

BRUNSWICK CITY PLANNING COMMISSION

April 17, 2025 - Caucus

6:38 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Jason Niedermeyer, 3643 Center Road
Jesse Andrade, 6440 Norwalk
Scott Alleman, 3643 Center Road
Derrick Semilia, 1550 Corporate Woods Pkwy
Jeremy Nichols – WebEx
David Schmidt – LJP Architects - WebEx
Frank Dascenzo – WebEx
Robert McCormack – WebEx
Ben Paskiet – LJP Architects – WebEx
Michael Roy - WebEx

Chairman Shirilla called the meeting to order at 6:38 p.m.

The first item was **Crunch Fitness**
(Site plan review and façade renovation)
C-G District
Location: 3281 Center Road, Brunswick, Ohio

There were no comments from the Planning Commission

The second item was **Ollie's Bargain Outlet**
(Site plan review)
C-G District
Location: 1085 Pearl Road, Brunswick, Ohio

Mr. Aungst said the site plan came in today and there is representation present. He made a note of what part of the plan we are focusing on tonight.

The third item was **Applewood Elementary School addition**
(Discussion plan)
R-L District
Location: 3891 Applewood Drive

Chairman Shirilla asked Mr. Aungst if variances were needed on past additions and Mr. Aungst said yes.

The fourth item was **Kidder Elementary School addition**

(Discussion plan)

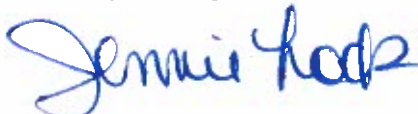
R-L District

Location: 3650 Grafton Road

Chairman Shirilla asked if they were going beyond the scope of the original variance and Mr. Aungst said no.

Chairman Shirilla adjourned the meeting at 6:45 p.m.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jennie Lods", with a stylized, cursive script.

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

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Robert McCormack – WebEx
Ben Paskiet – LJP Architects – WebEx
Michael Roy - WebEx

Item 1

Chairman Shirilla called the meeting to order at 6:54 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of April 3, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM APRIL 3, 2025.

Vice-Chairman Saeger Seconded.

4 Ayes, 1 Abstain (Chairman Shirilla)

Item 4 (a)

Crunch Fitness

(Site plan review and façade renovation)

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

C-G District

Regarding the detailed site plan Jeremy Nichols was present via WebEx. Mr. Nichols stated that this is going to be a 22,000 sq. ft. gym that is open 24 hours. Chairman Shirilla wanted to know if any employees would be there in the middle of the night and Mr. Nichols answered yes there would be. Mr. Aungst said they did a great job the last time they were here presenting. He said they agreed to everything and upgraded the landscaping in the parking lot to break up the asphalt.

Mr. Arona would like to hear the applicant's response in regards to the dumpster under staff review comment number one. Mr. Nichols said they agree to match the building. Mr. Dascenzo was present via WebEx and he understands as well.

Mr. Hasan wanted to know where the downspouts are going? Mr. Nichols said they are going in the pilasters.

Staff Review Comments:

1. The dumpster at the rear of the property will be located in an enclosure which shall be constructed of materials comparable to the building, pursuant to Section 1276.12(a). **The applicant agreed to comply.**
2. Final site plan approval is subject to Administration approval.
3. Necessary permits and inspections shall be obtained from the Division of Building.

Staff Recommendations:

Staff recommends approval of the site improvements and façade renovation.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE SITE PLAN REVIEW AND FAÇADE RENOVATIONS FOR CRUNCH FITNESS, 3281 CENTER ROAD (MARC'S PLAZA), BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS AGREED TO COMPLY REGARDING THE DUMPSTER ENCLOSURE IN SECTION 1276.12(a) AND THE FINAL SITE PLAN APPROVAL IS SUBJECT TO ADMINISTRATION APPROVAL.

Vice-Chairman Saeger seconded.

5 Ayes, 0 Nays

Item 4 (b)

Ollie's Bargain Outlet

(Site plan review)

Location: 1085 Pearl Road, Brunswick, Ohio.

C-G District

Regarding the site plan review, Jesse Andrade was present and Michael Roy was present via WebEx. The Planning Commission decided to go through the staff review comments first.

