

BRUNSWICK CITY PLANNING COMMISSION

December 4, 2025 - Caucus

6:42 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Jeff Arona, Member
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
Erick Allen, 4094 Preserve Run, Medina
Isaac Smith, 6364 Deerview Lane
Brooke Nekich, 6364 Deerview Lane
Gerald Wise, 7979 Hob Pkwy, Valley View
Kevin McNulty, 2964 Westway Drive
James Martynowski, 7670 Tyler Drive, Mentor
Dan Meyer (WebEx)

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

The first item was **Reflections Ceramic and Detail**

(Public Hearing and Conditional Zoning Certificate)

Location: 1633 Pearl Road, Brunswick, Ohio (former KDK automotive sales)

Mr. Arona mentioned this location has been utilized for automotive use for a long time.

The second item was **Brunswick Lake Park kayak launch**

(Site plan review)

Location: 1473 Parschen Boulevard, Brunswick, Ohio, SPD-2

Mr. Aungst stated this was approved awhile back and they are coming back before the Commission with some changes for approval.

The third item was **New Brunswick Development SPD-9 park fees**

(Park fees and Roadway Improvement Plan)

Mr. Aungst said the administrative review states that there are 2 options the Planning Commission needs to choose from. Mr. Aungst said during discussions with the legal department, the only option would be the \$702 fees but he will confirm with Mr. Incorvaia.

The fourth item was **Westway Small Business Campus**

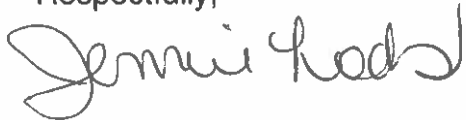
(Detailed site plan)

Ms. Lods talked about how Planning Commission will be discussing the variance and the modification that is being sought this evening. Mr. Aungst stated that we had

already advertised the public hearing for the variance so the applicant is here regarding staff review comment number 1 and 2. They will come back at a later date after being tabled tonight per the request of the applicant if he chooses that option. Mr. Aungst went on to discuss the changes that the applicant has made. Mr. Hasan had a question about the R-R setback. He wanted to know if it starts on their own property and what is the actual setback from the home that is nearby. Mr. Aungst explained how we have to calculate those setbacks and how we need to stay consistent like we have with other developers in the past that have built in that area. Chairman Shirilla wanted to know about the shaded black on the rendering and Mr. Aungst said it is asphalt but that has all changed on the latest drawing that he will pass around.

Chairman Shirilla adjourned the meeting at 6:58 p.m.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennie Lods". The signature is fluid and cursive, with the first name "Jennie" being more prominent than the last name "Lods".

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

December 4, 2025

7:03 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Jeff Arona, Member
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
Erick Allen, 4094 Preserve Run, Medina
Isaac Smith, 6364 Deerview Lane
Brooke Nekich, 6364 Deerview Lane
Gerald Wise, 7979 Hob Pkwy, Valley View
Kevin McNulty, 2964 Westway Drive
James Martynowski, 7670 Tyler Drive, Mentor
Dan Meyer (WebEx)

Item 1

Chairman Shirilla called the meeting to order at 7:03 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of November 20, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM NOVEMBER 20, 2025.

Vice-Chairman Saeger seconded.

3 Ayes, 2 Abstain (Vice-Chairman Saeger and Mr. Hasan)

Item 4 (a)

Reflections Ceramic and Detail

(Public Hearing – Conditional Zoning Certificate)

Location: 1633 Pearl Road, Brunswick, Ohio (former KDK automotive sales)

C-G District

Regarding the Public Hearing and conditional zoning certificate, Dan Meyer of 1633 Pearl Road in Brunswick, Ohio was present via WebEx. Mr. Meyer wanted to add that they are a facility that protects vehicles and does not mechanically service them. He talked about the different facilities they work with. He said the cars that need worked on are going to be facing the building. Chairman Shirilla wanted to ask Mr. Meyer about the odor control and Mr. Meyer said it will be odorless. Mr. Hasan asked administration about the conditional zoning certificate stating repair but they are not repairing. Mr. Aungst said that is how the legal department wanted it worded. Mr. Aungst said the dumpster will need an enclosure and the applicant acknowledged that.

