

BRUNSWICK CITY PLANNING COMMISSION

March 6, 2025 - Caucus

6:45 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
David Baylis, 2 Grandriver Drive
Ryan Tebeau, 9450 Manchester Road
Frank Dascenzo, 3301 Center Road
Chris Schmidt, 1310 Sharon Copley Road
Bob Ridel – WebEx
Jon Hanks – WebEx
Holland Van Ackeren – WebEx
Jake Gibson – WebEx
Mike Goodsell – WebEx
Jeff Jennings – WebEx
Burt Jackson - WebEx

Chairman Shirilla called the meeting to order at 6:45 p.m.

The first item was **Crunch Fitness Center**

(Public hearing – conditional zoning certificate)

Location: 3281 Center Road (Marc's Plaza), Brunswick, Ohio
C-G District

Vice-Chairman Saeger speculated they are going in the space between Marc's and the furniture store and just wanted confirmation on that. It was confirmed that that was correct. Chairman Shirilla asked Mr. Aungst if additional landscaping would be required and Mr. Aungst replied, yes.

The second item was **Owl Services EV charging stations**

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

Location: 1434 Town Center Boulevard – near Giant Eagle drive-thru pharmacy,
Brunswick, Ohio
Brunswick Town Center SPD-2 District

Mr. Hasan asked for confirmation on how many charging stations there would be and Mr. Aungst replied, there will be 3 pedestals and 6 chargers.

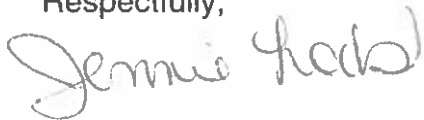
The third item was **Provision Living SPD-5 senior development**
(Discussion plan)

Location: south of St. Ambrose Church
SPD-5 District

Chairman Shirilla stated that if the Planning Commission were to approve this discussion plan this evening, it would be the first time they approved something that had come back with a completely changed site plan. Mr. Aungst went over the project from the beginning on what they had originally wanted, to what they are proposing tonight.

Chairman Shirilla adjourned the meeting at 6:54 p.m.

Respectfully,

A handwritten signature in cursive script that reads "Jennie Lods".

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

March 6, 2025

7:03 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
David Baylis, 2 Grandriver Drive
Ryan Tebeau, 9450 Manchester Road
Frank Dascenzo, 3301 Center Road
Chris Schmidt, 1310 Sharon Copley Road
Bob Ridel – WebEx
Jon Hanks – WebEx
Holland Van Ackeren – WebEx
Jake Gibson – WebEx
Mike Goodsell – WebEx
Jeff Jennings – WebEx
Burt Jackson - WebEx

Item 1

Chairman Shirilla called the meeting to order at 7:03 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.
Vice-Chairman Saeger seconded.
4 Ayes, 0 Nays.

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of February 20, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM FEBRUARY 20, 2025.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION.

THE VOTE WAS 4 AYES, 0 NAYS

Item 4 (a)

Crunch Fitness Center

(Public hearing – conditional zoning certificate)

Location: 3281 Center Road (Marc's Plaza), Brunswick, Ohio.

C-G District

Regarding the site plan review, Frank Dascenzo the property owner was present. Bart Jackson and Mike Goodsell were present via WebEx.

