

BRUNSWICK CITY PLANNING COMMISSION

April 3, 2025 - Caucus

6:43 p.m.

Attendance:

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
Kevin McNulty, 1565 Ridge Road
Mike Grup, 17750 Drake Road
David Aulger, 1159 Blachleyville Road

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

The first item was **Reline, Inc.**

(Detailed site plan)

Location: 1020 West 130th Street, Brunswick, Ohio

Ms. Lods mentioned the two staff review comments in regards to the modification needed for parking and there will need to be bigger trees. Mr. Aungst said he would talk about the fire hydrants during the meeting. There were no further comments from the Planning Commission.

The second item was **Westway Small Business Campus**

(Discussion Plan)

I-L District

Location: 2964 Westway Drive, Brunswick, Ohio

Ms. Lods talked about the modification that would be needed for the parking in the front of the building because they are not a corner lot. No further comments from the Planning Commission.

Vice-Chairman Saeger adjourned the meeting at 6:46 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

April 3, 2025

6:50 p.m.

Attendance:

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
Kevin McNulty, 1565 Ridge Road
Mike Grup, 17750 Drake Road
David Aulger, 1159 Blachleyville Road

Item 1

Vice-Chairman Saeger called the meeting to order at 6:50 p.m.

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

Vice-Chairman Sager made a motion to excuse Chairman Shirilla for just cause.
Mr. Rocha Seconded.
4 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of March 20, 2025 minutes.

MR. ARONA MOTIONED TO APPROVE THE MINUTES FROM MARCH 20, 2025.
Mr. Hasan Seconded.
4 Ayes, 0 Nays

Item 4 (a)

Reline, Inc.

(Detailed site plan)

Location: 1020 West 130th Street, Brunswick, Ohio.

I-L District

Regarding the detailed site plan, David Aulger with Campbell Construction was present. Mr. Aulger said he is here seeking final approval for Reline. The reason they are requesting the modification on the parking is because the shape of the lot. They have changed the color of the doors to match the building and they have added additional landscaping. Regarding number 2, they will provide the correct height for the trees. Mr. Aungst will discuss the fire hydrant. They will modify the plan by getting the transformer out of the fire lane. There will be no rooftop units on top of the roof.

Mr. Aungst said we have been working with the owner of Reline and legal representatives and have reached an easement agreement with the fire hydrant. This will need to go in front of Council. It was stated that during the motion this could be a conditional approval in regards to the hydrant.

No further discussions from the Commission.

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), has modified the specific standards of this Chapter and approved a less restrictive parking or site design improvement in this individual, unique situation where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission has found that the objectives of this Chapter, as stated in Section 1276.01, have been met, that the intent of the specific requirements will be maintained and that the public interest will be served. There was a concurring vote from three Planning Commission members and they have approved a less restrictive improvement.
2. Pursuant to Section 1282.04(b)(2), the applicant has agreed to comply with the evergreen trees having a minimum height of 6' at the time of planting; Sheet ZS-1 indicates the sixteen white pine trees in the front screening yard have the correct 2½" caliper, but currently as noted are only 4' to 5' height, the applicant will make sure they are at least 6' in height.
3. 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 the applicant is not permitted to use this hydrant, one shall be installed on Reline's site. It was presented that the applicant is in the process of getting an easement to access that fire hydrant and this easement will go before Council.
4. Provide the width of the fire lane on the south side of the building, excluding the bollard, to ensure there is a minimum 20' wide unobstructed emergency access

drive. The applicant has agreed to remove the transformer that is obstructing the emergency access drive.

5. Will there be any rooftop units; if so, an access hatch or enclosed outside ladder shall be installed, in accordance with the 2024 Ohio Mechanical Code. Additionally, verify the HVAC equipment will not be visible from the street. The applicant has stated there will be no rooftop units.
6. Final site plan approval is subject to engineering approval. The applicant will comply.
7. Necessary permits and inspections shall be obtained from the Division of Building. The applicant will comply.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's modification on the front yard dock, and provided the above items are addressed.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE DETAILED SITE PLAN FOR RELINE, INC., 1020 WEST 130TH STREET, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), HAS MODIFIED THE SPECIFIC STANDARDS OF THIS CHAPTER AND HAS APPROVED A LESS RESTRICTIVE PARKING OR SITE DESIGN IMPROVEMENT AS THIS INDIVIDUAL, UNIQUE SITUATION IS A FLAG SHAPED PROPERTY AND THE APPLICANT HAS MADE MODIFICATIONS SUCH AS MATCHING THE COLOR OF THE GARAGE DOORS TO THE BUILDING AND ADDED LANDSCAPING. THE APPLICANT HAS AGREED THAT THE SIXTEEN WHITE PINE TREES WILL BE AT LEAST 6' IN HEIGHT AT THE TIME OF PLANTING. THE APPLICANT HAS STATED THAT THEY ARE IN THE PROCESS OF CREATING AN EASEMENT TO ACCESS THE HYDRANT ON CARQUEST PROPERTY. THE APPLICANT HAS AGREED TO REMOVE THE TRANSFORMER THAT OBSTRUCTS EMERGENCY VEHICLE ACCESS AND HAS AGREED TO COMPLY WITH ALL THE STAFF REVIEW COMMENTS.

