

BRUNSWICK CITY PLANNING COMMISSION

May 1, 2025 - Caucus

6:40 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, 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
Micah Marra, 580 Ventura Blvd., Wooster, OH 44691
Burgess Holt, 4556 Industrial Pkwy, Cleveland, OH
Steve Hummel, 4556 Industrial Pkwy, Cleveland, OH
Charles Andrews, 7250 Green Valley
Urban Cornacchmor, 35110 Euclid Ave.
Krista Mathews, 7201 Calvin Road - Webex

Vice-Chairman Saeger called the meeting to order at 6:40 p.m.

The first item was **Chipotle restaurant**

(Detailed site plan)

C-G District

Location: 1729 Pearl Road, Brunswick, Ohio

Mr. Aungst said they got a variance for the dumpster at BZA. They have added a few things to the new set of plans.

The second item was **NBW Inc. industrial mechanical contractors**

(Discussion plan)

I-L District

Location: 1564 West 130th Street, Brunswick, Ohio

Ms. Lods talked about the modification needed in regards to the parking and the pedestrian access from the building to the street needing to be waived by the Commission if approved. Mr. Aungst said he is happy they have decided to come to Brunswick. Ms. Zoldak said she received the wetland documents that were asked for. Mr. Arona wanted to know if there were any comments regarding the building not having any color contrast. Mr. Aungst said administration was very happy with the looks of the building. Mr. Hasan wanted to ask engineering if there were truck docks on the north and south of the building. Mr. Aungst said the docks are set away from the homes.

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

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

May 1, 2025

6:47 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
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Micah Marra, 580 Ventura Blvd., Wooster, OH 44691
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Steve Hummel, 4556 Industrial Pkwy, Cleveland, OH
Charles Andrews, 7250 Green Valley
Urban Cornacchmor, 35110 Euclid Ave.
Krista Mathews, 7201 Calvin Road - Webex

Item 1

Vice-Chairman Saeger called the meeting to order at 6:47 p.m.

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

Vice-Chairman Saeger made a motion to excuse Chairman Shirilla for just cause.

Mr. Arona Seconded.

4 Ayes, 0 Nays

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of April 17, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM APRIL 17, 2025.

Mr. Arona Seconded.

4 Ayes, 0 Nays

Item 4 (a)

Chipotle restaurant

(Detailed site plan)

Location: 1729 Pearl Road, Brunswick, Ohio.

C-G District

Regarding the detailed site plan, Charles Andrews, 35110 Euclid Ave. was present.

Mr. Andrews addressed the board with a brief description of the detailed site plan for Chipotle. He stated that a bike rack was incorporated into the plans and The Board of Zoning Appeals gave them a variance for the dumpster. They incorporated EIFS on the dumpster enclosure which will be of matching materials to the building. Vice-Chairman Saeger went over the staff review comments:

1. Regarding the minimum 24 plants instead of the 17 they are showing, Mr. Andrews agreed to plant the minimum 24 plants.
2. Final site approval is subject to engineering and Mr. Andrews acknowledges this.
3. Permits and inspections from the building department and Mr. Andrews acknowledges this as well.

Krista Mathews of 7201 Clavin Road was present via WebEx. She explained the site plan a little better for the Planning Commission. Regarding the elevations, they placed decorative lighting above the awnings. Mr. Hasan wanted clarity on the lighting as far as knowing which elevations are they on? Ms. Mathews said only the east elevation does not have the decorative lighting, just general lighting. Mr. Andrews said it has been a pleasure working with Administration.

No further discussions from the Commission.

Staff Review Comments:

1. Seventeen shrubs from Plant Lists "D" or "E" are shown on Sheet 02 for interior landscaping; Section 1282.08(b)(2) requires a minimum of 24. **The applicant will comply.**
2. Final site plan approval is subject to engineering approval. **The applicant has acknowledged this.**
3. Necessary permits and inspections shall be obtained from the Division of Building. **The applicant has acknowledged this.**

Staff Recommendations:

Staff recommends approval of the detailed site plan, 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 CHIPOTLE RESTAURANT, 1729 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS COMPLIED WITH THE PREVIOUS COMMENTS ON THE STAFF REPORT. THE APPLIANT SHALL ABIDE BY CODE WITH 24 PLANTS INSTEAD OF THE 17 THAT HAS BEEN SHOWN. FINAL SITE PLAN WILL BE SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded.

