

BRUNSWICK CITY PLANNING COMMISSION

July 10, 2025 - Caucus

6:39 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Kristy Carter, 211 Commerce Drive
Dave Pontin, 39 E. Main Street
Jesse Andrade, Titan Construction
William and Brenda States, 1481 Newman Drive
Kaddisy and Nicholas Kopy, 4221 Rolling Hills
Judy Glesson, 4205 Rolling Hills

Vice-Chairman Saeger called the meeting to order at 6:39 p.m.

The first item was **KopyKat Kookies**
(Public hearing-conditional zoning certificate)
R-L District
Location: 4221 Rolling Hills Drive, Brunswick, Ohio

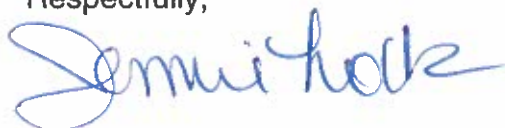
There were no comments from the Planning Commission.

The second item was **Discount Drug Mart**
(Discussion Plan)
GW-C District
Location: 3739 Center Road, Brunswick, Ohio

Mr. Hasan was looking at the site plan and the way to the pharmacy appears to be cutting across the lane. He feels that this is a bit of an awkward turn. Mr. Arona wanted to discuss the street façade in the front zone. He does not feel this meets the requirement in the Code.

Vice-Chairman Shirilla adjourned the meeting at 6:43 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

July 10, 2025

6:44 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
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Kaddisy and Nicholas Kopy, 4221 Rolling Hills
Judy Glesson, 4205 Rolling Hills

Item 1

Vice-Chairman Saeger called the meeting to order at 6:44 p.m.

Miss Lods called the roll: 4 Present, 1 Absent (Chairman Shirilla was running late but did attend)

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of June 19, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM June 19, 2025.

Mr. Hasan Seconded.

4 Ayes, 0 Nays

Item 4 (a)

KopyKat Kookies

(Public hearing and conditional zoning certificate)

Location: 4221 Rolling Hills Drive, Brunswick, Ohio.

R-L District

Regarding the public hearing and conditional zoning certificate, Kassidy and Jesse Andrade were present. Ms. Kopy described what she would be baking and mentioned that she can fit 6 cars in the driveway and there will still be 1 parking spot in the garage. Mr. Incorvaia stated the Code required 2 spaces in the garage for a vehicle. Vice-Chairman Saeger went over the staff review comments by reading through them and asking if the Commission had any questions for the applicant. Mr. Arona said his question got answered regarding the parking in the garage but wanted to know if there were going to be any façade changes in the garage. Ms. Kopy said there will be no changes to the façade.

While Mr. Incorvaia is looking up the Code, Vice-Chairman Saeger opened up the public hearing at 6:50 p.m. William States, 1481 Newman Drive wanted to know if there would be a variance allowed for the lack of 1 spot in the garage. There were no further comments so the public hearing was closed at 6:52 p.m. Mr. Incorvaia read the Code that states you have to have 2 parking spaces in the garage. Because, this is a 2-car garage and not a 3-car garage, this is an issue and the resolution would be to seek a variance. Chairman Shirilla mentioned remembering residents wanting to repair lawn equipment in their garage and wondered if they had made a modification on that. Mr. Hasan would like the applicant to walk the Commission through the plan just to clarify the matter. Mr. Andrade with Titan Construction went over the plan with the Planning Commission. Mr. Andrade met with the Building Department to get some guidance on the plan. Chairman Shirilla feels that they do have 2 designated spaces regardless of what they are doing in that space. Mr. Incorvaia said Chairman Shirilla is correct in one aspect but that space will no longer be designated for parking but for baking. Mr. Incorvaia read some Sections of the Code to the Planning Commission.

Vice-Chairman Saeger feels that the applicant does have the overall parking spaces in the driveway and feels they still meet the spirit of the Code even though they are losing 1 space in the garage. This can be changed back to a parking space and is in favor of making the modification. Chairman Shirilla agrees. Mr. Hasan wants Mr. Incorvaia to state the Code Section for the motion. Mr. Incorvaia said it was Code Section 1276.06 allows modifications and 1276.15 is the standards.