Staff Review Comments:

1. Section 1282.08(b) requires a minimum 2,340 sq. ft. of interior landscaping for the 117 parking spaces; a notation shall be added to the site plan indicating compliance with the above, which shall include eight trees from Plant List "A" and 64 shrubs from Plant Lists "D" or "E", pursuant to Section 1282.08(b)(2). Trees and shrubs shall be selected and maintained to retain visibility between three and five feet above ground. Chairman Shirilla said in the past, when we have had plaza's where there are vacancies, when individuals come in, we ask that the tenant add on to what is currently there. Chairman Shirilla asked Mr. Aungst about the 5,574 sq. ft. that is on the plan and Mr. Aungst said Planning can look at the entire parking lot but usually we try to keep it divided up and look at where the new store is going in. Mr. Aungst said there is some interior landscaping that is still required. Mr. Roy said there is an existing bed near Hot Shots and they could mimic that be on the other side near Ollies. He would like to know if a triangular bed between the buildings would be sufficient. Chairman Shirilla asked what is stopping them from taking the current plaza right now and making it compliant based on the parking spaces. Mr. Roy said they were not aware of what was required and he knows the parking lot needs work but there are carrying costs to doing this right away. He is not understanding why they are not providing enough landscaping with what they are proposing. Mr. Lambert wanted to give the applicant Councils vision of this plaza. Council is really trying to get away with seas of asphalt and they are trying to bring all the older plazas up to Code and make them more visibly appealing. Mr. Roy said he does not feel that Ollies has a lot of parking. Mr. Andrade from Titan explained what they are trying to do and passed around a picture to the Commission. Mr. Roy wanted to know if the Commission could come up with an agreeable number of feet of landscaping tonight? Mr. Arona was not prepared to answer the applicant's question yet but he would like to talk about number seven of the staff review comments. (Please see number 7)
2. Verify there is a minimum 10' wide landscape strip along the Pearl Road right-of-way containing the required trees and shrubs stated in Section 1282.06(g). Mr. Aungst said we are trying to stay focused in the area of Ollies. Mr. Arona is starting to feel uncomfortable approving this without seeing the final plan. Mr. Hasan and Vice-Chairman Saeger both agree that if the applicant is okay with

providing what is asked, and they are not asking for modifications, they would be okay with moving forward.

3. Verify one of the three handicap spaces is van-accessible, in accordance with Section 1106.6 of the 2024 Ohio Building Code. Additionally, there is no handicap striping between the two handicap spaces in the center row of parking on the east side of the lot. Chairman Shirilla mentioned handicap spaces would be reviewed by Engineering and if they ask for any modifications, they would have to come before Planning Commission again.
4. Confirm there is a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a), and that the average illumination level for the parking lot does not exceed 2.4 footcandles, in accordance with Section 1276.14(c). Lighting behind and to the south of the building shall conform to the minimum 0.2 footcandle level for property security and 1.0 average footcandle level for vehicle use only, as required by Section 1276.14(a). Chairman Shirilla stated that this would be reviewed by Engineering and if any modifications were made, they would have to come before Planning Commission.
5. Pursuant to Section 1276.10(k), the parking lot shall be repaired and maintained in good condition and free of holes. The applicant has agreed to comply.
6. Indicate the dumpster enclosure on the site plan, which shall be constructed of materials comparable to the building, pursuant to Section 1276.12(a). The applicant has agreed to comply by using matching materials.
7. As required by Section 1278.09(d), a minimum 4' wide sidewalk shall be installed from the building to the parking lot, and from the parking lot to the sidewalk on Pearl Road. Chairman Shirilla had a suggestion, he suggested adding a crosswalk near the nail salon and mimic the same island by losing 2 parking spaces near Pearl and possibly 5 more parking spots to avoid someone backing into the landscaping. This would be the required 4' wide. Mr. Roy asked if they do in fact own into the grass where Taco Bell used to be, could they plant bushes there instead? Mr. Aungst suggested having it surveyed to make sure they own that first. Planning Commission would also be okay with them striping a walkway instead of a concrete walkway as long as they improve the asphalt. Mr. Roy asked if they could approve them based on agreeing to this? Mr. Andrade agreed that this was a cost-effective plan. They could either go east and west at 1,100 sq. ft. or north and south with the bed. It would be 600 sq. ft. in the southwest corner of the parking lot, the triangular bed between the buildings and if they are under the number, they could add something to the lined off area at the entrance way. Mr. Aungst asked Mr. Andrade if he understood what the Planning Commission was talking about and he said he did understand. Administration could approve this in their plan so that the project would not be held up. The number the Commission is looking for is 2,340 sq. ft. of

landscaping. Mr. Lambert said if they landscape all the striped areas, they could also achieve that goal.

