

Brunswick City Planning Commission

April 20, 2017 – Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Bradley Saeger, Member
Brian Ousley, 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 7:08 p.m.

The first item was the discussion of the site plan for the Faithwalk Church 8' high fence addition, 1480 Pearl Road (Brunswick Plaza). Ms. Plavecski explained this item has been removed from tonight's agenda, as the Board of Zoning Appeals granted a variance to allow an 8' fence height when they approved the use of agricultural fencing for the project at their meeting on April 18, 2017.

The second item was the review of the public hearing for Brunswick Pointe Transitional Care (Heritage of Brunswick) electronic moving message sign conditional zoning certificate, 4355 Laurel Road. Ms. Plavecski noted the applicant will need to apply for a variance to install the sign at the proposed location, as it does not meet the required 50' distance from the intersection of Pearl and Laurel Roads. Mr. Jones said if the sign was erected 50' from the intersection, it would be in the middle of the retention pond.

The third item was the discussion of the detailed site plan for the Ronlen Industries truck dock addition, 1144 Forest Edge Parkway. Ms. Plavecski explained the semi-trucks will have to back in to the new dock. Mr. Arona asked if this is an existing condition, to which Mr. Aungst responded yes. He said there are many businesses in the Industrial Park where trucks need to back into the site and they are grandfathered in. Councilman Ousley commented this was discussed at a previous Planning & Zoning Committee meeting and it was determined that the code should not be changed.

The fourth item was the review of the detailed site plan for Comfort Suites by Choice Hotels, 1464 Town Center Road. Ms. Plavecski noted the applicant has complied with the Planning Commission requests and the façade has been improved. She said there are two landscaping items that still need to be addressed.

The fifth item was the discussion of the site plan for Martin Properties II Ltd. parking lot modification, 2888 Nationwide Parkway (from March 16, 2017 meeting). Mr. Jones stated he

received a stormwater management plan last week from Bramhall Engineering, which upon a cursory review, is appropriate for what the applicant is proposing.

The sixth, and final item, was the review of the discussion plan for The Reserve at Autumn Creek, Phase 6, Grafton Road, north of the I-71 overpass. Ms. Plavecski stated that Councilman Ousley brought to staff's attention that no private streets are permitted in The Reserve at Autumn Creek, as recommended by Mr. Arona in the Planning Commission minutes from March 15, 2012.

Mr. Shirilla adjourned the meeting at 7:35 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

April 20, 2017

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Bradley Saeger, Member
Brian Ousley, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Robert Schlabach, Pinecraft Land Holdings, 6834 CR 672,
Millersburg
David Aulger, Campbell Construction, 1159 Blachleyville Road,
Wooster
Mark Streb, Campbell Construction, 1159 Blachleyville Road,
Wooster
Dan Cunningham, Cunningham & Associates, 203 West Liberty
Street, Medina
Greg Lutch, Ronlen Industries, 2809 Nationwide Parkway,
Brunswick
Brian Bauer, 3892 Bair Road NW, Dover
Adam Wujnovich, Ryan Homes 6770 W. Snowville Road
Brecksville
William McCullough, 100 Santa Clara NW, Canton
Charles Nemer, 101 W. Prospect Avenue, Suite 1800, Cleveland
Dean Martin, 2888 Nationwide Parkway, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:43 p.m.

Item 2

Regarding announcements or correspondence, Ms. Plavecski announced that Item 4(a) for the site plan review of the Faithwalk Church 8' high fence addition, 1480 Pearl Road (Brunswick Plaza) has been removed from tonight's agenda. She explained when the Board of Zoning Appeals granted a variance on April 18, 2017 to allow agricultural fence material, they also granted a variance to allow the 8' height of the fence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF APRIL 6, 2017.

Mr. seconded the motion. The vote was 4 Ayes 0 Nays.

Item 4(a)

Regarding the site plan review for the Faithwalk Church 8' high fence addition, 1480 Pearl Road (Brunswick Plaza), the item was removed from the agenda.

Item 4(b)

Concerning the public hearing for the Brunswick Pointe Transitional Care (Heritage of Brunswick) electronic moving message sign conditional zoning certificate, 4355 Laurel Road, Mr. Briar Bauer, architect, was present.

Mr. Bauer explained they can't locate the sign a minimum of 50' from the Pearl & Laurel Road rights-of-way intersection, pursuant to Section 1270.04(b), because that is where the retention pond is located. Therefore, he said they will be seeking a variance from the Board of Zoning Appeals.

Mr. Jones commented the proposed location is the only reasonable place for the sign to be erected and it will not obstruct visibility of the intersection of Pearl and Laurel Roads.

