

BRUNSWICK CITY PLANNING COMMISSION

February 6, 2025 - Caucus

6:42 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Andy Schall, 7965 N. High Street
Josh Clark, 3127 Pleasure Pt. Rd., Rhinelander, WI
Greg Seifert, 3390 Verner, Kent, OH
Jeff Stevenson, 1159 Blachleyville Rd., Wooster, OH
David Auger, 1159 Blachleyville Rd., Wooster, OH
Rick Haberkorn, 11342 Ridge Road
Mike Gripp, 17750 Drake Road, Strongsville, OH

Chairman Shirilla called the meeting to order at 6:42 p.m.

The first item was **Culver's Restaurant outparcel rezoning**
(Map amendment)

Location: North of former 3695 Center Road, Brunswick, Ohio
Existing R-L District to be rezoned to C-G District

Map amendment for Culver's Restaurant outparcel rezoning, Chairman Shirilla talked about what was discussed at the last meeting. Vice-Chairman Saeger stated that although he was pleased with the plan that was being presented, the Commission isn't approving the plan, just the rezoning. Mr. Hasan asked if the Commission recommends the zoning change, what happens if the applicant brings a site plan in the future, would the Commission be looking at the same or different site plan than what was being presented this evening. Chairman Shirilla answered yes, they would come back with a site plan and the Commission would review the site plan as normal.

The second item was **Reline, Inc.**
(Discussion Plan)

Location: 1020 West 130th Street, Brunswick, Ohio
I-L District

Discussion plan for Reline, Inc. Madam Secretary discussed that Reline was here once before but they have made changes and this is a new application. Mr. Arona mentioned that something in the plans does not meet the requirements. Chairman Shirilla stated that we would discuss that during the meeting. Mr. Hasan asked about the loading docks in the first sentence of the staff report. Chairman Shirilla wondered if that meant which way the trucks face or the loading docks location. Ms. Zoldak mentioned they are

not having warehousing so they may not need a public hearing during the detailed site plan.

The third item was **Nova Electric**

(Discussion plan)

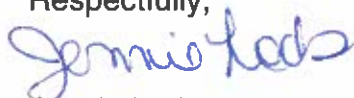
Location: 2844 Westway Drive

I-L District

Discussion plan for Nova Electric, Chairman Shirilla said we would discuss the staff review comments during the meeting.

Chairman Shirilla adjourned the meeting at 6:57 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

February 6, 2025

7:09 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Andy Schall, 7965 N. High Street
Josh Clark, 3127 Pleasure Pt. Rd., Rhinelander, WI
Greg Seifert, 3390 Verner, Kent, OH
Jeff Stevenson, 1159 Blachleyville Rd., Wooster, OH
David Auger, 1159 Blachleyville Rd., Wooster, OH
Rick Haberkorn, 11342 Ridge Road
Mike Gripp, 17750 Drake Road, Strongsville, OH

Item 1

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

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of January 23, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM JANUARY 23, 2025.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 5 AYES, 0
NAYS

Item 4 (a)

Culver's Restaurant outparcel rezoning

(Map amendment)

Location: North of former 3695 Center Road, Brunswick, Ohio.

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

Regarding the map amendment, Andy Schall with Kimley Horn was present. He stated that the last time he was here everyone wanted to see the site plan for the zoning change. He stated that this is simply just a concept plan and they would come back with a detailed site plan at a later time. Chairman Shirilla said currently there are 2 parcels, one is C-G and one is R-L. Mr. Schall said they combined those parcels but they have 2 different zonings. Chairman Shirilla talked about the resident that was at the last meeting that had some concerns and that could happen in the future when they come back for a detailed site plan. Mr. Schall said that within the 25 feet of the buffer yard, there are requirements in the zoning with landscaping and they are willing to meet those requirements. Chairman Shirilla said this is a premature discussion for walk ways, etc., just as long as the applicant is aware of what is required, Chairman Shirilla felt that based on right now the applicant would need to include those in their future discussion plan. Mr. Schall said they are currently showing some of those things in the plan. Chairman Shirilla spoke to Ms. Zoldak regarding staff review comment number one regarding the building setback being shown on the plan. Ms. Zoldak said it is still located 95 feet back. Mr. Schall said that access point for the future use is where it is because of the traffic study that was done. Chairman Shirilla said the Planning Commission could make a modification at a later time and engineering would support that.

