

BRUNSWICK CITY PLANNING COMMISSION

June 19, 2025 - Caucus

6:41 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director (WebEx)
Grant Aungst, Community and Economic Development Director
Joe Horton, 2800 Corporate Drive
Victor Kirallah, 24500 Center Ridge Road
Matthew Weymouth, 5831 Steward
Micah Marra, 580 Venture Blvd.
Matt Duncan, 1310 Sharon Copley Road
Dan Calvin, 4996 Foote Road
Dave Bayliss
Kevin Brokew, 38931 Berkshire Ave
Vicki James, 1528 W. 130th
Dawn Kissel, 1550 W 130th
Tom Lunt, 211 Commerce Dr.
Matt Cook, WebEx
Anthony Minei, WebEx
Ryan, WebEx

Chairman Shirilla called the meeting to order at 6:41 p.m.

The first item was **Seven Brew**

(Detailed site plan)

C-G District

Location: 3695 Center Road (east of Culver's Restaurant), Brunswick, Ohio

Chairman Shirilla mentioned they took one of the driveways and curb cut away.

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

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

I-L District

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

Mr. Aungst talked about the photometrics.

The third item was **Discount Drug Mart**

(Public hearing – rezoning)

Location: 3739 Center Road

Rezone to GW-C District

The Planning Commission talked about the property already being annexed into the City and they are only discussing the rezoning this evening.

The fourth item was **The Villas on Pearl (former Provision Living)**

(Revised discussion plan)

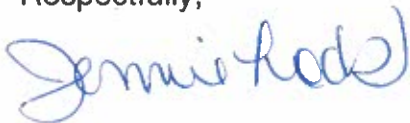
Location: 953 Pearl Road, south of St. Ambrose Church

SPD-5

The Planning Commission needs to decide if this qualifies as an SPD and they will go over the staff review comments during the meeting.

Chairman Shirilla adjourned the meeting at 6:49 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

June 19, 2025

6:59 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director, WebEx
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Vicki James, 1528 W. 130th
Dawn Kissel, 1550 W 130th
Tom Lunt, 211 Commerce Dr.
Matt Cook, WebEx
Anthony Minei, WebEx
Ryan, WebEx

Item 1

Chairman Shirilla called the meeting to order at 6:59 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of June 5, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM June 5, 2025.
Mr. Arona Seconded.

There needed to be an amendment to the minutes to add a 4th tree to the motion on page 3.

5 Ayes, 0 Nays

Item 4 (a)

Seven Brew

(Detailed site plan)

Location: 3695 Center Road, Brunswick, Ohio.

C-G District

Regarding the detailed site plan, Joe Horton the Corporate Manager at 2800 Corporate Exchange Drive was present. He gave the Planning Commission a brief overview of the project. Chairman Shirilla asked if we had a façade plan as part of the packet. Mr. Aungst said that was part of the previous discussion plan and gave Chairman Shirilla a copy. Mr. Horton said they updated the access drive and have shown a number of cars in the stacking area. Chairman Shirilla is glad they have moved the driveway and feel that it gives more control to ingress and egress. Mr. Arona wanted to thank the applicant for addressing some of the comments from the last meeting. For the record, he would like the applicant to state that there are no changes to the façade and Mr. Horton confirmed there are no changes to the façade.

Chairman Shirilla asked Mr. Aungst if they were supposed to break up the wall a bit. Mr. Aungst said yes, it was discussed with possibly adding some sconce lights. Mr. Horton stated that they have not added any more lights but they feel that their landscaping lights and lights under the canopy will be sufficient. There will also be blue LED lighting around the building.

Chairman Shirilla went over the staff review comments: Regarding the landscaping strip along Center Road, the Planning Commission was okay with the 5' foot wide landscaping strip. Mr. Aungst said they have done a great job with landscaping around the building. They have exceeded the minimum requirement.

Staff Review Comments:

1. There is a notation on the landscape plan that a minimum 5' wide landscape strip will be installed along the Center Road right-of-way; Section 1282.06(e) requires a minimum width of 10', which the application stated they will provide.
2. Final site plan approval is subject to engineering approval. **The applicant will comply.**
3. Following engineering approval, 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, 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 SEVEN BREW, 3695 CENTER ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE APPLICANT HAS PROVIDED THE MINIMUM 10' WIDE LANDSCAPING STRIP REQUIRED BY SECTION 1282.06(e). THE APPLICANT ACKNOWLEDGES THAT FINAL SITE PLAN IS SUBJECT TO ENGINEERING APPROVAL AND ALL NECESSARY PERMITS SHALL BE OBTAINED THROUGH THE BUILDING DEPARTMENT.