Mr. Jackson gave a brief description about the gym. Mike Goodsell was also present via WebEx and he confirmed the gym would be open 24 hours a day, 7 days a week and fully staffed. Chairman Shirilla asked if they would be taking up the full location between Marc's and the furniture store and Mr. Dascenzo replied yes. Chairman Shirilla addressed the Commission and wondered if they would have to go before Planning for the façade approval. Mr. Incorvaia answered yes, they would. Vice-Chairman Saeger asked if the Planning Commission was only approving the conditional zoning certificate this evening and Chairman Shirilla said he does not have a problem with giving the approval on the conditional zoning certificate. Chairman Shirilla asked Mr. Incorvaia if the Planning Commission could look at the drawings under old business and Mr. Incorvaia replied yes, they could. Mr. Dascenzo addressed Chairman Shirilla in regards to the discussion about landscaping needing to be updated and said that they went beyond Code when Marc's was approved and wanted to point that out. Mr. Aungst read from Code 1276 and said we have to follow the current Code. Mr. Dascenzo also read from the Code and had questions. Mr. Aungst said every time a new business goes in, these things need to be looked at. Mr. Incorvaia stated the Code has changed since Marc's and the furniture store has gone in. Mr. Delsanter asked if there will be a security monitoring system since this establishment will be open 24 hours. Mr. Goodsell answered they do have a monitoring system. Mr. Aungst wanted to know the total square footage of the facility? Mr. Dascenzo said around 23,000 sq. ft. Mr. Aungst said we would have to take a look at photometrics plan regarding the lighting.

Chairman Shirilla opened the public hearing at 7:22 p.m. No one appeared so the public hearing was closed at 7:22 p.m.

Staff Review Comments:

1. Pursuant to Section 1278.02(5), as there is a new tenant, the parking lot shall include landscape islands to break up the large expanse of asphalt. The applicant has agreed to comply.
2. All requirements shall be adhered to on the conditional zoning certificate. The applicant has agreed to comply.

Staff Recommendations:

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

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE ONLY FOR CRUNCH FITNESS CENTER, 3281 CENTER ROAD (MARC'S PLAZA), BRUNSWICK, OHIO. THE APPLICANT WILL HAVE TO GO BEFORE THE PLANNING COMMISSION AT A DIFFERENT MEETING WITH A SITE PLAN ON THE FAÇADE.

Vice-Chairman Saeger seconded.

4 Ayes, 0 Nays

Item 4 (b)

Owl Services EV charging stations

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

Location: 1434 Town Center Boulevard – near Giant Eagle drive-thru pharmacy,
Brunswick, Ohio
Brunswick Town Center SPD-2 District

Regarding the conditional zoning certificate, Bob Ridel and Holland Van Ackeren were present via WebEx.

Mr. Van Ackeren shared his screen and went over the location with the Planning Commission. He stated you could charge 6 vehicles at the same time. He discussed the transformer on the concrete pad would be surrounded by landscaping. Mr. Van Ackeren discussed how the transformers would connect to each other. Chairman Shirilla stated that EV charging stations are fairly new to the area and wanted to know what type of market research have they done with putting this in this area. Mr. Van Ackeren talked about the project and all the other locations they are in. Chairman Shirilla didn't understand what the advantage is to going into a grocery store parking lot and asked why they would not want to be closer to the hotel that is located nearby. Mr. Van Ackeren mentioned they gave up federal funds to be at this location. He also mentioned that Giant Eagle wants this there and they have an agreement. Mr. Aungst stated that he had several conversations with Mr. Van Ackeren regarding the location of the transformer needing to be located in a different location due to crosswalks, etc. Mr. Aungst said this may need to go to Council for 3 readings. Chairman Shirilla agreed that the transformer needs to be moved to a different location. Mr. Delsanter has an issue with this location, he is concerned with people leaving their cars unattended by going into stores and that may create issues. Mr. Incorvaia said from a personal perspective, he agrees with Mr. Delsanter. He has encountered waiting times for charging himself. One of the questions were, will there be enough room for other cars

waiting? Are lanes going to be blocked? Mr. Hasan wanted to comment as a user and as a person in real estate development. He prefers to look for spots to charge his vehicle where he can leave the car and go into a store while it is charging. He has also seen some waiting lines but is uncommon. Mr. Delsanter appreciates Mr. Hasan's comments however, he feels this location is a pedestrian friendly location and feels this is the wrong location to put these chargers.

Mr. Van Ackeren wanted a better understanding on what everyone's concerns were with the location. Chairman Shirilla said the transformer really needs to be moved and the units need to be moved more to the east of the parking lot. Chairman Shirilla stated that he was not sure if Council would be in favor of the location either because this project would also have to make it through City Council.

