

BRUNSWICK CITY PLANNING COMMISSION

December 5, 2024 - Caucus

6:46 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Jeff Kaltenstein, 2927 Nationwide Pkwy.
Natasha George, 1341 Warren Drive
Brandon George, 1341 Warren Drive
Charles Andrews, 35110 Euclid Ave.
Bob Tarrant, 900 3rd Street
Brian Steinberg, Michigan
Dolores Leeds, 1309 Warren Drive
Vincent Leeds, 1309 Warren Drive
Andy Schall, 7965 N. High St.
Jeff Jardine, 3800 Lakeside Ave., Suite 100, Cleveland, OH
Hannah Cohan Plessner - Webex

Chairman Shirilla called the meeting to order at 6:46 p.m.

The first item was **Carpenter Glen Subdivision**

(Final Plat)

Location: 897 North Carpenter Road

R-L District

The Planning Commission had no comments.

The second item was **Brunswick Toyota service department addition**

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

Location: 3041 Center Road, Brunswick, Ohio

C-H District

The Planning Commission had no comments.

The third item was **Family Farm and Homes outdoor storage**

(Site plan review)

Location: 1733 Pearl Road (former Big Lots)

C-G District

Chairman Shirilla would like to address things with the applicant during the meeting.

Mr. Hasan wondered if we had anything comparable in the city as far as parking lot and outdoor storage requirements.

The fourth item was **Culver's outparcel rezoning**

(Public hearing – map amendment)

Location: Permanent Parcel No. 003-18B-44-051

Existing R-L District to be rezoned to C-G District

Mr. Aungst spoke about that parcel being R-L for a long time and how they want it rezoned to C-G. The Commission needs to consider how close it is to R-L.

Chairman Shirilla adjourned the meeting at 6:52 p.m.

Respectfully,

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

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

December 5, 2024

7:02 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Jenny Zoldak, City Engineer
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Item 1

Chairman Shirilla called the meeting to order at 7:02 p.m.

Miss Lods called the roll: 4 Present, 1 Absent (Jeff Arona)
Chairman Shirilla made a motion to excuse Mr. Jeff Arona for just cause.
Mr. Hasan seconded.
4 Ayes, 0 Nays.

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of November 7, 2024 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM NOVEMBER 7, 2024.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 4 AYES, 1
ABSTAIN (CHAIRMAN SHIRILLA)

Item 4 (a)

Carpenter Glen Subdivision

(Final Plat)

Location: 897 North Carpenter Road

R-L District

Regarding the final plat – Hannah Cohan Plessner was present.

The Commission had no discussions on this case.

Staff Review Comments:

1. Approval of the final plat is subject to City Council and City Engineer approval, in accordance with Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

Staff Recommendations:

Staff recommends approval of the final plat to City Council, subject to engineering approval.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE FINAL PLAT TO CITY COUNCIL FOR CARPENTER GLEN SUBDIVISION SUBJECT TO ENGINEERING APPROVAL, 897 NORTH CARPENTER ROAD, BRUNSWICK, OHIO.

Mr. Hasan seconded.

4 Ayes, 0 Nays

Item 4 (b)

Brunswick Toyota service department addition

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

Location: 3041 Center Road

Current C-H District

Regarding the public hearing – conditional zoning certificate and detailed site plan - Brunswick Toyota service department addition – Jeff Kaltenstein was present.

Vice-Chairman Saeger explained that the applicant has brought back exactly what was presented at the previous Planning Commission meeting they were at and the Commission was pleased with everything.

Public Hearing was open at 7:13 p.m.

Administration thanked the Panteck family for continuing to do business in Brunswick and supply jobs.

Public Hearing was closed at 7:14 p.m.

Mr. Hasan wanted to ask the applicant if he is willing to adhere to everything on the conditional zoning certificate. The applicant will comply.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. 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 comments are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR BRUNSWICK TOYOTA SERVICE DEPARTMENT ADDITION, 3041 CENTER ROAD, BRUNSWICK, OHIO.

Mr. Rocha seconded.