Public Hearing was open at 7:10 p.m.
There were no comments.
Public Hearing was closed at 7:10 p.m.

Staff Review Comments:

1. 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.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR REFLECTIONS CERAMIC AND DETAIL, 1633 PEARL ROAD, (FORMER KDK AUTOMOTIVE SALES) BRUNSWICK, OHIO.

Vice-Chairman Saeger seconded.
5 Ayes, 0 Nays

Item 4 (b)

Brunswick Lake Park kayak launch

(Site plan review)

Location: 1473 Parschen Boulevard, Brunswick Town Center, Brunswick, Ohio.
SPD-2

Regarding the site plan review, Isaac Smith was present. Mr. Smith stated that the site plan is self-explanatory and since 2020 when this was approved, they had to work through an easement with Cleveland Clinic which has been resolved. Chairman Shirilla wanted to know if they will be doing the fishing deck at the same time. Mr. Smith said that is already in place. Mr. Aungst said that the fishing deck is used quite heavily. Mr. Hasan wanted to know what the black line was. Mr. Smith said that was a nature trail that is already in place there. Mr. Smith stated that there will be 10 designated parking spaces in the Cleveland Clinic parking lot for people who will be using the kayak launch. Mr. Smith wanted the Planning Commission to know that they will not be disturbing

vegetation and they will follow the contour down and maintain the slope that is currently there. Mr. Aungst wanted to know if this would be an ADA accessible launch and Mr. Smith answered yes it will.

Staff Review Comments:

1. The kayak launch and new asphalt trail is subject to engineering approval. **The applicant acknowledges.**
2. If any signage is installed, it shall be approved by the Division of Building. **The applicant acknowledges.**

Staff Recommendations:

Staff recommends approval of the kayak launch.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE SITE PLAN FOR BRUNSWICK LAKE PARK KAYAK LAUNCH AT 1473 PARSCHE BOULEVARD, BRUNSWICK TOWN CENTER SPD-2, BRUNSWICK, OHIO, WITH THE FOLLOWING COMMENTS: REGARDING STAFF REVIEW COMMENT NUMBER 1, THE APPLICANT ACKNOWLEDGES THAT THE ASPHALT TRAIL IS SUBJECT TO ENGINEERING APPROVAL. REGARDING STAFF REVIEW COMMENT NUMBER 2, THE APPLICANT UNDERSTANDS THAT SIGN PACKAGES NEED TO BE APPROVED THROUGH THE BUILDING DEPARTMENT.

Mr. Rocha seconded.

5 Ayes, 0 Nays

Item 4 (c)

New Brunswick Development SPD-9 park fees

(Park fees and Roadway Improvement Plan)

Location: north of Brunswick Plaza, 1480 Pearl Road

SPD-9

Regarding the Park fees and Roadway Improvement Plan, James Martynowski of 7670 Tyler in Mentor, Ohio and Gerald Wise of 7979 Hob Pkwy. in Valley View, Ohio were present. Mr. Martynowski stated that they are okay with option 2 pertaining to the \$702 per unit to be paid by the builder. Mr. Martynowski also talked about the roadway improvement plan. They will bring the detailed plans back at a later meeting. Chairman Shirilla wanted to talk about the roadway improvement plan and said what they did makes sense. His concern is traffic heading west on 303. Chairman Shirilla asked the applicant and engineer about how many cars could a 50-foot turning lane be staged in. Mr. Wise said about 2 or 3 cars. Chairman Shirilla would like to see that lane a little larger. Mr. Wise said he could go back and try to get it at the 100-foot like they did on Pearl Road. Chairman Shirilla stated that he felt like people coming out of the

