

Brunswick City Planning Commission

February 16, 2017 – Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Bradley Saeger, Member
Patricia Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director

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

The first item was the discussion of the revised text amendments for Chapter 1234 entitled “Erosion & Sediment Control”. Mr. Jones stated as there is a full agenda for tonight’s meeting, and due to time constraints, he is requesting to have this item tabled.

The second item was the review of the public hearing for Chapter 1236 entitled “Stormwater Management” text amendments. Mr. Jones also reiterated he would like to have this item tabled, due to time constraints at tonight’s meeting.

The third item was the review of the public hearing for the Southeast Neighborhood text amendments to allow hotels as a conditionally permitted use, Brunswick Town Center SPD-2. Ms. Plavecski explained hotels were previously a permitted use in the Southeast Neighborhood; making it a conditionally permitted use will give the Planning Commission more leverage.

The fourth item was the review of the discussion site plan for Engelke Construction Solutions addition, 2927 Nationwide Parkway. Mr. Jones commented the applicant needs to run calculations on the retention basin to ensure it meets code. He also noted the plan does not show the easement boundaries. Mr. Aungst stated Engelke is relocating to the City from Brunswick Hills Township. Mr. Arona commented the vestibule addition will enhance the front of the building and said he is in favor of granting a variance for the front yard setback.

The fifth item was the discussion of the site plan review for The Home Depot outdoor displays, 3330 Center Road, Main Street District, Brunswick Town Center SPD-2. The Commission discussed the new outdoor sales and display areas being proposed.

The sixth item was the review of the revised discussion site plan for the Sheetz, Inc. gas station and convenience store, 2803 Center Road (Gale’s Garden Center). Mr. Shirilla stated

he would like to see what is envisioned for the entire parcel. Mr. Arona suggested adding external landscaping along the outer boundary of the Sheetz property.

The seventh, and final item, was old business of the Brunswick Lake Apartments detailed site plan approval extension request, Southeast Neighborhood, Brunswick Town Center SPD-2. The Commission stated they were in favor of granting a six month extension.

Mr. Shirilla adjourned the meeting at 7:31 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

February 16, 2017

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Bradley Saeger, Member
Patricia Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Todd Waldo, Greenberg Farrow, 3 Executive Drive, Suite 150,
Somerset, NJ
Eric Engelke, 2906 Greenwich Lane, Brunswick
Aaron Rasmussen, Engelke Construction Solutions, 150 Pearl
Road, Brunswick Hills Township
Jim MacLellen, 2254 Sunrise Oval (no city given)
Jeff Kaltenstein, Engelke Construction Solutions, 150 Pearl Road,
Brunswick Hills Township
Dave Sabol, 10065 Echo Hill Drive, Brecksville
Jeff Jandise, 1924 Cook Avenue, Cleveland
Mark Abood, 2787 Francena Court, Brunswick
Burt Young, 3944 Laurel Road, Brunswick
Ryan Balko, GBC, 530 South Main Street, Suite 2531, Akron
Rich Costin, Lemmon & Lemmon, 1201 South Main Street,
Canton
Bruce Rinker, 1001 Lakeside Avenue, Suite 1400, Cleveland
James Sabatine, Jr., 1305 Boardman-Canfield Road, Boardman
Henry Fownes, 5700 Sixth Avenue, Altoona, PA
Jared Flynn, 100 Seventh Avenue, Suite 150, Chardon
Dave Mastrostefano, 9700 Sixth Avenue, Altoona, PA
Anthony Rescina, The Home Depot, 3330 Center Rd., Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:40 p.m.

Item 2

Regarding announcements or correspondence, Mr. Shirilla announced that old business of the Brunswick Lake Apartments detailed site plan approval extension would be moved up on the agenda, as it is a very short item.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF FEBRUARY 2, 2017.

Mr. Arona seconded the motion. The vote was 5 Ayes 0 Nays.

Item 4(a)

Regarding the revised text amendments to Chapter 1234 entitled "Erosion & Sediment Control", Mr. Jones commented, due to tonight's long agenda, he would like to table this item for further discussion and review until the March 2, 2017 Planning Commission meeting.

MR. ROCHA MOTIONED TO TABLE, AT THE CITY ENGINEER'S REQUEST, THE TEXT AMENDMENTS TO CHAPTER 1234 ENTITLED "EROSION & SEDIMENT CONTROL" UNTIL THE MARCH 2, 2017 PLANNING COMMISSION MEETING.

Mr. Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

Item 4(b)

Concerning the public hearing for text amendments to Chapter 1236 entitled "Stormwater Management", Mr. Jones explained, due to tonight's long agenda, that he would also like to table this item for further discussion and review until the March 2, 2017 Planning Commission meeting.

Mr. Shirilla declared the public hearing open; no one appeared, so he declared it closed.

MR. ARONA MOTIONED TO TABLE, AT THE CITY ENGINEER'S REQUEST, THE TEXT AMENDMENTS TO CHAPTER 1236 ENTITLED "STORMWATER MANAGEMENT" UNTIL THE MARCH 2, 2017 PLANNING COMMISSION MEETING.