Mr. Rocha seconded.

4 Ayes, 0 Nays

Item 4 (b)

Westway Small Business Campus

(Discussion plan)

Location: 2964 Westway Drive, Brunswick, Ohio.

I-L District

Regarding the discussion plan, Mr. McNulty was present. Mr. McNulty talked about the project with the Planning Commission. They would like to provide small spaces for contractors so they aren't working out of their homes and garages. He mentioned this is an extremely hard piece of land to work with.

Mr. Arona wanted to know if the units will be owned or leased. Mr. McNulty said they will be leased.

Mr. McNulty said they will provide the 2 van accessible spots and striping on the detailed site plan. Regarding number 2, they are going to request a modification to allow the 45' width to allow for emergency vehicles to get in and out. Regarding number 3, he said there is a small outline representing the sidewalk on the front and back of each building, including a crosswalk that is very small on the plans.

Mr. Arona wanted to know if the parking was going to be shared or allocated for each unit. Mr. McNulty said it would be allocated for each unit.

Mr. McNulty stated that complying with the landscaping will not be a problem at all. He will comply with the photometrics plan on the detailed site plan.

Mr. Aungst said the lights will need to be shielded and dimmable on the south side of the property because it's next to a residential district.

Regarding the turning radius, he said there are two areas where there are no obstructions for emergency vehicles. In regards to the fire hydrants, there is one on the plan and they plan to add 2 more. He will consult with the fire chief in regards to this. Regarding the utility locations, he believes it will be at the backs of the building but this is to be determined. He will plan to shield this with green space. The storm water calculations are being worked on and there will be an underground retention system.

Vice-Chairman Saeger wanted to talk to engineering on her thoughts about the driveway being 5' wider. Ms. Zoldak feels it would be beneficial for the city to allow this because there is only 1 way in and out. There isn't a lot of room to maneuver within the site and she feels it is a reasonable request. Vice-Chairman Saeger asked if administration is okay with this moving forward and Ms. Zoldak would like to see actual truck turn exhibits during the detailed site plan.

Mr. Aungst said regarding the HVAC items, are they using a splitter system? Mr. McNulty said wall mounted units which are splitter systems.

Mr. Aungst said we will need color renderings during the detailed site plan. Mr. Aungst said there is a resident there and a place of worship next to the property, that is why there has been a challenge developing this property.

Mr. Arona wanted the applicant to explain how the dumpsters are going to be enclosed and screened. Mr. Aungst said the dumpsters are not required to be screened in the Industrial District. Mr. Arona wanted to know why there were so many dumpsters. Mr. Aungst said this is flex space so this is not unheard of. Mr. McNulty said he agrees that there may be noise when the rubbish truck comes but each tenant should have their own dumpster. He would prefer to go with 2 large dumpsters and pick-up time during business hours. Mr. Arona said that would take up a lot less space and Mr. McNulty said they could free up some additional parking. Mr. McNulty said he plans to shield the neighbor with more trees.

Mr. Hasan wanted to know if he is planning to build this in one phase? Mr. McNulty said he plans to do it in one phase. Mr. Hasan is concerned with the 32 dumpsters and all the noise it would create. He hopes the applicant could minimize that. He asked about the existing pond on the plans, but did not see one online. Mr. McNulty said it is a pond that has been there for a long time and the other one will be the one that works with the underground retention system. The current pond is on this property per Mr. Aungst. Mr. Hasan would like them to add more landscaping on the side that is more visible.

Mr. McNulty would like to run electric to the Brunswick sign and illuminate the sign free of charge.

Mr. Hasan said the Planning Commission asks for these things when they need to make a modification. Mr. Hasan wanted to know if they are expecting semi-trucks. Mr. McNulty said he does not but you must always be ready for one just in case.

Mr. Arona wanted to ask about circulation and parking on the property. He said it looks like there are overhead doors on the property and split spaces in front of them. Mr. McNulty explained this to him. Mr. Arona wanted to know about spaces 31 and 32, will there be parking? Mr. McNulty said yes, there will be spaces there. Mr. Arona wanted to know if administration was okay with each unit having about 4 spaces per unit and Mr. Aungst said yes, administration feels this is sufficient.