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

Mr. Bauer requested the conditional zoning certificate to be tabled, as they will be seeking a variance.

MR. ROCHA MOTIONED, AT THE APPLICANT'S REQUEST, TO TABLE THE CONDITIONAL ZONING CERTIFICATE FOR THE BRUNSWICK POINTE TRANSITIONAL CARE (HERITAGE OF BRUNSWICK) ELECTRONIC MOVING MESSAGE SIGN, 4355 LAUREL ROAD.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays.

Ms. Plavecski stated she will schedule this item for the May 18, 2017 Planning Commission meeting, which is two days after the Board of Zoning Appeals meeting on May 16, 2017.

Item 4(c)

Regarding the discussion site plan for the Ronlen Industries truck dock addition, 1144 Forest Edge Parkway, Mr. David Aulger and Mr. Mark Streb, of Campbell Construction, were present.

Mr. Aulger explained this building currently does not have a working truck dock. They will be using this dock to transport items in a box truck from 2809 Nationwide Parkway to this site.

Mr. Aulger addressed the Staff Review Comments as follows:

1. They are seeking a modification from the Planning Commission to allow trucks to back into the site. He commented there is not a large amount of other traffic besides industrial traffic. He noted the property is located on a corner lot which presents a unique situation for a truck dock that is visible from the street.
2. The existing gravel area on the north side of the site is not needed for parking, truck access, or maneuverability.
3. The proposed drive width at the right-of-way is 38' and 60' at the curb, in compliance with Table 1276-4, which requires a 24' minimum width and 40' maximum width at the right-of-way, and a maximum 90' width (no minimum required) at the curb for drives with frequent truck traffic.
4. Regarding outdoor storage, they are amending the site plan to indicate a new concrete staging area that will be used as a temporary holding area while they are waiting to load the merchandise on box trucks. Mr. Aulger said there will not be any overnight storage on the site.
5. Mr. Aulger stated they will submit a photometrics plan with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas for the dock area and new sidewalk, pursuant to Section 1276.14(a). He noted it is difficult to achieve 0.6 footcandle at the edge of the sidewalk by the driveway with only the use of wall packs, as they didn't want to add a light pole. Mr. Jones suggested reducing the amount of sidewalk leading to the drive on the west side of the building.
6. Engineering plans shall be submitted with the detailed site plan.

Mr. Aulger requested to have detailed site plan approval tonight; Mr. Arona and Mr. Shirilla responded no; there are changes being made to the submitted plan and the applicant should return before the Commission with a detailed site plan.

Mr. Jones commented if the existing gravel area is not being used, in order to reduce the amount of impervious surface, it should be returned to its natural vegetation state or paved. Mr. Incorvaia noted if the gravel area is not being used, it should be brought up to current code requirements. Mr. Aulger stated they may be expanding the building. Mr. Shirilla reiterated the gravel area should either be paved or grass planted to return the gravel area to its natural vegetated state.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE RONLEN INDUSTRIES TRUCK DOCK ADDITION, 1144 FOREST EDGE PARKWAY, SUBJECT TO THE FOLLOWING:

1. DELIVERY TRUCKS WILL BE BACKING INTO THE SITE FROM NATIONWIDE PARKWAY; PURSUANT TO SECTION 1276.11(b), LOADING AND CIRCULATION AREAS SHALL BE LOCATED TO ALLOW FORWARD VEHICLE MOVEMENT TO AND FROM ADJACENT STREETS IN A MANNER WHICH WILL LEAST INTERFERE WITH ON-SITE AND OFF-SITE TRAFFIC MOVEMENT. IN ACCORDANCE WITH SECTION 1276.15(b), THE PLANNING COMMISSION MAY MODIFY THE SPECIFIC STANDARDS OF CHAPTER 1276 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 HAS FOUND AS THERE IS ONLY INDUSTRIAL TRAFFIC AND NO RESIDENTIAL TRAFFIC, AND DUE TO THE SITE BEING A CORNER LOT, THAT THE OBJECTIVES OF THIS CHAPTER, AS STATED IN SECTION 1276.01, HAVE BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.
2. THE EXISTING GRAVEL AREA WILL NOT BE USED FOR STORAGE OR PARKING AND SHALL BE RETURNED TO A GRASS OR LANDSCAPED STATE.
3. THE PROPOSED DRIVE WIDTH AT THE RIGHT-OF-WAY IS 38' AND 60' AT THE CURB, IN COMPLIANCE WITH TABLE 1276-4, WHICH REQUIRES A 24' MINIMUM WIDTH AND 40' MAXIMUM WIDTH AT THE RIGHT-OF-WAY, AND A MAXIMUM 90' WIDTH (NO MINIMUM REQUIRED) AT THE CURB FOR DRIVES WITH FREQUENT TRUCK TRAFFIC.
4. THERE WILL BE A CONCRETE PAD LOCATED NORTH OF THE PROPOSED DOCK THAT WILL BE USED FOR A STAGING AREA. THERE WILL BE NO OVERNIGHT STORAGE.
5. A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN INDICATING A MINIMUM 0.6 FOOTCANDLE LEVEL FOR PARKING AND PEDESTRIAN AREAS, I.E., DOCK AREA AND NEW SIDEWALK, PURSUANT TO SECTION 1276.14(a).
7. ENGINEERING PLANS SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN.