Mr. Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

Item 4(c)

Regarding the public hearing to allow hotels as a conditionally permitted use in the Southeast Neighborhood of Brunswick Town Center SPD-2, Ms. Plavecski explained, currently, hotels are a permitted use in this Neighborhood; making it a conditionally permitted use will give the Planning Commission more leverage.

Mr. Shirilla declared the public hearing open; no one appeared, so he declared it closed.

MR. HASAN MOTIONED TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE TEXT AMENDMENTS TO ALLOW HOTELS AS A CONDITIONALLY PERMITTED USE IN THE SOUTHEAST NEIGHBORHOOD OF BRUNSWICK TOWN CENTER SPD-2.

Mr. Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

Item 5 (moved up on the agenda)

Regarding old business of the Brunswick Lake Apartments detailed site plan approval extension request, Mr. Rich Costin, of Lemmon & Lemmon, was present. He explained the transfer of property ownership to the developer has occurred and they are seeking a six-month extension.

MR. ARONA MOTIONED TO APPROVE THE BRUNSWICK LAKE APARTMENTS DETAILED SITE PLAN APPROVAL SIX-MONTH EXTENSION WHICH SHALL EXPIRE ON SEPTEMBER 17, 2017.

Mr. Hasan seconded the motion. The vote was 5 Ayes 0 Nays.

Item 4(d)

Regarding the discussion site plan for the Engelke Construction Solutions addition, 2927 Nationwide Parkway, Mr. Jeff Kaltenstein and Mr. Eric Engelke, of Engelke Construction; and Mr. Dave Sabol, architect, were present.

Mr. Sabol stated the project will be developed in two phases: the first phase will include the interior development of offices and renovation of the tool and die area into offices, along with the construction of the entrance vestibule; and the second phase will consist of a 20,000 sq. ft. addition on the rear of the building. He noted they will need a variance for the front vestibule, as it does not meet the required 50' front yard setback. Mr. Shirilla and Mr. Arona asked about the roof and façade materials, to which Mr. Sabol said they will eliminate the faux mansard roof and put some ACM metal panels on the front of the existing building, add spandrel glass windows, and clean up the split-face block.

Mr. Arona asked what type of business is this; Mr. Engelke responded they are a national general contractor, which will utilize the front portion of the building; the addition will house commercial millwork and a small distribution company.

Regarding Staff Review Comment 1, Mr. Shirilla stated the variance to Section 1266.05(c) regarding locating the entrance vestibule 41'-3-5/8" from the front yard setback, instead of the required 50', is justified due enhancements to the building. He said this fulfills the two conditions stipulated in Section 1244.04(b)(1), subject to City Council approval.

Mr. Sabol said they are still in the process of surveying the existing stormwater management easement and studying any impacts to the existing detention basin; therefore, they will ask the discussion plan to be tabled.

Mr. Jones noted they may not have a sufficient number of parking spaces if the detention basin is reconfigured; but he would support a reduction in parking spaces. Ms. Plavecski commented, pursuant to Section 1276.15(b), the Planning Commission may grant a modification to the number of required parking spaces.

MR. ARONA MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE DISCUSSION SITE PLAN FOR THE ENGELKE CONSTRUCTION SOLUTIONS 20,000 SQ. FT. ADDITION AND ADDITIONAL PARKING (PHASE 2), 2927 NATIONWIDE PARKWAY.

Mr. Hasan seconded the motion. The vote was 5 Ayes 0 Nays.

In order for the front vestibule to be constructed and interior renovations to begin in the first phase, the applicant requested the Planning Commission to approve the front vestibule.

MR. ARONA MOTIONED TO APPROVE THE DISCUSSION SITE PLAN FOR THE IMPROVEMENTS TO THE FRONT VESTIBULE, EXISTING BUILDING, AND EXISTING PARKING (PHASE 1) FOR ENGELKE CONSTRUCTION SOLUTIONS, 2927 NATIONWIDE PARKWAY. THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENTS 2, 3, AND 4 TO BE ADDRESSED ON THE DETAILED SITE PLAN. PURSUANT TO SECTION 1244.04(b)(1), THE PLANNING COMMISSION RECOMMENDS APPROVAL TO CITY COUNCIL TO GRANT A VARIANCE TO ALLOW THE FRONT ENTRY VESTIBULE TO BE LOCATED 41'-3-5/8" FROM THE SOUTH (FRONT) PROPERTY LINE WHERE SECTION 1266.05(c) REQUIRES A MINIMUM OF 50 FEET. THE COMMISSION HAS FOUND THAT BOTH (1) SUCH VARIANCE OR EXCEPTION WILL NOT VIOLATE THE SPIRIT OR INTENTION OF THE CHAPTER, AND (2) THAT A MORE HARMONIOUS AND COMPATIBLE DEVELOPMENT WILL RESULT.

Mr. Rocha seconded the motion. The vote was 5 Ayes 0 Nays.