Mr. Arona wanted to express his opinion: He does not support the map amendment change because it borders on the R-L district on multiple sides. Chairman Shirilla said that was definitely a concern especially from one of the nearby residents. Chairman Shirilla said the concern was to the west. Mr. Schall said the revised site plan shows the refuse enclosure is shifted south. Mr. Hasan stated when the Commission talks about changing zoning, he likes to look at the plan and he's trying to put himself in the owner shoes that lives in a nearby house and another house would be ok, but when commercial, what comes with it: The vehicles turning and stacking, the dumpster enclosure, etc. Chairman Shirilla agreed that every single vehicle will have to make that turn with flashing lights in resident's windows, etc. If the vehicles didn't have to make the current turn on the plan, he would be in favor of the zoning change.

Mr. Schall addressed the Board and wanted to be clear that there are flexibilities in the plan so any concerns could be addressed when they would come back two times with a site plan. He is simply here asking for a zoning change. Chairman Shirilla asked Ms. Zoldak if she feels that the potential building has enough room to be shifted and she said yes.

Vice-Chairman Saeger wanted to acknowledge that the applicant is only here for a zoning change and the applicant has agreed to comply with any requirements in the

future so he is in favor of this zoning change. Chairman Shirilla stated once again that the only concern was to the west.

The Commission talked about whether this would be a buildable lot without the zoning change. Mr. Incorvaia talked about what is in the Code. Mr. Aungst stated that the resident to the west is 270 feet from the building. The outdoor activities are about 200 feet from the building. Mr. Incorvaia stated they would have to maintain 50 feet from all sides which would potentially make this lot unbuildable.

No further discussions from the Commission.

Staff Review Comments:

1. In order to line up with the shared access drive for the Culver's restaurant, the building is located 95.2' from the Center Road right-of-way, which exceeds the maximum 60' permitted by Section 1260.05(a)(2)(B). A modification will be required from the Planning Commission, subject to findings in Section 1260.07(c), (d), and (e), when a discussion plan for the restaurant is submitted. **The applicant will comply.**
2. Section 1260.05(b) and (c), respectively, requires a minimum 50' side and rear yard building setback when adjacent to a residential use or district (north, northwest, and northeast sides of property) and a minimum 25' wide side and rear screening yard, pursuant to Section 1282.06(a), which shall be indicated on the discussion plan. **The applicant will comply.**
3. Verify one of the handicap spaces will be van-accessible, as required by Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code. **The applicant will comply.**
4. Pursuant to Section 1276.10(j), confirm there is a minimum 130' of stacking room for the drive-thru. **The applicant will comply.**
5. Pedestrian access from the building to the street shall be provided, as required by Section 1278.09(d)(1). **The applicant will comply.**
6. In accordance with Section 6.02(c) of the City Charter, City Council approval of the rezoning is required. If the rezoning is approved, a discussion plan and subsequent detailed site plan shall be submitted for the proposed drive-thru restaurant, subject to Planning Commission approval. **The applicant will comply.**

Staff Recommendations:

Staff withholds recommendation of approval to City Council of rezoning the R-L parcel to the C-G District until the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR THE MAP AMENDMENT FOR CULVER'S RESTAURANT, NORTH OF FORMER 3695 CENTER ROAD, BRUNSWICK, OHIO, OUTPARCEL REZONING FROM R-L TO C-G DISTRICT.

Mr. Rocha seconded.

3 Ayes, 2 Nays

Item 4 (b)

Reline, Inc.