4 Ayes, 0 Nays

Item 4 (c)

Family Farm and Home outdoor storage

(Site plan review)

Location: 1733 Pearl Road

C-G District

Regarding the site plan review - Family Farm and Home outdoor storage – Chuck Andrews with Brunswick Limited Partnership, Bob Tarrant and Brian Steinberg with Family Farm and Home were present.

Chairman Shirilla wanted to know if they will be selling live poultry? Mr. Tarrant answered yes, they will be during certain months.

Mr. Delsanter asked if they will be having a propane filling station. Mr. Steinberg answered they will have a propane exchange but not a filling station.

Chairman Shirilla addressed the staff review comments:

1. Do not reduce visibility into the store is a main concern per Chairman Shirilla. Mr. Hasan said the Commission would like to see the location of the tractors in the detailed site plan as well as where anything outdoor will be stored. Chairman Shirilla said – regarding the seasonal outdoor storage – Home Depot puts a fence up during the time where people can pull in to pick up bagged goods. Chairman Shirilla would like something similar versus stacking things on pallets. Mr. Steinberg said they would like to have a center isle delegated for drive thru pick-up marked off with concrete blocks and wood fencing. The Commission is not in favor of that idea. The Commission would like to see a traffic pattern on how they plan to address this. Vice-Chairman Saeger said he is in favor of them moving the seasonal storage further South and the applicant has no objections to that.
2. Regarding the dumpster fence matching Volunteers of America, Mr. Aungst stated that Volunteers of American has put in a nice dumpster enclosure when they went in and administration is asking the same thing of the applicant.
3. Regarding trees missing, Mr. Aungst said administration has worked with the property management company and they have been great. They just need to make the vegetation live again come Spring. Mr. Andrews said they plan to exceed the minimum 3000 sq. ft. by supplying 5000 sq. ft.
4. The have agreed to add to the evergreen screening where the hole is.
5. Regarding the south side of the site pertaining to the curb, the owner of the plaza has agreed to repair this.
6. Regarding the pedestrian access from the sidewalk on Laurel Road, the applicant has agreed to install this as well as striping it according to the Code.

Mr. Aungst said the owner of the property has a sign in the shopping center that is not in compliance and will need to be addressed. Mr. Andrews said he is not prepared to address the sign at this time.

Chairman Shirilla brought up height requirements for outdoor displays and turned to Mr. Incorvaia to check the Code. Mr. Aungst said it has been up to the Planning Commission's discretion to limit that height. It was discussed not to exceed 6 feet in the seasonal outdoor displays. Year round is to stay below fence line. Lastly, not to exceed 20' by 209' in the permanent parking lot display. The sidewalk will need to comply with ADA requirements and not to impede sight. Mr. Aungst thanked the applicants for being here and walking us through this.

Mr. Hasan asked what the timing was in opening the store. They are estimating about 4 to 5 months. It was discussed that the revised site plan will be approved administratively instead of them coming back for a second meeting.

No further discussions from Commission.

Staff Review Comments:

1. Pursuant to Section 1280.12(c), outdoor product display or sales areas shall be located so that visibility into or out of the site, or into and out of the building, is not impaired. The applicant has agreed to comply as follows: **It was discussed not to exceed 6 feet in the seasonal outdoor displays. Year round is to stay below fence line. Lastly, not to exceed 20' by 209' in the permanent parking lot display. The sidewalk will need to comply with ADA requirements and not to impede sight.**
2. For consistency, the dumpster fence on the east side of the building shall match the one at Volunteers of America in the Laurel Square Shopping Center. Additionally, any necessary repairs shall be made to the 8' high existing chain link fence on the south side of the building. **The applicant has agreed to comply.**
3. Trees are missing from a portion of the existing interior landscape islands and there are no shrubs; Section 1282.08(b)(2) requires one tree from Plant List "A" and 8 shrubs from Plant Lists "D" or "E" for each 15 parking spaces, resulting in a minimum of 13 trees and a minimum of 84 shrubs. Trees and shrubs shall be selected and maintained to retain visibility between 3 and 5 feet above ground. The required plantings shall be installed in the spring of 2025. **The applicant will comply.**
4. There are two bare areas in the existing evergreen screening buffer on the south side of the building that shall be filled with matching material, in accordance with Section 1282.04(d), which states all landscaping materials shall be installed and maintained according to accepted nursery industry procedures. The property owner shall be responsible for continued, perpetual maintenance of all landscaping materials and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first. **The applicant will comply.**
5. On the south side of the site, the curb near Laurel Road where the year-round display is proposed, is in poor condition and shall be repaired. **The applicant will comply.**
6. Pursuant to Section 1278.09(d), pedestrian access shall be provided from the sidewalk on Laurel Road to the building, and between the building and the parking areas. **The applicant will comply.**

