

BRUNSWICK CITY PLANNING COMMISSION

June 18, 2026 - Caucus

6:40 p.m.

Attendance:

Joe Shirilla, Chair
Brad Saeger, Vice-Chair
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director via WebEx
Grant Aungst, Community and Economic Development Director
Carter Edman, 36933 Vine Street, Willoughby, Ohio
Jeff Jardin, 3800 Lakeside Ave, Suite 100 Cleveland, Ohio
John Wasytko, 3622 Lennox Circle
Deborah Wasytko, 3622 Lennox Circle
Hannah Wasytko, 3622 Lennox Circle
Dave Ports, 8472 Xera, Broadview Heights, Ohio

Chair Shirilla called the meeting to order at 6:40 p.m.

The first item was **MODA addition, variance request and mural**
(Public Hearing – variance and conditional zoning certificate)
Location: 95 Pearl Road
GW-C District

There were no comments from the Planning Commission.

The second item was **St. Ambrose Parish parking lot addition**
(Discussion Plan)
Location: 929 Pearl Road
C-G District

The Planning Commission asked if the playground was part of this plan and Mr. Aungst stated that it is not part of the discussion this evening but they are putting in a playground.

The third item was **Mapleside Farms storage building**
(Discussion Plan)
Location: 294 Pearl Road
SPD-10 Falls District

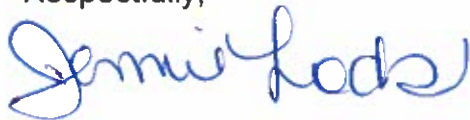
The Planning Commission talked about the height of the cupola. Mr. Aungst stated this barn was part of their master plan. Mr. Arona asked Mr. Aungst about the lighting and Mr. Aungst explained that this barn is in a field and they are not providing a photometrics plan. Mr. Delsanter said because there is future development will photometrics need to be provided then? Mr. Aungst said potentially, when they complete their SPD. Chair Shirilla asked Mr. Incorvaia if the use would change to this

barn, would they have to come back before the Planning Commission and comply with the photometrics in the Code. Mr. Incorvaia answered yes, they would. Mr. Hasan said the letter stated they are not proposing any landscaping because this is a farm use structure, would they also have to come back before the Planning Commission with a landscaping plan if the use would change? Mr. Aungst answered, yes, they would. They would also have to go through the Building Department for an occupancy for a change of use. Under the Ohio Building Code, they are permitted a certain amount of people in the building right now but if it were to change the use in the future, for instance weddings, they would have to come back for approval and would have to provide changes. Vice-Chair Saeger explained occupancy permits and the difference between storage buildings and things like weddings. Mr. Aungst said that we have an SPD guideline to follow as well. Mr. Incorvaia said that if there is a photometrics guideline in the SPD then that would supersede the Code.

There were no comments from the Commission.

Chair Shirilla adjourned the meeting at 6:56 p.m.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jennie Lods". The signature is fluid and cursive, with the first name "Jennie" and last name "Lods" clearly distinguishable.

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

June 18, 2026

7:04 p.m.

Attendance:

Joe Shirilla, Chair
Brad Saeger, Vice-Chair
Abbas Hasan, member
Jeff Arona, member
John Rocha, Secretary
Joe Delsanter, Council Representative
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director via WebEx
Grant Aungst, Community and Economic Development Director
Carter Edman, 36933 Vine Street, Willoughby, Ohio
Jeff Jardin, 3800 Lakeside Ave, Suite 100 Cleveland, Ohio
John Wasytko, 3622 Lennox Circle
Deborah Wasytko, 3622 Lennox Circle
Hannah Wasytko, 3622 Lennox Circle
Dave Ports, 8472 Xera, Broadview Heights, Ohio

Item 1

Chair Shirilla called the meeting to order at 7:04 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of June 4, 2026 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM JUNE 4, 2026.

Mr. Arona seconded.

4 Ayes, 1 Abstain (Chair Shirilla)

Item 4 (a)

MODA addition, variance request and mural

(Public Hearing – variance and conditional zoning certificate)

Location: 95 Pearl Road, Brunswick, Ohio.

