

Brunswick City Planning Commission

January 19, 2017 - Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Member
Abbas Hasan, Member
Brian Ousley, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director

Chairman Joe Shirilla called the meeting to order at 7:13 p.m.

Ms. Plavecski announced that the application for the Hickory Hills Apartments, 4279 Beverly Hills Drive, has been withdrawn.

The first item was the discussion of the public hearing for text amendments to Chapter 1234 entitled "Erosion & Sediment Control". Mr. Jones explained he is still working on revisions to this document before he sends it to City Council. He noted changes to the Chapter are required due to Ohio EPA Phase 2 requirements for "Municipal Separate Storm Sewer Systems" (MS4) regarding "Total Maximum Daily Loads" (TMDL) for waterways. He commented the term "Best Management Practices" (BMP) will be replaced by the term "Stormwater Control Measures" (SCM). Mr. Jones further explained that the City of Brunswick is past the implementation deadline, due to the requirements being received late from the EPA, but noted that most area communities are not ready yet.

The second item was the review of the detailed site plan for Bullseye Activewear & Promotions addition, 2947 Nationwide Parkway. Mr. Shirilla inquired if the addition is going to be a pole barn, to which Mr. Aungst responded there should be footers and a foundation for the structure.

Due to time constraints, there was insufficient time to discuss the third, and final item, regarding the discussion site plan for the 303 Laser Wash, 3901 Center Road (former Ponderosa site).

Mr. Shirilla adjourned the meeting at 7:33 p.m.

Respectfully,
Pamela Plavecski

Brunswick City Planning Commission

January 19, 2017

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Member
Abbas Hasan, Member
Brian Ousley, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Bill McCullough, 100 Santa Clara, Canton
Rene Heiser, Bullseye Activewear & Promotions, 2947
Nationwide Parkway, Brunswick
Brad Saeger, 1421 McKinley Avenue, Brunswick
Michael Molchan, Makovich & Pusti, 111 Front Street, Berea
Scott Bagi, 34063 Henwell Road, Columbia Station

Item 1

Chairman Joe Shirilla called the meeting to order at 7:38 p.m.

Item 2

The election of 2017 Planning Commission Officers was held.

MR. ROCHA MOTIONED TO NOMINATE JOE SHIRILLA AS CHAIRMAN.

There were no other nominations.

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

MR. SHIRILLA MOTIONED TO NOMINATE JEFF ARONA AS VICE CHAIRMAN.

There were no other nominations.

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

MR. ARONA MOTIONED TO NOMINATE JOHN ROCHA AS RECORDING SECRETARY.

There were no other nominations.

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

Item 3

Regarding announcements and correspondence, Ms. Plavecski announced that Hickory Hills Apartments has withdrawn their application to the Board of Zoning Appeals and the Planning Commission.

Item 4

MR. ROCHA MOTIONED TO SUBMIT THE DECEMBER 15, 2016 MINUTES INTO RECORD.

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

Item 5(a)

Regarding the public hearing for text amendments to Chapter 1234 entitled "Erosion & Sediment Control", Mr. Matt Jones explained the Ohio EPA has updated their requirements for Municipal Separate Storm Sewer Systems (MS4). He stated he is recommending for this ordinance to be tabled, as some of the items in the proposed text amendments may not be necessary to implement. He said the terminology "Best Management Practice" will now be replaced with "Stormwater Control Measure" (SCM). Mr. Jones also noted that text amendments are proposed to Chapter 1236 entitled "Stormwater Management", for which a public hearing is scheduled on February 16, 2017. He commented "Stormwater" will now be one word, instead of two (Storm Water), due to legal reasons.

Mr. Shirilla declared the public hearing open: no one appeared, so he declared it closed.

Mr. Hasan noted on page 6, Section "kkk", the first sentence should be "per mean storm event", as opposed to being generic. He commented that Section "iii" on page 6 does not describe the total maximum daily load; it is probably only describing the daily load. Mr. Hasan stated on page 8, Section 1234.05(a), that he agrees with removing the word "parcels" and calling it "development projects".

Mr. Hasan noted that on page 6, Section (b)(1) and (2) read almost the same. Mr. Jones said he is planning on removing Section (b)(2). Mr. Shirilla said on page 27, Section 1234.12(c), regarding a bond, does the city want to implement this, to which Mr. Jones replied yes. He said the City of Brunswick already has the power to draw from the bond and this section gives the City the power to take care of the Storm Water Pollution Prevention Plan (SWP3) if the developer doesn't do it.

