

BRUNSWICK CITY PLANNING COMMISSION

September 4, 2025 - Caucus

6:37 p.m.

Attendance:

Joe Shirilla, Chairman
Abbas Hasan, Member
John Rocha, Secretary
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Ian Jones, 3660 Embassy Pkwy.
Danika Ondo, 3660 Embassy Pkwy.
James Martynowski, 7670 Tyler Blvd.
Nicholas Hanek, 4236 Cherryshire

Chairman Shirilla called the meeting to order at 6:37 p.m.

The first item was **Meadow Ridge Trace SPD-11**
(Discussion Plan)

Proposed SPD No. 11 – currently in R-R District holding zone
Location: 880 and 866 Pearl Road, Brunswick, Ohio

The Planning Commission had no comments.

The second item was **New Brunswick Development SPD-9**
(Detailed site plan)

SPD-9

Location: north of 1480 Pearl Road (Brunswick Plaza)

Chairman Shirilla asked Mr. Aungst why SPD-9 was on the agenda today. Mr. Aungst stated that engineering will reply to a lot of the comments on the staff report. Chairman Shirilla felt that there were a lot of deficits with the plan at this time. Mr. Hasan asked Ms. Zoldak to explain what the issues were with SPD-9. Ms. Zoldak explained a few of the issues starting with lanes and traffic. She would like them to dedicate a right turning lane. There will be less green space and more pavement. Mr. Hasan wanted to know if there was an issue with the radius of the curb? Ms. Zoldak said we did not go that far to make a comment on the radius. Per Mr. Aungst, the Pearl Road side is a restriping issue. Mr. Aungst said they do not want to do what the State did by Wendy's.

Chairman Shirilla adjourned the meeting at 6:44 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

September 4, 2025

6:58 p.m.

Attendance:

Joe Shirilla, Chairman
Abbas Hasan, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Ian Jones, 3660 Embassy Pkwy.
Danika Ondo, 3660 Embassy Pkwy.
James Martynowski, 7670 Tyler Blvd.
Nicholas Hanek, 4236 Cherryshire

Item 1

Chairman Shirilla called the meeting to order at 6:58 p.m.

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

Mr. Hasan seconded.

3 Ayes, 0 Nays

Miss Lods called the roll: 3 Present, 2 Absent (Vice-Chairman Saeger and Jeff Arona)

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of July 24, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM JULY 24, 2025.

Mr. Hasan seconded.

3 Ayes, 0 Nays

Item 4 (a)

Meadow Ridge Trace SPD-11

(Discussion plan)

Location: 880 and 866 Pearl Road, Brunswick, Ohio.

Proposed SPD No. 11 – currently R-R District holding zone

Regarding the discussion plan, Dave Kohler was present. He described what his business does. He talked about the development being made up of people reaching retirement age who do not want to maintain the exterior of their homes. Mr. Kohler talked about the zoning surrounding this property.

Mr. Lambert asked the applicant if he was looking to turn this into an SPD. Mr. Kohler answered yes. Mr. Lambert went over the requirements of an SPD. He wanted the applicant to tell us why he thinks this property qualifies as an SPD. Mr. Kohler said he feels it is a little less dense and to the south there is commercial property. He feels that developing the eastern part of the property and leaving the rest alone makes it qualify as an SPD.

Mr. Hasan asked Mr. Kohler how this plan does not qualify for other zoning other than SPD. Mr. Kohler stated that R-M would allow them to do the same thing, but the more precise way to do it would be an SPD. Mr. Hasan wanted to know what did not work with the R-M zoning and Mr. Kohler said he does not remember all the specific things but it was not major things. Mr. Kohler said they have downsized the scope of the project.

Chairman Shirilla explained that SPD'S are very creative and a mixture of land uses. Chairman Shirilla explained that he does not see that in this plan. He only sees twin-plex's. Chairman Shirilla explained that the Planning Commission requires the applicant to hire a consultant when it comes to putting together an SPD. Chairman Shirilla felt that the density is way too high and there are significant changes in grade. Chairman Shirilla feels they do not meet numbers 1-3 and he does not see creativity. He feels it should be developed R-L. Mr. Kohler stated that he was a bit confused on why this is being discussed at this meeting. He stated that he is putting these developments in at other places in Ohio and they are going to be costly homes. He stated that they will be exceeding the rear yard setbacks. He is not in favor of clearing the entire property and putting homes everywhere. Chairman Shirilla said that the applicant has not shown any merits on why this qualifies as an SPD. Mr. Incorvaia explained that this is a discussion plan and there will be no motions this evening as to recommending to City Council to approve an SPD. Mr. Incorvaia felt that this project could be done under conventional zoning.