4 Ayes, 0 Nays

Item 4 (b)

NBW Inc. industrial mechanical contractors

(Discussion plan)

Location: 1564 West 130th Street, Brunswick, Ohio.

I-L District

Regarding the Discussion plan, Mlcab Marra of Freidman Building Systems located at 580 Venture Blvd. in Wooster and Burgess Holt of 4556 Industrial Pkwy in Cleveland were present.

Mr. Marra addressed the Board and went over the project. Mr. Holt explained that they handle boiler systems and described what they do. Mr. Hasan asked about the property to the north of the project and wanted to know if there were houses there? Mr. Aungst said there is one home there in the I-L District that is a non-conforming use. Vice-Chairman Saeger wanted to know that if this moved forward, will there be a public hearing and Ms. Lods answered yes because it is a conditional use due to warehousing. Mr. Aungst pointed out that they added extra landscaping to help block the house. Mr. Arona wanted to know how many parcels there were and Mr. Aungst said there were 5. Mr. Arona and Mr. Aungst discussed the surrounding parcels and what could be put there in the future. Mr. Hasan agreed with making a modification on the parking because there will be offices there. Vice-Chairman Saeger stated that he is in favor of granting the modification on the parking at the detailed site plan. Vice-Chairman Saeger wanted the applicant to acknowledge that the applicant will make a notation on the detailed site plan regarding the landscaping. The applicant will also comply with a van-accessible handicap space. The applicant will also comply with the two driveway widths at the West 130th Street right-of-way. Mr. Aungst stated that administration is ok with them waiving pedestrian access from the building to the street because they have done this in the past in the I-L District.

Chairman Shirilla entered the meeting at 7:12 p.m.

Mr. Incorvaia will provide the wording for them waiving the pedestrian access.

Vice-Chairman Saeger wants them to provide the photometrics at the final site plan. Mr. Marra asked a question about the lighting in the Code requiring cut-offs or shields if over 10 feet tall were still required? Mr. Incorvaia will look into this.

Mr. Hasan would recommend that we ask for the cut-offs because of the house next to the property. Chairman Shirilla said we have had numerous conversations with residents in that area especially in Hinckley and we should apply the same standards that we have in the past. Mr. Aungst asked if they are dimmable lights that can be turned down in the evening. Chairman Shirilla asked if they plan to have any lighting on the building and Mr. Marra said there will be wall packs. Chairman Shirilla stated that he is looking at the color rendering and they could put some decorative lighting between the windows or the door and that could help with keeping some lights on. Vice-Chairman Saeger asked their hours of operation and right now 1 shift until 5:00 p.m. per Mr. Holt.

Mr. Marra assured the Planning Commission that the paint they are using on the building will have no issues with fading.

No further discussions from the Commission.

Vice-Chairman Saeger went over a re-cap for Chairman Shirilla.

Vice-Chairman Saeger referred to Mr. Incorvaia with the answer to the wording that would need to be used for the no walkway being needed because there are no sidewalks.

Vice-Chairman Saeger wanted to open the comments up to the looks of the building. Chairman Shirilla agreed that the building looks very nice. The awnings will be structurally attached to the building per Mr. Marra. Mr. Hasan asked Ms. Zoldak about why there is no retention pond. Ms. Zoldak said they will provide that during the detailed site plan.

Staff Review Comments:

1. Parking spaces are located in the front yard, which is not permitted by Section 1276.11(b) unless it is a corner lot. However, a 3' high row of evergreen shrubs in a 5' wide landscape bed has been added along the West 130th Street right-of-way. 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. **The Planning Commission will officially make a modification allowing this at the detailed site plan review.**