(Discussion plan)

Location: 1020 West 130th Street, Brunswick, Ohio
I-L District

Regarding the discussion plan, David Auger with Campbell Construction was present. Mr. Auger talked about how Reline was here back in July with a different design team and site plan. He is here to talk about a more efficient use of the site. He talked about the project. Chairman Shirilla talked about the north side that borders a home, it looks like there is some type of privacy fence from the dumpster to the building? Mr. Auger said no. They do have a dumpster enclosure that they will bring back to the detailed meeting. Mr. Auger made it clear that there is no warehousing at this location. Chairman Shirilla wanted to walk through the staff review comments.

Staff Review Comments:

1. Loading spaces for the docks are located adjacent to the front wall of the building, which is not permitted by Section 1276.11(b) unless it is a corner lot. However, the loading spaces are located perpendicular to the street and landscaping has been added on the east side of the ten parking spaces facing West 130th Street for screening (Sheet ZS-1). The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirements will be maintained and that the public interest will be served. The concurring vote of three Planning Commission members shall be required to approve a less restrictive improvement. **Chairman Shirilla agreed that the Planning Commission can make a modification to allow this. Mr. Auger stated that this is worse than a corner lot, it is a flag shaped lot and it is difficult to make the site efficient by trying to hide the truck docks in the back. Mr. Auger went on to read Section 1276.11(b) because it clearly states that landscaping could be considered to hide the loading docks if they are in the front. Vice-Chairman Saeger felt that the Code meant they do not want**

to see garage doors from the street. Vice-Chairman would like to see a schematic of the building so we could see how much could be seen from the road. Mr. Hasan agreed and being that the applicant would like to potentially add on in the future to the side of the building, it would be difficult to put the loading docks on the side of the building. Chairman Shirilla agrees he would like to see a schematic. Mr. Arona concurs with his colleagues as well, he would like to ask the applicant to use something other than white for the garage doors; something more blended. Mr. Auger did not see a problem with changing the color. Mr. Aungst mentioned that the reason why this is different than what is in the Industrial Parkway is because this building faces residential homes. He would like it to be heavily landscaped so that the headlights are blocked from the residential homes.

2. The "Red Barron Crab" and "Weeping Cherry Tree" are listed with a 1-1/2" caliper; Section 1282.04(b)(1) requires a minimum 2-1/2" caliper when deciduous trees are used for screening. In accordance with Section 1282.04(b)(3), all shrubs installed in the front screening yard in conjunction with the above trees shall have a minimum height of 36" at the time of planting to provide an effective dense screen and mature height of at least 6' within four years after the date of the final approval for each planting. **Mr. Auger acknowledged this and will change the plan to reflect the 2-1/2" caliper. Chairman Shirilla suggested adding landscaping along the other side of the driveway to the south but Mr. Auger said there are buried electrical lines there so he cannot do that.**
3. The dumpster enclosure is situated within the 25' side yard setback, which is not permitted by Section 1266.05(d), as this is considered a structure, and shall be relocated. The enclosure will be constructed with a 6' high PVC privacy fence; due to this being located in an industrial district, the enclosure is not required to be constructed of materials comparable to the main building, pursuant to Section 1276.12(a). **Mr. Auger will relocate the dumpster to the south and enclose it with blocks that are leftover or PVC.**
4. Pedestrian access from the building to the street shall be provided, as required by Section 1278.09(d)(1). **Mr. Auger said there are no sidewalks on West 130th Street and the sidewalk by Sheetz is 150 feet away. He does not see a need for a sidewalk. Mr. Aungst said it is in the code but we the Planning Commission has waived this requirement in the past because it is Industrial. Ms. Zoldak agreed.**
5. Pursuant to Section 1278.08(c) and (j), in order to further break up the long expanse of blank wall on the south and west elevations, add split-face block similar to the east elevation. As the north façade of the building will be for potential expansion, suggest adding landscaping to enhance this side of the structure. **Mr. Hasan didn't mind the west elevation, but, the south can't have landscaping because of the buried electrical lines so he believes**