Item 4(e)

Regarding the site plan review for The Home Depot outdoor displays and storage, 3330 Center Road, Main Street District, Brunswick Town Center SPD-2, Mr. Todd Waldo, of Greenberg Farrow; Mr. Tony Rescina, Store Manager; and Mr. Jared Flynn, attorney, were present.

Mr. Waldo explained the additional outdoor displays and storage that are being requested are due to customer demand and he distributed photos to the Commission of existing outdoor displays in front of the store.

Mr. Shirilla noted there are displays in the striped area in front of the garden center; Mr. Waldo explained the fire lane is adjacent to the striped area. Mr. Arona inquired how much

further will the extension be in front of the building; Mr. Waldo responded there is an existing 12' width that will extend to a 22' width, but they will still have an 8' wide clear sidewalk for pedestrian access, as required by Section C(3) of the Design Guidelines.

Mr. Arona inquired if the material shown on the photos that encroach into the 8' wide pedestrian access will be removed, to which Mr. Waldo responded yes. Mr. Arona suggested if some overhangs could be installed over the west (front) wall where the displays are located; Mr. Waldo commented these are temporary displays and they are not proposing any type of improvements to the building.

Ms. Plavecski asked if the Planning Commission has the authority to grant relief for the grills, power mowers, and snow blowers located in front (west side) of the store that do not comply with the Section C(2) of the "Type IV Anchor Tenant Buildings", which states if visible from a public street or parking area, merchandise shall not be displayed directly on the ground or on pallets. Additionally, merchandise should be a minimum of one foot high off the ground and should not exceed 4 feet high if visible from a public street. Mr. Incorvaia responded the Commission does not have the authority to grant relief on this item. Mr. Waldo noted some of the outdoor displays will have a transparent fence around them for screening.

Regarding the seasonal sales on the east and south sides of the building, Mr. Waldo explained they would like to amend the ending duration date from June 30th to July 15th to be consistent with the time period for items at the northwest corner of the site. Therefore, he said the seasonal sales will last from March 1st through July 15th.

Mr. Arona commented the Load & Go trucks would be an accessory use, instead of the Penske rental trucks. Mr. Waldo stated there will be no more than ten Penske trucks in the designated area of the parking lot. He explained there are no walk-ins; the trucks can only be reserved on-line, and said this is an accessory use. Mr. Incorvaia read the definition of "accessory use" to the audience.

Mr. Arona asked Mr. Incorvaia if he thought rental of the Penske trucks is an accessory use; Mr. Incorvaia answered there is sufficient information to make that determination. Mr. Arona said he does not think the Penske trucks are an accessory use and the area where they will be stored is close to the entrance of Brunswick Lake Apartments. Mr. Rescina said the Penske trucks are used to transport long lengths of lumber home and they keep the material from being damaged by rain or snow. Ms. Plavecski questioned if most of the Penske rentals are used to take Home Depot products home or for people moving? Mr. Rescina answered it is about a 50/50 split. Mr. Shirilla said he feels the Penske trucks are an accessory use and suggested limiting the number of trucks on-site, along with relocating the Penske trucks to a less conspicuous area. Mr. Waldo said they need the trucks to be located in a conspicuous spot for the customers to see them and to be situated in an area where it is easy to drive the trucks through without having to back them in, as most of the customers are novice truck drivers.

Mr. Waldo suggested reducing the number of Penske trucks from ten to six, and to remove the northern designated area for the trucks and add one additional row of parking spaces to

the southern designated area, for a total of six rows of parking spaces (two vertical spaces each). Mr. Jones stated he agreed this would be the best location for the Penske trucks.

Regarding the fencing around the seasonal sales area on the northwest corner of the site plan, Mr. Shirilla suggested, instead of using split-rail fencing with weighted concrete buckets, to use tan PVC fencing with large flower pots. He said the applicant is providing the minimum amount of screening, but is asking for a substantial amount of modifications; therefore, the Commission is requesting the screening to be enhanced.

Mr. Waldo addressed the Staff Review Comments as follows:

They will comply with Staff Review Comments 3, 4, and 5. Regarding Comment 6, he said the store manager states they have sufficient parking. On Comment 7, Mr. Waldo stated that based on the definition of "accessory use", Penske trucks comply as an accessory use.

Mr. Waldo and the Commission discussed temporary fencing that could be used for the west side of the building. Mr. Hasan commented the temporary fencing would designate the approved outdoor display area. Ms. Plavecski questioned if the proposed fencing negates having the material one foot high off the ground that is required by Section C(2); Mr. Incorvaia read Section C(2) of the Design Guidelines to the audience; the materials need to comply with these requirements if visible from a public street or parking area. Mr. Waldo said it would be a safety issue to have snow blowers and lawn mowers on displays one foot high off the ground.

Mr. Flynn asked if The Home Depot parking lot could be considered a private parking lot; Mr. Incorvaia responded there are no municipal parking lots in the Brunswick Town Center SPD-2, so this is a public parking area.