Vice-Chairman Saeger felt that most of the staff review comments could be approved administratively with the exception of the color renderings. Chairman Shirilla advised the applicant to consider the comments from today and put together a detailed site plan with color renderings and possible relocation options for the chargers and the transformer. They could also leave the plan as is and if it gets denied they would have to wait 1 year to come before Planning again. Another option that was given by Mr. Shirilla was the applicant could request to table and come back with a second plan that has more details. Mr. Ackeren thanked Chairman Shirilla.

Chairman Shirilla opened the public hearing at 8:07 p.m., no one appeared so the public hearing was closed at 8:07 p.m.

Chairman Shirilla asked Mr. Ackeren which option he would like to choose that was presented to him. Mr. Ackeren decided that he would like to table this evening and he would like to request a copy of the minutes from the meeting. Mr. Aungst offered that we have another virtual administrative meeting with them when they are ready.

Staff Review Comments:

1. The EV charging stations transformer is located in close proximity to the striped pedestrian crossing from Giant Eagle to the Brunswick Lake Park walking trail; the Administration suggests finding an alternate location or explaining why the proposed site is necessary. If it is necessary for the transformer to remain at this location, additional landscaping shall be added for screening.
2. Section 1292.07 states lighting shall be installed in compliance with Section 1276(a), whereby a minimum 0.6 footcandle level shall be provided for EV Charging Stations and associated pedestrian areas; provide a photometrics plan indicating there is sufficient lighting.
3. All applicable sections shall be adhered to in Chapter 1292 Electric Vehicle Charging Stations of the Zoning Code.

4. Hours of operation for the EV charging stations shall coincide with Giant Eagle's business hours.
5. A color rendering of the EV charging stations shall be submitted, including a street view from Brunswick Lake Parkway.
6. Submit a landscape plan to provide screening on the north and south sides of the power cabinets, including the sizing of all plantings. All equipment shall be screened from view.
7. What does the hatching around the transformer signify on Sheet E-2.1?
8. All requirements shall be adhered to on the conditional zoning certificate.
9. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff withholds recommendation until the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO TABLE THE CONDITIONAL ZONING CERTIFICATE AND SITE PLAN AT THE REQUEST OF THE APPLICANT FOR OWL SERVICES EV CHARGING STATIONS, 1434 TOWN CENTER BOULEVARD – NEAR GIANT EAGLE DRIVE-THRU PHARMACY, BRUNSWICK, OHIO.

Mr. Hasan seconded.

4 Ayes, 0 Nays

Item 4 (c)

Provision Living SPD-5 senior development

(Discussion plan)

Location: south of St. Ambrose Church, Brunswick, Ohio
SPD-5 District

Regarding the discussion plan, Dave Baylis was present.

Mr. Baylis shared a few slides with the Planning Commission. He explained what the original approved project was proposing from the previous meetings. He went on to explain what is currently being proposed. The primary difference is going from a three-story assisted living to one story units. He intends to explain to the Planning

Commission how the industry is changing. He talked about the different senior housing properties and associated services.

Vice-Chairman Saeger asked if this is truly an SPD with what is being proposed. Mr. Incorvaia explained a few things regarding the process. Chairman Shirilla talked about the traffic study and did not agree there was a traffic reduction but in fact an increase. He stated that what they are proposing does not meet the definition of an SPD. He feels the density is a challenge, it has a more negative impact now than before, and feels that the entire guidelines need to be re-worked. Chairman Shirilla feels that if this is going to remain as an SPD-5, the guidelines will need to be re-done. He also said they could consider making a zoning change to this area. If they decide to keep it an SPD and would re-do their guidelines, an outside consultant would be required. Mr. Hasan explained what he felt an SPD should be and the previous proposal did meet the requirements of an SPD but now, all those are missing from current proposed project. He would need to be convinced again why this should remain an SPD. Mr. Aungst appreciated the feedback but from an administrative point of view, he feels that area and the surrounding neighborhood makes sense that it remains an SPD. Mr. Hasan said he is not against an SPD, but he wants the rational reinstated. Mr. Baylis wanted some guidance on what he should do at this point. Chairman Shirilla believes that 1268.01(a) and (e) are the reasons this became an SPD. He also went over what all the other SPD's have in common and what this project is lacking.