MR. ARONA MOTIONED TO TABLE, AT THE CITY ENGINEER'S REQUEST, THE TEXT AMENDMENTS TO CHAPTER 1234 ENTITLED 'EROSION & SEDIMENT CONTROL" UNTIL REVISIONS CAN BE MADE AT THE FEBRUARY 16, 2017 PLANNING COMMISSION MEETING.

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

Item 5(b)

Regarding the detailed site plan for the Bullseye Activewear & Promotions addition, 2947 Nationwide Parkway, Mr. Bill McCullough, engineer; and Ms. Rene Heiser, representing Bullseye Activewear, were present.

Mr. McCullough addressed the Staff Review Comments as follows:

1. He explained the gutters and downspouts for the proposed addition shall tie into a public storm sewer, as required by Section 304.7.1 of the Property Maintenance Code, via means of channeling the water to the catch basin. Mr. Jones said that is acceptable.
2. The information block on Sheet SP-1 shall be revised to indicate the 18 parking spaces will have dimensions of 10' x 19', instead of 10' x 18', in compliance with Table 1276-3.

Mr. Shirilla inquired if there are piers underneath the proposed addition; Mr. McCullough explained that was the original design, but there will be spread footing with a masonry foundation. He said the frame structure will be built upon that, and above grade, there will be metal panels to match the existing building.

Mr. Shirilla asked what type of business is performed at this site, to which Ms. Heiser replied they perform screen printing and embroidery.

MR. HASAN MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR THE BULLSEYE ACTIVWEAR & PROMOTIONS ADDITION, 2947 NATIONWIDE PARKWAY, SUBJECT TO THE FOLLOWING:

1. THE FINAL SITE PLAN SHALL INDICATE THAT GUTTERS AND DOWNSPOUTS FOR THE PROPOSED ADDITION SHALL TIE INTO A PUBLIC STORM SEWER, AS REQUIRED BY SECTION 304.7.1 OF THE PROPERTY MAINTENANCE CODE, VIA MEANS OF CHANNELING THE WATER TO THE CATCH BASIN.
2. THE INFORMATION BLOCK ON SHEET SP-1 SHALL BE REVISED TO INDICATE THE 18 PARKING SPACES WILL HAVE DIMENSIONS OF 10' X 19', INSTEAD OF 10' X 18', IN COMPLIANCE WITH TABLE 1276-3 OF THE ZONING CODE.

3. THE BUILDING WILL INCORPORATE SPREAD FOOTING WITH A MASONRY FOUNDATION, INSTEAD OF POLE-TYPE CONSTRUCTION.
4. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 5(c)

Concerning the discussion site plan for 303 Laser Wash, 3901 Center Road (former Ponderosa site), Mr. Scott Bagi, owner; and Mr. Mike Molchan, from Makovich & Pusti Architects, were present.

Mr. Molchan described the project and Mr. Bagi showed samples to the Commission of brick being used on the building.

Mr. Shirilla inquired if the site is manned; Mr. Bagi responded yes, the employees will maintain the site. Mr. Shirilla asked if customers enter the building, to which Mr. Bagi answered no, there will be vending machines built into the wall on the outside of the building. Mr. Shirilla questioned if Mr. Bagi is purchasing the property; he replied yes. Mr. Shirilla asked if there are any plans for the north side of the property, to which Mr. Bagi replied there will just be grass.

Mr. Shirilla asked if the 25' landscape screening yard required by Section 1282.06(a) is measured from the property line or from the building; Mr. Incorvaia answered it doesn't have to be from the property line, but no structures are permitted in the screening yard.

On the south elevation, Mr. Arona suggested having decorative doors. Mr. Shirilla suggested adding wall sconces that shine up or down, or adding five coach lights to show off the features of the building. He also suggested adding accent lights on the west side of the building to complement the south elevation.

Mr. Arona asked the applicants if they are agreeable to implementing the five Staff Review Comments; they responded yes. Regarding Item 5, Mr. Jones explained arrows should be painted on the pavement indicating the one-way entrance/exit lanes on the driveways.

Councilman Ousley asked if an employee is on-site 24 hours per day; Mr. Bagi answered the laser car wash is manned during daylight hours. Mr. Arona questioned if there are on-site security cameras; Mr. Bagi replied yes, he and his employees can monitor the site on their cell phones.

