

PLANNING COMMISSION STAFF REPORT

September 5, 2024

Baby Land Academy day care center

(Revised detailed site plan)

Location: 1656 Pearl Road
C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on June 2, 2022, approved the detailed site plan to renovate the existing 4,555 sq. ft. building into a daycare center. Interior renovations are being performed with no added foundation area to the structure. Two parcels will be consolidated into one property (Parcel Nos. 003-18C-04-087 and 003-18C-04-088). The originally proposed 1,540 sq. ft. detached pavilion has been eliminated from the site plan as a cost-saving measure.

At the Commission's April 21, 2022 meeting, a modification was granted to allow the existing building to be located 96.04' from the Pearl Road right-of-way with a front yard parking zone width of 72'. Section 1260.05(a)(2)(A) of the Zoning Code requires a maximum front yard setback of 75'; Section 1260.07(a) requires that 2/3's of the building's street façade shall fall within the front yard zone established above; and Section 1260.07(b) permits a maximum 45' front yard parking zone width. The Commission determined the above modifications are needed for the safe and effective circulation of traffic within the front yard. The applicant met the requirements of Section 1260.07(d) and (e), whereby 2,700 sq. ft. of interior landscaping will be provided, where a minimum of 1,320 sq. ft. is required. There is a notation on Sheet AS-1 indicating the landscaping will comply with the Commission's June 2, 2022 approval.

Thirty-six (36) parking spaces are proposed (originally 33 spaces), in compliance with the minimum 29 spaces required by Table 1276-1(b)(4) of the Zoning Code for child care facilities. However, parking has been revised at the northeast (front) corner of the site to include four 45° angle parking spaces with measurements in compliance with Table 1276-3, and eleven 90° angle parking spaces in a new configuration. Additionally, on the west (rear) side of the building, fifteen 90° angle parking spaces are shown in a single circular row, instead of two rows facing each other on the previous plan.

Pedestrian access includes a new 4' wide concrete sidewalk, pursuant to Section 1278.09(d), installed in a "snake" pattern on the west side of the building to meet ADA requirements, due to a substantial grade change. A new retaining wall is indicated on the west and south sides of the existing structure. The dumpster enclosure is shown at the northwest corner of the site.

On the front elevation, the building façade will incorporate "Field Grey Velour" modular Belden brick from grade level to the bottom of the horizontal window mullion, and on the lower portion of the brick columns. A wood accent wall panel will be installed around and

above the front entrance door. The upper portion of the building will utilize vinyl siding in an earth-tone color.

Staff Review Comments:

1. As one of the driveways from the previous plan has been eliminated on Pearl Road, indicate the proposed traffic pattern for drop-off and pick-up of children on the site plan.
2. The two handicap spaces required by Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code have been eliminated (see Sheet C3.01) and shall be restored. Additionally, the twenty-nine 90° angle parking spaces show an 18' length; Table 1276-3 requires a minimum of 19'. Furthermore, the four 45° angle parking spaces do not work with the existing Pearl Road apron configuration. Suggest that a portion of the concrete in front of the building should be removed to install plantings and vegetation to avoid the negative effects of excessive pavement, as stated in Section 1276.01(c).
3. The concrete driveway on the south side of the building has a 16' width, and the drive on the north side has a 14' width; the Fire Department requires a minimum 20' width for emergency vehicle access. The 14' wide drive on the north side is an existing condition and there is insufficient distance to the north property line to meet the minimum 20' width. On the south side of the structure, the drive shall be widened to a minimum 24' to accommodate two-way traffic for the 90° angle parking spaces on the south and west sides of the building, pursuant to Table 1276-3.
4. All gravel areas shall be removed and replaced with a hard surface (concrete or asphalt), in accordance with Section 1276.10(c).
5. As required by Section 1278.09(d), pedestrian access shall be provided from the building to the sidewalk along Pearl Road.
6. Explain the notation "Playground Area by Others" on Sheet C3.01. Confirm if the building for the playground area will still contain children's restrooms.
7. A photometrics plan shall be submitted indicating a minimum 0.6 footcandles for parking and pedestrian areas, along with an average illumination level not to exceed 2.4 footcandles, pursuant to Sections 1276.14(a) and 1276.14(c), respectively.
8. A Minor Subdivision Application shall be submitted to consolidate the two parcels.
9. Final site plan approval is subject to engineering approval.
10. Following engineering approval, necessary permits and inspections shall be obtained from the Division of Building.

Staff Recommendations:

Staff withholds recommendation of the revised detailed site plan until the above items are addressed.