Mr. Delsanter asked the applicant if there was going to be onsite management and Mr. Baylis said yes.

Mr. Rocha said he agrees that hiring a consultant would be the route to go. Vice-Chairman Saeger also agreed they should hire a consultant. Mr. Aungst said if the applicant moves forward with a consultant then the consultant will have to be approved by Planning Commission. Everyone was discussing how a consultant could be chosen and what the process would be. Chairman Shirilla said when they come back before Planning Commission it could be put under old business.

Chairman Shirilla went over the staff review comments: Staff Review comment number 2 was talked about during the meeting. Number 4 is engineering and Chairman Shirilla realized that the applicant had already answered all the staff review comments in their new packet that was passed out to the Board members.

Chairman Shirilla said they could ask to table or make a decision on the discussion plan. The applicant would like to table.

Staff Review Comments:

1. Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City

Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.

2. In accordance with Section 1268.01, the purposes of the SPD Special Planning District are as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment;
 - (d) To provide an effective method for the City to guide the development of such areas so as to preserve unique characteristics or to provide for the greater range or mixture of land uses when appropriate and;
 - (e) To create a regulatory structure which will allow more flexible and creative design of the built environment, within the limits of the approved conceptual development plan, than is possible with the lot-by-lot design approach of a conventional zoning district.

The Planning Commission and City Council shall determine if the above purposes have been met.

3. As required by Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:
 - (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 - (2) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 - (3) Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.
4. Verify there is a minimum 15' wide screening yard adjacent to the south property line near Keller-Hanna Drive and the east property line near Alice and Ganyard Avenues, pursuant to Section 1282.06(c) of the Zoning Code.
5. There will be no visitor ingress or egress on the turnaround road between Alice and Ganyard Avenues; it shall be used only for emergency vehicle access.

6. The traffic study shall be updated.
7. Verify the wetland impacts have been properly permitted by the Army Corps of Engineers.
8. Provide further details on the site plan regarding the location of outdoor recreation areas.
9. Pursuant to Section 1278.03(h), during the course of review a site plan, the Planning Commission or Council may find that the assistance of a qualified consultant is necessary to fully determine the effects of the proposal. The applicant shall pick the consultant, subject to Planning Commission approval, and shall bear the costs of the consultant.
10. As required by Section 1282.09, all utilities must be screened from view and shall be located within the rear one-third of the buildings.
11. Section 3(d)(iii) of the Development Guidelines shall be revised to eliminate the words "East" and "West", as it is now all one neighborhood.
12. Section 4(e)(i) should have the number "4" removed so as to read "Buildings shall have a maximum of 7 units attached in a single building."
13. Section 4(e)(v) shall be revised to remove the words "East Neighborhood".

Staff Recommendations:

Staff withholds recommendation until the above items are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO TABLE THE DISCUSSION PLAN FOR PROVISION LIVING SPD-5 SENIOR DEVELOPMENT, SOUTH OF ST. AMBROSE CHURCH, BRUNSWICK, OHIO AT THE APPLICANTS REQUEST.

Mr. Rocha seconded.

4 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Text amendments for Ordinance Nos. 13-2025 and 14-2025 – adult use marijuana cultivators, retail dispensaries and processors. Nova Electric and Chipotle restaurant.

Item 7

Public Comment Period –

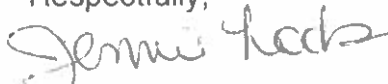
Item 8

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 9:23 p.m.