Vice-Chairman Saeger seconded.
5 Ayes, 0 Nays

Item 4 (b)

NBW Inc. industrial mechanical contractors

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

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

I-L District

Regarding the public hearing, conditional zoning certificate and detailed site plan, Micah Marra of 580 Venture Blvd. was present. Mr. Marra gave a brief overview of the project and stated that there really haven't been any changes since the last meeting. Chairman Shirilla asked if there were any changes to the façade and Mr. Marra said there have been no changes. Chairman Shirilla went through the staff review comments:

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. **Chairman Shirilla said he really doesn't see anywhere else to put the parking. Mr. Aungst agreed there really isn't a better area. There were no objections from the Planning Commission on making a modification to grant a less restrictive parking design.**

2. A notation shall be added to Sheet L-1 (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. 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 discussed waiving this requirement with the review of the detailed site plan. **The Planning Commission agreed to make a modification to waive the requirement on pedestrian access.**
4. A photometrics plan has been submitted; however, the footcandle level for the southern-most row of parking and a portion of the southern-central row of parking have not been provided. Indicate these levels to ensure a minimum 0.6 footcandle level for parking has been met, along with an average illumination level of 2.4 footcandles, pursuant to Section 1276.14(a) and (c), respectively. **The applicant has made modifications and will submit to administration for approval.**
5. Will there be any outdoor storage; if so, it must be indicated on the site plan and approved by the Planning Commission, subject to Section 1266.06. **The applicant has stated there will be no outdoor storage.**
6. All requirements shall be adhered to on the conditional zoning certificate. **The applicant will comply.**
7. Final site plan approval is subject to engineering approval. **The applicant has acknowledged.**
8. Following engineering approval, 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, provided the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR NBW INC. INDUSTRIAL MECHANICAL CONTRACTORS, 1564 W. 130th Street, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE PLANNING COMMISSION HAS FOUND THAT THE PROPOSED PARKING IS APPROPRIATE AND AGREES TO MAKE A MODIFICATION TO APPROVE A LESS RESTRICTIVE PARKING DESIGN. THE APPLICANT HAS AGREED TO MAKE A NOTATION REGARDING THE SCREENING IN THE FRONT YARD. THE PLANNING COMMISSION HAS AGREED TO WAIVE

THE PEDESTRIAN ACCESS FROM THE BUILDING TO THE STREET. THE APPLICANT SHALL SUBMIT THE REVISED PHOTOMETRICS TO ADMINISTRATION FOR APPROVAL. THE APPLICANT HAS STATED THERE WILL BE NO OUTDOOR STORAGE. THE APPLICANT WILL COMPLY WITH CONDITIONAL ZONING CERTIFICATE AND HAS ACKNOWLEDGED THAT FINAL SITE PLAN IS SUBJECT TO ENGINEERING APPROVAL AND THE WILL OBTAIN ALL PERMITS THROUGH THE BUILDING DEPARTMENT.

Mr. Rocha seconded.

5 Ayes, 0 Nays

Item 4 (c)

Discount Drug Mart

(Public hearing – rezoning)

Location: 3739 Center Road, Brunswick, Ohio.

Rezone to GW-C District

Regarding the public hearing – rezoning, Dan Calvin, Discount Drug Mart's attorney located at 4996 Foote Road was present. Mr. Calvin explained the reasoning for the rezoning. Mr. Incorvaia mentioned that when something is annexed into the city it is automatically entered into the R-R District and they are here this evening asking to be rezoned into the CW-G District. Mr. Arona said it does appear that the northwest and southwest corners are Gateway Commercial and Mr. Aungst said that is correct. Mr. Arona said one of the things we try to avoid is a lot of parking in the front in that district but the Planning Commission can make modifications. Chairman Shirilla said he would like the applicant to review that section of the code.

Chairman Shirilla said we will just be recommending approval to City Council for the rezoning this evening.