Mr. Aungst stated that administration did have this discussion with the applicant on it being tough to have this project being zoned as an SPD. He stated other zoning options were discussed. Mr. Aungst said that there were discussions on the lack of creativity. Mr. Kohler feels strongly on how this property should be developed.

Mr. Lambert started off by telling the applicant he stated earlier that the Planning Commission takes an SPD very seriously. Mr. Lambert said the Commission is not in favor with developers developing land certain ways to avoid costs. The Commission is here to give feedback on the project.

Mr. Hasan explained what the Planning Commission is looking for regarding an

SPD to Mr. Kohler. Mr. Hasan hopes that the applicant will take the recommendations that were given to him for the next time he comes back before the Commission.

Chairman Shirilla explained what the Planning Commission would be looking for when he comes back. Chairman Shirilla referred to Mr. Incorvaia on how to handle what would come next for the applicant. Mr. Incorvaia explained the options. Mr. Aungst said he has seen applicants ask to be tabled. The applicant has decided to ask the Commission to table the discussion.

Staff Review Comments:

1. Pursuant to 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 and the Planning Commission did not feel that any of these have been met.

2. In accordance with 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. Development guidelines will be submitted at a future date, pending input from the Planning Commission on the proposed application.

Staff Recommendations:

Staff withholds recommendation pending the Planning Commission's ruling to determine if the purpose and objectives of a Special Planning District have been met, and pending submission of the development guidelines.

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 MEADOW RIDGE TRACE, 880 AND 866 PEARL ROAD, BRUNSWICK, OHIO.

Mr. Rocha seconded.
3 Ayes, 0 Nays

Item 4 (b)

New Brunswick Development SPD-9

(Detailed site plan)

Location: north of 1480 Pearl Road (Brunswick Plaza), Brunswick, Ohio.
SPD-9

Regarding the detailed site plan, Lance Osbourne and James Martynowski, 7670 Tyler Blvd. and Ian Jones, 3660 Embassy Pkwy. were present. Chairman Shirilla asked the applicant if any changes have been made since they were here last. Mr. Jones addressed the Commission and gave a brief overview of the project. Chairman Shirilla asked if any of the locations have changed and Mr. Jones said no, they have not. Mr. Aungst pointed out that they have enhanced the landscaping. Mr. Jones confirmed that the landscaping wall is a new submission because of what was discussed at the last meeting. Chairman Shirilla asked about the landscaping plan in the residential area, he wanted to know if there would be further landscaping once the houses were built. Mr. Jones answered that there would be further landscaping once the homes are built.

Mr. Hasan said regarding building F, is that storage in the hallway? Mr. Jones said it is additional space that could be used as space for utilities, storage or trash rooms. Chairman Shirilla wanted the applicants to explain what this space would be used for and the answer was it could be used by the residents for storage space for things like Holiday items. Mr. Jones said these areas would be rentable storage areas for residents.

Regarding Staff Review Comments:

Ms. Zoldak stated that Administration had a meeting with the applicants regarding staff review comments number 1 – 6 and they have agreed to comply with them all.

Regarding number 4 pertaining to the traffic, the applicant has agreed to do whatever they need to do to meet the requirements per Mr. Aungst. Chairman Shirilla would like it put in the motion that regarding staff review comment number 4, they would be required to come back to a meeting under new or old business for approval. Mr. Osbourne stated that this is a phased project and they still have not decided if this will be accessed off of Pearl or Route 303. Mr. Osbourne said they will be submitted as phases. Ms. Zoldak stated that the city would require the street improvements to be submitted with Phase 1. Mr. Martynowski said he could have a lane configuration submitted ahead of time. Chairman Shirilla said they could present this during old or new business at another meeting. Mr. Lambert talked about this being a main concern with the public and that is regarding the traffic. He would like to see the applicant go above and beyond regarding the traffic. Mr. Hasan mentioned that if they are going to lose green space due to lanes, they will need to make sure they meet the Code in the SPD regarding the landscaping.

Regarding 4, 5 and 6, the applicant will comply.

All 6 spots are van accessible per the applicant.

Per Ms. Zoldak, they will have to make some modifications to meet the photometrics. The applicant stated they have already made those modifications.

The plant list is being revised and shall be submitted.

Regarding the park fees, the applicant has received the guidelines and they will submit those once completed.