Respectfully,


Jennie Lods

PLANNING COMMISSION STAFF REPORT

March 6, 2025

Crunch Fitness Center

(Public hearing – conditional zoning certificate)

Location: 3289 Center Road (Marc's Plaza)
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to operate a fitness center that will be open 24 hours per day/7 days per week in a tenant space in the Marc's Plaza. Services provided include strength training, cardio equipment, group exercise classes, personal training, and locker room facilities. Staffing will include approximately 24 to 30 employees distributed across three shifts to maintain consistent operational coverage.

Pursuant to Section 1260.04(e), privately-owned recreational facilities are a conditionally permitted use in the C-G General Commercial District, subject to Section 1274.08(a), (d), and (g) of the city's zoning code.

As required by Section 1274.08(a), the tenant space is located a minimum 100' distance from a residential district or multifamily property line.

Staff Review Comments:

1. Pursuant to Section 1278.02(5), as there is a new tenant, the parking lot shall include landscape islands to break up the large expanse of asphalt.
2. All requirements shall be adhered to on the conditional zoning certificate.

Staff Recommendations:

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

Owl Services EV charging stations

(Public hearing – conditional zoning certificate and site plan)

Location: 1434 Town Center Boulevard – near Giant Eagle drive-thru pharmacy
Brunswick Town Center SPD-2

Proposed Use & Background:

A conditional zoning certificate and site plan have been submitted to install three fast-charging electric vehicle (EV) charging stations to the east of the Giant Eagle pharmacy drive-thru. Additionally, a transformer for the charging stations will be installed west of the drive-thru island near the pedestrian striping to Brunswick Lake Park. The owner of

Brunswick Town Center has provided written authorization allowing the installation and maintenance of the EV charging stations.

The EV charging stations have a 6'-10 ³/₄" height from grade with a 20 sq. ft. concrete base; Section 1292.03(a)(2)(D) of the Zoning Code permits a maximum height of 6' and Section 1292.03(a)(2)(E) allows a maximum base of 4 sq. ft. The Board of Zoning Appeals, at their meeting on November 18, 2024, voted to grant variances for the above. However, the BZA denied the applicant's variance request for the EV charging stations to be open 24 hours per day, as Section 1292.06 states EV charging stations shall be permitted to be open only during normal business hours of the establishment where they are located. Giant Eagle's hours of operation are from 7:00 a.m. to 10:00 p.m. every day.

Pursuant to Section 1292.03(a) of the Zoning Code, EV charging stations are a conditionally permitted use in commercial portions of a Special Planning District.

Staff Review Comments:

1. The EV charging stations transformer is located in close proximity to the striped pedestrian crossing from Giant Eagle to the Brunswick Lake Park walking trail; the Administration suggests finding an alternate location or explaining why the proposed site is necessary. If it is necessary for the transformer to remain at this location, additional landscaping shall be added for screening.
2. Section 1292.07 states lighting shall be installed in compliance with Section 1276(a), whereby a minimum 0.6 footcandle level shall be provided for EV Charging Stations and associated pedestrian areas; provide a photometrics plan indicating there is sufficient lighting.
3. All applicable sections shall be adhered to in Chapter 1292 Electric Vehicle Charging Stations of the Zoning Code.
4. Hours of operation for the EV charging stations shall coincide with Giant Eagle's business hours.
5. A color rendering of the EV charging stations shall be submitted, including a street view from Brunswick Lake Parkway.
6. Submit a landscape plan to provide screening on the north and south sides of the power cabinets, including the sizing of all plantings. All equipment shall be screened from view.
7. What does the hatching around the transformer signify on Sheet E-2.1?
8. All requirements shall be adhered to on the conditional zoning certificate.
9. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff withholds recommendation until the above items are addressed.

Provision Living SPD-5 senior development – The Villas on Pearl

(Discussion plan)

Location: 953 Pearl Road, south of St. Ambrose Church
SPD-5

Proposed Use & Background:

The Brunswick City Planning Commission, at their meeting on January 19, 2023, voted to recommend approval to City Council of the Provision Living Brunswick SPD-5 senior development revised detailed site plan and development guidelines. However, on February 16, 2023, the applicant requested this item to be removed from Council's agenda after the first reading (Ordinance No. 3-2023).