The public hearing was opened at 7:36 p.m. and no one appeared so the public hearing was closed at 7:36 p.m.

Staff Recommendations:

Staff recommends approval to City Council of the proposed rezoning.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR THE REZONING OF DISCOUNT DRUG MART, 3739 CENTER ROAD, BRUNSWICK, OHIO INTO THE GW-C DISTRICT.

Vice-Chairman Saeger seconded.

5 Ayes, 0 Nays

Item 4 (d)

The Villas on Pearl (former Provision Living)

(Revised discussion plan)

Location: 953 Pearl Road, south of St. Ambrose Church, Brunswick, Ohio.

SPD-5

Regarding the revised discussion plan, Dave Baylis and Kevin Brokew were present and Matt Duncan was present via WebEx. Mr. Baylis gave an overview of the project and he mentioned they have a consultant who is present via WebEx. They have made a few changes with help from the consultant.

Chairman Shirilla wanted the applicant to point out the changes that were made from the original plan because he really doesn't see many changes. Mr. Baylis said they made changes to the text. Chairman Shirilla asked if he made any changes to the site plan and Mr. Baylis said there have been changes but he would like to discuss the site plan more with the Commission. The major changes have been to the wording in the guidelines. Chairman Shirilla wanted to talk about why they think they qualify as an SPD because he does not think they are there yet. Chairman Saeger said we have talked about this several times but he wants to know what this property was zoned before. Mr. Aungst said it was zoned R-L and owned by the city. It was sold and purchased by someone who wanted to build a senior facility. Then that developer slowly exited. Provision Living came in and modified that plan with a 4-story senior care facility. Now, we are where we are today presenting their active senior living facilities. Vice-Chairman Saeger wanted to know if what they are proposing to build, could be built under a different zoning like R-M or S-R, besides and SPD.

The Commission would like to hear from Mr. Harsany regarding this. Mr. Aungst read what the S-R District states in the Brunswick City Zoning Code. Mr. Harsany said he did try to look at current zones when he was creating the guidelines. He looked at the density within the other zoning definitions. Mr. Harsany stated that although this could be zoned something other than SPD, it would restrict them from doing what they want to do in the future. Mr. Harsany said it's about the connectivity and amenities within the site. Mr. Harsany feels they need to increase the space and opportunities dedicated to physical and social activity on the design plan that states 3 percent up to triple of that. Mr. Arona does not look at the current plan as an SPD.

Mr. Baylis presented the site plan online for the Planning Commission. Chairman Shirilla is concerned that there is a possibility that if this becomes an SPD, the amenities may not be provided over time that would make it an SPD. Chairman Shirilla feels that this plan needs more in order for it to be an SPD. Another option would be to rezone it to R-L or R-M. These are choices that the applicant will have to make before they come back. Chairman Shirilla feels that they need to cut down on density. Mr. Baylis feels that if they start moving density down, this project won't work. This is a tough site with wetlands and it's an expensive site to build on.

Mr. Arona wanted to make an observation. Regarding the snout houses, those are not permitted in the Code. He also does not want to see the garage forward houses. Kevin with Pride One Construction, addressed the Board and talked about another development near 130th that the Planning Commission should look at. He expressed his opinions on why he believes they are offering many amenities that you would not find in another development that he believes qualifies them as an SPD. He feels it's important to keep the density in order to support the amenities they want to create and they need the amenities in order to become an SPD.

Mr. Incorvaia wants the Planning Commission to look at whether or not the SPD is set up to achieve density and economics because per Code 1268.05(b), it states that you cannot grant an SPD based on density and economics.

Mr. Aungst stated that the city would prefer a cul-de-sac in this community. There would be a gate blocking access isle A. In order to do this, according to Chairman Shirilla, building 9 would have to be gone. Mr. Baylis displayed a hammerhead shape loop at the end that could accommodate a turnaround for emergency vehicles with a possible pocket park above that hammerhead loop. He talked about a walking path that would be landscaped on both sides.

Ms. Lods talked about some ideas regarding adding something like a hair salon, dog groomer, ice cream shop, coffee shop, etc. Something that would benefit the residents without leaving the street and in her opinion would help meet the criteria of an SPD.

Mr. Hasan said regarding number 2, because there is a bunch of wetlands, what percent would be untouched. Mr. Baylis said there was a wet land study done but they plan to do another one.

