

BRUNSWICK CITY PLANNING COMMISSION

June 5, 2025 - Caucus

6:42 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, 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 via WebEx
Jason Niedermeyer, 3643 Center Road
Kent Morgan, 3643 Center Road
Alex Grossman, 3236 Randy Road,
Kathy Verhest, 5914 E. Law Road
Kristin Metery, 20429 Cotteen
Scott Alleman, 3643 Center Road

Chairman Shirilla called the meeting to order at 6:42 p.m.

The first item was **Applewood Elementary School addition**
(Public hearing, conditional zoning certificate and detailed site plan)
R-L District
Location: 3891 Applewood Drive, Brunswick, Ohio

Vice-Chairman Saeger talked about a modification at the discussion plan that was going to wait until the detailed site plan and public hearing.

The second item was **Kidder Elementary School addition**
(Public hearing, conditional zoning certificate and detailed site plan)
R-L District
Location: 3650 Grafton Road, Brunswick, Ohio

Ms. Lods talked about the modification on the photometrics that the Planning Commission could grant. Mr. Arona wanted to know if it shows what the footcandles are at the property line and Ms. Zoldak said it does not show on the site plan. Chairman Shirilla said that Kidder has an existing privacy fence and asked Mr. Arona if he remembers how far it goes back. Mr. Arona said it looked like it extended at least another lot and a half and the applicant can verify that. Ms. Zoldak said they are showing 0 on the footcandle at the property line after double checking.

Chairman Shirilla adjourned the meeting at 6:48 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

June 5, 2025

6:56 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 via WebEx
Jason Niedermeyer, 3643 Center Road
Kent Morgan, 3643 Center Road
Alex Grossman, 3236 Randy Road,
Kathy Verhest, 5914 E. Law Road
Kristin Metery, 20429 Cotteen
Scott Alleman, 3643 Center Road

Item 1

Chairman Shirilla called the meeting to order at 6:56 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of May 15, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM May 15, 2025.
Vice-Chairman Saeger Seconded.
5 Ayes, 0 Nays

Item 4 (a)

Applewood Elementary School addition
(Public hearing, conditional zoning certificate and detailed site plan)

Location: 3891 Applewood Drive, Brunswick, Ohio.
R-L District

Regarding the public hearing, conditional zoning certificate and detailed site plan, Scott Alleman and Jason Niedermeyer were present. Mr. Alleman talked about the project. He stated that nothing has changed with the plan since they were here for the discussion plan. The only thing they have today that they did not have last time was the landscape plan. They are proposing 3 snow crab trees that will grow about 15 feet in width once mature. Mr. Alleman said they are 0 footcandles at the property line. They are adding a few wall packs at the doors. Chairman Shirilla asked Mr. Incorvaia to read Code 1282.06(d) because the applicant is asking for that modification regarding the screening yard. Mr. Alleman stated that the reason they are asking for this is because of safety reasons. They are also trying to maintain the drainage swale by not impeding it with landscaping. Chairman Shirilla asked Ms. Zoldak her opinion on this matter. Ms. Zoldak said that is correct, she would not want to see anything planted in that area because of the ditch. Chairman Shirilla said they have 3 trees, what made them think this was sufficient. Mr. Alleman said they felt that 3 trees would be appropriate. They removed 4 trees because they are in the building path.

Chairman Saeger made a statement that there is some foliage on the neighboring property, so in his observation with the trees that are being added, he feels this would be enough screening. Mr. Hasan feels that if they are removing 4 trees, they should replace 4 trees. Chairman Shirilla feels that Mr. Hasan has a valid point. Mr. Niedermeyer talked about how he works with safety forces and they prefer less trees. With that said, if they need to add a fourth tree, they will do that.

Mr. Lambert feels that what is in Brunswick's Code goes against what safety forces want and perhaps we need to look at changing that Code. Chairman Shirilla feels that City Council should take a look at that section of the Code. Mr. Incorvaia said that Code was written in 2005.

Public Hearing was open at 7:18 p.m.
There were no comments.
Public Hearing was closed at 7:19 p.m.

No further discussions from the Commission.