Mr. Rocha seconded the motion. The vote was 4 Ayes 0 Nays.

Item 4(d)

Regarding the public hearing for Comfort Suites by Choice Hotels conditional zoning certificate and detailed site plan, 1464 Town Center Boulevard, Mr. Robert Schlabach, owner; and Mr. William McCullough, engineer, were present.

Mr. Schlabach addressed the Staff Review Comments:

1. Sheet T1 indicates a building height of 58'; Section D(5) of the "Type X Buildings: Hotels" of the Southeast Neighborhood Design Guidelines for Brunswick Town Center SPD-2 permits a maximum height of 50' above ground level finish floor. This includes entrance parapets, architectural elements and other accent features. The Board of Zoning Appeals, at their meeting on April 18, 2017, granted a variance to allow the 58' height in order to screen the rooftop mechanical equipment.
2. Sheet C-3 indicates a 5' wide parking perimeter landscape strip along the north, south, and east parking lots, pursuant to Section 1282.08(a). They will indicate on the plan materials from Plant Lists "D" or "E" that will achieve a decorative planting with a minimum height of 4'. Mr. McCullough stated that 40 shrubs will be planted in the above areas.
3. They will include a notation on Sheet C-3 indicating the amount of interior landscaping. Section 1282.08(b) requires a minimum of 2,400 sq. ft.; they will provide 2,500 sq. ft. They will have a total of 79 trees and shrubs. Ms. Plavecski requested the number of trees and shrubs to be provided separately to ensure compliance with Section 1282.08(b)(2).

Mr. Shirilla asked what type of patio amenities will be provided; Mr. Schlabach responded there will be a fire pit and seating area. He said they could enclose the area with a 2' high wall and add lighting.

Mr. Arona suggested adding more glass area to the three side-facing balconies on the west elevation facing Brunswick Lake Parkway and the east elevation facing the conservation area.

Mr. Shirilla declared the public hearing open.

Mr. Grant Aungst, Community & Economic Development Director for the City of Brunswick, commented that Mr. Schlabach has worked diligently with staff and the Planning Commission on improvements to the hotel.

Councilman Ousley asked about prevailing wages for the construction workers, as he wanted to ensure they are being paid fair wages, to which Mr. Schlabach assured Mr. Ousley that his employees are paid well.

There was no further comment, so Mr. Shirilla declared the public hearing closed.

Mr. Saeger asked what LEED certification level will the hotel be classified as; Mr. Schlabach responded it will be a “green building”, which is the first level.

MR. SAEGER MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR COMFORT SUITES BY CHOICE HOTELS, 1464 TOWN CENTER BOULEVARD, SUBJECT TO THE FOLLOWING:

1. SHEET T1 INDICATES A BUILDING HEIGHT OF 58’; SECTION D(5) OF THE “TYPE X BUILDINGS: HOTELS” OF THE SOUTHEAST NEIGHBORHOOD DESIGN GUIDELINES FOR BRUNSWICK TOWN CENTER SPD-2 PERMITS A MAXIMUM HEIGHT OF 50’ ABOVE GROUND LEVEL FINISH FLOOR. THIS INCLUDES ENTRANCE PARAPETS, ARCHITECTURAL ELEMENTS AND OTHER ACCENT FEATURES. AT THEIR MEETING ON APRIL 18, 2017, THE BOARD OF ZONING APPEALS GRANTED A VARIANCE TO ALLOW THE 58’ HEIGHT IN ORDER TO SCREEN THE ROOFTOP MECHANICAL UNITS.
2. SHEET C-3 INDICATES A 5’ WIDE PARKING PERIMETER LANDSCAPE STRIP ALONG THE NORTH, SOUTH, AND EAST PARKING LOTS, PURSUANT TO SECTION 1282.08(a). HOWEVER, MATERIALS FROM PLANT LISTS “D” OR “E” THAT WILL ACHIEVE A DECORATIVE PLANTING WITH A MINIMUM HEIGHT OF 4’ SHALL BE SHOWN ON THE PLAN.
3. INCLUDE A NOTATION ON SHEET C-3 INDICATING THE AMOUNT OF INTERIOR LANDSCAPING; SECTION 1282.08(b) REQUIRES A MINIMUM OF 2,400 SQ. FT. THE APPLICANT STATED AT THE ABOVE MEETING THAT 2,500 SQ. FT. OF INTERIOR LANDSCAPING WILL BE PROVIDED. THE MINIMUM OF SEVEN (7) TREES FROM PLANT LIST “A” REQUIRED BY SECTION 1282.08(b)(2) HAS BEEN MET; HOWEVER, A MINIMUM OF 55 SHRUBS FROM PLANT LISTS “D” OR “E” IS ALSO REQUIRED. THE APPLICANT STATED AT THE ABOVE MEETING THAT A TOTAL OF 79 TREES AND SHRUBS WILL BE PLANTED, WHICH SHALL BE INDICATED ON SHEET C-3.
4. AS DISCUSSED AT THE ABOVE MEETING, ENHANCEMENTS SHALL BE ADDED TO THE OUTDOOR PATIO.
5. ADD ADDITIONAL GLASS AREA TO THE THREE SIDE-FACING BALCONIES ON THE WEST ELEVATION FACING BRUNSWICK LAKE PARKWAY AND THE EAST ELEVATION FACING THE CONSERVATION AREA.

Mr. Rocha seconded the motion. The vote was 4 Ayes 0 Nays.

Item 4(e)

Concerning the site plan review for Martin Properties II Ltd. parking lot modification, 2888 Nationwide Parkway, Mr. Dean Martin, owner; and Mr. Charles Nemer, attorney, were present.

Mr. Nemer explained they are now removing the use of parking cars on the gravel lot. He noted that Mr. Martin is a dealer and servicer of Peterbilt trucks and commented that, currently, Mr. Martin is not permitted to sell product in 44 counties in Ohio due to a non-compete clause for one year. He stated it doesn't make sense to expand right now because Mr. Martin can't sell product.

Mr. Nemer stated they submitted a stormwater management plan drafted by Bramhall Engineerin to Matt Jones last week. Mr. Jones commented since the plan was submitted past the deadline, he only has had time to give it a cursory review. He said it appears the plans meet the city's stormwater criteria.

Mr. Shirilla inquired what was the purpose of creating a gravel lot; Mr. Martin responded they cleared the site in order to be ready for the expansion. He said Mr. Panteck, of Brunswick Auto Mart, asked if he could park cars on the gravel lot, which Mr. Martin said he now realizes is not permitted. Mr. Shirilla asked if Mr. Martin realized there was a non-compete clause; Mr. Nemer replied there wasn't a non-compete clause at the time the trees were cleared.

Mr. Arona asked if the Planning Commission gives Mr. Martin a one-year extension, would the retention basin be constructed; Mr. Martin responded yes. Mr. Arona said he is more comfortable with considering an extension if the retention basin is being constructed. Mr. Shirilla noted the previous applicant wasn't using the gravel lot, but he has to pave the area or return it to a natural vegetated state, what is the difference?

Mr. Arona said with the new information that has been provided tonight, does the Administration change their recommendation? Ms. Plavecski answered it is a group consensus from staff; not just one person.

Mr. Shirilla said the Commission needs to ensure the cars won't appear on the gravel lot again; Mr. Jones stated the Division of Building can enforce it. Mr. Arona inquired if the detention basin will be constructed before winter; Mr. Martin responded yes. Mr. Shirilla suggested the retention basin should be started as soon as it is approved by the City Engineer and a time period should be specified. Mr. Rocha suggested that a "No Parking" sign should be added to the gravel area.