there needs to be enhancements to the façade on the south elevation. Mr. Arona suggested a knee wall that is similar to the split faced block. Mr. Auger disagreed about the property to the north that Mr. Aungst had talked about. He brought a picture to show the Commission. Mr. Aungst said that was because of possible expansion to that particular building but there were other enhancements that were made to that property. Mr. Aungst said Brunswick Auto Mart has made enhancements to their building. Chairman Shirilla said the Commission has been lenient with applicants when they mention those are their expansion walls. Mr. Auger showed examples of the colors. There was talk about Code Section 1278.08 (c) and (j).

6. There is a private fire hydrant on Carquest property; if access to the hydrant will be permitted, a written access agreement shall be provided. If Reline is not permitted to use this hydrant, one shall be installed on Reline's site. **The discussion administration had with the Fire Chief was that if there is no agreement on an easement to the other fire hydrant then Reline will have to install a hydrant on their property.**

Mr. Auger pointed out the last page in his packet regarding a different building that he had built with 2 different colors and different direction siding and what would be his chances of this getting approved if he does not make any changes. Chairman Shirilla felt this would be an issue, where Vice-Chairman Saeger did not feel this would be an issue.

No further discussions from Commission.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's ruling on the dock location modification, and provided the above items are addressed.

MR. HASAN MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR RELINE INC., 1020 WEST 130TH STREET, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: REGARDING STAFF REVIEW COMMENT NUMBER 1, THIS WILL BE ADDRESSED AT THE DETAILED SITE PLAN, REGARDING NUMBER 2, THE APPLICANT HAS STATED THAT THEY WILL COMPLY, REGARDING NUMBER 3, THE APPLICANT WILL COMPLY ABOUT MOVING THE DUMPSTER, REGARDING NUMBER 4, THE PEDESTRIAN ACCESS IS SUFFICIENT AS SHOWN, REGARDING NUMBER 5, THE APPLICANT WILL COMPLY WITH BREAKING UP THE BLANK WALL ON THE SOUTH SIDE AND THE WEST SIDE CAN REMAIN AS PRESENTED. REGARDING NUMBER 6, THE APPLICANT WILL WORK WITH THE ADJACENT PROPERTY ON GAINING ACCESS TO THE HYDRANT AND IF NOT, THEY WILL PLACE A HYDRANT ON THEIR PROPERTY. THE OVERHEAD DOORS NEED TO BE HARMONIOUS TO THE EXISTING STRUCTURE COLOR.

Mr. Arona seconded.

5 Ayes, 0 Nays

Item 4 (c)

Nova Electric

(Discussion plan)

Location: 2844 Westway Drive, Brunswick, Ohio

I-L District

Regarding the discussion plan, Greg Seifert was present. Mr. Seifert talked about the building and explained the plans. He expressed that he too, would like a modification for no sidewalks as the previous applicant was granted due to similar reasons for their location. Mr. Seifert said they would be storing equipment that they would need to take with them to sites. Mr. Aungst stated that this would be a conditional use because of the warehousing. Mr. Arona asked Mr. Incorvaia if accessory uses are for the business or building? Mr. Incorvaia answered it's per business. Mr. Arona wanted to know if Nova Electric will be using warehouse space? Mr. Seifert said yes. Mr. Arona understands that each tenant would need a conditional zoning certificate if they would fall under warehousing. Chairman Shirilla wanted to know where the offices would be and Mr. Seifert said it would be near the north side. Mr. Aungst said this would be a side load building. Chairman Shirilla asked about the east elevation with the knee wall, are those windows? Mr. Seifert said, yes those are windows. Mr. Aungst said administration was very pleased with the building.

Mr. Hasan wanted the applicant to bring the footprint size back for the detailed.