development, and wanting to turn left onto 303 there would be a lot of points a driver would have to be aware of. Mr. Wise said TMS said stop sign control is sufficient in the subdivision. But there will be not stop signs on 303 east and west. Mr. Arona would think a traffic light that close to 303 and Pearl would create issues. Mr. Aungst said normally we would not have another light unless it was between 300 and 400 feet away. Chairman Shirilla wants them to go as far as TMS says is feasible. Chairman Shirilla asked Ms. Zoldak what her thoughts were and she agreed if they can push the minimum that would be fine. Mr. Lambert's biggest concern was the traffic and this roadway plan makes him feel a lot better now. He would like them to exceed the minimum where they can. Mr. Arona is concerned with people turning left onto 303 from the development from a stop sign, he wanted to know if it would be legal or possible to put flashing lights there. Mr. Incorvaia said there are things that need to be followed because it's a state route and if it is warranted, it would be possible. Mr. Arona would like the applicant to look into that. Mr. Lambert was not super concerned with making the left hand turn due to experience with pulling out of Huntington Bank and making a left.

Staff Review Comments:

1. The Planning Commission shall determine if Option 1 or Option 2 park fees shall apply for the development. **The applicant has decided to go with Option 2.**
2. The Roadway Improvement Plan shall be subject to engineering approval. **It was determined that the applicant shall push the minimum anywhere they possibly can.**

Staff Recommendations:

Staff defers the park fee option to the Planning Commission.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE PARK FEES AND ROADWAY IMPROVEMENT PLAN FOR NEW BRUNSWICK DEVELOPMENT SPD-9, NORTH OF BRUNSWICK PLAZA, 1480 PEARL ROAD, BRUNSWICK, OHIO, AS FOLLOWS: OPTION 2 BE APPROVED FOR THE LAND AND RECREATION FEE. THE ROADWAY IMPROVEMENT PLAN WILL BE SUBJECT TO ENGINEERING APPROVAL AND THE LEFT TURN LAND ON CENTER ROAD WILL BE EXTENDED AS FAR AS POSSIBLE. THE STOP BAR WILL BE RELOCATED CLOSER TO CENTER ROAD TO THE NORTH.

Mr. Hasan seconded.

5 Ayes, 0 Nays

Item 4 (d)

Westway Small Business Campus

(Detailed site plan)

Location: 2964 Westway Drive

I-L District

Regarding the Detailed site plan, Eric Allen of 4094 Preserve Run in Medina, Ohio and Kevin McNulty of 2964 Westway Drive in Brunswick, Ohio were present. Mr. Allen gave a brief overview of the project and emphasized what a complicated piece of property this was to develop. He stated that Mr. McNulty has a new architect and they were able to lessen that original variance. Mr. Allen stated that what Mr. Aungst has passed out, they will be going over at the next meeting. Mr. Allen said he is here to discuss the first 2 staff review comments. Mr. Hasan said that it appeared the whole eastern section has been moved up to avoid the setback and they have not eliminated any units. He also noticed the different parking lot. Mr. Arona wanted to know what they intend to do with the shed that is on the property and Mr. McNulty said it's in an area that is surrounded by trees and bushes. Mr. Aungst stated that according to the Code, the shed would need to come down and Mr. McNulty said he could remove the shed. Chairman Shirilla wanted clarification on the Code pertaining to the side setback. He remembers measuring from parking lots. Mr. Incorvaia said he would take a look but this is a different zoning district. Mr. Hasan and Vice-Chairman Saeger confirmed that there are different setbacks and Chairman Shirilla may be referring to a landscaping buffer. Chairman Shirilla just wanted to know if because the property is zoned R-R and I-L, do they follow the same setbacks. Mr. Incorvaia said it would be treated the same. Mr. Hasan pointed out that the variance they are asking for is actually part of their parcel, just zoned differently. Mr. Incorvaia stated that this makes it a unique characteristic of the property. Mr. Aungst mentioned that this is the last parcel yet to be developed in the I-L District because it has been the most difficult piece of property to develop. Mr. Aungst is in favor of this project as opposed to previous buildings that were proposed by different applicants. Chairman Shirilla would like to make it noted for the record that due to the unique characteristics of this property, a variance would be warranted. Mr. Arona said this looks like a much better plan than the previous plan.