Chairman Shirilla talked about when they present a new plan, they need to keep in mind that they not only have to prove to Planning Commission they merit being an SPD but also City Council. These are areas where applicants have challenges pointing these elements out. Density cannot be used. It is the burden of the applicant to define that they merit an SPD. We need to see how they are going to preserve and enhance the property. Chairman Shirilla stated that City Council takes Special Planning District's very seriously. Mr. Aungst stated that if they were to become an SPD, any changes done to the plan, they would have to come back before Planning Commission, then Council because it is considered a zoning change. Chairman Shirilla wanted to know what the applicants think they want to do. Mr. Baylis said the Planning Commission has given some great feedback and they are going to do more digging into the SPD and come back with a new plan and new text. They will also look into Senior Residential Zoning to see if they match that better. Chairman Shirilla said to also look into R-L and R-M Districts. They also would like to construct a letter stating why they meet Code Section 1268.01 and 1268.05, both with specifics and why they do not meet other zoning.

Chairman Shirilla went over what the applicant's choices were at this point as far as moving forward. The applicant chose to table. The applicants would like to take the suggestions and come back with a revised plan.

No further discussion from the Commission.

Staff Review Comments:

Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.

1. In accordance with Section 1268.01, the purposes of the SPD Special Planning District are as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment;
 - (d) To provide an effective method for the City to guide the development of such areas so as to preserve unique characteristics or to provide for the greater range or mixture of land uses when appropriate and;
 - (e) To create a regulatory structure which will allow more flexible and creative design of the built environment, within the limits of the approved conceptual development plan, than is possible with the lot-by-lot design approach of a conventional zoning district.

The Planning Commission and City Council shall determine if the above purposes have been met.

2. As required by Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:
 - (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 - (2) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 - (3) Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of

the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

3. Regarding Section 3(d)(iv) of the Development Guidelines, the Administration requests that the break-away gate on the connection drive from Alice and Ganyard Avenue should be removed in order for the Service Department snow plows and safety service emergency vehicles to have continuous full access. Additionally, the Administration suggests adding a cul-de-sac at the end of Access Aisle "A".
4. Indicate on the site plan that a minimum 15' wide screening yard adjacent to the south property line near Keller-Hanna Drive and the east property line near Alice and Ganyard Avenues will be provided, pursuant to Section 1282.06(c) of the Zoning Code.
5. Correct the spelling of "Ganyard" in Section 3(d)(iv) of the Development Guidelines.
6. The traffic study shall be updated.
7. Verify the wetland impacts have been properly permitted by the Army Corps of Engineers.
8. Provide further details on the site plan regarding the location of outdoor recreation areas.
9. As required by Section 1282.09, all utilities must be screened from view and shall be located within the rear one-third of the buildings.

Staff Recommendations:

Staff withholds recommendation pending the Planning Commission's ruling if the purpose and objectives of a Special Planning District have been met, and provided the above items have been addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO TABLE THE DISCUSSION PLAN AT THE REQUEST OF THE APPLICANT FOR THE VILLAS ON PEARL (FORMER PROVISION LIVING), 953 PEARL ROAD, SOUTH OF ST. AMBROSE CHURCH, BRUNSWICK, OHIO.

Mr. Rocha seconded.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – KopyKat Kookies in home bakery and Discount Drug Mart discussion plan.

Item 7

Public Comment Period – There were no public comments.

Item 8

Council Representative's Report – Council was not present.

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 9:50 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

June 19, 2025

Seven Brew

(Detailed site plan)

Location: 3695 Center Road (east of Culver's restaurant)
C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on May 15, 2025, moved the discussion plan to a detailed site plan to construct a 510 sq. ft. coffee shop on a 0.8183-acre parcel (Permanent Parcel No. 003-18B-44-118), east of Culver's restaurant. A revision to the site plan has been made whereby the right-turn in only drive from Center Road has been eliminated. Access to the site will connect with the existing curb cut utilized by Culver's; therefore, a traffic study will not be submitted.

Restaurants are a permitted use in the C-G General Commercial District, pursuant to Section 1260.02(g). Hours of operation are from 5:30 a.m. to 11:00 p.m. everyday.