BRUNSWICK CITY PLANNING COMMISSION

September 5, 2024 - Caucus

6:43 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Abbas Hasan, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Matt Jones, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Roman Dutka, 1660 Pearl Road
Kalyna Dutka, 1660 Pearl Road
Jim Ptacek, 12815 Detroit Road
David Pietrantone, 3800 Lakeside Ave.
Judy Oriold, 4781 Center Road

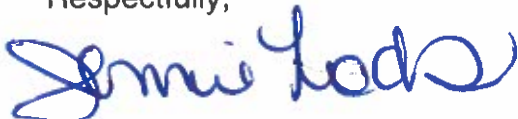
Vice-Chairman Saeger called the meeting to order at 6:43 p.m.

The first item was **Baby Land Academy day care center**
(Revised detailed site plan)
Location: 1656 Pearl Road
C-G District

Mr. Hasan stated the original plan had 3 entrances and one was eliminated with the new plan. Mr. Jones mentioned the aprons were put in because of the Pearl Road project and there are now 2 aprons. Mr. Hasan addressed Mr. Jones and wanted to know if there was any reason some of the concrete was shaded different. Mr. Jones said some will remain and some will be replaced, there will also be some gravel areas that will not be allowed to remain on the site. Mr. Jones feels that the new plan addressed most of the staff review comments. Mr. Hasan said last time there was a connection from the main building to the building on the southern side of the property. Mr. Jones said they have removed that.

Vice-Chairman Saeger adjourned the meeting at 6:48 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

September 5, 2024

6:55 p.m.

Attendance:

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
Jennie Lods, Planning and Zoning Coordinator
Roman Dutka, 1660 Pearl Road
Kalyna Dutka, 1660 Pearl Road
Jim Ptacek, 12815 Detroit
David Pietrantone, 3800 Lakeside Ave.
Judy Oriold, 4781 Center Road

Item 1

Vice-Chairman Saeger called the meeting to order at 6:55 p.m.

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

Mr. Rocha made a motion to excuse Chairman Shirilla for just cause. Mr. Hasan seconded the motion.

4 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were no announcements or correspondence.

Item 3

Approval of June 20, and July 25, 2024 minutes.

MR. ARONA MOTIONED TO APPROVE THE MINUTES FROM JUNE 20 AND JULY 25, 2024.

MR. HASAN SECONDED THE MOTION. THE VOTE WAS 4 AYES, 0 NAYS

Old Business - **Baby Land Academy Day care center**

(Revised detailed site plan)

Location: 1656 Pearl Road

C-G District

Regarding the Revised detailed site plan – Baby Land Academy Day care center.
Roman Dutka, Jim Ptacek and David Pietrantone were present.

Mr. Ptacek addressed the board and stated that he had taken over the project. He said there were originally 3 curb cuts, there were things wrong with the original building, they are also addressing some ADA requirements. They have drafted a concept plan with providing an additional exit for safety. They have done their best to address all the staff review comments.

Mr. Pietrantone was present to help address staff review comments.

Staff Review Comments:

1. As one of the driveways from the previous plan has been eliminated on Pearl Road, indicate the proposed traffic pattern for drop-off and pick-up of children on the site plan. **Mr. Jones stated the applicant complies.**
2. The two handicap spaces required by Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code have been eliminated (see Sheet C3.01) and shall be restored. Additionally, the twenty-nine 90° angle parking spaces show an 18' length; Table 1276-3 requires a minimum of 19'. Furthermore, the four 45° angle parking spaces do not work with the existing Pearl Road apron configuration. Suggest that a portion of the concrete in front of the building should be removed to install plantings and vegetation to avoid the negative effects of excessive pavement, as stated in Section 1276.01(c). **Mr. Jones said they are added in the middle isle.**
3. The concrete driveway on the south side of the building has a 16' width, and the drive on the north side has a 14' width; the Fire Department requires a minimum 20' width for emergency vehicle access. The 14' wide drive on the north side is an existing condition and there is insufficient distance to the north property line to meet the minimum 20' width. On the south side of the structure, the drive shall be widened to a minimum 24' to accommodate two-way traffic for the 90° angle parking spaces on the south and west sides of the building, pursuant to Table 1276-3. **Mr. Jones said they show 20' on the south side which complies. The north side will not allow for 20'. Mr. Jones asked the applicant if they have talked to the fire department regarding the north side and the applicant did not reply. They have provided a 15' wide isle with no parking spaces so a larger emergency vehicle could possibly pass through. Mr. Jones said they also talked about the 90 degree angle on the south and**

west sides. They have kept the spaces at 19' and the drive at 20' and Code 1276.10(c) does allow for an overhang. Those spaces only have to be 17' which makes the isle now 22' which is still too short. Mr. Jones wanted to know if it was possible to provide 2 more feet and the applicant has agreed to do that and shall be reviewed during the final site plan.