Mr. Hasan noted there are quite a few car washes in the city and asked Mr. Bagi if this is a good use for the site. He answered if he doesn't build it, someone else will.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION SITE PLAN TO A DETAILED SITE PLAN FOR THE 303 LASER WASH, 3901 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. THE DETAILED SITE PLAN SHALL INDICATE THE PLANT MATERIALS FROM PLANT LIST "D" AND TREES FROM PLANT LIST "A" THAT WILL BE USED IN THE 25' WIDE LANDSCAPE SCREENING YARD ON THE NORTH SIDE OF THE SITE, PURSUANT TO SECTION 1282.06(a). THE 25' WIDTH WILL BE MEASURED FROM THE BUILDING PAVEMENT AND NOT FROM THE NORTH PROPERTY LINE. ADDITIONALLY, PLANT MATERIALS SHALL BE IDENTIFIED FOR THE 10' WIDE LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE; THE 10% FRONT YARD LANDSCAPING; AND THE INTERIOR LANDSCAPING, PURSUANT TO SECTIONS 1282.06(e) AND 1282.08(a), RESPECTIVELY.
2. A MINIMUM 5' WIDE PARKING PERIMETER SCREENING YARD SHALL BE PROVIDED ON THE WEST SIDE OF THE SITE ADJACENT TO THE FOUR PARKING SPACES, AS REQUIRED BY SECTION 1282.08(a).
3. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN INDICATING A MINIMUM 0.6 FOOTCANDLE LIGHTING LEVEL FOR PARKING AND PEDESTRIAN AREAS, IN ACCORDANCE WITH SECTION 1276.14(a). LIGHTING LEVELS ALONG THE NORTH PROPERTY LINE ADJACENT TO CROSS CREEK APARTMENTS SHALL NOT EXCEED 1.0 FOOTCANDLE, PURSUANT TO SECTION 1276.14(d).
4. PAVEMENT STRIPING FOR PEDESTRIAN ACCESS, AS REQUIRED BY SECTION 1278.09(d), SHALL BE ADDED LEADING TO THE VACUUM ISLANDS FROM THE MAIN BUILDING FOR USE OF THE COIN CHANGE MACHINE AND VENDING MACHINES.
5. THE DETAILED SITE PLAN SHALL HAVE PAVEMENT ARROW DESIGNATIONS AND PROPER SIGNAGE FOR THE CENTER ROAD ENTRANCE-ONLY EASTERN DRIVE AND THE WESTERN DRIVE DEDICATED RIGHT-HAND TURN ONLY AND LEFT-HAND TURN ONLY EXIT LANES.
6. THE APPLICANT HAS AGREED TO ADD BRICK DETAIL AND COACH/ACCENT LIGHTING TO THE FRONT (SOUTH) FAÇADE, AND LIGHTING TO THE WEST ELEVATION NEAR THE COIN CHANGING AND VENDING MACHINES.

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

Item 5(d)

The application for the Hickory Hills Apartments discussion site plan, 4279 Beverly Hills Drive, was previously withdrawn by the applicant.

Item 6

There was no old business.

Item 7

Regarding new business, Mr. Rocha announced that City Council will be appointing a new Planning Commission member at their January 23, 2017 meeting.

Item 8

No one appeared at the public comment period.

Item 9

Mr. Ousley gave the Council Representative's Report. At tonight's Planning & Zoning Committee of City Council, the members are reviewing forward movement of semi-trucks loading and unloading in the Industrial District. Mr. Incorvaia noted that any of the existing companies where semi-trucks are backing in are grandfathered in.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:37 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

December 15, 2016

Sheetz Inc. gas station and convenience store

(Discussion site plan)

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

Proposed Use & Background:

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

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

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

Fifty (50) parking spaces will be provided; a minimum of 36 spaces is required by Table 1276-1(d)(4) and (d)(7). There will be 47 seats for customer dining, including 26 spaces outside and 21 spaces inside. Parking space dimensions of 10' wide x 19' long meet the requirements in Table 1276-3, along with a 35' parking aisle width on the south, east, and north sides of the building, in accordance with the minimum 24' width required by the above table. Two handicap spaces, including one van-accessible space, are provided, pursuant to Table 1106.1 of the 2011 Ohio Building Code. A decorative wrought iron fence is proposed adjacent to the north side of the building. A striped pedestrian walkway is indicated from the building to Center Road, in compliance with Section 1278.09(d).

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

Staff Review Comments:

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

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

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

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

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

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

11. A photometrics plan shall be submitted with the detailed site plan; pursuant to Section 1276.14(a); a minimum of 0.6 footcandle shall be provided for parking and pedestrian areas.
12. Suggest installing an additional ground sign on the north side of the northern drive on West 130th Street to assist customers with entering/exiting the site. The ground sign shall comply with Section 1270.05 – Table B of the Zoning Code, which includes a minimum 500' distance between the ground sign on Center Road and the ground sign on West 130th Street.
13. The Fire Department has requested that the island between the right-turn-in and right-turn-out driveway on West 130th Street should have mountable curbs for emergency access vehicles.

Staff Recommendations:

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