MR. ARONA MOTIONED TO APPROVE THE PARKING LOT MODIFICATION FOR MARTIN PROPERTIES, 2888 NATIONWIDE PARKWAY, SUBJECT TO THE FOLLOWING: PURSUANT TO SECTION 1276.15(b), THE PLANNING COMMISSION MAY MODIFY THE SPECIFIC STANDARDS OF CHAPTER 1276 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 HAS FOUND THAT THE

OBJECTIVES OF THIS CHAPTER, AS STATED IN SECTION 1276.01(c), (e), AND (f), HAVE BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED. THE APPLICANT HAS AGREED TO BEGIN CONSTRUCTION OF A RETENTION BASIN WITHIN SIXTY (60) DAYS AFTER ENGINEERING APPROVAL. DETAILED SITE PLAN APPROVAL SHALL BE IN PLACE FOR THE ADDITION BY APRIL 20, 2018 (ONE YEAR FROM TONIGHT'S MEETING). THE APPLICANT HAS AGREED TO ERECT A "NO PARKING" SIGN ON THE GRAVEL LOT, WHEREBY NO PARKING OF CARS (INCLUDING CARS FROM BRUNSWICK AUTO MART), OR ANY OTHER USE, SHALL BE PERMITTED ON THE GRAVEL LOT DURING THE MODIFICATION PERIOD. IF DETAILED SITE PLAN APPROVAL IS NOT IN PLACE FOR THE ADDITION BY APRIL 20, 2018, THE GRAVEL SHALL BE REMOVED FROM THE LOT AND THE AREA SHALL BE RETURNED TO A VEGETATED STATE.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays.

Item 4(f)

Concerning the discussion plan for The Reserve at Autumn Creek, Phase 6, Grafton Road, north of the I-71 overpass, Mr. Adam Wujnovich, of Ryan Homes; and Mr. Dan Cunningham, of Cunningham & Associates, were present.

Mr. Wujnovich addressed the Staff Review Comments as follows:

1. He stated the units are fee simple and there is a minimum 100 sq. ft. per cluster dwelling of private outdoor space, pursuant to Section J(8) of the Design Standards.
2. He commented they will meet the requirement in Section J(12), requiring for 70% (32 units) of the single family detached units, 25% of the surface areas of walls facing the street shall be clad with brick or stone to add interest, value and character to the streetscape. This provision shall also apply to exposed foundation walls facing the street and shall apply to only one wall facing the street for corner lots.
3. They will comply with Section J(11), which states there shall be a minimum of 16 inches between exterior wall finishes and the final grade. On elevations facing a street, the exposed foundation shall be covered with brick or stone. On the other elevations, the exposed foundation walls shall be covered with brick, stone, or masonry with a surface design. (Poured walls shall be permitted).
4. All homes shall have 12" minimum overhangs at the soffit and gutter, in accordance with Section J(14).
5. All requirements of Section J Single Family Cluster Dwellings Design Standards shall be met, as required by Sections (1) through (14).
6. They will perform a traffic study for the proposed intersection at Grafton Road.

7. The "Calvert" home model has options for a one-car garage, which is not permitted, as Table 1276-1(a) requires a minimum of four spaces per dwelling unit, including two spaces in a garage. Mr. Wujnovich said all the homes will have two-car garages.
8. Sidewalks shall be indicated on the preliminary subdivision plan, as required by Section 1230.01(b)(3) of the Subdivision Regulations.

Mr. Jones commented that all the streets in The Reserve at Autumn Creek must be public streets, per the Planning Commission's March 15, 2012 recommendation to City Council; therefore, the proposed private street in Phase 6 is not permitted. He stated that since public streets are wider, this will impact the layout of the preliminary subdivision plan.

Mr. Arona noted that the garages protrude significantly on the two home models presented (The Calvert and The Rosecliff). Mr. Wujnovich noted the garages protrude approximately 2' to 4'. Ms. Plavecski stated there is nothing in Section "I" or "J" of The Reserve at Autumn Creek SPD-3 Design Guidelines that regulates garage protrusions. She asked Mr. Incorvaia if the single family cluster unit development regulations in Chapter 1284 would apply, to which he answered he needs to study it further and will not have a decision tonight.

Ms. Plavecski suggested adding more brick or stone to the house elevations, as there is a large amount of vinyl on the facades. Mr. Wujnovich said they have other elevations of The Calvert and The Rosecliff that have additional brick or stone enhancements. Mr. Shirilla asked how many of the cluster dwellings will have first floor master suites; Mr. Wujnovich replied probably most of the units. Mr. Shirilla commented that more brick accents in excess of the 25% required by Section J(12) should be added to the facades. Mr. Arona and Mr. Shirilla expressed their concern about the garages being prominent and suggested the application should be tabled, as a new preliminary subdivision plan layout will also be necessary, due to the public street requirement.

Mr. Wujnovich requested to table the discussion plan for Phase 6 of The Reserve at Autumn Creek SPD-3.

MR. SAEGER MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE DISCUSSION PLAN FOR PHASE 6 OF THE RESERVE AT AUTUMN CREEK SPD-3, GRAFTON ROAD, NORTH OF THE I-71 OVERPASS.