4. All gravel areas shall be removed and replaced with a hard surface (concrete or asphalt), in accordance with Section 1276.10(c). **The applicant will comply.**
5. As required by Section 1278.09(d), pedestrian access shall be provided from the building to the sidewalk along Pearl Road. **The applicant added a striped area that runs to the front door so this has been addressed.**
6. Explain the notation "Playground Area by Others" on Sheet C3.01. Confirm if the building for the playground area will still contain children's restrooms. **They will be adding a restroom at the playground but is not included on this set of plans. Vice-Chairman Saeger asked if they would have to come back before Planning if they add the restroom. Mr. Jones said he does not believe so, they could approve this through the Building Dept. The restroom shall match the principal building with like materials and colors.**
7. A photometrics plan shall be submitted indicating a minimum 0.6 footcandles for parking and pedestrian areas, along with an average illumination level not to exceed 2.4 footcandles, pursuant to Sections 1276.14(a) and 1276.14(c), respectively. **This shall be reviewed during the final site plan.**
8. A Minor Subdivision Application shall be submitted to consolidate the two parcels. **This shall be completed prior to final site plan approval.**
9. Final site plan approval is subject to engineering approval. **The applicant understands.**
10. Following engineering approval, necessary permits and inspections shall be obtained from the Division of Building. **The applicant will comply.**

Staff Recommendations:

Staff withholds recommendation of the revised detailed site plan until the above items are addressed.

Mr. Arona wanted to re-address item number 2. Mr. Jones said those 2 items were already addressed. Mr. Arona talked about the landscape plan and Mr. Jones said that will be approved administratively.

Mr. Hasan said there are several buildings there, the main building has a rendering of the front but what are the sides going to look like? Is there a rendering of the sides of

the building? Mr. Ptacek said the rest of the building is sided and that was already approved. They are only changing the front of the building.

Mr. Hasan wanted to know what the southern building is? Mr. Ptacek said the office and nothing is happening to that building.

Mr. Arona wanted to know about the 1 story office, what is on the outside of the building. Mr. Ptacek said it was sided. Mr. Dutka stated they do not plan to use brick but the paint will match the building.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE REVISED DETAILED SITE PLAN FOR BABY LAND ACADEMY DAY CARE CENTER, 1656 PEARL ROAD, BRUNSWICK, OHIO. THE APPLICANT HAS ADDRESSED, PROVIDED AND WILL COMPLY WITH THE STAFF REVIEW COMMENTS NUMBER 1 AND 2 AND 3, ALL PARKING SPACES ARE 20' OR WILL BE CHANGED TO 17' WHERE A SUITABLE OVERHANG IS PROVIDED. APPLICANT WILL UPDATE THE PLAN TO WIDEN THE DRIVE ON THE WEST SIDE TO 24' BY FINDING 2 ADDITIONAL FEET BY REDUCING THE PARKING SPACE DEPTH FROM 19' TO 17' WHILE ALLOWING A 2' OVERHANG. THE APPLICANT HAS ALSO COMPLIED WITH COMMENTS NUMBER 5 AND 6. REGARDING NUMBER 6, THE ADMINISTRATION WILL APPROVE THE LOCATION OF THE RESTROOM AREA AND THE MATERIAL SHALL BE COMPATIBLE WITH THE MAIN BUILDING. NUMBER 7 SHALL BE APPROVED BY ADMINISTRATION PERTAINING TO PHOTOMETRICS. THE APPLICANT WILL SUBMIT AN APPLICATION TO CONSOLIDATE THE TWO PARCELS UNDER STAFF REVIEW COMMENT NUMBER 8. FINAL SITE PLAN IS SUBJECT TO APPROVAL.

Mr. Hasan seconded.

Mr. Jones made a correction that the driveway was widened to 20', not 16'.
4 Nays, 0 Nays

Item 5

Old Business – Was Baby Land Academy.

Item 6

New business – Mapleside Farms SPD-10 revised discussion plan.

Item 7

Public Comment Period – There were no comments from the public.

Item 8

Council Representative's Report – There was no council report.

MR. ROCHA MADE A MOTION TO ADJOURN

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

The meeting was adjourned at 7:28 p.m.

Respectfully,



Jennie Lods