2. A notation shall be added to the landscape plan that a minimum 5% of the total front yard area shall be screened with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner, pursuant to Section 1282.06(f). **The applicant will comply.**
3. Verify one of the handicap spaces is van-accessible, as required by Section 1106.6 of the 2024 Ohio Building Code. **The applicant will comply.**
4. The two driveway widths at the West 130th Street right-of-way measure 24', in compliance with Table 1276-4; provide the width at the curb, which shall not exceed 90'. **The applicant will comply.**
5. Pedestrian access from the building to the street has not been provided, as required by Section 1278.09(d)(1); however, as this is in an industrial district, the Planning Commission has waived this requirement on previous occasions. **This will be waived at the detailed site plan review.**
6. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, along with an average illumination level of 2.4 footcandles, pursuant to Section 1276.14(a) and (c), respectively. **The applicant will comply.**
7. Provide documentation regarding any wetlands that may exist on the site. **This has already been provided to engineering.**
8. As the building façade will be a dark color, will Kynar finish (PVDF polyvinylidene fluoride, which is a chemically and abrasion-resistant engineering thermoplastic), or a like material, be implemented on the building façade to prevent fading? **Although they will not be using this, they have assured there will not be fading over time.**

Staff Recommendations:

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

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR NBW INC. INDUSTRIAL MECHANICAL CONTRACTORS, 1564 WEST 130TH STREET, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: REGARDING STAFF REVIEW COMMENT NUMBER 1, THE PLANNING COMMISSION WILL MAKE A MODIFICATION AT THE DETAILED SITE PLAN. REGARDING STAFF REVIEW COMMENTS NUMBER 2 – 4, THE

APPLICANT WILL COMPLY. REGARDING STAFF REVIEW COMMENT NUMBER 5, THIS DOES NOT APPLY AT THIS LOCATION. THE APPLICANT WILL COMPLY WITH THE PHOTOMETRIC PLAN AND THE APPLICANT HAS ALREADY PROVIDED THE WETLAND INFORMATION. THE APPLICANT INDICATED THAT THE FAÇADE WILL MAINTAIN COLOR LONG TERM. MR. INCORVAIA TALKED ABOUT CODE 1278.09(d)(1).

Chairman Shirilla seconded.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – 7 Brew Coffee Shop

Item 7

Public Comment Period – No public comments

Item 8

Council Representative's Report – Mr. Delsanter talked about Market 42's grand opening. He also talked about what is happening in Brunswick Hills across from Market 42 and how Council is against the idea of having an overnight truck parking that could create traffic issues and plans to address this.

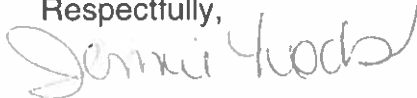
MR. ROCHA MADE A MOTION TO ADJOURN

Chairman Shirilla seconded the motion.

The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 7:37 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

May 1, 2025

Chipotle restaurant

(Detailed site plan)

Location: 1729 Pearl Road
C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on March 6, 2025, moved the discussion plan to a detailed site plan to construct a 2,325 sq. ft. restaurant in the Laurel Square Shopping Center on the site of the former proposed Zeppe's restaurant. The building location was moved forward to comply with the maximum 75' front yard setback permitted by Section 1260.05(a)(2)(A) of the Zoning Code.

There are 45 parking spaces consisting of 28 on-site spaces and 17 spaces on the adjacent Laurel Square Shopping Center property. As requested by the Planning Commission, a bicycle rack has been added on the east side of the restaurant. Also, twenty patio seats on the west side of the building have been designated on the site plan.

Staff review comments from the above meeting have been addressed as follows:

1. A dumpster enclosure is shown adjacent to the east (rear) property line; Section 1260.05(c) requires a minimum 25' setback, as this is considered a structure, as defined in Section 1242.02(81). The dumpster enclosure will be constructed with EIFS to match the building, in accordance with Section 1276.12(a). The applicant received a variance from the Board of Zoning Appeals at their meeting on April 21, 2025 to allow the dumpster to remain at this location.
2. The angle of the parking spaces has been adjusted to 45° along the west and north property lines; therefore, the parking space length complies with the minimum 19.8' length required by Table 1276-3. The aisle width on the west side of the building measures 18.05', and the aisle width on the north side measures 15', in accordance with the minimum 13' required by the above Table.
3. A minimum 130' of stacking room has been provided for the drive-thru lane on the north side of the restaurant, pursuant to Section 1276.10(j).
4. Sheet 02 indicates that 3,775 sq. ft. of interior landscaping will be provided, which meets the minimum 900 sq. ft. required by Section 1282.08(b), that includes three trees from Plant List "A", in accordance with Section 1282.08(b)(2).