Chairman Shirilla wanted to walk through the conditional zoning certificate. The applicant has reviewed the requirements.

Staff Review Comments:

1. As the existing garage will be used for a commercial kitchen, where will the homeowners' vehicles be parked; Table 1276-1(a)(1) requires a minimum of four parking spaces per dwelling unit, including two spaces in a garage. **The Planning Commission agreed to make a modification to allow.**
2. Medina County Health Department approval of the commercial kitchen is required. **The applicant will comply.**

3. Submit to the Division of Building plans including a list and labeling of the equipment being installed for the kitchen. **The applicant will comply.**
4. Necessary permits and inspections shall be obtained from the Division of Building. **The applicant will comply.**
5. All requirements shall be adhered to on the conditional zoning certificate. **The applicant will comply.**

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, provided the above item is addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR KOPYKAT KOOKIES, 4221 ROLLING HILLS DRIVE, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: REGARDING STAFF REVIEW COMMENT NUMBER 1 PERTAINING TO PARKING, HE MOVED THAT THE PLANNING COMMISSION HAS AGREED TO MODIFY THE PARKING REQUIREMENT IN SECTION 1276, THIS IS ALLOWED PER SECTION 1276.06 AND 1276.01 AND HAS BEEN MET AND MAINTAINED. THIS DETERMINATION WAS MADE FROM SECTION 1276.15. REGARDING STAFF REVIEW COMMENT NUMBERS 2, 3, 4 AND 5, THE APPLICANT HAS STATED THEY WILL COMPLY.

Mr. Rocha seconded.

CHAIRMAN SHIRILLA WANTED TO KNOW IF THEY NEEDED SPECIFIC FINDINGS TO GRANT THE MODIFICATION AND MR. INCORVAIA SAID WHAT WAS SAID WAS SUFFICIENT.

5 Ayes, 0 Nays

Vice-Chairman Saeger acknowledged the attendance of Chairman Shirilla.

Item 4 (b)

Discount Drug Mart

(Discussion Plan)

Location: 3739 Center Road, Brunswick, Ohio.

GW-C District

Regarding the discussion plan, Dave Pontin, the architect, and Kristy Carter were present. He stated the building was going to be 28,000 sq. ft. on a corner lot. The building is designed as a corner entry to the store. The parking is divided in the front two sections because it is on a corner. The service drive is separated from the patron use. Regarding building elevations, it has a wainscot of stone. He went over more of the façade with the Planning Commission. Mr. Pontin said this building has been built

before. Kristy Carter from Drug Mart on Commerce was present. She went over the locations that were similar to this location. Mr. Arona said he is familiar with the Route 18 store in Medina, was this similar? Mr. Pontin stated not exactly. Mr. Arona wanted a point of view on the section of the Code that has to do with off-set wall projections. Chairman Shirilla said our Code allows 75 on one side and 60 on the other. It is a big change than what is required by the Code. Chairman Shirilla mentioned that they are over parking and they perhaps can lose a few spots and put in some amenities instead.

Chairman Shirilla went over the staff review comments. There will need to be some modifications made. Regarding number 1, Chairman Shirilla read that comment. He wanted to hear from the applicant regarding this. Mr. Pontin said they divided the parking for a few different reasons, it keeps the parking away from the residential area and with a corner lot, it works. Carl Fry, the engineer, was present and he went over the overall setbacks. Mr. Hasan understands them trying to move the parking away but what do we want closer to the street and residential area. Chairman Shirilla went on to talk about the amenities in order to make a modification. Regarding number 2, Chairman Shirilla wanted to know where the 142 parking spaces comes from. Ms. Carter stated they like to be in the 130-parking space range. Chairman Shirilla wants to see the width of the plantings on the detailed site plan and the photometrics as well.

Chairman Shirilla referred to Ms. Zoldak about comment number 5 regarding the traffic study. She explained what they are looking for. Ms. Carter stated that they have that in process already. Regarding the wetlands, the applicant has done a study on that. They will need to apply for mitigation because they will be impeding on that a bit but it will be under 1 acre.