Mr. Arona was pleased with the effort to dress up the building. With regard to pedestrian movement, they will need to provide circulation around the building. Mr. Seifert said this will be a little difficult until they see which tenants are going to be moving into the building as far as will they need loading docks or parking spaces.

Chairman Shirilla read through comments 1 through 10. The applicant agreed to address all these on the detailed site plan.

Staff Review Comments:

1. Verify one of the two handicap parking spaces is van-accessible, in compliance with Section 1106.6 of the 2024 Ohio Building Code.
2. Provide the driveway width both at the Westway Drive right-of-way and curb for the two drives; Table 1276-4 requires a minimum 24' width and maximum 40' width at the right-of-way, and a maximum 90' width (no minimum width listed) at the curb.

3. Indicate on the site plan the aisle width on the east and west sides of the building to ensure there is sufficient room for emergency vehicle access.
4. Pedestrian access from the building to the street shall be provided, as required by Section 1278.09(d)(1).
5. Pursuant to Section 1282.06(f), the detailed site plan shall include a landscaping plan which requires that a minimum 5% of the total front yard area shall be screened with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner.
6. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas and an average illumination level not to exceed 2.4 footcandles, in accordance with Section 1276.14(a) and (c), respectively.
7. Performance Standards, as required by Section 1266.07, shall be provided with the detailed site plan.
8. Provide a color rendering of the facility to ensure there is sufficient architectural interest to break up the long expanse of blank wall, as required by Section 1278.08(c) and (j).
9. Fire hydrants shall be installed near the center of the building on the west and east sides of the structure, along with one hydrant in the rear.
10. The development shall adhere to all applicable wetland regulations, if wetlands are present on the site. If there are no wetlands on the property, provide a letter from an environmentalist stating that a walk-through has been performed within the last twelve months.

Staff Recommendations:

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

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR NOVE ELECTRIC, 2844 WESTWAY DRIVE, BRUNSWICK, OHIO, THE APPLICANT HAS AGREED TO COMPLY WITH ALL 10 ADMINISTRATIVE REVIEW COMMENTS.

Mr. Rocha seconded.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Site One and Tribal Balance Fitness.

Item 7

Public Comment Period – No public comments.

Item 8

Council Representative's Report – 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 9:20 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

February 6, 2025

Culver's Restaurant outparcel rezoning

(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:

At the applicant's request, the Planning Commission, at their meeting on December 5, 2024, tabled the application to rezone from the R-L Low Density Residential District to the C-G General Commercial District a 0.2197-acre parcel (9,570 sq. ft.), Permanent Parcel No. 003-18B-44-051, located north of former 3695 Center Road. The public hearing required by Section 6.02(c)(1)(A) of the City Charter was held at that meeting. In order to give consideration for approval of the above rezoning, the Planning Commission requested a site plan for the proposed commercial use.

The existing C-G outlot, Permanent Parcel No. 003-18B-44-050, when combined with the subject R-L parcel to be rezoned, will measure 0.875 acre and will contain a proposed 2,540 sq. ft. restaurant with a drive-thru, which is a permitted use in the C-G District, pursuant to Section 1260.02(g) of the Zoning Code. The structure will be located entirely on the existing C-G District parcel.

Parking will consist of a total of nine 45° angle parking spaces on the east side of the site, including two handicap parking spaces, measuring 9' wide by 20' long, along with a 13' wide one-way traffic aisle, in compliance with Table 1276-3, and meets the minimum 9 spaces required for 18 customer seats.

Staff Review Comments:

1. In order to line up with the shared access drive for the Culver's restaurant, the building is located 95.2' from the Center Road right-of-way, which exceeds the maximum 60' permitted by Section 1260.05(a)(2)(B). A modification will be required from the Planning Commission, subject to findings in Section 1260.07(c), (d), and (e), when a discussion plan for the restaurant is submitted.
2. Section 1260.05(b) and (c), respectively, requires a minimum 50' side and rear yard building setback when adjacent to a residential use or district (north, northwest, and northeast sides of property) and a minimum 25' wide side and rear screening yard, pursuant to Section 1282.06(a), which shall be indicated on the discussion plan.
3. Verify one of the handicap spaces will be van-accessible, as required by Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code.