The original SPD-5 plan has been revised, along with the development guidelines, whereby the West Neighborhood has been eliminated, which contained the three-story 94-unit 88,066 sq. ft. combined assisted living, skilled nursing, memory care and congregate care facility. The permitted use of the East Neighborhood, which previously contained 40 single-story two and three attached senior housing units, has been expanded for the entire development, resulting in the new name of "The Villas on Pearl" containing "active adult residences"; no longer are there "West" and "East" Neighborhoods.

The proposed development will consist of 18 buildings with a total of 86 units on 16.2 acres consisting of Permanent Parcel Nos. 003-18B-31-539 and 003-18B-31-540, with a maximum density of six dwelling units per acre (5.3 dwelling units per acre shown), in accordance with Section 4(c) of the Development Guidelines, and a maximum of seven units per building, pursuant to Section 4e(i).

Building models will include the "Sanibel" with 1,374 livable sq. ft. containing two bedrooms and two bathrooms (model has vaulted ceilings) with a two-car garage; "Canterbury" and "Windsor" with 1,293 and 1,322 livable sq. ft., respectively, containing two bedrooms and two bathrooms (models have 9' high ceilings) with a two-car garage; and "Prague" with 802 sq. ft. livable space with one bedroom and one bathroom (model has standard ceiling height) with a one-car garage, which meets the minimum 1,120 sq. ft. and 1,000 sq. ft., respectively, required for two and one bedroom units, pursuant to Section 4(a) of the guidelines. The 18 buildings in the development will consist of two buildings with Windsor/Canterbury units; eight buildings containing Windsor/Canterbury/Prague units; seven buildings with Sanibel units; and one building containing Prague units. There will be a maximum 35' building height to accommodate a single-story building, pursuant to Section 4(b), to blend in with the surrounding residential neighborhood.

The minimum front yard setback is 30'; and minimum side and rear yard setback is 50', pursuant to Section 3(a), (b), and (c) of the development guidelines. Regarding common

open space, a minimum of 39.4% (6.38 acres) will be provided, which meets the minimum 30% (4.86 acres) requirement. There will be a minimum distance of 20' between the sides of each building.

Recreation space totaling 22,282 sq. ft., will consist of a minimum 2,500 sq. ft. clubhouse, as stated in Section 4(g), containing an activity room, fitness center, lifestyle concierge office, meeting room, and lounge area. The façade shall match the "active adult" residences, pursuant to Section 3(k), and will not exceed 25' in height. Outdoor recreation will include bocce ball, pickle ball, walking paths, and lawn/patio activities (cornhole, putting green, etc.). Private open space of 60 sq. ft. per unit shall be provided, pursuant to Section 4(h). Parking requirements, as stated in Section 4(i), stipulate a minimum of two off-street parking spaces per dwelling unit, one of which shall be in a garage attached to its corresponding unit. Additionally, one off-street visitor parking space per every five units shall be provided. All parking spaces shall measure 9' wide by 19' long, pursuant to Section 3(g)(i). All drives located between 90° parking spaces will measure 22', in accordance with Section 3(g)(ii), and all other drives shall be a minimum of 20' wide, as stated in Section 3(g)(iii). The west entry drive shall match the width of the existing access road from Pearl Road and then taper to a minimum 25' width approximately 26' west of the property line; from the property line, the road shall taper to a 22' width.

Concerning landscaping, pursuant to Section 3(d)(i), the front yard to the west of SPD-5 shall be landscaped and shall not be used for parking or any other purpose, except driveways to reach designated parking areas. A ground sign and retaining wall utilizing 3' to 4' high fall-protection wrought iron fencing, or a similar material, that is surrounded by landscaping, will be installed in this area.