Staff Recommendations:

Staff recommends approval of the outdoor displays, provided the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE SITE PLAN REVIEW FOR FAMILY FARM AND HOME OUTDOOR STORAGE, 1733 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: FOR OUTDOOR STORAGE AND DISPLAY, THE APPLICANT HAS ACKNOWLEDGED THAT THEY WILL PROVIDE THE APPROPRIATE FENCING AND SCREENING AS DISCUSSED. WITH REGARDS TO THE PERMANENT OUTDOOR STORAGE AREA – NOT TO EXCEED 20' X 209' AS INDICATED ON THE PROVIDED SITE PLAN. FOR THE SEASONAL STORAGE, NOT TO EXCEED 75' X 40' AND NOT TO EXCEED 6' HIGH. THE LOCATION IS SHIFTED 1 PARKING BAY SOUTH AS INDICATED ON THE CURRENT SITE PLAN THAT WAS PROVIDED AND THE SIDEWALK DISPLAY AS PROPOSED IS NOT TO EXCEED 5' FROM THE FACE OF THE BUILDING AND NOT TO IMPEDE ON ANY OF THE ADA REQUIREMENTS. IN REGARDS TO STAFF COMMENTS NUMBER 2, 3, 4 AND 5, THE APPLICANT HAS ACKNOWLEDGED AND WILL COMPLY. WITH REGARDS TO STAFF REVIEW COMMENT NUMBER 6 PROVIDING PEDESTRIAN ACCESS FROM THE SIDEWALK ON LAUREL ROAD TO THE PLAZA AND THE BUILDING THE APPLICANT HAS INDICATED THAT THEY WILL COMPLY AND THIS SHALL BE REVIEWED AND COORDINATED WITH ENGINEERING. ALL THE CHANGES AS DISCUSSED SHOULD BE PROVIDED TO THE CITY FOR REVIEW AND CONFIRMATION TO TODAY'S DISCUSSION.

Mr. Hasan seconded.

4 Ayes, 0 Nays

Item 4 (d)

Culver's outparcel rezoning

(Public hearing – map amendment)

Location: Permanent Parcel No. 003-18B-44-051 North of former 3695 Center Road
Existing R-L District to be rezoned to C-G District

Regarding the public hearing – map amendment - Culver's outparcel rezoning – Andy Schall the engineer representing Big Red Property at 7965 N. High St. Columbus, OH was present.

Mr. Schall said the client is looking to combine the parcels as noted in the plat that was reviewed by engineering. They are requesting that all the parcels are C-G and will provide additional screening. This will be an out lot looking for a future business. Chairman Shirilla said Code is pretty strict when a C-G abuts an R-L area. Chairman Shirilla mentioned that screening would not make sense right now because there would be no business there yet.

Mr. Incorvaia read the Code when C-G abuts an R-L area. Mr. Aungst said it would be a good idea to discuss what would be permitted to go there. 1282.06 was read by Mr. Incorvaia.

Ms. Zoldak discussed storm water management to the public.

Mr. Hasan and Mr. Incorvaia discussed rezoning according to the Code. Vice-Chairman Saeger asked about the heavily wooded area and who owned it and Mr. Aungst answered it was owned by the city. Mr. Aungst also discussed the surrounding properties and how they were zoned R-L.