4. Pursuant to Section 1276.10(j), confirm there is a minimum 130' of stacking room for the drive-thru.
5. Pedestrian access from the building to the street shall be provided, as required by Section 1278.09(d)(1).
6. In accordance with Section 6.02(c) of the City Charter, City Council approval of the rezoning is required. If the rezoning is approved, a discussion plan and subsequent detailed site plan shall be submitted for the proposed drive-thru restaurant, subject to Planning Commission approval.

Staff Recommendations:

Staff withholds recommendation of approval to City Council of rezoning the R-L parcel to the C-G District until the above items are addressed.

Reline, Inc.

(Discussion plan)

Location: 1020 West 130th Street
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on July 25, 2024, approved the Reline conditional zoning certificate and detailed site plan to construct a 22,000 sq. ft. building on a 1.7221-acre site. However, the building size has been reduced to 16,570 sq. ft. and the site plan has been revised to reflect parking only in the front yard. The new facility meets the minimum 50' front yard setback; minimum 25' side yard setback; and minimum 25' rear yard setback required by Section 1266.05(c), (d), and (e), respectively, of the Zoning Code. The building height is 26'-3½", which complies 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; no warehousing will take place. Offices will be located in the building bump-out on the east side of the structure.

Fifteen (15) parking spaces, including one van-accessible space, have been provided (Sheet SD-4), which meets the minimum 13 spaces required by Table 1276-1(e) of the Zoning Code and Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code. The 90° angle parking spaces measure 9' wide by 20' long, with a 46'-10" aisle width for two-way traffic, in compliance with Table 1276-3. The driveway has a 25' width at the West 130th Street right-of-way and a 50' width at the curb, in accordance with Table 1276-4. A stormwater retention basin is shown on the east side of the property in the front yard adjacent to West 130th Street.

A photometrics plan has been submitted (Sheet SD-6) indicating a minimum 0.6 footcandle lighting level will be provided for parking and pedestrian areas, with an average illumination level of 1.8 footcandles, in compliance with Section 1276.14(a) and (c), respectively.

Regarding landscaping, Section 1282.06(f) requires a minimum 5% of the total front yard area shall be screened with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner; 420 sq. ft. of landscaping is required; 640 sq. ft. has been provided (Sheet ZS-1).

The building façade will consist of a combination of split-face concrete block in light gray and charcoal gray on the office portion of the building, with the remainder of the structure using vertical metal wall panels in charcoal gray in two widths to provide architectural interest to break up the long expanse of blank wall, as required by Section 1278.08(c) and (j).

Staff Review Comments:

1. Loading spaces for the docks are located adjacent to the front wall of the building, which is not permitted by Section 1276.11(b) unless it is a corner lot. However, the loading spaces are located perpendicular to the street and landscaping has been added on the east side of the ten parking spaces facing West 130th Street for screening (Sheet ZS-1). The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirements will be maintained and that the public interest will be served. The concurring vote of three Planning Commission members shall be required to approve a less restrictive improvement.
2. The "Red Barron Crab" and "Weeping Cherry Tree" are listed with a 1-1/2" caliper; Section 1282.04(b)(1) requires a minimum 2-1/2" caliper when deciduous trees are used for screening. In accordance with Section 1282.04(b)(3), all shrubs installed in the front screening yard in conjunction with the above trees shall have a minimum height of 36" at the time of planting to provide an effective dense screen and mature height of at least 6' within four years after the date of the final approval for each planting.
3. The dumpster enclosure is situated within the 25' side yard setback, which is not permitted by Section 1266.05(d), as this is considered a structure, and shall be relocated. The enclosure will be constructed with a 6' high PVC privacy fence; due to this being located in an industrial district, the enclosure is not required to be constructed of materials comparable to the main building, pursuant to Section 1276.12(a).
4. Pedestrian access from the building to the street shall be provided, as required by Section 1278.09(d)(1).