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

1. Pursuant to Section 1282.08(b), a minimum of 120 sq. ft. of interior landscaping is required to be installed; 171 sq. ft. has been provided, including one tree from Plant List "A" and eight shrubs from Plant Lists "D" or "E".
2. Section 1282.06(e) requires that a minimum of 10% (3,746 sq. ft.) of the total front yard not used for parking or circulation shall be landscaped with trees, planting beds and/or perennial borders in a design selected the owner, which shall include a 10' wide landscape strip at the Center Road right-of-way; 14,515 sq. ft. has been provided.
3. In accordance with Section 1282.06(a), a 25' wide landscape screening yard is identified at the northwest, north and northeast portions of the property where it is adjacent to a residential district; the required trees and shrubs are shown on the plan.
4. A dumpster is located near the west property line that will be constructed with materials comparable to the building, pursuant to Section 1276.12(a).
5. A photometrics plan has been submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas required by Section 1276.14(a) and an average illumination level of 2.1 footcandles, in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c). Additionally, the lighting level does not exceed one footcandle along the northwest, north and northeast property line adjacent to a residential district, as required by Section 1276.14(d). Pursuant to Section 1276.14(f),

shields shall be installed to eliminate all light above an 85° angle to reduce glare. Also, the Administration suggests the light fixtures shall be dimmable.

6. A bike rack located northeast of the coffee shop is indicated on the site plan.
7. A revised color rendering showing the new location of the cooler behind the coffee shop was submitted at the May 15th meeting.

Staff Review Comments:

1. There is a notation on the landscape plan that a minimum 5' wide landscape strip will be installed along the Center Road right-of-way; Section 1282.06(e) requires a minimum width of 10'.
2. Final site plan approval is subject to engineering approval.
3. Following engineering approval, 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

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

Location: 1564 West 130th Street
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on May 1, 2025, moved the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate 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; a lot consolidation to join the five parcels into one has been approved by the City Engineer.

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.

A portion of the May 1st Staff Review Comments have been addressed as follows:

1. Sheet C3.0 indicates one of the handicap spaces is van-accessible, as required by Section 1106.6 of the 2024 Ohio Building Code.
2. Sheet C3.0 indicates the northern and southern driveway widths at the curb on West 130th Street measure 90', in compliance with Table 1276-4.
3. Documentation has been submitted to the City Engineer regarding any wetlands that may exist on the site.
4. As the building façade will be a dark color, a finish that will prevent fading will be used on the structure.

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 Sheet L-1 (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. 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 discussed waiving this requirement with the review of the detailed site plan.
4. A photometrics plan has been submitted; however, the footcandle level for the southern-most row of parking and a portion of the southern-central row of parking have not been provided. Indicate these levels to ensure a minimum 0.6 footcandle level for parking has been met, along with an average illumination level of 2.4 footcandles, pursuant to Section 1276.14(a) and (c), respectively.
5. Will there be any outdoor storage; if so, it must be indicated on the site plan and approved by the Planning Commission, subject to Section 1266.06.

6. All requirements shall be adhered to on the conditional zoning certificate.
7. Final site plan approval is subject to engineering approval.
8. Following engineering approval, 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, provided the above items are addressed.

Discount Drug Mart

(Public hearing – rezoning)

Location: 3739 Center Road
Rezone to GW-C District

Proposed Use & Background:

Subject to City Council approval on June 9, 2025, a map amendment application has been submitted to rezone to the GW-C Gateway Commercial District a 5.1207-acre parcel located at the southeast corner of Center Road and West 130th Street to construct a 28,456 sq. ft. drug store/retail establishment. A discussion plan for the drug store will be submitted in the near future for Planning Commission review.

Retail establishments are a permitted use in the GW-C District pursuant to Section 1261.02(b) of the Zoning Code.

Staff Recommendations:

Staff recommends approval to City Council of the proposed rezoning.

The Villas on Pearl (former Provision Living)

(Revised discussion plan)

Location: 953 Pearl Road, south of St. Ambrose Church
SPD-5

Proposed Use & Background:

The Planning Commission, at their meeting on March 6, 2025, tabled at the applicant's request, the revised conceptual plan and development guidelines for The Villas on Pearl (former Provision Living). The Commission commented that further information shall be provided to justify allowing the proposed project to remain with Special Planning District No. 5 designation.