Mr. Arona reiterated he does not think the Penske trucks belong in Brunswick Town Center near Brunswick Lake Apartments, Danbury Place, and the hotel, and said it is a safety issue.

Mr. Hasan stated he doesn't have an issue with the Penske trucks at the proposed location, but suggested adding some screening near the trucks. Mr. Waldo commented there have been no safety problems thus far and stated there is no room to plant evergreens.

Mr. Shirilla polled the Commission as to whether the Penske truck rentals are an accessory use; Mr. Shirilla, Mr. Rocha, and Mr. Hasan agreed they are an accessory use; Mr. Arona and Mr. Saeger said it is not an accessory use. Mr. Waldo said they can add landscaping in the island to the west in front of the truck rental area for screening.

Mr. Shirilla noted the outdoor sales and displays have been going on for quite a while and commended The Home Depot on making these items part of the approved site plan.

MR. SHIRILLA MOTIONED TO APPROVE THE SITE PLAN FOR THE HOME DEPOT OUTDOOR DISPLAYS AND SALES, 3330 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. TEMPORARY SEASONAL SALES AREA LOCATED AT THE NORTHWEST CORNER OF THE SITE, RUNNING FROM MARCH 15TH THROUGH JULY 15TH. SCREENING FOR THIS AREA WILL BE ENHANCED BY USING ATTRACTIVE FENCING, PURSUANT TO SECTION C(1) OF THE "TYPE IV ANCHOR TENANT BUILDINGS" DESIGN GUIDELINES FOR BRUNSWICK TOWN CENTER SPD-2.
2. ON THE SOUTHWEST CORNER OF THE PARKING LOT, A MAXIMUM OF SIX (6) PENSKE RENTAL TRUCKS WILL BE STORED ONLY IN THE SOUTHERN-MOST DESIGNATED AREA, WHICH WILL BE INCREASED BY ONE VERTICAL ROW OF PARKING SPACES, FOR A TOTAL OF 6 ROWS (2 VERTICAL SPACES EACH); THE NORTHERN-MOST AREA OF FIVE ROWS SHALL BE ELIMINATED. SCREENING OF THE TRUCKS WILL BE ENHANCED BY ADDING LANDSCAPING IN THE ISLAND LOCATED TO THE WEST OF THE PENSKE TRUCKS.
3. TEMPORARY SEASONAL STORAGE AREA LOCATED ON THE SOUTH SIDE OF THE SITE, RUNNING FROM MARCH 1ST THROUGH JULY 15TH.
4. ON THE EAST SIDE OF THE BUILDING, TEMPORARY SEASONAL STORAGE AREA, RUNNING FROM MARCH 1ST THROUGH JULY 15TH.

THE SEASONAL SIDEWALK SALES AREA, FOR THE PERIODS OF APRIL THROUGH JULY, AND NOVEMBER THROUGH DECEMBER, ON THE WEST (FRONT) WALL OF THE BUILDING, COMMENCING SOUTH OF THE ENTRANCE DOOR AND EXTENDING FURTHER SOUTH TO THE "LUMBER CANOPY" AREA, **IS DISAPPROVED**, DUE TO NONCOMPLIANCE WITH SECTION C(2) OF THE "TYPE IV ANCHOR TENANT BUILDINGS" DESIGN GUIDELINES. THIS SECTION STATES IF VISIBLE FROM A PUBLIC STREET OR PARKING AREA, MERCHANDISE SHALL NOT BE DISPLAYED DIRECTLY ON THE GROUND OR ON PALLETS. ADDITIONALLY, MERCHANDISE SHOULD BE A MINIMUM OF ONE (1) FOOT HIGH OFF THE GROUND AND SHOULD NOT EXCEED FOUR (4) FEET HIGH IF VISIBLE FROM A PUBLIC STREET OR PARKING AREA.

ALL APPROVED OUTDOOR DISPLAY AREAS SHALL COMPLY WITH THE FOLLOWING:

1. SECTION C(3) OF THE "TYPE IV ANCHOR TENANT BUILDINGS" DESIGN GUIDELINES REQUIRES THAT AN 8' CLEAR MINIMUM DISTANCE SHALL BE MAINTAINED FOR WALKING WHEN OUTDOOR DISPLAYS OCCUR AT SIDEWALKS.
2. SALES MAY NOT OCCUR OUTSIDE OF THE STORE. MERCHANDISE LOCATED OUTDOORS IS FOR DISPLAY PURPOSES ONLY, PURSUANT TO SECTION C(4) OF THE "TYPE IV BUILDINGS" GUIDELINES.

3. AT NO TIME WILL TEMPORARY TENT SALES BE PERMITTED WITHIN A TENANT'S PARKING LOT OR SIDEWALKS, IN ACCORDANCE WITH SECTION C(5) OF THE GUIDELINES.

Mr. Rocha seconded the motion. The vote was 4 Ayes 1 Nay (Mr. Arona).