Regarding the sidewalk under staff review comment number 7, they are already shown. They have also already addressed staff review comment number 8 regarding the fire hydrant. Chairman Shirilla mentioned they may need to go to BZA for the signage.

The applicant understands all the comments.

Mr. Arona talked about the wall projections. Mr. Arona mentioned that he would be willing to make a modification regarding the wall projections, rather than state that they meet code. Chairman Shirilla asked Mr. Incorvaia if the Planning Commission has the ability to make a modification on this. Mr. Hasan said the applicant will be receiving 4 modifications: 2 set-backs, parking and building projections. Some can be done tonight and the others will have to wait. Mr. Hasan would like to wait on all 4 modifications for when they come back with their detailed.

The applicant will come back with the total width of the projection during the detailed site plan. The Planning Commission is not in favor of considering a canopy or the loading dock as a projected wall and it clearly does not state that in the Code according to Mr. Incorvaia. Vice-Chairman Saeger pointed out the west elevation having a small wall that may comply.

Mr. Arona feels that the tower counts toward the wall projections but the canopy does not. It was discussed that they could seek a variance from BZA for the wall projections and then be moved to a detailed site plan.

No further discussions from the Commission.

Staff Review Comments:

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

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

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided below in Section 1261.07(e).

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

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.

- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b); the minimum for 142 parking spaces is 2,840 sq. ft. x 2 = 5,680 sq. ft.

The Planning Commission agreed to make this modification during the detailed site plan.

- 2. In order to allow 142 total parking spaces, which exceeds the maximum 130 spaces permitted by Table 1276-1(d)(3), 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 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 approve a less restrictive improvement.

The Planning Commission agreed to make this modification during the detailed site plan.

- 3. Species, spacing and size of the plantings in the 10' wide parking perimeter screening strips along the right-of-way on Center Road and West 130th Street, and for the 25' wide screening buffers adjacent to a residential district or use required by Section 1282.06(g) and (a), respectively, along with interior landscaping in accordance with Section 1282.08(b), shall be shown on the detailed site plan.

The applicant agreed to comply.

- 4. A photometrics plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas with an average illumination level not to exceed 2.4 footcandles, pursuant to Section 1276.14(a) and (c), respectively, shall be submitted with the detailed site plan. Additionally, the lighting level along the east and south property lines adjacent to a residential use (senior apartments) shall not exceed one (1) footcandle, in accordance with Section 1276.14(d).

The applicant agreed to comply.

5. Provide a traffic study for Center Road and West 130th Street.

The applicant has agreed to this.

6. Confirm there are no wetlands on the site.

The applicant is in the process of this.

7. Verify that sidewalks will be added along Center Road and West 130th Street, pursuant to Section 1278.09(d)(1).

The applicant will comply.

8. Per the Fire Department, add a fire hydrant at the southeast corner of the site.

The applicant will comply.

9. Signage will require variances from the Board of Zoning Appeals, as Section 1270.05 – Table B permits one wall sign per each street right-of-way.

The applicant understands.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's ruling on a modification for the front yard building setback; front yard parking zone width; and number of parking spaces, and provided the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR DISCOUNT DRUG MART, 3739 CENTER ROAD, BRUNSWICK, OHIO. WITH THE FOLLOWING COMMENTS: REGARDING STAFF REVIEW COMMENT NUMBER 1, REQUIRING A MODIFICATION, THIS WILL BE ADDRESSED DURING THE DETAILED PLAN AS WELL AS STAFF REVIEW COMMENT NUMBER 2. REGARDING 3, 4, AND 5, THE APPLICANT WILL COMPLY AND PROVIDE AS REQUIRED. REGARDING NUMBER 6 ABOUT THE WETLANDS, THEY WILL BE MAKING MODIFICATIONS WITH ENGINEERING. REGARDING NUMBER 7 ABOUT THE SIDEWALKS, THEY ARE ON THE PLANS AND REGARDING NUMBER 8, THEY DO HAVE HYDRANTS. NUMBER 9, THEY MANY NEED TO GO TO BZA FOR THE SIGNAGE. LASTLY, REGARDING THE FAÇADE ON 130TH AND CENTER, BECAUSE OF THE ELEVATION REQUIREMENT THEY WILL BE LOOKING TO EITHER MODIFY OR SEEK A VARIANCE FROM BOARD OF ZONING APPEALS.