8. Submit a grading plan to the City Engineer regarding parking lot pavement repairs. Ms. Zoldak stated exactly what she would need in order to administratively review this plan for approval. The Planning Commission would feel more comfortable moving forward with this as long as Engineering would review. Mr. Roy said they are currently working with someone because they believe there are clogged storm sewers. He will submit something with current grading.

Chairman Shirilla asked Mr. Aungst if this had to come back for a detailed site plan and Mr. Aungst said this is a one and done because it's an existing building. Mr. Incorvaia is comfortable with it moving forward with what we currently have.

Staff Recommendations:

Staff withholds recommendation of the site plan until the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE SITE PLAN REVIEW FOR OLLIE'S BARGAIN OUTLET, 1085 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS INDICATED THAT THEY WILL COMPLY AND WILL PUT TOGETHER A PLAN BASED ON OUR DISCUSSION AND PRESENT TO ADMINISTRATION FOR APPROVAL. THE APPLICANT WILL PROVIDE THE 10' WIDE LANDSCAPING STRIP TO ADMINISTRATION FOR APPROVAL. THE APPLICANT WILL COMPLY WILL PROVIDING THE HANDICAPP SPACES AND PROVIDE THIS TO ADMINISTRATION FOR APPROVAL. THE PHOTOMETRICS WILL BE PROVIDED TO ADMINISTRATION FOR APPROVAL. REGARDING SECTION 1276.10(k), THE APPLICANT WILL COMPLY AND WILL BE SUBJECT TO ADMINISTRATION APPROVAL. THE DUMPSTER ENCLOSURE WILL BE OF MATCHING MATERIAL TO THE BUILDING AND PROVIDED TO ADMINISTRATION FOR APPROVAL. THE APPLICANT HAS AGREED TO PROVIDE A STRIPED AREA ON THE EXISTING PAVEMENT. THE APPLICANT WILL PROVIDE A PLAN WITH EXISTING GRADING AND DRAINAGE. ALL OF THIS IS SUBJECT TO ADMINISTRATION AND ENGINEERING APPROVAL.

Mr. Rocha seconded.

5 Ayes, 0 Nays

Item 4 (c)

Applewood Elementary School addition

(Discussion plan)

Location: 3891 Applewood Drive, Brunswick, Ohio.

R-L District

Regarding the discussion plan Scott Alleman with the design architecture was present. Mr. Alleman stated they are adding 4 classrooms and some restrooms. Mr. Alleman stated that they are continuing with the same façade. They would like it to look as seamless as possible with the existing building. Chairman Shirilla talked about the variance they will need from the Board of Zoning Appeals; he does not feel this will exceed what was granted in the past. Mr. Hasan wanted to ask, the building as it is, has it received a variance in the past? Mr. Alleman stated that is correct. Mr. Hasan wanted to know if they looked at any other options on where the addition could go. Mr. Alleman said this location made the most sense on where they need the extra classrooms. Mr. Hasan would like to see a detailed site plan on how they are going to screen this addition from the neighbors after they get a variance from the Board of Zoning Appeals. Mr. Alleman said that item 2 talks about landscaping. The school's main focus is on line of sight with safety. He feels that this requirement is a bit robust because they would like to keep it as open as possible. Mr. Hasan said the screening does not have to be next to the building. Chairman Shirilla said he appreciates this being marked on the plans, but the Code does require a 50' screening yard. Vice-Chairman Saeger asked if they are trying to not put in the landscaping strip and Mr. Alleman said they are trying to do as minimal as possible. Chairman Saeger said they should consider a privacy fence for that resident if they do not provide the screening with landscaping. Chairman Shirilla asked Mr. Incorvaia if it is in the Code for the Planning Commission to approve a less restrictive requirement in regards to this. Mr. Aungst stated that there are currently mature trees in that area that are not being removed. Mr. Incorvaia said in Section 1282.10, it states that the Planning Commission can approve a less restrictive screening yard. Mr. Alleman said they will have security lights over the exits they are putting in but other than that, they do not plan to make any changes to the lighting. Ms. Zoldak said they are only looking for lights near the new addition.