Mr. Incorvaia addressed the Board regarding the question on the parking lot and it needs to be 5 feet away from a residential district, 25-foot landscaping buffer and 50 feet setback.

The public hearing was opened at 8:39 p.m.

Brandon George at 1341 Warren Drive - He is strongly opposed to this. Natasha George at 1341 Warren Drive is also opposed due to all the wildlife being taken away and the noise and dust is aggravating. Her driveway is being blocked all the time and their landscaping is being damaged and she calls the police regarding it. Mr. Aungst told the residents that he will give them his card so he can talk to the owner directly regarding this problem. Mr. Delsanter is also going to address this problem for the resident. Mr. Schall gave his card to Mr. and Mrs. George and said he would get this taken care of.

Public Hearing was closed at 8:58 p.m.

Vice-Chairman Saeger felt that if a project came back to Planning Commission for that small parcel, it would be really hard to put something on that lot if it were combined and re-zoned. Mr. Hasan wants to know the reason they are wanting this rezoning.

Vice-Chairman Saeger agrees with Mr. Hasan and feels it would be a better idea to wait to see what the plan is for this parcel before agreeing to rezone it.

Chairman Shirilla feels that the Commission has a few options: One would be to table this until the owner can come back and let the Commission know what the purpose of rezoning this lot is for. The Commission can also decide to not recommend this to City Council. The applicant told the Commission that he would respectfully table until he talks to the owner. Vice-Chairman Saeger also feels that usually the Commission looks at a plan along with a zoning change. The applicant has requested to table the rezoning but would still like to consolidate the plat.

No further discussions from Commission.

Staff Review Comments:

1. Pursuant to Section 6.02(c) of the City Charter, City Council approval of the rezoning is required. **The applicant has requested to table.**

Staff Recommendations:

Staff recommends approval to City Council of the rezoning.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO TABLE AT THE REQUEST OF THE APPLICANT FOR CULVER'S OUTPARCEL, NORTH OF FORMER 3695 CENTER ROAD, BRUNSWICK, OHIO.

Mr. Rocha seconded.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Public hearing for Herris Properties building addition and Public hearing for Mapleside Farms SPD-10.

Item 7

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

Item 8

Council Representative's Report – No report.

MR. ROCHA MADE A MOTION TO ADJOURN
Vice-Chairman Saeger seconded the motion.
The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 9:29 p.m.

Respectfully,

Jennie Lods

PLANNING COMMISSION STAFF REPORT

December 5, 2024

Carpenter Glen Subdivision

(Final plat)

Location: 897 North Carpenter Road
R-L District

Proposed Use & Background:

The Planning Commission, at their meeting on November 16, 2023, approved the conditional zoning certificate, detailed site plan and park fees for the Carpenter Glen single-family cluster development. The final plat will create Sublots 1 through 26; Blocks "A", "B", and "C"; along with dedicating portions of White Willow Lane and North Carpenter Road.

Staff Review Comments:

1. Approval of the final plat is subject to City Council and City Engineer approval, in accordance with Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

Staff Recommendations:

Staff recommends approval of the final plat to City Council, subject to engineering approval.

Brunswick Toyota service department addition

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

Location: 3041 Center Road
C-H District

Proposed Use & Background:

The Planning Commission, at their meeting on November 7, 2024, moved the discussion plan to a public hearing for the conditional zoning certificate and detailed site plan to construct a 4,480 sq. ft. service department addition on the south side of the existing building. The addition will consist of new service bays and new oil storage tanks. Hours of operation are Monday and Thursday from 9 a.m. to 8 p.m.; and Tuesday, Wednesday, Friday and Saturday from 9:00 a.m. to 6:00 p.m.

Automotive repair and new and/or used vehicle sales are conditionally permitted uses in the C-H Highway Interchange Commercial District, pursuant to Section 1258.03(h) and (i), respectively, subject to Section 1274.08(a), (d), (f), and (g) of the Zoning Code.

As requested at the above meeting, a color rendering of the service department addition has been provided to ensure compatibility with the existing building, pursuant to Section 1278.08(e).