Item 4(f)

Concerning the revised discussion site plan for the Sheetz Inc. gas station and convenience store, 2803 Center Road (Gale's Garden Center), Mr. Bruce Rinker, attorney; Mr. James Sabatine, Jr., property buyer; Mr. Henry Fownes, real estate developer; Mr. Ryan Balko, GPD Architects; Mr. Dave Mastrostefano, store developer; and Mr. Burt Young, owner of Gale's Garden Center, were present.

Mr. Rinker gave an overview of the changes made to the discussion site plan from the December 15, 2016 original plan. He stated in order for the Planning Commission to consider granting a modification to the front yard setback, front yard parking zone width, and that a maximum 2/3's of the building's street façade must fall within the front yard setback, they have complied with Section 1261.07(c)(1) that a greater front yard width is necessary for maneuverability and emergency access vehicles; the conditions of Section 1261.07(d)(1) and (2) have been met; and they have provided for pedestrian amenities in the form of an outdoor eatery and bike racks.

Mr. Shirilla asked what is the future intent of the remainder of the property; Mr. Sabatine responded it could be a mixed use for a restaurant/office with restaurant frontage on Center Road. He said when Sheetz is approved, they will market and develop the rest of the property. He commented they are looking for some type of business that is financeable. Mr. Sabatine explained with the main entrance on Center Road for future development, traffic can circle around out to exit on West 130th Street.

Ms. Plavecski asked what will be the status of the existing Gale's Garden Center buildings; Mr. Young replied he will begin liquidation of his inventory in July, 2017. Mr. Mastrostefano commented construction of Sheetz will begin in May, 2018 and the facility will open in 2019. Mr. Shirilla noted site plan approval would expire by that time; Mr. Mastrostefano said they would ask for an approval extension. Mr. Aungst stated the City would like a time frame as to how long the Gale's Garden Center buildings will remain empty, especially since this site is in the Gateway District. Mr. Sabatine said they will maintain the buildings and would like Mr. Young to remain as long as possible in order to prevent the buildings from being vacant for a long period of time.

Mr. Mastrostefano commented the dumpster enclosure will match the building. Mr. Arona asked if the ladder on the north elevation next to the entrance door is secure; Mr. Fownes said there is a cover on the bottom rungs or it is retractable. Mr. Mastrostefano noted the ground sign on Center Road complies with code. Mr. Shirilla inquired where the vent stacks

will be located; Mr. Mastrostefano answered they will be in a landscaped island close to the pumps.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION SITE PLAN TO A DETAILED SITE PLAN FOR THE SHEETZ, INC. GAS STATION AND CONVENIENCE STORE, 2803 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. THE PLANNING COMMISSION HAS GRANTED A MODIFICATION TO ALLOW THE FRONT YARD BUILDING SETBACK FROM CENTER ROAD OF 81.2', WHICH EXCEEDS THE 75' MAXIMUM SETBACK PERMITTED BY SECTION 1261.05(a)(2)(A); AND TO ALLOW THE FRONT YARD PARKING ZONE WIDTH ON CENTER ROAD AND WEST 130TH STREET TO EXCEED THE MAXIMUM 45' WIDTH PERMITTED BY SECTION 1261.07(b). ADDITIONALLY, THE COMMISSION ALSO GRANTS A MODIFICATION TO SECTION 1261.07(a) REQUIRING THAT A MINIMUM 2/3'S OF A BUILDING'S STREET FAÇADE SHALL FALL WITHIN THE FRONT YARD ZONE ESTABLISHED IN SECTION 1261.05(a), WHICH HAS NOT BEEN MET ON THE CENTER ROAD ELEVATION (BUILDING LENGTH IS 61'8"; 41'2" MUST BE WITHIN FRONT YARD SETBACK).

IN ORDER TO GRANT THESE MODIFICATIONS, THE COMMISSION HAS FOUND THAT THE REQUIREMENTS OF SECTION 1261.07(c)(1) HAVE BEEN MET STATING THAT A GREATER FRONT YARD WIDTH IS NECESSARY FOR MANUEVERABILITY. SECTION 1261.07(d)(1) AND (2) HAVE MET THE OBJECTIVES OF THE PEARL AND CENTER ROAD CORRIDOR PLAN, INCLUDING THE VISION, GOALS AND PREFERRED CHARACTERISTICS IN CHAPTER 3 OF THE CORRIDOR PLAN; AND 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 IN SUBSECTION (e). PURSUANT TO SECTION 1261.07(e)(1), THE PLANNING COMMISSION SHALL REQUIRE PEDESTRIAN AMENITIES TO CREATE A PHYSICAL AND DESIGN LINKAGE WITH THE STREET, INCLUDING, WITHOUT LIMITATION, PLAZAS, BENCHES, BIKE RACKS AND LANDSCAPED OR COVERED WALKWAYS. THIS CONDITION HAS BEEN MET BY THE INSTALLATION OF AN OUTDOOR EATERY AND BIKE RACKS.

2. THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENTS 2 THROUGH 8, ALONG WITH REVIEW COMMENT 10. COMMENT 9 IS ELIMINATED, AS THERE IS INSUFFICIENT ROOM FOR AN ADDITIONAL GROUND SIGN ON THE NORTH SIDE OF THE NORTHERN DRIVE ON WEST 130TH STREET. REGARDING COMMENT 11, THE APPLICANT SHALL SUBMIT A CONCEPTUAL SKETCH FOR THE REMAINDER OF THE 6.85-ACRE SITE TO BE PRESENTED WITH THE DETAILED SITE PLAN.

Mr. Rocha seconded the motion. The vote was 5 Ayes 0 Nays.

Item 5

The old business of the Brunswick Lake Apartments detailed site plan approval extension request, Southeast Neighborhood of Brunswick Town Center SPD-2, was moved up earlier on the agenda.

Item 6

Regarding new business, Mr. Jones requested the March 2, 2017 Planning Commission caucus meeting to start at 6:30 p.m., instead of 7:00 p.m., in order to discuss the proposed text amendments to Chapter 1234 entitled "Erosion and Sediment Control" and Chapter 1236 entitled "Stormwater Management", to which the Commission agreed. Mr. Shirilla said he is out of town and will not be at the March 2nd meeting.

In further new business, Mr. Incorvaia commented the Commission can recommend changes to the Zoning Code under Chapter 1210 of the Codified Ordinances.

Item 7

No one appeared at the public comment period.

Item 8

Mrs. Hanek said there was no Council Representative's Report at this time.

MR. SAEGER MOTIONED TO ADJOURN THE MEETING.

Mr. Hasan seconded the motion. The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 11:05 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

February 16, 2017

Chapter 1234 entitled “Sediment & Erosion” text amendments

(Revised text amendments)

Proposed Use & Background:

Revised text amendments have been proposed to amend Chapter 1234 entitled “Erosion and Sediment Control” of the City of Brunswick Codified Ordinances, pursuant to the requirements of the Ohio Environmental Protection Agency. A public hearing was held on January 19, 2017, but at the City Engineer’s request, the Planning Commission tabled the text amendments, due to further revisions.

There are watershed-wide efforts to reduce sedimentation in the rivers to which the City of Brunswick drains, and to protect and enhance the unique water resources and wetlands of the Rocky River Watershed. The National Pollution Discharge Elimination System (NPDES) Storm Water Phase II requires designated communities, including the City of Brunswick, to develop and implement a Stormwater Management Program to address, among other components, erosion and sediment control during soil disturbing activities.

Staff Recommendations:

Staff recommends approval of the proposed text amendments, subject to City Council approval.

Chapter 1236 entitled “Stormwater Management” text amendments

(Public hearing – text amendments)

Proposed Use & Background:

Text amendments have been proposed to amend Chapter 1236 entitled “Stormwater Management” of the City of Brunswick Codified Ordinances, pursuant to the requirements of the Ohio Environmental Protection Agency. The City of Brunswick is required to develop a Stormwater Management Program that, among other components, will implement standards, principles, and procedures to regulate the quality of stormwater run-off during and after soil disturbing activities.

Staff Recommendations:

Staff recommends approval to City Council of the proposed text amendments.

Southeast Neighborhood text amendments – hotels as a conditionally permitted use
(Public hearing – text amendments)

Proposed Use & Background:

Text amendments have been proposed to amend Sections A(1) and A(3) of the Design Guidelines for the Southeast Neighborhood of Brunswick Town Center SPD-2. Hotels shall be eliminated as a principal use from Section A(1) and shall be established as a conditionally permitted use in Section A(3).

Staff Recommendations:

Staff recommends approval to City Council of the proposed text amendments.

Engelke Construction Solutions addition
(Discussion site plan)

Location: 2927 Nationwide Parkway
I-L District

Proposed Use & Background:

An application has been submitted to construct a 20,000 sq. ft. addition on the north side of the existing building. Sixty-seven (67) parking spaces are indicated, which meets the minimum 57 spaces required by Table 1276-1(e).

The addition will be constructed with vertical metal siding bordered on the bottom of the building with split-face concrete block. The existing mansard roof will be removed and replaced with a new metal panel fascia. A new entry vestibule will be constructed on the south side of the building facing Nationwide Parkway.

Staff Review Comments:

1. The new entry vestibule on the south side of the building facing Nationwide Parkway is located 41'-3-5/8" from the south property line; Section 1266.05(c) requires a minimum front yard setback of 50'. Pursuant to Section 1244.04(b)(1), the Planning Commission, in the course of exercising its site plan review powers under Chapter 1278, 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 Chapter 1266, provided the Commission expressly finds that both (1) such variance or exception will not violate the spirit or intention of the Chapter, and (2) that a more harmonious and compatible development will result.
2. Front yard landscaping is indicated on Sheet SK3.1; the detailed site plan shall provide a notation verifying that 5% of the total front yard area is landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner.
3. The detailed site plan shall include a photometrics plan indicating a minimum of 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a).

4. The proposed improvements on the northwest portion of the property appear to be in conflict with the existing stormwater management easement.

Staff Recommendations:

Staff recommends holding the discussion plan for further information or review, pursuant to Section 1278.03(b)(1), pending further investigation of the existing stormwater management easement on the northwest portion of the property.