The proposed development will consist of 18 buildings with a total of 86 units on 16.2 acres consisting of Permanent Parcel Nos. 003-18B-31-539 and 003-18B-31-540, with a maximum

density of six dwelling units per acre (5.3 dwelling units per acre shown), in accordance with Section 5(d) of the Development Guidelines, and a maximum of seven units per building, pursuant to Section 5(f)(i).

As permitted by Section 1278.03(h), during the course of site plan review, the Planning Commission requested at the above meeting that the assistance of a qualified consultant is necessary to fully determine the effects of the project. The Commission approved Doug Harsany as the independent consultant at their meeting on March 20, 2025.

The amount of common open space has been slightly reduced to a minimum of 38.8% (6.29 acres); previously, a minimum of 39.4% (6.38 acres) was shown, which still meets the minimum 30% (4.86 acres) requirement stated in Section 3(f). There will be a minimum distance of 20' between the sides of each building.

Notable revisions to the Development Guidelines are as follows:

1. Section 1(a) revises the definition of age eligibility for residents in the development: "This SPD-5 is defined as a self-contained, active-lifestyle based residential development where 80% (new requirement) of the available units will be reserved for individuals fifty-five years of age and older, or for individuals less than fifty-five years of age when residing with a spouse or family member fifty-five years of age or older. All residents will have some degree of services available to them."
2. Section 3(d)((iv): "The City of Brunswick has an existing easement that allows for the use of the connection drive from Alice Avenue to Ganyard Avenue. Access to the SPD private access drive from Alice Avenue and Ganyard Avenue shall be gated with a "breakaway" gate(s) used only for emergencies and a turn-around road for emergency vehicles." Previously, the connection drive was permitted for public use.
3. Section 5(f)(iii) has been added regarding building facades: "Structures shall use offsets, projections, recesses and other comparable design elements to avoid long, uninterrupted wall or roof planes, and a variety of textures and materials will be used to add interest and character." This is similar to the design requirements in Section 1278.08 of the Zoning Code.
4. Section 5(f)(iv): added "A masonry material shall be included on each street-facing façade in heights no less than 2'0". Previously, there was no percentage of masonry required on the street façade.
5. Section 5(f)(xi): added to include garage door setbacks; requires at least 30 units to have garages that are set back a maximum of six feet behind the main living area; and limiting the number of units to six on buildings where all garages are set back a maximum of six feet behind the main living area.
6. Section 5(i): Private open space is no longer required to be screened or otherwise designed to provide privacy for the intended users.

Staff Review Comments:

Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.

1. In accordance with Section 1268.01, the purposes of the SPD Special Planning District are as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment;
 - (d) To provide an effective method for the City to guide the development of such areas so as to preserve unique characteristics or to provide for the greater range or mixture of land uses when appropriate and;
 - (e) To create a regulatory structure which will allow more flexible and creative design of the built environment, within the limits of the approved conceptual development plan, than is possible with the lot-by-lot design approach of a conventional zoning district.

The Planning Commission and City Council shall determine if the above purposes have been met.

2. As required by Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:
 - (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 - (2) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 - (3) Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

3. Regarding Section 3(d)((iv) of the Development Guidelines, the Administration requests that the break-away gate on the connection drive from Alice and Ganyard Avenue should be removed in order for the Service Department snow plows and safety service emergency vehicles to have continuous full access. Additionally, the Administration suggests adding a cul-de-sac at the end of Access Aisle "A".
4. Indicate on the site plan that a minimum 15' wide screening yard adjacent to the south property line near Keller-Hanna Drive and the east property line near Alice and Ganyard Avenues will be provided, pursuant to Section 1282.06(c) of the Zoning Code.
5. Correct the spelling of "Ganyard" in Section 3(d)(iv) of the Development Guidelines.
6. The traffic study shall be updated.
7. Verify the wetland impacts have been properly permitted by the Army Corps of Engineers.
8. Provide further details on the site plan regarding the location of outdoor recreation areas.
9. As required by Section 1282.09, all utilities must be screened from view and shall be located within the rear one-third of the buildings.

Staff Recommendations:

Staff withholds recommendation pending the Planning Commission's ruling if the purpose and objectives of a Special Planning District have been met, and provided the above items have been addressed.