

Brunswick City Planning Commission

December 15, 2016 - Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Patricia Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Bruce Rinker, Masour Gavin, 1001 Lakeside Avenue, Suite 1400,
Cleveland
David Mastrostefano, Sheetz Inc., (no street address given)
Altoona, PA
Ryan Balko, GPD Group, 520 South Main Street, Suite 2531,
Akron

Chairman Joe Shirilla called the meeting to order at 7:09 p.m.

The first, and only item, was the review of the discussion site plan for the Sheetz, Inc. gas station and convenience store, 2803 Center Road (Gale's Garden Center). Mr. Bruce Rinker, of Mansour Gavin, distributed a revised site plan and elevations to the Commission.

Ms. Plavecski discussed the modification that would be required for the front yard parking zone width. She further noted that as the proposed gas station is in the GW-C District, and the building would be highly visible from Center Road and West 130th Street, it is important for the building to be visually appealing.

Mr. Shirilla inquired about the proposed widening of West 130th Street in front of the driveways for Sheetz; Mr. Jones explained that would be constructed in conjunction with the Medina County Engineer.

Regarding automobile filling stations being a conditionally permitted use, Mr. Arona commented the conditions in Section 1274.07 of the Zoning Code would be applicable.

Mr. Shirilla adjourned the meeting at 7:30 p.m.

Respectfully,

Pamela Plavecski

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Bruce Rinker, Mansour Gavin, 1001 Lakeside Avenue, Suite 1400,
Cleveland
David Mastrostefano, Sheetz Inc., (no street address given)
Altoona, PA
Henry Fownes, Sheetz Inc., same
Ryan Balko, GPD Group, 520 South Main Street, Suite 2531,
Akron

Item 1

Chairman Joe Shirilla called the meeting to order at 7:42 p.m.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF NOVEMBER 17, 2016.

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

Item 4

Regarding the discussion site plan for the Sheetz Inc. gas station and convenience store, 2803 Center Road (Gale's Garden Center), Mr. Bruce Rinker, of Mansour Gavin; Mr. David Mastrostefano and Mr. Henry Fownes, of Sheetz Inc.; and Mr. Ryan Balko, of GPD Group, were present.

Mr. Rinker gave an overview of the project. He explained Sheetz Inc. is a family-owned business that has 550 sites across America. He noted Sheetz will be leasing approximately two acres of the existing six-acre site. Mr. Rinker commented they don't know what the next stage of development will be for the remainder of the property. He said on the revised site plan that was submitted tonight, the building is now 5,760 sq. ft., which is larger than the 5,628 sq. ft. facility that was originally proposed. Mr. Rinker explained that Sheetz is focusing inside the building on two distinct components of the convenience store and the restaurant. He stated there is outdoor seating which could be considered part of a pedestrian amenity, as required by Section 1261.07(e). He said the building is clad in masonry, brick and stone on all four sides.

Mr. Mastrostefano, of Sheetz Inc., described the access on Center Road and West 130th Street. He commented there will be full internal circulation around the fuel pumps and around the site with drive aisles wide enough to accommodate tanker trucks. There will be six dual-sided fuel pumps and a 16' high canopy above grade. He noted Sheetz will be open 24 hours per day, 7 days per week. Mr. Mastrostefano stated the dumpster enclosure will match the brick on the store, pursuant to Section 1276.12(a).

Regarding the building façade, Mr. Mastrostefano explained the building is approximately 105'8" long from the edge of the northern vestibule to the edge of the southern vestibule. He stated the width is 61'4" feet with a 3'4" jog on the rear, which meets the minimum 3% projection/recess required by Section 1261.07(a). He noted on the southern side, there is a wall that projects 2'4"; and on the eastern side of the wall, there is a 2'4" projection that extends approximately 20' in length.

Mr. Mastrostefano said the sidewalks utilize pavers to distinguish them from the parking lot and to add architectural aesthetics. He said the vestibules on the north and south ends will have stone running up the sides of the building to add character. He said the seating area on the west and north elevations will include three fixed rectangular benches and two fixed circular tables to accommodate 20 outside seats, and noted there will be 20 inside seats, for a total of 42 seats.

Regarding the east elevation, Mr. Mastrostefano explained the back part of the building is for offices, kitchen storage, and coolers for food storage. He commented they could move the outside ladder leading to the roof further east. He said there is an outside grease storage tank making it safer for employees to transport the grease. Mr. Shirilla clarified that the black windows on the east elevation are non-functioning windows, to which Mr. Mastrostefano responded that is correct. He said the bronze metal panel on top of the building wall is used for screening of the rooftop units. He further noted there is a 4" projection from the wall face and a 3'4" projection to the right side of the fence.

Concerning the south elevation, Mr. Mastrostefano explained they used the same materials as on the other elevations, but it has smaller windows and a bronze private door into the facility.

Mr. Shirilla inquired what is the length of the building on the north elevation, not counting the jog; Mr. Mastrostefano responded it is 50'4" and noted the vestibule sticks out from the wall plain 8 feet.