Staff Review Comments:

1. The plans appear to still be based on 2' County topography, which is not acceptable. The site must be surveyed as part of the project. The proposed grading must be based on actual topography, particularly at the tie-in to existing grades at the property lines. **The applicant will comply.**
2. Detailed stormwater calculations shall be submitted to the City Engineer, as currently there is insufficient information to verify that the submitted stormwater management plan will adequately address stormwater for the site. Preliminary sizing for storm sewers should be completed and shown on the detailed site plans. **The applicant will comply.**
3. The detailed site plans should be a buildable set of drawings, or at least a close draft of buildable drawings. The plan set submitted does not appear to reach this level overall. **The applicant will comply.**
4. There are concerns regarding the geometry of what is being proposed at the entrance drives. The Traffic Impact Study has confirmed that the roadway capacity exists, but does not mean the proposed layout addresses the drivability

and geometry of the site. The driveway off Center Road is in the transition area from one to three lanes, and the Pearl Road driveway is in the taper down to one lane. This is a concern and can cause confusion. The proposed layout reduces the right turn only stacking space along Center, and shortens the taper at Pearl Road. The developer needs to reconsider the driveways and needs to clearly identify roadway improvements that may be needed along Center and Pearl to better accommodate both driveways. **The applicant will comply.**

5. The submittal needs to include a full set of Roadway Improvement Plans for the improvements along Center Road (and Pearl Road if applicable). The improvements along Center Road will impact utilities, drainage, grading, etc., which need to be considered and designed in a set of Roadway Improvement Plans that the city can review. **The applicant will comply.**
6. The Center Road drive entrance width at the right-of-way is 39' to accommodate three 13' wide lanes consisting of one entrance lane, one left-hand turn exit lane, and one right-hand turn exit lane, which exceeds the maximum 30' permitted by Table 1276-4. Additionally, the driveway width at the curb shall be indicated on the site plan, along with the Pearl Road driveway width at the right-of-way and curb. 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 objective 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 applicant will comply.**
7. Twenty-one (21) handicap parking spaces are indicated on Sheet 3, in compliance with Table 1106.2 of the 2024 Ohio Building Code; verify that a minimum of four handicap spaces are van-accessible, as required by Section 1106.6. **There are 6 van accessible spaces.**
8. A photometrics plan has been submitted indicating there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a). However, the average illumination level for Parking Area "A" is 2.64 footcandles and Parking Area "B" measures 3.10 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). The maximum of one footcandle at side or rear property lines which are adjacent to a residential use or zoning district has been maintained, in accordance with Section 1276.14(d). **The applicant has already made these modifications.**
9. The Plant List on Sheet L-3.7 shall be revised to indicate that the "Robin Hill Serviceberry", "Heritage River Birch", "Forest Pansy Redbud" and "Winter King

Hawthorn will have a 2-1/2" caliper, instead of 2", as required by Section 1282.04(b)(1). **The applicant is working on this.**

10. Park fees for the residential townhomes shall be submitted in accordance with calculations stated in Section 1232.07 of the Subdivision Regulations. **The applicant is working on this.**

Staff Recommendations:

Staff recommends the detailed site plan is tabled until the additional engineering information is provided, including the data and grading based on survey data; submission of detailed stormwater calculations; submission of Roadway Improvement Plans; further consideration of the traffic concerns outlined above; and until all of the above items have been addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE DETAILED SITE PLAN FOR NEW BRUNSWICK DEVELOPMENT, NORTH OF 1480 PEARL ROAD (BRUNSWICK PLAZA), BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: STAFF REVIEW COMMENTS NUMBERS 1-3, THE APPLICANT WILL COMPLY. STAFF REVIEW COMMENT NUMBER 7, THEY HAVE ALREADY COMPLIED AND WILL NOTE IT IN THEIR REVISED PLAN. REGARDING NUMBER 8, THE APPLICANT HAS ALREADY SUBMITTED A PLAN THAT COMPLIES AND HAS BEEN APPROVED. REGARDING 9 AND 10, THE APPLICANT WILL COMPLY. REGARDING NUMBER 4, 5 AND 6, THE APPLICANT WILL SUBMIT A ROADWAY IMPROVEMENT PLAN BASED ON THE FULL PHASE COMPLETION OF THE PROJECT. THIS WILL BE APPROVED BY ENGINEERING AND THE PLANNING COMMISSION. THIS IS SUBJECT TO ENGINEERING AND ADMINISTRATION APPROVAL.

Mr. Rocha seconded.
3 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Mapco moving message sign and detailed site plan for Discount Drug Mart.

Item 7

Public Comment Period – There were no comments.

Item 8

Council Representative's Report – No report.