Item 5

There was no old business.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Ousley gave the Council Representative's Report. He stated that a substantial amount of trees have been harvested in Phase 5 of The Reserve at Autumn Creek even before Phase 4 is completed. Mr. Jones commented they are not supposed to be removing trees in the buffer zone. He explained he gave them an early grading permit, as it is in conformance with the approved plat. Mr. Jones said the developer has to install temporary sediment basins.

Mr. Ousley also stated the Planning & Zoning Committee discussed medical marijuana and prohibited cultivating and retail dispensing in all zoning districts of the City of Brunswick. Processors will be allowed as a conditionally permitted use in the I-L District.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 10:30 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

April 20, 2017

Faithwalk Church 8' high fence addition

(Site plan review)

Location: 1480 Pearl Road
C-G District (Brunswick Plaza)

Proposed Use & Background:

An application has been submitted to erect an 8' high plastic temporary deer and rodent-deterrent fence constructed with agricultural materials to enclose an approximate 50' x 100' open space area behind Brunswick Plaza for a community garden. Section 1464.03 of the Codified Ordinances of the City of Brunswick does not permit agricultural fencing material or any metal under 11-gauge.

Staff Review Comments:

1. Section 1464.04(a) permits a maximum 6' fence height; however, Section 1464.05(c) gives the Planning Commission the authority to grant a variance to allow a maximum fence height of 8' in commercial and industrial lots.
2. The applicant will be seeking a variance from the Board of Zoning Appeals on April 18, 2017 regarding the fence material.
3. Provide start and ending dates of the community garden.

Staff Recommendations:

Staff withholds recommendation pending a ruling from the Board of Zoning Appeals.

Brunswick Pointe Transitional Care (Heritage of Brunswick) electronic moving message sign

(Public hearing – conditional zoning certificate)

Location: 4355 Laurel Road
C-G District

Proposed Use & Background:

A conditional zoning certificate application has been submitted to erect a 40 sq. ft. ground sign measuring 6' high (5' high sign face area and 1' high base) that contains a 7.725 sq. ft. LED message board, in compliance with Section 1270.05 – Table B and Section 1270.17 of the Zoning Code. The drawings indicate one color of lettering (red) on a contrasting black background, in compliance with the above sections.

The sign face will be constructed with high-density urethane foam contained in a cultured stone cabinet and base, which will match the colors of the building.

Electronic moving message/digital display signs are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(r).

Staff Review Comments:

1. The sign must be located a minimum of 50' from the Pearl & Laurel Road rights-of-way intersection, pursuant to Section 1270.04(b). Therefore, a new location must be identified or a variance will be required from the Board of Zoning Appeals.
2. The proposed sign shall comply with Sections 1270.17 and 1270.05 – Table “B” of the Zoning Code.
3. Planning Commission approval is for the ground sign only; Division of Building approval is required for the remainder of the sign package.

Staff Recommendations:

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

Ronlen Industries truck dock addition

(Discussion site plan)

Location: 1144 Forest Edge Parkway
I-L District

Proposed Use & Background:

An application has been submitted to construct a 572 sq. ft. truck dock addition on the west side of the building, which will include an 8' x 9' overhead door. A new concrete drive will be installed leading from the dock to Nationwide Parkway, and a new concrete sidewalk will be added extending from the dock to the proposed driveway.

Staff Review Comments:

8. Delivery trucks will be backing into the site from Nationwide Parkway; pursuant to Section 1276.11(b), loading and circulation areas shall be located to allow forward vehicle movement to and from adjacent streets in a manner which will least interfere with on-site and off-site traffic movement. In accordance with Section 1276.15(b), the Planning Commission may modify the specific standards of Chapter 1276 and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. A concurring vote of three members of the Commission shall be required to approve a less restrictive improvement.
9. There is an existing gravel area on the north side of the site; identify if this will be used for truck traffic circulation. Section 1276.10(c) requires that all parking areas, driveways, and aprons shall be paved according to specifications approved by the City Engineer, based on subgrade conditions and traffic loads.

10. Provide the width at the right-of-way and curb for the proposed drive; Table 1276-4 requires a 24' minimum width and 40' maximum width at the right-of-way, and a maximum 90' width (no minimum required) at the curb for drives with frequent truck traffic.
11. Is any outdoor storage proposed; if so, it shall be identified on the site plan and shall require Planning Commission approval, pursuant to Section 1266.06 of the Zoning Code.
12. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, i.e., dock area and new sidewalk, pursuant to Section 1276.14(a).
13. Engineering plans shall be submitted with the detailed site plan.