As stated in Section 3(d)(ii) and (ii)(1), the south side of the development adjacent to the backyards of the residential homes on Keller-Hanna Drive will be used for stormwater management, including wetland and stream enhancement. Existing natural vegetation, including large trees, shall be protected to the greatest extent possible. Where it is not feasible to save trees during the construction process, drainage work, and stream enhancement efforts, the required trees to form a screening yard shall be replaced.

Pursuant to Section 3(d)(iii) and (iii)(i), the north side of the development adjacent to St. Ambrose Church will be landscaped to provide a buffer between the two properties. The eastern side of this area contains a large wetland area. Installation of 3' to 4' high fall-protection wrought iron fencing, or similar material, along with landscaping will be implemented. All existing natural vegetation shall be protected to the greatest extent possible. Landscaping will also be provided to screen loading areas, dumpsters and other utilities.

As stated in Section 3(d)(iv), the rear yard (east) side of the development will contain a landscape buffer to provide screening for the residential homes on Alice and Ganyard Avenues. This area will contain an easement to the City of Brunswick that will allow for a public connection drive from Alice Avenue to Ganyard Avenue. A private access drive to the senior development will be located in this area from the new connection drive with the access

point implementing a "breakaway" gate used only for emergencies. A turnaround road will be provided for emergency vehicles and visitors. All drives shall be located a minimum of 10' from the property line and shall be landscaped.

As stated in Section 3(e), all lighting shall comply with Section 1276.14 of the Zoning Code. Lighting along a pedestrian walkway shall not exceed 15' in height.

Building facades, as noted in Section 4(e)(ii), (iii), (v), and (vii), respectively, will be constructed whereby the front façade of each building shall provide a varying shape to break up the face of the building. A single style of material covering the exterior of a building shall not exceed 75% of the total façade. There will be a minimum of three materials used on each building, one of which must be masonry. Earth tones will prevail in the color scheme, and roofing colors shall be complementary to and darker than the predominant siding material.

Staff Review Comments:

1. Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.
2. In accordance with Section 1268.01, the purposes of the SPD Special Planning District are as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment;
 - (d) To provide an effective method for the City to guide the development of such areas so as to preserve unique characteristics or to provide for the greater range or mixture of land uses when appropriate and;
 - (e) To create a regulatory structure which will allow more flexible and creative design of the built environment, within the limits of the approved conceptual development plan, than is possible with the lot-by-lot design approach of a conventional zoning district.

The Planning Commission and City Council shall determine if the above purposes have been met.

3. As required by Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:

- (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 - (2) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 - (3) Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.
4. Verify there is a minimum 15' wide screening yard adjacent to the south property line near Keller-Hanna Drive and the east property line near Alice and Ganyard Avenues, pursuant to Section 1282.06(c) of the Zoning Code.
 5. There will be no visitor ingress or egress on the turnaround road between Alice and Ganyard Avenues; it shall be used only for emergency vehicle access.
 6. The traffic study shall be updated.
 7. Verify the wetland impacts have been properly permitted by the Army Corps of Engineers.
 8. Provide further details on the site plan regarding the location of outdoor recreation areas.
 9. Pursuant to Section 1278.03(h), during the course of review a site plan, the Planning Commission or Council may find that the assistance of a qualified consultant is necessary to fully determine the effects of the proposal. The applicant shall pick the consultant, subject to Planning Commission approval, and shall bear the costs of the consultant.
 10. As required by Section 1282.09, all utilities must be screened from view and shall be located within the rear one-third of the buildings.
 11. Section 3(d)(iii) of the Development Guidelines shall be revised to eliminate the words "East" and "West", as it is now all one neighborhood.
 12. Section 4(e)(i) should have the number "4" removed so as to read "Buildings shall have a maximum of 7 units attached in a single building."
 13. Section 4(e)(v) shall be revised to remove the words "East Neighborhood".

Staff Recommendations:

Staff withholds recommendation until the above items are addressed.