The Home Depot outdoor display and storage areas

(Site plan review)

Location: 3330 Center Road

Main Street District, Brunswick Town Center SPD-2

Proposed Use & Background:

An application has been submitted for additional outdoor display and storage areas on the west, south, and east sides of the building, supplementing the January 8, 2009 display and storage areas approved by the Planning Commission and City Council.

Changes to the outdoor display and storage areas include the following:

5. Seasonal sidewalk display areas are proposed on the west (front) wall of the garden center that will extend south to the ‘Lumber Canopy’ area. Display periods will be limited to April through July, and November through December.
6. A temporary seasonal sales area running from March 15th through July 15th is indicated at the northwest corner of the site.
7. On the southwest corner of the parking lot, a maximum of ten Penske rental trucks will be stored.
8. A proposed Tool Rental Center and Temporary Seasonal Storage Area (March 1st through June 30th) are located on the south side of the site.
9. On the east side of the building, a proposed Temporary Seasonal Storage Area (March 1st through June 30th) is shown, and a Building Materials Staging Area is indicated at the southeast corner of the site.

Staff Review Comments:

4. Regarding outdoor displays, Section C(1) states items for outdoor display shall be under cover with some screening. They may be set behind a transparent or semi-transparent wall plane, which may be in the form of a glass/greenhouse-type wall, an arcade with a canopy or awning above, a pavilion, a trellis, or an ornamental fence.
5. Section C(2) of the “Type IV Buildings: Anchor Tenant Buildings”, states if visible from a public street or parking area, merchandise shall not be displayed directly on the ground or on pallets. Additionally, merchandise should be a minimum of 1 foot high off

the ground and should not exceed 4 feet high if visible from a public street or parking area. The seasonal sidewalk display area on the west side of the building does not comply with these requirements.

6. Section C(3) requires that an 8' clear minimum distance shall be maintained for walking when outdoor displays occur at sidewalks.
7. Sales may not occur outside of the store. Merchandise located outdoors is for display purposes only, pursuant to Section C(4) of the "Type IV" Buildings guidelines.
8. At no time will temporary tent sales be permitted within a tenant's parking lot or sidewalks, in accordance with Section C(5).
9. There are 363 parking spaces on-site, but there will be a permanent loss of 24 parking spaces (20 spaces for the Penske Truck Storage Area and four spaces for the Tool Rental Center Outdoor Storage/Equipment Area), reducing the number of parking spaces to 339. Additionally, 47 spaces will be temporarily lost from March 1st through June 30th for Seasonal Storage Areas, and 29 spaces will be temporarily lost from March 15th through July 15th for the Outdoor Seasonal Sales Area, resulting in 263 remaining parking spaces. The applicant stated they will maintain the 513 spaces required by Section IV Drawings (A): Conceptual Development Plan of the Brunswick Town Center Design Guidelines by use of shared parking with the rest of the Main Street District shopping center. An emergency access easement is shown at the southeast corner of the site.
10. The rental of Penske U-Haul trucks is not a permitted use in the Main Street District of Brunswick Town Center SPD-2. Pursuant to Section A(16) of the Main Street District General Requirements, the Planning Commission shall determine if this use is an accessory use to a retail business permitted by Section A(2).

Staff Recommendations:

Staff recommends approval of the additional outdoor sales provided the above items are addressed.

Sheetz Inc.

(Revised discussion site plan)

Location: 2803 Center Road
GW-C District

Proposed Use & Background:

A revised discussion site plan has been submitted following the applicant's request to have it tabled at the Planning Commission's December 15, 2016 meeting. At the Commission's suggestion, the building has been rotated north to south so that the outdoor patio dining area now faces Center Road; however, this has increased the front yard building setback to 81.2', which exceeds the maximum 75' setback permitted by Section 1261.05(a)(2)(A) of the Zoning Code.

A portion of the Staff Review Comments from the December 15, 2016 meeting has been addressed as follows:

1. The width at the curb for the western two-way traffic drive on Center Road is 90' and the width of the eastern one-way drive is 46.5'. The driveway widths at the curb on West 130th Street are 85' and 80', in compliance with the maximum 90' width (no minimum width requirement) permitted by Table 1276-4 for drives with frequent truck traffic.
2. Pursuant to Section 1261.07(a), street facades shall be designed with offsets and other breaks in the vertical plane to create an interesting and varied streetscape. 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. The Center Road street façade measures 61'8" requiring a minimum 1'11" recess or projection that will extend a minimum 12'4"; a projection of 8' extending 16'8" has been provided. The West 130th Street façade measures 105'8" requiring a minimum projection or recess of 3'2" extending a minimum of 21'2"; a projection of 3'4" extending 61'4" is indicated on Sheet C-111.
3. As required by Section 1274.13(g), the exterior of automobile filling stations shall be harmonious with other commercial buildings in the area. Exterior walls shall be primarily brick, stone or wood comparable to other commercial buildings. As suggested by the Planning Commission at the above meeting, the outdoor dining area perimeter is clad in stone, instead of the concrete facing previously shown. Furthermore, the east façade of the store now includes additional stone, due to the reduction in the number of faux windows from six to four. Also, the fryer oil tank is now concealed behind a stone masonry enclosure to enhance the appearance from West 130th Street. The roof ladder has been relocated to the north façade to be less obtrusive and the parapet line has been elevated across the east wall of the building.
4. A landscape plan has been submitted (Sheet L-101) indicating the 10' wide parking perimeter strips along the Center Road and West 130th Street rights-of-way with the appropriate species and spacing, in accordance with Section 1282.06(g).
5. As suggested, two parking spaces have been eliminated on the east property line to increase the amount of interior landscaping. As this is a conditionally permitted use, and the site is located in the GW-C Gateway Commercial District, pursuant to Section 1274.05(e), the Planning Commission may establish additional conditions as it deems necessary to protect the public welfare, preserve the purpose and intent of the Zoning Code; to protect the character of the surrounding properties and neighborhood; and to mitigate any special characteristics of the use. Due to building reconfiguration and parking redistribution, there are now 49 parking spaces, instead of the previous 50, which meets the minimum of 36 spaces is required by Table 1276-1(d)(4) and (d)(7).

Staff Review Comments:

3. The front yard building setback from Center Road is 81.2', which exceeds the 75' maximum setback permitted by Section 1261.05(a)(2)(A); and the parking zone width on Center Road and West 130th Street exceeds the maximum 45' width permitted by Section 1261.07(b). Additionally, Section 1261.07(a) requires a minimum 2/3's of a building's street façade shall fall within the front yard zone established in Section 1261.05(a), which has not been met on the Center Road elevation. (Building length is 61'8"; 41'2" is required).

Pursuant to Section 1261.07(c), the Planning Commission may approve front yard or front yard parking zone widths greater than the maximum in the following instances:

- (1) An 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 yard.
- (3) An 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 site.

Pursuant to 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 will be met, including the vision, goals and preferred characteristics in Chapter 3 of the Corridor Plan; 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 subsection (e).

As required by Section 1261.07(e), where the Planning Commission approves a front yard or front yard parking zone width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effects 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 nearby 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) for interior landscaping.

4. Provide the parking aisle width adjacent to the row of parking on the west side of the building; Table 1276-3 requires a 24' minimum aisle width for 90° angle parking.
5. Indicate the dumpster enclosure material; Section 1276.12(a) requires that it shall be constructed of materials comparable to the building.
6. Pursuant to Section 1274.13(f), all automobile filling stations shall maintain restrooms available to the public and shall maintain free water and compressed air for vehicles.
7. In accordance with Section 1274.13(h), all outdoor storage and displays shall comply with the requirements of Section 1280.12, which requires Planning Commission approval. Accessory rental of trucks or trailers shall require Planning Commission approval and shall not be stored within the minimum front yard setback.
8. A notation indicating a minimum of 980 sq. ft. of interior landscaping, as required by Section 1282.08(b), shall be shown on Sheet L-101 of the detailed site plan.
9. The landscape plan indicates an 11.5' wide parking perimeter screening strip along the north parking lot, which meets the minimum 5' width required by Section 1282.08(a); however, it does not indicate the plantings required from Plant Lists "D" or "E" that shall achieve a minimum decorative planting height of 4 feet.
10. A photometrics plan shall be submitted with the detailed site plan; pursuant to Section 1276.14(a); a minimum of 0.6 footcandle shall be provided for parking and pedestrian areas.
11. Suggest installing an additional ground sign on the north side of the northern drive on West 130th Street to assist customers with entering/exiting the site. The ground sign shall comply with Section 1270.05 – Table B of the Zoning Code, which includes a minimum 500' distance between the ground sign on Center Road and the ground sign on West 130th Street.
12. The Fire Department has requested that the island between the right-turn-in and right-turn-out driveway on West 130th Street should have mountable curbs for emergency access vehicles.
13. Submit a comprehensive plan for the entire 6.85-acre parcel, as only 1.86 acres is currently being developed.

Staff Recommendations:

Staff withholds recommendation pending the front yard and front yard parking zone widths requiring a modification by the Planning Commission.

Brunswick Lake Apartments

(Detailed site plan approval extension request)

Location: Southeast Neighborhood
Brunswick Town Center SPD-2

Proposed Use & Background:

A letter has been submitted by the developer of Brunswick Lake Apartments requesting a six-month extension to the detailed site plan approval granted by the Planning Commission on March 17, 2016, as ownership of the property has not transferred to them yet from the City of Brunswick. Pursuant to Section 1278.03(k) of the Zoning Code, approval of the detailed site

plan shall automatically expire on March 17, 2017 if applications have not been made to the Division of Building for permits within one year after the date of the Planning Commission's, or, if applicable, City Council's approval. The Commission, as permitted by the above Section, may grant an extension.

Staff Review Comments:

Staff Recommendations:

Staff recommends granting a six-month extension.