Mr. Arona inquired how do the three public ingress/egress doors relate to the function of the interior of the building? Mr. Mastrostefano answered the north side vestibule leads into inside seating, kitchen, service areas and the restaurant; the rear of the facility is for storage coolers and offices; the south entrance is for restrooms and the convenience store; and the entrance facing the fuel canopy islands enters into both of the above areas. Mr. Arona asked about the food service, Mr. Mastrostefano said it is via touch screen; there is no wait staff or counter service.

Ms. Plavecski asked in order to provide continuity with the north, south, and west elevations, and as the east elevation is highly visible from West 130th Street, if stone veneer could be added from the top of the building extending to the bottom row of stone on the east elevation, to which Mr. Mastrostefano replied yes.

For pedestrian access, Mr. Mastrostefano explained they will have connectivity of a sidewalk along Center Road that wraps around and extends up West 130th Street within the limits of their property, along with striping to Center Road. He noted there is an outdoor seating area with brick pavers, along with bike racks and benches.

Mr. Arona stated a significant concern is that two sides of the building have their backs facing Center Road and West 130th Street and suggested flipping the building north to south and south to north. Mr. Mastrostefano said, traditionally, they would have the pumps out front with the building behind it, but, due to the patio, they would exceed the maximum front yard setbacks, to which Mr. Henry Fownes, real estate site selector for Sheetz, concurred.

Mr. Shirilla noted that 167 linear feet of the building is in a highly visible area on the south and east elevations, and 155 linear feet are visible on the north and west elevations. He said the predominant footprint of the building is seen as a gateway to the community.

Mr. Mastrostefano commented on the fuel canopy that each column would be bronze with a brick column to provide continuity with the color and material of the building.

Mr. Shirilla stated the Pearl & Center Road Corridor Plan calls for the Gateway Transition Area to be the "front door" to the community. He commented if Sheetz cannot meet the front yard setbacks and building enhancements, maybe this is not the right site for Sheetz. Mr. Hasan also agreed that the building should be flipped north to south; Mr. Mastrostefano reiterated if they do that, they will need a modification from the Planning Commission, as they would exceed the maximum front yard setback.

Mr. Mastrostefano said he would like to take the Planning Commission's suggestions back to his team and work on a second discussion plan. Mr. Shirilla inquired if retail, restaurant, and fuel would be the main uses for the facility, to which Mr. Mastrostefano responded yes. He noted that fuel is the largest seller in terms of gross dollars.

Mr. Shirilla summarized that automobile filling stations are a conditionally permitted use in the GW-C District. He stated on the current plan, a front yard parking zone width modification is needed, but there is a potential for a front yard setback modification if the building is flipped north to south. He said the Sheetz site must be heavily landscaped, heavily screened and should exceed normal expectations. Mr. Shirilla noted the corner of Center Road and West 130th Street should have significant visual impact. Mr. Arona commented page 104 of the Pearl & Center Road Corridor Plan states the Gateway Transition Area must be upgraded to create an appropriate “front door” and set a visual precedent for the high levels of improvement desired elsewhere. He said, currently, the backside of the building is being presented to the street. Mr. Hasan asked if Sheetz requires a corner lot, to which Mr. Fownes responded yes.

Mr. Mastrostefano stated they will come back with another discussion plan and requested to table the current application.

MR. HASAN MOTIONED TO TABLE, AT THE APPLICANT’S REQUEST, THE DISCUSSION SITE PLAN FOR THE SHEETZ, INC. GAS STATION AND CONVENIENCE STORE, 2803 CENTER ROAD.

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

Item 5

There was no old business.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Mrs. Hanek gave the Council Representative’s Report. She said the Planning & Zoning Committee of City Council met earlier this evening to request the Law Director to draft legislation to establish hotels a conditionally permitted use in the Southeast Neighborhood of Brunswick Town Center SPD-2.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:45 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

December 15, 2016

Sheetz Inc. gas station and convenience store

(Discussion site plan)

Location: 2803 Center Road (Gale's Garden Center)
GW-C District

Proposed Use & Background:

An application has been submitted to construct a 5,628 sq. ft. automobile filling station/convenience store on approximately 1.86 acres of the 6.85-acre parcel that is currently Gale's Garden Center. This meets the minimum 20,000 sq. ft. lot size and 125' lot width required by Section 1274.13(a) of the Zoning Code. The pump canopies are located a minimum of 15' from the west property line, pursuant to Section 1274.13(a). The building will be situated 74.6' and 71.4', respectively, from the Center Road and West 130th rights-of-way, in compliance with the 30' minimum and 75' maximum setbacks required by Section 1261.05(a)(1) and (a)(2)(A).

Automobile filling stations are a conditionally permitted use in the GW-C Gateway Commercial District, subject to Section 1274.08(d), (f), and (g); and Section 1274.13.

The site plan indicates two entrance drives on Center Road; the western drive will be for two-way traffic and the eastern drive will be for right-turn-in-only traffic. The western drive has a 30' width at the right-of-way, in compliance with Table 1276-4, and the eastern drive has a 15' width at the right-of-way for one-way traffic. Additionally, there is a 30' wide drive at the right-of-way by the northeast corner of West 130th Street; a cross access easement is shown near this drive for future development access to the remainder of the 6.85-acre parcel. An additional 35' wide drive at the right-of-way on West 130th Street is located further south which will have a 16' wide right-turn-in-only and 16' wide right-turn-out-only lane separated by an island.