5. Pursuant to Section 1278.08(c) and (j), in order to further break up the long expanse of blank wall on the south and west elevations, add split-face block similar to the east elevation. As the north façade of the building will be for potential expansion, suggest adding landscaping to enhance this side of the structure.
6. There is a private fire hydrant on Carquest property; if access to the hydrant will be permitted, a written access agreement shall be provided. If Reline is not permitted to use this hydrant, one shall be installed on Reline's site.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's ruling on the dock location modification, and provided the above items are addressed.

Nova Electric
(Discussion plan)

Location: 2844 Westway Drive
I-L District

Proposed Use & Background:

An application has been submitted to construct a 28,800 sq. ft. building on a 2.9-acre parcel, in compliance with the minimum one-acre lot size required by Section 1266.05(a) of the Zoning Code, to house the operations of an electrical contractor and to provide leasing space for future tenants. The lot frontage measures 200.81', in accordance with the minimum 100' width required by Section 1266.05(b). The new facility meets the minimum 50' front yard setback; minimum 25' side yard setback; and minimum 25' rear yard setback required by Section 1266.05(c), (d), and (e), respectively, of the Zoning Code. The maximum building height is 25', which complies with the maximum 55' height permitted by Section 1266.05(f). The building will be fully sprinklered.

A contractor's headquarters is a permitted use in the I-L District, pursuant to Section 1266.02(c) of the Zoning Code. This facility will also contain warehouse space, which is a conditionally permitted use, in accordance with Section 1266.04(h), provided it is accessory to and necessary for the support of a principally or conditionally permitted use.

The loading area and dock door, along with a future dock, are located at the rear (south) side of the building. Thirty-five (35) parking spaces measuring 9' wide by 19' long for 90° angle parking, along with two handicap spaces, in compliance with Table 1276-3 of the Zoning Code and Table 1106.2 of the 2024 Ohio Building Code, are located on the east side of the building. As future tenants are still being determined, the number of parking spaces may fluctuate; therefore, land-banked parking/loading areas, along with overhead doors, are shown on the west side of the facility. A stormwater retention pond will be located on the north side of the property adjacent to Westway Drive.

The building façade will incorporate concrete masonry units (CMU) on the bottom portion of the structure bordered with a top course of smooth CMU's. Vertical metal siding in two colors will be used for the upper portion of the building.

Staff Review Comments:

1. Verify one of the two handicap parking spaces is van-accessible, in compliance with Section 1106.6 of the 2024 Ohio Building Code.
2. Provide the driveway width both at the Westway Drive right-of-way and curb for the two drives; Table 1276-4 requires a minimum 24' width and maximum 40' width at the right-of-way, and a maximum 90' width (no minimum width listed) at the curb.
3. Indicate on the site plan the aisle width on the east and west sides of the building to ensure there is sufficient room for emergency vehicle access.
4. Pedestrian access from the building to the street shall be provided, as required by Section 1278.09(d)(1).
5. Pursuant to Section 1282.06(f), the detailed site plan shall include a landscaping plan which requires that a minimum 5% of the total front yard area shall be screened with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner.
6. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas and an average illumination level not to exceed 2.4 footcandles, in accordance with Section 1276.14(a) and (c), respectively.
7. Performance Standards, as required by Section 1266.07, shall be provided with the detailed site plan.
8. Provide a color rendering of the facility to ensure there is sufficient architectural interest to break up the long expanse of blank wall, as required by Section 1278.08(c) and (j).
9. Fire hydrants shall be installed near the center of the building on the west and east sides of the structure, along with one hydrant in the rear.
10. The development shall adhere to all applicable wetland regulations, if wetlands are present on the site. If there are no wetlands on the property, provide a letter from an environmentalist stating that a walk-through has been performed within the last twelve months.

Staff Recommendations:

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