Staff Review Comments:

1. Section 1282.06(d) requires a minimum 15' wide screening yard along the east property line adjacent to the residential properties on Pinewood Drive; the applicant has stated they are unable to provide this and are seeking a modification from the Planning Commission. Sheet L-1.1 indicates three Spring Snow crabapple trees will be installed near the east side of the addition and six Tupelo Tower black gum trees were planted when the new parking lot was constructed in 2024 on the northwest portion of the site. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive

landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter. **The Planning Commission has agreed to grant a modification for safety and maintaining proper drainage purposes. The applicant shall add a 4th tree elsewhere on the property to be reviewed by engineering.**

2. All requirements shall be adhered to on the conditional zoning certificate. **The applicant will comply.**
3. Final site plan approval is subject to engineering approval. **The applicant acknowledges this.**
4. Necessary permits and inspections shall be obtained from the Division of Building. **The applicant will comply.**

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the ruling by the Planning Commission on the landscape buffer, and provided the above items are addressed.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR APPLEWOOD ELEMENTARY SCHOOL ADDITION, 3891 APPLEWOOD DRIVE, BRUNSWICK, OHIO, WITH THE FOLLOWING COMMENTS: THE APPLICANT IS REQUESTING RELIEF FROM THE 15' SCREENING REQUIREMENT WHICH THE PLANNING COMMISSION HAS DECIDED TO GRANT BASED ON SAFETY, SECURITY AND POSSIBLE DRAINAGE ISSUES ON THE EAST LINE. THE APPLICANT HAS AGREED TO PLANT A 4TH TREE ELSEWHERE ON THE PROPERTY. THE APPLICANT HAS COMPLIED WITH THE PHOTOMETRICS. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITIONAL ZONING CERTIFICATE. FINAL SITE PLAN IS SUBJECT TO ENGINEERING APPROVAL AND NECESSARY PERMITS AND INSPECTIONS SHALL BE OBTAINED FROM THE DIVISION OF BUILDING.

Mr. Rocha seconded.
5 Ayes, 0 Nays

Item 4 (b)

Kidder Elementary School addition

(Public hearing, conditional zoning certificate and detailed site plan)

Location: 3650 Grafton Road, Brunswick, Ohio.
R-L District

Regarding the public hearing, conditional zoning certificate and detailed site plan, Scott Alleman and Jason Niedermeyer were present. Mr. Alleman went over the site plan with the Planning Commission. They have added a landscaping and photometrics plan. He stated they will be planting 3 trees at the property line. These are Tupelo Tower trees and are the same trees they planted during the parking lot plan. They are at 0 footcandles at the property line.

Mr. Arona wanted to talk about landscaping. He was at the site today and there really isn't a lot of room to talk about mounding or anything like that. He talked about how the grading where the addition is proposed is lower than the rest of the building. The current wood fence was discussed that belongs to the school. Chairman Shirilla said being that the fence is in good condition that could be used as part of the screening.

Chairman Shirilla wanted Mr. Alleman to go over why they should be granted a modification on the screening. Mr. Alleman said what they are proposing allows for open site lines but still creates shade and landscaping. The school wants the yard to be free of obstruction. The Chief of Police states less is more regarding landscaping and trees. They would also like to leave this area free for drainage purposes.

Vice-Chairman Saeger said right now they do not meet the requirements for photometrics and wants to hear from the applicant why Planning should modify this. Mr. Alleman feels comfortable adjusting those light levels to meet Code. Vice-Chairman Saeger is okay with allowing them to present this to engineering for approval and they would not need a modification as long as they are close to the requirements. It has been determined they do not need a modification for the photometrics per Chairman Shirilla.

Chairman Shirilla opened the public hearing at 7:36 p.m.
Mr. Aungst was present via WebEx and stated they will address the landscaping in the Code as far as making a change.
Public Hearing was closed at 7:37 p.m.

No further discussion from the Commission

Staff Review Comments:

1. Section 1282.06(d) requires a minimum 15' wide screening yard along the west property line adjacent to the residential properties on Richie Drive; the applicant has stated they are unable to provide this and are seeking a modification from the Planning Commission. Sheet L-1.1 indicates three Tupelo Tower black gum trees will be installed on the west side of the addition near Richie Drive and five of the above species were planted near the new parking lot that was constructed in 2024. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening

improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter. **The Planning Commission has agreed to grant a modification for safety and maintaining proper drainage purposes.**

2. A photometrics plan has been submitted for the new addition areas indicating 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. However, Sheet E001 indicates the average illumination level for the "west perimeter" is 2.7 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). **The applicant will comply with the 2.4 footcandle maximum and will submit that to the engineer for approval.**
3. All requirements shall be adhered to on the conditional zoning certificate. **The applicant will comply.**
4. Final site plan approval is subject to engineering approval. **The applicant will comply.**
5. Necessary permits and inspections shall be obtained from the Division of Building. **The applicant will comply.**