5. Pursuant to Section 1282.06(g), Sheet 02 shows the minimum 10' wide parking perimeter screening strip along the Pearl Road right-of-way with the required trees and shrubs.
6. Section 1282.08(a) requires a minimum 5' wide parking perimeter landscape strip for parking spaces adjacent to the north and south property lines. As the proposed restaurant is part of a unified site, and a cross-access easement has been granted by the owner of the Laurel Square Shopping Center, the Planning Commission granted a modification, as allowed by Section 1282.10(a), to approve a less restrictive landscaping improvement, as the installation of a landscape strip along the south property line would result in maneuverability issues, and the Commission determined there is sufficient landscaping near the north property line.
7. The applicant stated EIFS at the bottom portion of the building would be able to withstand snow and inclement weather, as they have not experienced any negative effects from prior use.

Staff Review Comments:

1. Seventeen shrubs from Plant Lists "D" or "E" are shown on Sheet 02 for interior landscaping; Section 1282.08(b)(2) requires a minimum of 24.
2. Final site plan approval is subject to engineering approval.
3. Necessary permits and inspections shall be obtained from the Division of Building.

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above items are addressed.

NBW Inc. industrial mechanical contractors

(Discussion plan)

Location: 1564 West 130th Street
I-L District

Proposed Use & Background:

An application has been submitted to construct a 37,500 sq. ft. facility with warehouse space, along with a 5,594 sq. ft. office on the east side of the building, for a total of 43,094 sq. ft., on the site of the former proposed Woodpeckers. The site consists of five parcels as follows: Permanent Parcel Nos. 003-18D-12-003, 003-18D-12-019, 003-18D-12-020, 003-18D-12-021, and 003-18D-12-075, for a total of 29.3354 acres.

The new facility meets the minimum 50' front yard setback; minimum 25' side yard setback; and minimum 25' rear yard setback required by Section 1266.05(c), (d), and (e), respectively, of the Zoning Code. The property located at 1550 West 130th Street that contains a residential dwelling, north of Permanent Parcel No. 003-18D-12-003, is zoned I-L; therefore,

only a 25' side yard setback is required. The majority of the facility is situated on Permanent Parcel No. 003-18D-12-020, with a small portion located on the southern portion of Permanent Parcel No. 003-18D-12-019. The building height is 33.50', which complies with the maximum 55' height permitted by Section 1266.05(f).

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

There are 56 parking spaces for the 35 employees, including three handicap spaces, in compliance with the minimum 44 spaces required by Table 1276-1(e) of the Zoning Code and Table 1106.2 of the 2024 Ohio Building Code. The parking spaces measure 9' wide by 20' long, and the 24' aisle width between the rows of parking meet the requirements in Table 1276-3. A 5' wide sidewalk from the building to the parking lot has been provided, in accordance with Section 1278.09(d)(3).

A landscaping plan has been submitted indicating that 1,210 sq. ft. of interior landscaping has been provided including four trees and thirty shrubs, although interior landscaping is not required for an industrial site, pursuant to Section 1282.06(h).

The façade will be constructed with earth-tone colored split-face concrete masonry units (CMU) on the office portion of the facility and utilize black 8" wide vertical metal panels on the remainder of the building, pursuant to Section 1278.08(e) and (f) for compatibility with surrounding structures.

Staff Review Comments:

1. Parking spaces are located in the front yard, which is not permitted by Section 1276.11(b) unless it is a corner lot. However, a 3' high row of evergreen shrubs in a 5' wide landscape bed has been added along the West 130th Street right-of-way. 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. A notation shall be added to the landscape plan that a minimum 5% of the total front yard area shall be screened with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner, pursuant to Section 1282.06(f).
3. Verify one of the handicap spaces is van-accessible, as required by Section 1106.6 of the 2024 Ohio Building Code.

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7. Provide documentation regarding any wetlands that may exist on the site.
8. As the building façade will be a dark color, will Kynar finish (PVDF polyvinylidene fluoride, which is a chemically and abrasion-resistant engineering thermoplastic), or a like material, be implemented on the building façade to prevent fading?

Staff Recommendations:

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