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. 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 comments are addressed.

Family Farm and Home outdoor storage

(Site plan review)

Location: 1733 Pearl Road (former Big Lots)
Laurel Square Shopping Center
C-G District

Proposed Use & Background:

An application has been submitted for outdoor sales at the former Big Lots retail store. Pursuant to Section 1280.12 of the Zoning Code, all outdoor sales and displays are subject to Planning Commission approval. The storefront sidewalk display area, fenced display area, and permanent parking lot display area will be used throughout the entire year. The seasonal parking lot display area will be used March 1st through June 30th of each year.

Display dimensions are as follows: storefront sidewalk display area: 5' wide from the building along the entire length of the sidewalk; fenced display area: 160' long by 43' wide by 8' tall; permanent parking lot display area: 180' long by 19' wide by 4' tall; seasonal parking lot display area: 90' long by 38' wide by 4' tall (there will be a few pallets of mulch that are 6' tall).

There are 194 parking spaces in front of Family Farm and Home; 5,025 sq. ft. of interior landscaping will be provided, which meets the minimum 3,880 sq. ft. required by Section 1282.08(b).

A photometrics plan has been submitted for the parking lot in front of the proposed new store, which meets the minimum 0.6 footcandle level for parking and pedestrian areas required by Section 1276.14(a), along with an average illumination level of 2.16 footcandles, in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Review Comments:

1. Pursuant to Section 1280.12(c), outdoor product display or sales areas shall be located so that visibility into or out of the site, or into and out of the building, is not impaired.
2. For consistency, the dumpster fence on the east side of the building shall match the one at Volunteers of America in the Laurel Square Shopping Center. Additionally, any

necessary repairs shall be made to the 8' high existing chain link fence on the south side of the building.

3. Trees are missing from a portion of the existing interior landscape islands and there are no shrubs; Section 1282.08(b)(2) requires one tree from Plant List "A" and 8 shrubs from Plant Lists "D" or "E" for each 15 parking spaces, resulting in a minimum of 13 trees and a minimum of 84 shrubs. Trees and shrubs shall be selected and maintained to retain visibility between 3 and 5 feet above ground. The required plantings shall be installed in the spring of 2025.
4. There are two bare areas in the existing evergreen screening buffer on the south side of the building that shall be filled with matching material, in accordance with Section 1282.04(d), which states all landscaping materials shall be installed and maintained according to accepted nursery industry procedures. The property owner shall be responsible for continued, perpetual maintenance of all landscaping materials and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first.
5. On the south side of the site, the curb near Laurel Road where the year-round display is proposed, is in poor condition and shall be repaired.
6. Pursuant to Section 1278.09(d), pedestrian access shall be provided from the sidewalk on Laurel Road to the building, and between the building and the parking areas.

Staff Recommendations:

Staff recommends approval of the outdoor displays, provided the above items are addressed.

Culver's outparcel rezoning

(Public hearing – map amendment)

Location: Permanent Parcel No. 003-18B-44-051
North of former 3695 Center Road
Existing R-L District to be rezoned to C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on June 6, 2024, approved the Culver's Restaurant detailed site plan to construct a 4,180 sq. ft. new restaurant on a 2.5-acre site consisting of four parcels (Permanent Parcel Nos. 003-18B-44-047, 003-18B-44-048, 003-18B-44-049, and 003-18B-44-050), in the C-G General Commercial District, with a new address of 3725 Center Road. However, there is a 0.2197-acre parcel (9,570 sq. ft.), (Permanent Parcel No. 003-18B-44-051), located north of former 3695 Center Road, in the R-L Low Density Residential District, that the applicant is seeking to rezone to the C-G District for future commercial development.

A Minor Subdivision Application was submitted on October 8, 2024 to join the subject lot with the commercial parcel to the south.

Staff Review Comments:

1. Pursuant to Section 6.02(c) of the City Charter, City Council approval of the rezoning is required.

Staff Recommendations:

Staff recommends approval to City Council of the rezoning.