Mr. Hasan seconded.

MR. ARONA WANTED TO KNOW IF IT WOULD ADD VALUE TO THE MOTION THAT THE PLANNING COMMISSION FELT THE CANOPIES DID NOT COUNT TOWARD CODE REQUIREMENTS FOR WALL PROJECTIONS. IT WAS ADDED TO THE MOTION.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Brunswick High School moving message sign.

Item 7

Public Comment Period – None.

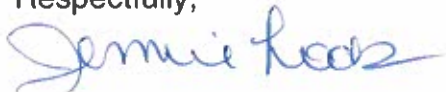
Item 8

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 8:51 p.m.

Respectfully,


Jennie Lods

PLANNING COMMISSION STAFF REPORT

July 10, 2025

KopyKat Kookies home occupation

(Public hearing – conditional zoning certificate)

Location: 4221 Rolling Hills Drive
R-L District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to operate a home occupation producing home-baked goods. A commercial kitchen will be installed inside the attached garage of the dwelling. Hours of operation will be Monday through Friday from 8:00 a.m. until 5:00 p.m. No customers are permitted to come to the dwelling, in accordance with Section 1274.09(k) of the Zoning Code.

Home occupations are a conditionally permitted use in the R-L District, pursuant to Section 1252.04(i), subject to Section 1274.09.

Staff Review Comments:

1. As the existing garage will be used for a commercial kitchen, where will the homeowners' vehicles be parked; Table 1276-1(a)(1) requires a minimum of four parking spaces per dwelling unit, including two spaces in a garage.
2. Medina County Health Department approval of the commercial kitchen is required.
3. Submit to the Division of Building plans including a list and labeling of the equipment being installed for the kitchen.
4. Necessary permits and inspections shall be obtained from the Division of Building.
5. All requirements shall be adhered to on the conditional zoning certificate.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, provided the above items are addressed.

Discount Drug Mart

(Discussion plan)

Location: 3739 Center Road
GW-C District

Proposed Use & Background:

On June 9, 2025, City Council accepted the annexation of a 5.1207-acre parcel located at the southeast corner of Center Road and West 130th Street in Hinckley Township. The Planning Commission, at their meeting on June 19, 2025, recommended approval to City Council to rezone the subject parcel from the R-R Rural Residential District, which also acts as a holding zone for property newly annexed into the city, pursuant to Section 1248.08 of the Zoning Code, to the GW-C Gateway Commercial District, as requested by the applicant. Plans have been submitted to construct an approximate 28,472 sq. ft. drug store/retail establishment.

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

The building is located with a variable front yard setback ranging from 149.40' to 159.58' from the West 130th Street right-of-way, which exceeds the maximum 75' permitted by Section 1261.05(a)(2)(A). Also, the structure is situated 148.47' from the Center Road right-of-way, which exceeds the maximum 60' allowed by Section 1261.05(a)(2)(B). Furthermore, Section 1261.07(a) states a minimum of 2/3's of the building shall fall within the front yard zone established above. Additionally, the front yard parking zone width on West 130th Street and Center Road exceeds the maximum 45' width permitted by Section 1261.07(b). A modification from the Planning Commission will be required to allow the above front yard setbacks.

The structure is located 155.39' from the east (side) property line and 120.61' from the south (rear) property line, in compliance with the minimum 50' required by Section 1261.05(b) and (c), respectively, when adjacent to a residential district or use (Village at Hinckley Oaks senior apartments on Preakness Lane and Oaklawn Trail in Hinckley). The building height is 28', in accordance with the maximum 45' permitted by Section 1261.05(d).

There are 142 total parking spaces, which exceeds the maximum 130 spaces permitted by Table 1276-1(d)(3), that includes six handicap spaces and one van-accessible space, in compliance with Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code. The 90° angle parking spaces measure 9' wide by 19' long, with a 25' aisle width, in accordance with Table 1276-3. The driveway width is 36' at the right-of-way on West 130th and Center Road and measures 90' at the curb, in compliance with Table 1276-4. As required by Section 1278.09(d), pedestrian access has been provided from the building to the parking lots and to West 130th Street and Center Road.