Staff Review Comments:

1. The addition is located 50'-1" from the east residential property line; Section 1274.08(a)(1) requires that all structures and activity areas for educational institutions shall be located a minimum of 75' from all residential property lines. The applicant will be seeking a variance of 25' from the Board of Zoning Appeals at their meeting on April 21, 2025.
2. Section 1282.06(d) requires a minimum 15' wide screening yard along the east property line adjacent to the residential properties on Pinewood Drive, which shall be included with the detailed site plan. The Planning Commission will consider a modification on this at the detailed site plan meeting.
3. A photometrics plan shall be submitted only for the new addition area to ensure there is a minimum 0.6 footcandle level for pedestrian areas and that lighting along the east residential property line shall not exceed one footcandle, pursuant to Section 1276.14(a) and (d), respectively. The applicant will comply.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate, subject to a variance being granted by the BZA, and 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 APPLEWOOD ELEMENTARY SCHOOL ADDITION, 3891 APPLEWOOD DRIVE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THIS IS SUBJECT TO A VARIANCE BEING GRANTED BY THE BOARD OF ZONING APPEALS. THE APPLICANT WILL CONSIDER THE SCREENING YARD AND PROVIDE THAT AT THE DETAILED SITE PLAN AND WILL PROVIDE THE PHOTOMETRICS PLAN THAT IS AROUND THE NEW ADDITION.

Mr. Arona seconded.

5 Ayes, 0 Nays

Item 4 (d)

Kidder Elementary School addition

(Discussion plan)

Location: 3650 Grafton Road, Brunswick, Ohio.

R-L District

Regarding the discussion plan Scott Alleman with the design architecture and Jason Niedermeyer were present. Mr. Alleman stated they have a 3,400 sq. ft. addition on the north side and a 1,500 sq. ft. addition on the south side that will be a multi-purpose room. On the Northwest side, they are extending that existing footprint. They are able to find the brick that matches. Chairman Shirilla wanted to know if the sidewalk on the plan is there now? Mr. Alleman said that is a proposed sidewalk. The sidewalk is an egress per Mr. Alleman. Mr. Niedermeyer confirmed where the Pre-K students will enter. Chairman Shirilla went over the staff review comments, they are going to Board of Zoning Appeals for the variance on the building location near the residential area. Chairman Shirilla talked about noting the fence on the detailed site plan that is existing there now. Mr. Hasan talked about them getting a variance but still feels trees do more for screening than fences. Chairman Shirilla said the photometrics will need to be brought back to the detailed site plan.

Staff Review Comments:

1. The addition is located 30'-5" from the east residential property line; Section 1274.08(a)(1) requires that all structures and activity areas for educational institutions shall be located a minimum of 75' from all residential property lines. The applicant will be seeking a variance of 44'-7" from the Board of Zoning Appeals at their meeting on April 21, 2025.

2. Section 1282.06(d) requires a minimum 15' wide screening yard along the west property line adjacent to the residential properties on Richie Drive, which shall be included with the detailed site plan. The applicant will comply.
3. A photometrics plan shall be submitted with the detailed site plan only for the new addition areas to ensure there is a minimum 0.6 footcandle level for pedestrian areas and that lighting along the west residential property line shall not exceed one footcandle, pursuant to Section 1276.14(a) and (d), respectively. The applicant will comply.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate, subject to a variance being granted by the BZA, and 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 KIDDER ELEMENTARY SCHOOL ADDITION, 3650 GRAFTON ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT IS SEEKING A SETBACK VARIANCE FROM THE BOARD OF ZONING APPEALS, REGARDING 1282.06(d), THEY WILL BRING BACK A SOLUTION TO THIS SCREENING YARD AT THE DETAILED SITE PLAN MEETING AND THEY HAVE AGREED TO COMPLY WITH PROVIDING A PHOTOMETRICS PLAN.

Mr. Rocha seconded.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Chipotle detailed site plan and a discussion plan for NBW Inc., which is an industrial mechanical contractor.

Item 7

Public Comment Period – There were no public comments.

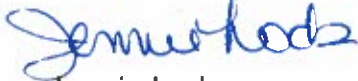
Item 8

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 8:58 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

April 17, 2025

Crunch Fitness

(Site plan review and façade renovation)

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

Proposed Use & Background:

The Planning Commission, at their meeting on March 6, 2025, held a public hearing and approved the conditional zoning certificate for the 21,693 sq. ft. Crunch Fitness facility in Marc's Plaza with the stipulation that façade drawings shall be provided at a future meeting indicating the new entrance to the building, where there is currently a brick wall.