Staff Recommendations:

Staff recommends approval of the dock addition, pending the Planning Commission's ruling on forward traffic movement, and provided the above items are addressed.

Comfort Suites by Choice Hotels

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

Location: 1464 Town Center Boulevard
Southeast Neighborhood of Brunswick Town Center SPD-2

Proposed Use & Background:

A conditional zoning certificate application and detailed site plan have been submitted to construct a 57,850 sq. ft., 84-room, 4-story hotel that will be 58' high. The Planning Commission held a discussion meeting on February 2, 2017 for the project.

A hotel is now classified as a conditionally permitted use in the Southeast Neighborhood, pursuant to Section A(3) of the General Requirements, in accordance with Ordinance No. 5-17 adopted by City Council on March 13, 2017, which took effect on April 12, 2017.

The building elevations on Sheet R2 (west elevation facing Brunswick Lake Parkway) and Sheet R4 (east elevation facing conservation area) have been enhanced with cream banding and additional windows. Section D(1)(a) of the "Type X Buildings" states that walls facing a public street or parking area shall be designed in small sections to break up the appearance of a long horizontal wall. Building elements such as canopies, porches, bays, or projections should be used to break up the appearance of a long wall; or, alternately, changes in material or color can be used. The hotel will be a Leadership in Energy and Environmental Design (LEED) certified building.

The three easements that extended through the property: 20' wide Columbia Gas of Ohio pipeline and ingress/egress easement; 20' wide Medina County sanitary sewer easement; and 50' wide City of Cleveland – Division of Water easement have been relocated.

A photometrics plan has been submitted indicating an average illumination level of 1.6 footcandle, in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Review Comments

4. Sheet T1 indicates a building height of 58'; Section D(5) of the "Type X Buildings: Hotels" of the Southeast Neighborhood Design Guidelines for Brunswick Town Center SPD-2 permits a maximum height of 50' above ground level finish floor. This includes entrance parapets, architectural elements and other accent features. The applicant is seeking a variance from the Board of Zoning Appeals on April 18, 2017.
5. Sheet C-3 indicates a 5' wide parking perimeter landscape strip along the north, south, and east parking lots, pursuant to Section 1282.08(a). However, materials from Plant Lists "D" or "E" that will achieve a decorative planting with a minimum height of 4' shall be shown on the plan.
6. Include a notation on Sheet C-3 indicating the amount of interior landscaping; Section 1282.08(b) requires a minimum of 2,400 sq. ft. The minimum of 7 trees from Plant List "A" has been met; however, verify that a minimum of 55 shrubs from Plant Lists "D" or "E" has been provided.

Staff Recommendations:

Staff recommends approval of the detailed site plan and conditional zoning certificate, pending the ruling from the Board of Zoning Appeals on the building height, and provided the above items are addressed.

Martin Properties II Ltd.

(Parking lot modification – from March 16, 2017 meeting)

Location: 2888 Nationwide Parkway
I-L District

Proposed Use & Background:

At the applicant's request, the Planning Commission tabled the site plan review for the parking lot modification at their meeting on March 16, 2017. The applicant is seeking a modification to allow a gravel parking lot to remain for a period of one year that was installed approximately in June of 2016 without benefit of Planning Commission, Engineering, or Division of Building approvals or permits. Additionally, they are requesting to allow Brunswick Auto Mart to park excess car inventory on the gravel lot for one year.

The applicant has submitted a conceptual plan for a 10,500 sq. ft. (105' x 100') building addition that would be erected directly over the majority of the gravel area that is required to be paved. The proposed addition will be constructed with steel panel siding and split-face concrete masonry units (CMU) along the base of the building to match the existing structure.

Staff Review Comments:

1. Section 1276.10(c) states that all parking areas, driveways and aprons, shall be paved according to specifications approved by the City Engineer, based on subgrade conditions and traffic loads. Bumper guards or curbs shall be required at the perimeter of parking lots and in other necessary locations to define the limits of paved areas designated for parking.
2. A stand-alone parking lot is not a permitted or conditionally permitted use in the I-L District, pursuant to Sections 1266.02 and 1266.04 of the Zoning Code. Section 1266.03(b) states accessory uses clearly incidental to the permitted or conditionally permitted uses on the same premises are allowed.
3. The applicant has stated according to a stormwater management study of the property performed by Bramhall Engineering in late summer/early fall of 2016, the existing gravel parking lot creates a burden on the existing storm sewer system. As a result, a conceptual detention basin stormwater management plan was presented to city staff. A comprehensive stormwater management plan for the site shall be submitted, which was due when the land was cleared in 2015.
4. Suggest further enhancements to the building addition, such as windows, and less use of steel panels with a greater amount of split-face block or concrete masonry units (CMU).
5. Pursuant to Section 1276.15(b), the Planning Commission may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.