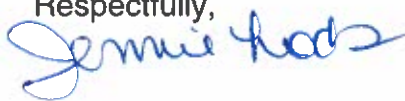
MR. ROCHA MADE A MOTION TO ADJOURN

Mr. Hasan seconded the motion.

The vote was 3 Ayes 0 Nays.

The meeting was adjourned at 8:52 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

September 4, 2025

Meadow Ridge Trace SPD-11

(Discussion plan)

Location: 880 and 866 Pearl Road

Proposed SPD No. 11 – currently in R-R District holding zone

Proposed Use & Background:

A map amendment application has been submitted to rezone to proposed Special Planning District No. 11 a 12.7800-acre parcel located at 880 Pearl Road and an adjacent 6.1900-acre parcel to the north at 866 Pearl Road, for a total of 18.9708 acres, which meets the minimum 10 acres to establish a SPD required by Section 1268.05(a) of the Zoning Code. The subject properties are currently located in the R-R Rural Residential District, which acts as a temporary holding zone for newly annexed property, pursuant to Sections 1248.08 and 1250.01 of the Zoning Code.

The subdivision will consist of fifty (50) attached two-story twin-plex units. The maximum density will be 2.81 units per acre, which is similar to the 2.7 units per acre that was approved for Oak Ridge Preserve SPD-7 to the north. The front setback from the Pearl Road right-of-way is 50', with a 20' setback shown from the north property line, adjacent to Oak Ridge Preserve SPD-7 and the R-L District on Vicky and Patricia Drives. Also, there is a 20' setback from the south property line adjacent to the Brunswick Hills Township R-3 residential zoning and C-2 multifamily zoning, along with a 20' rear yard setback.

Common open space of 12.611 acres (67%) will be provided, which meets the minimum 30% required by Section 1286.04(b) for multifamily development. Amenities for the subdivision include a barbeque area, playground, fenced dog run, pickle ball court, gazebo and an outdoor fitness area located southwest of units 23 through 26. A stormwater management pond will be located on the west side of the site.

Two options of building elevations for the two-story twin-plex units have been submitted as follows: The first option has a gabled roof with the majority of the façade using vinyl siding, along with stone accents around the garage doors. There are steps leading to the front entrance door, which is slightly recessed from the front of the garage, but there is no covered porch. The second option also has a gabled roof with vinyl siding on the upper two-thirds of the building, using stone accents on the lower third. The front entrance has a small covered porch, which is substantially recessed from the front of the garage door. Sample color renderings show the twin-plex using colonial blue for one unit and beige for the other unit.

Staff Review Comments:

1. Pursuant to 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. In accordance with 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. Development guidelines will be submitted at a future date, pending input from the Planning Commission on the proposed application.

Staff Recommendations:

Staff withholds recommendation pending the Planning Commission's ruling to determine if the purpose and objectives of a Special Planning District have been met, and pending submission of the development guidelines.

New Brunswick Development SPD-9

(Detailed site plan)

Location: north of 1480 Pearl Road (Brunswick Plaza)
SPD-9

Proposed Use & Background:

The Planning Commission, at their meeting on January 23, 2025, held a public hearing on the rezoning, conceptual plan and development guidelines and recommended approval to City Council to rezone approximately 20 acres from the existing C-G General Commercial District and R-M Medium Density Residential District to create Special Planning District No. 9 consisting of six parcels as follows: Permanent Parcel Nos. 003-18C-02-072, 003-18C-02-081, 003-18C-02-082, 003-18C-02-089, 003-18C-02-011, and 003-18C-02-108, which meets the minimum 10 acres to establish a SPD required by Section 1268.05(a) of the Zoning Code. City Council approved the establishment of SPD-9 on March 10, 2025, Ordinance No. 12-2025. As discussed at the January 23rd meeting, revisions were made to the Development Guidelines.

The development will consist of 43 two-story attached residential townhomes with attached garages, and 245 (previously 239) residential apartments consisting of two 3-story buildings, for a total of 58 units (formerly 60 units); and four 4-story buildings containing a total of 187 units (previously 179 units), including six detached garage structures. Three of the 4-story buildings will have garages below the first floor. A total of 408 parking spaces will be provided for the residential apartments, in accordance with Section H(B)(4) of the SPD-9 Development Guidelines.

