, pursuant to Section 1266.07.
4. Stormwater calculations have been included with the detailed site plan.
5. Per Fire Department requirements, a yard hydrant has been added near the west end of the north side of the building, as indicated on Sheet C103. As the structure will not be sprinklered, an emergency vehicle access drive consisting of grass pavers capable of supporting 70,000 pounds has been added on the south side of the facility.

Staff Review Comments:

1. The 100 sq. ft. (10' wide x 10' long) dumpster pad situated near the northwest portion of the site is located within the 25' rear yard setback established by Section 1266.05(e) and shall be relocated to comply with code.
2. All requirements shall be adhered to on the conditional zoning certificate.

3. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above items have been addressed.