Regarding the modification for the driveway width. Mr. Allen stated that due to this property being located on a curve, the wider driveway would make it easier for trucks to turn into with it being wider. Mr. Aungst stated that the Planning Commission actually suggested this at a previous meeting.

Mr. Lambert wanted to ask Mr. Incorvaia about why City Council would be involved if the Planning Commission grants the variance. Mr. Incorvaia explained this is a standard variance approval that needs City Council's approval as well.

Staff Review Comments:

1. Units 19 and 20 are situated within the 200' setback, which is prohibited by Section 1266.05(g), as no structure shall be located within a 200' radius of the side and rear property lines adjacent to a residential district. As permitted by Section 1244.04(b)(1), in the course of exercising its site plan review powers under Chapter 1278, the Planning Commission may, in specific cases, with the consent of City Council, and upon proper written applications, vary or permit

exceptions to any of the provisions of Chapters 1266 (I-L Light Industrial District), if the Planning Commission expressly finds that both (1) such variance or exception will not violate the spirit or intent of the Chapter and (2) that a more harmonious and compatible development will result. **The Planning Commission has granted the variance.**

2. The driveway width at the Westway Drive curb complies with Table 1276-4; however, the width at the right-of-way is approximately 45', which exceeds the maximum 40' permitted by the above Table. If the Planning Commission determines a 45' width is necessary, as allowed by Section 1276.15(b), they 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 Planning Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirements will be maintained and that the public interest will be served. The concurring vote of three Planning Commission members shall be required to approve a less restrictive improvement. **The Planning Commission has granted the modification.**
3. Section 1282.06(b) and Section 1266.05(g) require a minimum 50' wide side and/or rear screening yard when adjacent to a residential district; this is not shown on the landscape plan (Sheet AS-2), as portions are illegible. Also, a notation shall be added to the landscape plan indicating that 5% of the total front yard area shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner, in accordance with Section 1282.06(f).
4. A photometrics plan indicating that a minimum 0.6 footcandle lighting level for parking and pedestrian areas, along with compliance of the maximum average illumination level of 2.4 footcandles has been provided, as required by Section 1276.14(a) and (c), respectively. However, it is difficult to determine if there is a maximum one (1) footcandle lighting level adjacent to the residential district or use, pursuant to Section 1276.14(d), as the numbers are illegible.
5. The building will be constructed with a metal roof, metal siding, and metal wainscotting. A color rendering of both buildings has been submitted to ensure compatibility with the surrounding structures, as required by Section 1278.08(d) and (e); however, the rear elevations are not shown. Additional stone accents have been added to provide architectural interest.
6. Confirm that a minimum of one van-accessible handicap parking space is included with the five regular handicap spaces, as required by Section 1106.6 of the 2024 Ohio Building Code.

7. Provide a truck turning radius exhibit to ensure there is sufficient room for semi-trucks and emergency vehicles. Additionally, the Administration suggests adding a cul-de-sac to allow for emergency vehicle access and turning.
8. Add fire hydrants every 300' from Westway Drive, per Fire Department requirements.
9. Will each unit have wall-mounted HVAC equipment? Also, provide utility meter locations, which shall be screened, pursuant to Section 1282.09(a).

Staff Review Comments 3 through 9 will be addressed at a later meeting when the applicant returns with an updated site plan.

Staff Recommendations:

Staff withholds recommendation, pending the Planning Commission's ruling on the setback variance for Units 19 and 20, and provided the above items are addressed.

There were no further discussions from the Commission.

The public hearing was opened at 8:36 p.m.

No one appeared.

The public hearing was closed at 8:37 p.m.