Sheet SP-02 indicates that 10' wide parking perimeter screening strips will be installed along the right-of-way on West 130th Street and Center Road, as required by Section 1282.06(g). Additionally, a 25' wide screening buffer will be provided along the east and south property lines adjacent to the residential apartments, in accordance with Section 1282.06(a). Species and spacing for the above screening will be shown on the detailed site plan. Interior landscaping in the amount of 2,840 sq. ft shall be installed, pursuant to Section 1282.08(b). If twice the amount of interior landscaping is being provided as a condition of the front yard

building setback and front yard parking zone width modifications, as stated in Section 1261.07(e), 5,680 sq. ft. will be required.

Pursuant to Section 1261.07(a), street facades greater than 60' in length shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% of the street façade and extending at least 20% of the length of the street façade. Sheet A-4 indicates that on the north elevation facing Center Road, which measures 151'-2", a minimum recess or projection depth of 4'-6-3/8" with a minimum length of 30'-2¾" is required. A recess depth of 8'-11½" at the corner entry and a 5'-4" depth of the suspended canopy with a length of 151'-2" has been provided. On the west elevation facing West 130th Street, which measures 224'-4¾", a minimum recess or projection depth of 6'-8¾" with a minimum length of 44'-10½" is required. The recess depth of 8'-11½" at the corner entry; a canopy projection depth at the pharmacy pick-up window of 14'-1-5/8"; and a building recess at the southwest corner of 58'-6½" and 33'-6-3/8" have been provided. The length of the corner entry projection is 28'-2-5/8"; the length of the pharmacy pick-up canopy is 12'-8"; and the length of the southwest corner building recess is 22'-2-7/8", in compliance with the above requirements.

The pharmacy drive-thru pickup window is located on the west side of the building; a minimum 130' of stacking room has been provided, pursuant to Section 1276.10(j). The building will be constructed in earth-tone colors using a combination of cultured stone and dryvit, along with EIFS being used on the top portion of the building. The columns by the entrance doors will be covered with cultured stone, and lighting sconces have been added to provide architectural interest, in compliance with Section 1278.08(c), (d), and (e).

A dumpster is located at the southeast corner of the site and will have an enclosure that matches the building, as required by Section 1276.12, and service structures will be screened, pursuant to Section 1282.09. The loading dock will be on the south side of the building, and stormwater management will be located near the southern portion of the site.

Staff Review Comments:

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

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

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a “sea of asphalt” will be outweighed by required landscaping and other required site amenities as provided below in Section 1261.07(e).

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

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
 - (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
 - (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b); the minimum for 142 parking spaces is 2,840 sq. ft. x 2 = 5,680 sq. ft.
2. In order to allow 142 total parking spaces, which exceeds the maximum 130 spaces permitted by Table 1276-1(d)(3), 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 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 approve a less restrictive improvement.
3. Species, spacing and size of the plantings in the 10' wide parking perimeter screening strips along the right-of-way on Center Road and West 130th Street, and for the 25' wide screening buffers adjacent to a residential district or use required by Section 1282.06(g) and (a), respectively, along with interior landscaping in accordance with Section 1282.08(b), shall be shown on the detailed site plan.

4. A photometrics plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas with an average illumination level not to exceed 2.4 footcandles, pursuant to Section 1276.14(a) and (c), respectively, shall be submitted with the detailed site plan. Additionally, the lighting level along the east and south property lines adjacent to a residential use (senior apartments) shall not exceed one (1) footcandle, in accordance with Section 1276.14(d).
5. Provide a traffic study for Center Road and West 130th Street.
6. Confirm there are no wetlands on the site.
7. Verify that sidewalks will be added along Center Road and West 130th Street, pursuant to Section 1278.09(d)(1).
8. Per the Fire Department, add a fire hydrant at the southeast corner of the site.
9. Signage will require variances from the Board of Zoning Appeals, as Section 1270.05 – Table B permits one wall sign per each street right-of-way.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, pending the Planning Commission's ruling on a modification for the front yard building setback; front yard parking zone width; and number of parking spaces, and provided the above items are addressed.