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the ruling by the Planning Commission on the landscape buffer, and provided the above items are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR KIDDER ELEMENTARY SCHOOL ADDITION, 3650 GRAFTON ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: REGARDING SCREENING, THE PLANNING COMMISSION APPROVES THIS MODIFICATION DUE TO SAFETY AND MAINTAINING PROPER DRAINAGE REASONS. THE APPLICANT WILL COMPLY WITH THE 2.4 FOOTCANDLE MAXIMUM AND WILL SUBMIT TO THE ENGINEER FOR APPROVAL. THE APPLICANT HAS AGREED TO COMPLY WITH STAFF REVIEW COMMENTS NUMBER 3, 4 AND 5.

Vice-Chairman Saeger seconded.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Detailed site plan for Seven Brew coffee shop, public hearing and conditional zoning certificate for NBW, public hearing for the rezoning of Discount Drug Mart and revised discussion plan for The Villas on Pearl.

Item 7

Public Comment Period – There were no public comments.

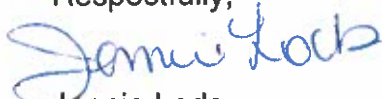
Item 8

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 7:43 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

June 5, 2025

Applewood Elementary School addition

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

Location: 3891 Applewood Drive
R-L District

Proposed Use & Background:

The Planning Commission, at their meeting on April 17, 2025, moved the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate 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 received a 25' variance from the Board of Zoning Appeals at their meeting on April 21, 2025. 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) of the Zoning Code.

As requested at the above meeting, a photometrics plan has been submitted for the new addition area indicating there is a minimum 0.6 footcandle level for pedestrian areas and that lighting along the east residential property line does not exceed one footcandle, pursuant to Section 1276.14(a) and (d), respectively.

Staff Review Comments:

1. Section 1282.06(d) requires a minimum 15' wide screening yard along the east property line adjacent to the residential properties on Pinewood Drive; the applicant has stated they are unable to provide this and are seeking a modification from the Planning Commission. Sheet L-1.1 indicates three Spring Snow crabapple trees will be installed near the east side of the addition and six Tupelo Tower black gum trees were planted when the new parking lot was constructed in 2024 on the northwest portion of the site. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The

concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.

2. All requirements shall be adhered to on the conditional zoning certificate.
3. Final site plan approval is subject to engineering approval.
4. Necessary permits and inspections shall be obtained from the Division of Building.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the ruling by the Planning Commission on the landscape buffer, and provided the above items are addressed.

Kidder Elementary School addition

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

Location: 3650 Grafton Road
R-L District

Proposed Use & Background:

The Planning Commission, at their meeting on April 17, 2025, moved the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate to construct a 3,390 sq. ft. addition on the north side of the existing 69,362 sq. ft. building to house two 1,200 sq. ft. pre-kindergarten classrooms and student restrooms. Also, a 1,541 sq. ft. addition is proposed on the south side of the existing building, which will include a 1,200 sq. ft. art room, for a total of 74,293 sq. ft.

The above additions meet 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 west property line for the 3,390 sq. ft addition, which has a side yard setback of 30'-5" and received a variance of 44'-7" from the Board of Zoning Appeals at their meeting on April 21, 2025. The west wall of this addition is a continuation of the existing building that is also located 30'-5" from the west 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).

Staff Review Comments:

1. Section 1282.06(d) requires a minimum 15' wide screening yard along the west property line adjacent to the residential properties on Richie Drive; the applicant has stated they are unable to provide this and are seeking a modification from the Planning Commission. Sheet L-1.1 indicates three Tupelo Tower black gum trees will be installed on the west side of the addition near Richie Drive and five of the above species were planted near the new parking lot that was constructed in 2024. The

Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.

2. A photometrics plan has been submitted for the new addition areas indicating 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. However, Sheet E001 indicates the average illumination level for the "west perimeter" is 2.7 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).
3. All requirements shall be adhered to on the conditional zoning certificate.
4. Final site plan approval is subject to engineering approval.
5. Necessary permits and inspections shall be obtained from the Division of Building.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the ruling by the Planning Commission on the landscape buffer, and provided the above items are addressed.