Staff Recommendations:

Staff recommends denial of the gravel parking lot and to deny off-site parking of vehicles on the lot, as this is not permitted by Sections 1276.10(c), 1266.02, and 1266.04 of the Zoning Code.

The Reserve at Autumn Creek – Phase 6

(Discussion plan)

Location: Grafton Road, north of the I-71 overpass
SPD-3

Proposed Use & Background:

A discussion plan for Phase 6 (final phase) has been submitted which will consist of 45 single family attached clusters (Sublots 207 through 251) on the remaining 9.1 acres of the development. Eleven (11) of the buildings will have three attached units and six of the buildings will have two attached units, pursuant to Section I(2) of the Single Family Cluster Dwellings General Requirements, which permits a maximum of three attached units.

The buildings are located with a 20' front yard setback and are separated by a minimum of 15', in accordance with Section I(4) that states buildings shall maintain a 10' minimum separation, provided windows on the opposing walls have a minimum horizontal separation of 2' when measured from edge of window to edge of window. Where opposing windows have less than 2' of horizontal separation, building walls shall be a minimum of 20' apart. A typical lot measures 28' wide x 60' deep. In accordance with Section I(3), the single family cluster dwellings are located a minimum of 50' from the I-71 right-of-way on the west side of the site.

As required by Section I(7), 15 guest parking spaces have been provided (1 space per 3 units). Private streets are proposed with a 22' width.

House models of "The Calvert", with a minimum size of 1,528 sq. ft., and "The Rosecliff", with a minimum size of 1,782 sq. ft., have been submitted in compliance with Section I(5), which requires a minimum floor area of 1,500 sq. ft. for a 2-story dwelling and 1,350 sq. ft. for a ranch unit. Prices for the attached units will range from \$220,000 to \$250,000. Pursuant to Section I(6), single family cluster dwellings shall be exempt from any lot coverage limitations.

Earth-tone colors will be used on the facades, which will also include gabled roofs above the garages, in compliance with Section J(1) of the Single Family Cluster Dwellings Design Standards that states unity in groups of single family cluster dwellings shall be created through use of common architectural and design elements such as color, building mass, roof line, façade treatment, color, landscaping, setbacks and related features. However, these same elements shall also be used to prevent excessive uniformity in design elements within a cluster. Furthermore, Section J(2) requires that front yards and facades shall be designed to create an interesting and varied streetscape. Visual monotony created by excessive block lengths shall be avoided.

Landscaping mounds are proposed along the south and west sides of the property to provide screening from Grafton Road and I-71. Section J(4) states where practical, existing landscape features shall be incorporated into the design of clusters. Where these existing features are not available, landscape design shall be used to create interesting and varied streetscapes and living areas.

Staff Review Comments:

9. Verify there is a minimum 100 sq. ft. per cluster dwelling of private outdoor space, pursuant to Section J(8) of the Design Standards. Private outdoor space shall be located and designed to maximize its utility and privacy to the dwelling it serves, especially in relation to adjacent units. Particular care must be given to outdoor privacy when two-story cluster dwellings are used.
10. In accordance with Section J(12), for 70% (32 units) of the single family detached units, 25% of the surface areas of walls facing the street shall be clad with brick or stone to add interest, value and character to the streetscape. This provision shall also

apply to exposed foundation walls facing the street and shall apply to only one wall facing the street for corner lots.

11. As required by Section J(11), there shall be a minimum of 16 inches between exterior wall finishes and the final grade. On elevations facing a street, the exposed foundation shall be covered with brick or stone. On the other elevations, the exposed foundation walls shall be covered with brick, stone, or masonry with a surface design. (Poured walls shall be permitted).
12. All homes shall have 12" minimum overhangs at the soffit and gutter, in accordance with Section J(14).
13. All requirements of Section J Single Family Cluster Dwellings Design Standards shall be met, as required by Sections (1) through (14).
14. The City Engineer has requested a traffic study for the proposed intersection at Grafton Road.
15. The "Calvert" home model has options for a one-car garage, which is not permitted, as Table 1276-1(a) requires a minimum of four spaces per dwelling unit, including two spaces in a garage.
16. Sidewalks shall be indicated on the preliminary subdivision plan, as required by Section 1230.01(b)(3) of the Subdivision Regulations.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing, provided the above items are addressed.