Chairman Shirilla asked the applicant if they would like to table the detailed site plan and the applicant answered yes.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE 36' VARIANCE FOR THE 200-FOOT SETBACK UNDER CODE SECTION 1266.06(g) FOR WESTWAY SMALL BUSINESS CAMPUS, 2964 WESTWAY DRIVE, BRUNSWICK, OHIO. THE PLANNING COMMISSION HAS FOUND THAT THE SETBACK IS OVER 264' FROM THE NEAREST PROPERTY LINE WHERE A RESIDENT EXISTS. THE PLANNING COMMISSION FEELS THAT 1266.05 HAS BEEN MET. THE ADDITIONAL WOODED AREA MAKES UP FOR THE SETBACK. IT IS MORE HARMONIOUS AS PRESENTED. MR. HASAN WANTS IT ADDED THAT THE VARIANCE GRANTED IS AS SHOWN ON THE SITE PLAN DATED 12/3/2025.

VICE-CHAIRMAN SAEGER MADE A SECOND MOTION TO TABLE THE DETAILED SITE PLAN AT THE APPLICANT'S REQUEST FOR 2964 WESTWAY DRIVE, BRUNSWICK, OHIO.

Mr. Hasan seconded.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Public hearing and conditional zoning certificate for Magnetic Mic and detailed site plan for District 42. District 42 may not be ready. Mr. Hasan, Mr. Arona and Chairman Shirilla will not be at the next meeting on December 18, 2025; therefore, we may not have a quorum and we may have to cancel that meeting. We are supposed to go over the Code review as well.

Item 7

Public Comment Period – There were no comments.

Item 8

Council Representative's Report – No report.

MR. HASAN MADE A MOTION TO ADJOURN
Vice-Chairman Saeger seconded the motion.
The vote was 4 Ayes 0 Nays.

Note: Mr. Rocha had briefly left the meeting and returned during adjournment; therefore he was not part of the adjournment vote.

The meeting was adjourned at 8:48 p.m.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennie Lods", written in a cursive style.

Jennie Lods

PLANNING COMMISSION STAFF REPORT

December 4, 2025

Reflections Ceramic and Detail

(Public hearing – conditional zoning certificate)

Location: 1633 Pearl Road (former KDK automotive sales)
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to operate an automotive detailing and ceramic coating service at the former KDK automotive sales building. Hours of operation will be from 8:00 a.m. until 5:00 p.m. Monday through Saturday.

Automobile repair facilities are a conditionally permitted use in the C-G District, pursuant to Section 1260.04(k), subject to Section 1274.08(a), (d), (f), and (g) of the Zoning Code. The proposed business is located a minimum of 100' from a residential or multifamily property line.

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.

Staff Recommendations:

Staff recommend approval of the conditional zoning certificate.

Brunswick Lake Park kayak launch

(Site plan review)

Location: 1473 Parschen Boulevard
Brunswick Town Center SPD-2

Proposed Use & Background:

The Planning Commission, at their meeting on February 20, 2020, approved the detailed site plan for the Brunswick Lake Park improvements, which included an ADA accessible canoe/kayak launch off the southeast corner of the trail that leads from the Cleveland Clinic employee parking lot. An approximate 180' long new asphalt trail will be installed extending from the existing trail to the proposed dock and kayak launch. As Planning Commission approval is valid for one year, pursuant to Section 1278.03(k) of the Zoning Code, whereby no building permits were issued, the applicant is required to return to the Commission for approval.

Staff Review Comments:

1. The kayak launch and new asphalt trail is subject to engineering approval.
2. If any signage is installed, it shall be approved by the Division of Building.

Staff Recommendations:

Staff recommends approval of the kayak launch.

New Brunswick Development SPD-9 park fees
(Park fees and Roadway Improvement Plan)

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

Proposed Use & Background:

In accordance with Chapter 1232 of the Subdivision Regulations, park fees have been submitted for the 43 residential owner-occupied townhomes. Two options are proposed: Option 1, whereby 4.8 acres of open space will be provided within the 8.6-acre development; and Option 2, which consists of a \$30,186 fee-based contribution in lieu of land dedication, whereby \$702 per unit will be paid by the home builder to be included with the building permit fees.

Also, as requested by the Planning Commission at their September 4, 2025 meeting, a Roadway Improvement Plan has been submitted for the development entrances on Pearl and Center Roads. The Commission approved the master plan detailed site plan at the above meeting.