Retail space along Center Road will consist of 10,843 sq. ft. (formerly 8,140 sq. ft.) for Building "A" with 52 parking spaces at the northwest corner of the site, and 7,600 sq. ft. (previously 6,743 sq. ft.) for Building "B" with 40 parking spaces at the northeast corner of the property. Additionally, 6,000 sq. ft. is proposed for Building "G" with 31 parking spaces at the southeast corner of the site near Pearl Road. Parking stall dimensions are 9' wide by 19' long, along with a minimum 24' wide aisle width, in compliance with Table 1276-3.

Pursuant to Section 1278.09(d), pedestrian access throughout the development is shown on Sheet 9, along with the aggregate trail in the residential townhomes that leads from the recreation area to Buildings 3 and 4.

Landscape details are shown on Sheets L-1.0 through L-3.7. Regarding screening for the residential districts, a 15' wide landscape strip containing a row of 2-1/2" caliper pin oak trees will be installed along the west property line adjacent to the homes on Jefferson Avenue. Also, a landscape wall consisting of Norway spruce and Eastern white pine trees will be planted on the west side of Garages "A" and "B" to provide screening for the homes on Center Road.

Landscaping for the new residential townhomes will include one Morton Circle London planetree planted between each building with additional landscaping on the south side of the site, as shown on Sheet L-2.1.

Pursuant to Section 1282.06(g), a 10' wide perimeter screening strip adjacent to the Center and Pearl Road rights-of-way will be provided with trees from Plant List "B" (Morton Circle London Planetree and Robin Hill Serviceberry) spaced 20' to 30' on-center with a row of shrubs from Plant List "D" (Jim Dandy and Stoplight winterberry) planted 3' to 4' on-center.

Staff Review Comments:

1. The plans appear to still be based on 2' County topography, which is not acceptable. The site must be surveyed as part of the project. The proposed grading must be based on actual topography, particularly at the tie-in to existing grades at the property lines.
2. Detailed stormwater calculations shall be submitted to the City Engineer, as currently there is insufficient information to verify that the submitted stormwater management plan will adequately address stormwater for the site. Preliminary sizing for storm sewers should be completed and shown on the detailed site plans.
3. The detailed site plans should be a buildable set of drawings, or at least a close draft of buildable drawings. The plan set submitted does not appear to reach this level overall.
4. There are concerns regarding the geometry of what is being proposed at the entrance drives. The Traffic Impact Study has confirmed that the roadway capacity exists, but does not mean the proposed layout addresses the drivability and geometry of the site. The driveway off Center Road is in the transition area from one to three lanes, and the Pearl Road driveway is in the taper down to one lane. This is a concern and can cause confusion. The proposed layout reduces the right turn only stacking space along Center, and shortens the taper at Pearl Road. The developer needs to reconsider the driveways and needs to clearly identify roadway improvements that may be needed along Center and Pearl to better accommodate both driveways.
5. The submittal needs to include a full set of Roadway Improvement Plans for the improvements along Center Road (and Pearl Road if applicable). The improvements along Center Road will impact utilities, drainage, grading, etc., which need to be considered and designed in a set of Roadway Improvement Plans that the City can review.
6. The Center Road drive entrance width at the right-of-way is 39' to accommodate three 13' wide lanes consisting of one entrance lane, one left-hand turn exit lane, and one right-hand turn exit lane, which exceeds the maximum 30' permitted by Table 1276-4. Additionally, the driveway width at the curb shall be indicated on the site plan, along with the Pearl Road driveway width at the right-of-way and curb. 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 objective 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.

7. Twenty-one (21) handicap parking spaces are indicated on Sheet 3, in compliance with Table 1106.2 of the 2024 Ohio Building Code; verify that a minimum of four handicap spaces are van-accessible, as required by Section 1106.6.
8. A photometrics plan has been submitted indicating there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a). However, the average illumination level for Parking Area "A" is 2.64 footcandles and Parking Area "B" measures 3.10 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). The maximum of one footcandle at side or rear property lines which are adjacent to a residential use or zoning district has been maintained, in accordance with Section 1276.14(d).
9. The Plant List on Sheet L-3.7 shall be revised to indicate that the "Robin Hill Serviceberry", "Heritage River Birch", "Forest Pansy Redbud" and "Winter King Hawthorn" will have a 2-1/2" caliper, instead of 2", as required by Section 1282.04(b)(1).
10. Park fees for the residential townhomes shall be submitted in accordance with calculations stated in Section 1232.07 of the Subdivision Regulations.

Staff Recommendations:

Staff recommends the detailed site plan is tabled until the additional engineering information is provided, including the data and grading based on survey data; submission of detailed stormwater calculations; submission of Roadway Improvement Plans; further consideration of the traffic concerns outlined above; and until all of the above items have been addressed.