Mr. Rocha said Mr. Aungst brought up a great point on this project, it's going to help a lot with cleaning up the community from all the work trucks in driveways. Mr. Arona asked Mr. Aungst about signs and addresses on the building and how the Code read in regards to this. Mr. McNulty clarified that each unit will have a number and it is not his plan to have a lot of signage. Mr. Arona would like this shown on the detailed site plan.

Ms. Zoldak wanted to know if they have done a walk-thru with the wetlands? Mr. McNulty said yes, he has a full report that he will submit at the detailed site plan.

Vice-Chairman Saeger talked about the use of masonry and lighting, that is something the Chairman although not present, would like to see on the detailed.

No further discussions from the Commission.

Mr. Hasan would like to hold off on making the modification to staff review comment number 2 pertaining to the 45' width of the driveway until they come back for a detailed site plan just in case that number may need to change and they need more. Mr. Hasan wanted confirmation on the pedestrian access and Mr. McNulty said yes, there will be plenty of pedestrian access that shall be shown on the detailed site plan.

Staff Review Comments:

1. The applicant has agreed to verify there is a minimum of two van-accessible handicap parking spaces included with the five regular handicap spaces, as required by Section 1106.6 of the 2024 Ohio Building Code.
2. The driveway width at the Westway Drive curb complies with Table 1276-4; however, the width at the right-of-way is approximately 45', which exceeds the maximum 40' permitted by the above Table. If the Planning Commission determines a 45' width is necessary, as allowed by Section 1276.15(b), they 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 Planning 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. The Planning Commission has agreed to make this modification when the applicant comes back with their detailed site plan.
3. The applicant stated they have provided pedestrian access from the building to the parking lots, pursuant to Section 1278.09(d)(1).
4. A landscape plan shall be submitted with the detailed site plan with a notation indicating that 5% of the total front yard area shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner, in accordance with Section 1282.06(f). The applicant has agreed to comply.
5. The detailed site plan shall include a photometrics plan indicating that a minimum 0.6 footcandle lighting level for parking and pedestrian areas, along with a maximum average illumination level of 2.4 footcandles will be provided, pursuant to Section 1276.14(a) and (c), respectively. The applicant has agreed to comply.
6. The building will be constructed with a metal roof, metal siding, and metal wainscoting. A color rendering of both buildings on all four elevations shall be

provided to ensure compatibility with surrounding structures, as required by Section 1278.08(d) and (e). Suggest adding split-face block or concrete masonry unit (CMU) enhancements to break up the long expanse of blank wall, pursuant to Section 1278.08(c), especially on the east elevation of the building containing Units 24 through 34. The applicant has agreed to come back with a color rendering.

7. Provide a truck turning radius exhibit to ensure there is sufficient room for semi-trucks and emergency vehicles. Additionally, the Administration suggests adding a cul-de-sac to allow for emergency vehicle access and turning. The applicant has agreed to come back with this report.
8. Add fire hydrants every 300' from Westway Drive, per Fire Department requirements. The applicant has agreed to comply.
9. Will each unit have wall-mounted HVAC equipment? Also, provide utility meter locations, which shall be screened, pursuant to Section 1282.09(a). The applicant has stated that this will be wall mounted split units.
10. The detailed site plan shall include stormwater management calculations. The applicant has agreed to comply.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR WESTWAY SMALL BUSINESS CAMPUS, 2964 WESTWAY DRIVE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS AGREED TO SHOW VERIFICATION ON THE DETAILED SITE PLAN THAT THERE WILL BE TWO VAN-ACCESSIBLE HANDICAP SPACES. THE PLANNING COMMISSION WILL MAKE A MODIFICATION REGARDING THE 45' DRIVEWAY WIDTH AT THE DETAILED SITE PLAN MEETING. THE APPLICANT HAS AGREED TO COMPLY WITH STAFF REVIEW COMMENTS NUMBER 3, 4, 5, 7, 8, 9 AND 10. THE APPLICANT WILL RETURN TO THE DETAILED SITE PLAN WITH COLOR RENDERINGS.

Mr. Arona seconded and would like to add that they shield and make the lighting dimmable on the south side of the property.

4 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Crunch Fitness site plan review, Ollie's Bargain Outlet site plan review, Applewood and Kidder discussion plans on their additions.

Item 7

Public Comment Period – None.

Item 8

Council Representative's Report – No report.

MR. ROCHA MADE A MOTION TO ADJOURN

Mr. Hasan seconded the motion.

The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 7:53 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION

April 3, 2025

Reline, Inc.

(Detailed site plan)

Location: 1020 West 130th Street
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on February 6, 2025 moved the discussion plan to a detailed site plan to construct a 16,570 sq. ft. facility to perform 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.