An 18' wide by 12' high (216 sq. ft.) section of the front (south) elevation of the existing building, along with a downspout, will be removed and replaced with glass storefront entrance doors topped with a 48' long by 14'-2" high charcoal gray paneled section that will contain the orange and white "Crunch Fitness" sign (Sheet A200.2). Vertical orange paneling measuring 4' wide x 23' high will highlight the Crunch Fitness portion of the front building façade.

Pursuant to Section 1278.02(a)(4), upon new tenant/occupied space, all parking and landscape design shall be reviewed by the Planning Commission and meet the requirements of Chapter 1276. The landscape plan (Sheet L-1) indicates there are 46 regular parking spaces and 3 handicap spaces, for a total of 49 spaces. One of the three handicap spaces is van-accessible, as required by Section 1106.6 of the 2024 Ohio Building Code.

Section 1282.08(b) requires a minimum of 980 sq. ft. of interior landscaping; 1,507 sq. ft. has been provided. Four hedge maple trees from Plant List "A" and 32 Korean boxwood shrubs from Plant List "E" will be installed, pursuant to Section 1282.08(b)(2). Trees and shrubs shall be selected and maintained to retain visibility between three and five feet above ground.

A photometrics plan (Sheet E-102) has been submitted for the Crunch Fitness parking spaces indicating a minimum 0.6 footcandle for parking and pedestrian areas, along with an average illumination level of 2.16 footcandles, in compliance with Section 1276.14(a) and (c), respectively.

Staff Review Comments:

1. The dumpster at the rear of the property will be located in an enclosure which shall be constructed of materials comparable to the building, pursuant to Section 1276.12(a).
2. Final site plan approval is subject to Administration approval.

5. Pursuant to Section 1276.10(k), the parking lot shall be repaired and maintained in good condition and free of holes.
6. Indicate the dumpster enclosure on the site plan, which shall be constructed of materials comparable to the building, pursuant to Section 1276.12(a).
7. As required by Section 1278.09(d), a minimum 4' wide sidewalk shall be installed from the building to the parking lot, and from the parking lot to the sidewalk on Pearl Road.
8. Submit a grading plan to the City Engineer regarding parking lot pavement repairs.

Staff Recommendations:

Staff withholds recommendation of the site plan until the above items are addressed.

Applewood Elementary School addition

(Discussion plan)

Location: 3891 Applewood Drive
R-L District

Proposed Use & Background:

An application has been submitted to construct a 5,588 sq. ft. addition on the northeast side of the existing 59,927 sq. ft. building, for a total of 65,515 sq. ft. The new addition will consist of four new classrooms, along with group student restrooms and an individual staff restroom. The proposed addition meets the required 75' minimum setback from all residential property lines, pursuant to Section 1274.08(a)(1) of the Zoning Code, with the exception of the east property line, which has a 50'-1" side yard setback and will require a variance of 24'-11". The addition will be a continuation in a straight line of the existing east side of the 1958 building that is located 70'7" from the east property line.

Educational institutions are a conditionally permitted use in the R-L District, pursuant to Section 1252.04(a), subject to Section 1274.08(a)(1), (b), (e) and (h).

As less than one acre of land is being disturbed, no additional stormwater management ponds are required. Four trees will be removed and the existing asphalt pavement to the north of the proposed addition will be used for a construction staging area, and then subsequently removed

The addition facade will match the 1958 original dark red brick and will use similar style windows, in accordance with Section 1278.08(c).

Staff Review Comments:

1. The addition is located 50'-1" from the east residential property line; Section 1274.08(a)(1) requires that all structures and activity areas for educational institutions shall be located a minimum of 75' from all residential property lines. The applicant will

Staff Review Comments:

1. The addition is located 30'-5" from the east residential property line; Section 1274.08(a)(1) requires that all structures and activity areas for educational institutions shall be located a minimum of 75' from all residential property lines. The applicant will be seeking a variance of 44'-7" from the Board of Zoning Appeals at their meeting on April 21, 2025.
2. Section 1282.06(d) requires a minimum 15' wide screening yard along the west property line adjacent to the residential properties on Richie Drive, which shall be included with the detailed site plan.
3. A photometrics plan shall be submitted with the detailed site plan only for the new addition areas to ensure there is a minimum 0.6 footcandle level for pedestrian areas and that lighting along the west residential property line shall not exceed one footcandle, pursuant to Section 1276.14(a) and (d), respectively.

Staff Recommendations:

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