Staff Review Comments:

1. The Planning Commission shall determine if Option 1 or Option 2 park fees shall apply for the development.
2. The Roadway Improvement Plan shall be subject to engineering approval.

Staff Recommendations:

Staff defers the park fee option to the Planning Commission.

Westway Small Business Campus
(Detailed site plan)

Location: 2964 Westway Drive
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on April 3, 2025, moved the discussion plan to a detailed site plan to construct two buildings consisting of contractor tenant suites: the larger

36,345 sq. ft. building located closest to Westway Drive will house Suites 1 through 18, and the 19,312 sq. ft., structure near the east property line will contain Suites 19 through 29, for a total square footage of 55,657 sq. ft. The number of tenant suites has been reduced from 34 to 29.

A contractor's headquarters is a permitted use in the I-L District, pursuant to Section 1266.02(c) of the Zoning Code.

A portion of the April 3rd Staff Review Comments have been addressed as follows:

1. The six dumpsters at the southern portion of the property have been removed from the 200' setback, in accordance with Section 1266.05(g) of the Zoning Code, as dumpsters are classified as a structure, as defined in Section 1242.02(81), and relocated north of Unit 29.
2. Pedestrian access from the building to the parking lots has been provided via a concrete walkway extending along the front of both buildings, pursuant to Section 1278.09(d)(1).
3. Stormwater management calculations have been submitted to the City Engineer.

Staff Review Comments:

1. Units 19 and 20 are situated within the 200' setback, which is prohibited by Section 1266.05(g), as no structure shall be located within a 200' radius of the side and rear property lines adjacent to a residential district. As permitted by Section 1244.04(b)(1), in the course of exercising its site plan review powers under Chapter 1278, the Planning Commission may, in specific cases, with the consent of City Council, and upon proper written applications, vary or permit exceptions to any of the provisions of Chapters 1266 (I-L Light Industrial District), if the Planning Commission expressly finds that both (1) such variance or exception will not violate the spirit or intent of the Chapter and (2) that a more harmonious and compatible development will result.
2. The driveway width at the Westway Drive curb complies with Table 1276-4; however, the width at the right-of-way is approximately 45', which exceeds the maximum 40' permitted by the above Table. If the Planning Commission determines a 45' width is necessary, as allowed by Section 1276.15(b), they 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 Planning 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.
3. Section 1282.06(b) and Section 1266.05(g) require a minimum 50' wide side and/or rear screening yard when adjacent to a residential district; this is not shown on the landscape plan (Sheet AS-2), as portions are illegible. Also, a notation shall be added

to the landscape plan indicating that 5% of the total front yard area shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner, in accordance with Section 1282.06(f).

4. A photometrics plan indicating that a minimum 0.6 footcandle lighting level for parking and pedestrian areas, along with compliance of the maximum average illumination level of 2.4 footcandles has been provided, as required by Section 1276.14(a) and (c), respectively. However, it is difficult to determine if there is a maximum one (1) footcandle lighting level adjacent to the residential district or use, pursuant to Section 1276.14(d), as the numbers are illegible.
5. The building will be constructed with a metal roof, metal siding, and metal wainscotting. A color rendering of both buildings has been submitted to ensure compatibility with the surrounding structures, as required by Section 1278.08(d) and (e); however, the rear elevations are not shown. Additional stone accents have been added to provide architectural interest.
6. Confirm that a minimum of one van-accessible handicap parking space is included with the five regular handicap spaces, as required by Section 1106.6 of the 2024 Ohio Building Code.
7. Provide a truck turning radius exhibit to ensure there is sufficient room for semi-trucks and emergency vehicles. Additionally, the Administration suggests adding a cul-de-sac to allow for emergency vehicle access and turning.
8. Add fire hydrants every 300' from Westway Drive, per Fire Department requirements.
9. Will each unit have wall-mounted HVAC equipment? Also, provide utility meter locations, which shall be screened, pursuant to Section 1282.09(a).

Staff Recommendations:

Staff withholds recommendation, pending the Planning Commission's ruling on the setback variance for Units 19 and 20, and provided the above items are addressed.