Fifty (50) parking spaces will be provided; a minimum of 36 spaces is required by Table 1276-1(d)(4) and (d)(7). There will be 47 seats for customer dining, including 26 spaces outside and 21 spaces inside. Parking space dimensions of 10' wide x 19' long meet the requirements in Table 1276-3, along with a 35' parking aisle width on the south, east, and north sides of the building, in accordance with the minimum 24' width required by the above table. Two handicap spaces, including one van-accessible space, are provided, pursuant to Table 1106.1 of the 2011 Ohio Building Code. A decorative wrought iron fence is proposed adjacent to the north side of the building.

A striped pedestrian walkway is indicated from the building to Center Road, in compliance with Section 1278.09(d).

Pursuant to Section 1282.06(g), a 10' wide landscape screening strip is indicated along the Center Road and West 130th Street rights-of-way.

Staff Review Comments:

1. The front yard parking zone width on Center Road and West 130th Street exceeds the maximum 45' width permitted by Section 1261.07(b). Pursuant to Section 1261.07(c), the Planning Commission may approve front yard or front yard parking zone widths greater than the maximum in the following instances:
 - (1) An applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
 - (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right-of-way in compliance with the maximum yard.
 - (3) An applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or site.

Pursuant to Section 1261.07(d), before approving a front yard or front yard parking zone width greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan will be met, including the vision, goals and preferred characteristics in Chapter 3 of the Corridor Plan; and
- (2) That the negative effects of greater building yards, including without limitation, the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided below in subsection (e).

As required by Section 1261.07(e), where the Planning Commission approves a front yard or front yard parking zone width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effects of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways. Two bike racks and a pedestrian bench are indicated south of the pedestrian crosswalk leading to Center Road.
- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of nearby buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b) for interior landscaping.

2. Provide the width at the curb for the two driveways on Center Road and two driveways on West 130th Street; Table 1276-4 has no minimum width, but has a maximum width of 90' for drives with frequent truck traffic. A pedestrian safety curb at least six inches high shall be installed along all street right-of-way lines except at driveway approaches, in accordance with Section 1274.13(e).
3. Provide the parking aisle width adjacent to the row of parking on the west side of the building; Table 1276-3 requires a 24' minimum aisle width for 90° angle parking.
4. Provide the dimensions of the building; pursuant to Section 1261.07(a), street facades on both Center Road and West 130th Street shall be designed with offsets and other breaks in the vertical plane to create an interesting and varied streetscape. A minimum 2/3's of a building's street façade shall fall within the front yard zone established in Section 1261.05(a). Street facades greater than 60' in length shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% of the street façade and extending at least 20% of the length of the street façade.
5. Pursuant to Section 1274.13(g), the exterior of automobile filling stations shall be harmonious with other commercial buildings in the area. Exterior walls shall be primarily brick, stone or wood comparable to other commercial buildings.
6. Indicate the dumpster enclosure material; Section 1276.12(a) requires that it shall be constructed of materials comparable to the building.
7. Pursuant to Section 1274.13(f), all automobile filling stations shall maintain restrooms available to the public and shall maintain free water and compressed air for vehicles.
8. In accordance with Section 1274.13(h), all outdoor storage and displays shall comply with the requirements of Section 1280.12, which requires Planning Commission approval. Accessory rental of trucks or trailers shall require Planning Commission approval and shall not be stored within the minimum front yard setback.
9. The detailed site plan shall include a landscaping plan with a Plant List identifying material in the 10' wide landscape strips, in accordance with Section 1282.06(g).
10. A minimum of 1,000 sq. ft. of interior landscaping, as required by Section 1282.08(b), shall be indicated on the detailed site plan. As this is a conditionally permitted use, and the site is located in the GW-C Gateway Commercial District, pursuant to Section 1274.05(e), the Planning Commission may establish additional conditions as it deems necessary to protect the public welfare, preserve the purpose and intent of the Zoning Code; to protect the character of the surrounding properties and neighborhood; and to mitigate any special characteristics of the use. Therefore, it is suggested that several parking spaces on the east side of the building should be removed and additional interior landscaping should be provided in this area.
11. A photometrics plan shall be submitted with the detailed site plan; pursuant to Section 1276.14(a); a minimum of 0.6 footcandle shall be provided for parking and pedestrian areas.
12. Suggest installing an additional ground sign on the north side of the northern drive on West 130th Street to assist customers with entering/exiting the site. The ground sign shall comply with Section 1270.05 – Table B of the Zoning Code, which includes a minimum 500' distance between the ground sign on Center Road and the ground sign on West 130th Street.

13. The Fire Department has requested that the island between the right-turn-in and right-turn-out driveway on West 130th Street should have mountable curbs for emergency access vehicles.

Staff Recommendations:

Staff withholds recommendation pending the Planning Commission's ruling on the front yard parking zone width, along with the above items being addressed.