The majority of the Staff Review Comments from the above meeting have been addressed as follows:

1. The caliper for the “Red Barron Crab” and “Weeping Cherry Tree” has been adjusted to 2-1/2”, pursuant to Section 1282.04(b)(1).
2. The dumpster enclosure has been moved from within the 25’ side yard setback to the front yard located behind landscape screening.
3. The Planning Commission agreed to waive the requirement of Section 1278.09(d)(1) to provide pedestrian access from the building to the street, as the project is in an industrial district.
4. In accordance with Section 1278.08(c) and (j), in order to break up the long expanse of blank wall on the south elevation of the structure, four windows with glazing have been added to match the style of the windows on the east elevation. The Planning Commission agreed to allow the west elevation to remain as submitted for the February 6th meeting. The color of the overhead doors on the east elevation will be harmonious with the building.

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. Pursuant to Section 1282.04(b)(2), evergreen trees shall have a minimum height of 6' at the time of planting; Sheet ZS-1 indicates the sixteen white pine trees in the front screening yard have the correct 2½" caliper, but only have a 4' to 5' height.
3. 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 the applicant is not permitted to use this hydrant, one shall be installed on Reline's site.
4. Provide the width of the fire lane on the south side of the building, excluding the bollard, to ensure there is a minimum 20' wide unobstructed emergency access drive.
5. Will there be any rooftop units; if so, an access hatch or enclosed outside ladder shall be installed, in accordance with the 2024 Ohio Mechanical Code. Additionally, verify the HVAC equipment will not be visible from the street.
6. Final site plan approval is subject to engineering approval.
7. Necessary permits and inspections shall be obtained from the Division of Building.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's modification on the front yard dock, and provided the above items are addressed.

Westway Small Business Campus
(Discussion plan)

Location: 2964 Westway Drive
I-L District

Proposed Use & Background:

An application has been submitted to construct two buildings consisting of contractor tenant suites: the larger 44,240 sq. ft. building located closest to Westway Drive will house Suites 1 through 23, and the 19,912 sq. ft., structure near the east property line will contain Suites 24 through 34, for a total square footage of 64,152 sq. ft. 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, and complies with the maximum

55' height permitted by Section 1266.05(f) of the Zoning Code. Tenant suites will vary in size between 1,400 sq. ft. to 2,384 sq. ft.

A contractor's headquarters is a permitted use in the I-L District, pursuant to Section 1266.02(c) of the Zoning Code.

One hundred 90° angle parking spaces measuring 9' wide by 19' long, in compliance with Table 1276-3, have been provided, including five handicap spaces, as required by Section 1106.2 of the 2024 Ohio Building Code. As the tenants and number of employees have not been identified yet, the exact number of required parking spaces cannot be calculated. An aisle width of 32' between the rows of 90° angle parking has been provided, in accordance with the 24' minimum width required by Table 1276-3.

A semi-truck turnaround is indicated to allow forward truck movement, pursuant to Section 1276.10(f), and a dumpster enclosure is provided east of the new retention pond located behind Unit 23. Additionally, there is an existing pond at the rear of the site.

Staff Review Comments:

1. Verify there is a minimum of two van-accessible handicap parking spaces included with the five regular handicap spaces, as required by Section 1106.6 of the 2024 Ohio Building Code.
2. The driveway width at the Westway Drive curb complies with Table 1276-4; however, the width at the right-of-way is approximately 45', which exceeds the maximum 40' permitted by the above Table. If the Planning Commission determines a 45' width is necessary, as allowed by Section 1276.15(b), they 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 Planning 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.
3. Provide pedestrian access from the building to the parking lots, pursuant to Section 1278.09(d)(1).
4. A landscape plan shall be submitted with the detailed site plan with a notation indicating that 5% of the total front yard area shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner, in accordance with Section 1282.06(f).
5. The detailed site plan shall include a photometrics plan indicating that a minimum 0.6 footcandle lighting level for parking and pedestrian areas, along with a maximum

average illumination level of 2.4 footcandles will be provided, pursuant to Section 1276.14(a) and (c), respectively.

6. The building will be constructed with a metal roof, metal siding, and metal wainscoting. A color rendering of both buildings on all four elevations shall be provided to ensure compatibility with surrounding structures, as required by Section 1278.08(d) and (e). Suggest adding split-face block or concrete masonry unit (CMU) enhancements to break up the long expanse of blank wall, pursuant to Section 1278.08(c), especially on the east elevation of the building containing Units 24 through 34.
7. Provide a truck turning radius exhibit to ensure there is sufficient room for semi-trucks and emergency vehicles. Additionally, the Administration suggests adding a cul-de-sac to allow for emergency vehicle access and turning.
8. Add fire hydrants every 300' from Westway Drive, per Fire Department requirements.
9. Will each unit have wall-mounted HVAC equipment? Also, provide utility meter locations, which shall be screened, pursuant to Section 1282.09(a).
10. The detailed site plan shall include stormwater management calculations.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.