GW-C-District

Regarding the Public hearing – variance and conditional zoning certificate, Deborah Wasylko and Dave Ports were present. Ms. Wasuylko gave a brief overview of the project. Chair Shirilla asked where exactly this was and Mr. Aungst answered him. Chair Shirilla didn't realize this was in the Commercial Gateway District.

Chair Shirilla went over the staff review comments and didn't see a reason why number 1 of the staff review comments regarding the variance could not be granted. Chair Shirilla said once we get the detailed site plan, a lot of the staff review comments can be addressed. Ms. Zoldak mentioned they will need to address the driveway during the detailed site plan. Dave Ports the architect of the project passed out packets of the mural to the Planning Commission. Mr. Ports said there would be ground lights installed. Vice-Chair Saeger liked the bold change of the mural from the previous meeting. Chair Shirilla asked if everyone was okay with the variance they are asking for and the Planning Commission agreed they were okay with it but asked the applicant to explain once again what the patio would be used for. Ms. Wasylko stated that it would be an extension to the conference room in case they wanted to move some meetings outside.

Chair Shirilla opened the public hearing at 7:19 p.m.

There were no comments during the public hearing.

Chair Shirilla closed the public hearing at 7:20 p.m.

The Planning Commission asked Mr. Incorvaia if they were entertaining a motion this evening and Mr. Incorvaia said they could make a motion on both or they could hold off until they receive a detailed site plan. In many cases they wait for a detailed site plan. If there were to be any changes, it would require another advertisement to the public. The applicant did not intend to make any changes.

There were no further discussions from the Commission.

Staff Review Comments:

1. The proposed patio on the east side of the building encroaches 10' into the 50' rear yard setback required by Section 1261.05(c). The applicant has stated that due to the existing building site and an existing sewer on the west side of the building which limits further expansion, the east side is the only feasible location for the patio. Section 1244.04(b)(1) states 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 Chapter 1261 (GW-C Gateway Commercial District) if the Commission finds 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 patio will be

used for professional events that are accessory to the approved use of the building. **The Planning Commission granted the variance.**

2. A landscaping plan shall be submitted with the detailed site plan indicating the minimum 10' wide screening strip along the Pearl Road and Skyview Drive rights-of-way required by Section 1282.06(g). Additionally, interior landscaping in accordance with Section 1282.08(2)(b) and Section 1261.07(e)(3), measuring a minimum of 1,720 sq. ft., shall be shown; the applicant stated at the April 23rd meeting that 3,800 sq. ft. of landscaping will be provided. The applicant also commented the existing mature landscape buffer will remain and be maintained, pursuant to Section 1282.04(b)(5). **The applicant will provide.**
3. A photometrics plan shall be submitted with the detailed site plan for the new addition, in accordance with Section 1276.14(a) and (c). **The applicant will provide.**
4. A crosswalk to accommodate pedestrian access from the sidewalk to the building shall be installed, as required by Section 1278.09(d)(1). **The applicant will provide.**
5. A draft of the stormwater management plan, including detailed stormwater calculations, must be submitted with the detailed site plan. The proposed expansion must meet all requirements of Chapter 1236 Comprehensive Stormwater Management, including providing for stormwater quality and quantity control pursuant to Section 1236.09. **The applicant will provide.**
6. The City Engineer recommends relocating the new driveway further south on Pearl Road with a potential location near the center of the Pearl Road parcel frontage to create distance between the driveway to the north and the Skyview Drive intersection. Additionally, the City Engineer recommends eliminating the western curb cut on Skyview Drive, whereby the parcel will still have two curb cuts, instead of adding a third. **The applicant will provide.**
7. The City Engineer recommends limiting the driveway on Pearl Road to right turn exit only; right and left turn entrance into the parcel from Pearl Road is acceptable. **This will be addressed at the detailed.**
8. All requirements shall be adhered to on the conditional zoning certificate for the mural. **The applicant will sign at the detailed.**

Staff Recommendations:

Staff recommends approval of the mural conditional zoning certificate and patio variance request, pending submission of the detailed site plan, and subject to Planning Commission and City Council approval.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE MURAL CONDITIONAL ZONING CERTIFICATE AND PATIO VARIANCE REQUEST, PENDING SUBMISSION OF THE DETAILED SITE PLAN, AND SUBJECT TO PLANNING COMMISSION AND CITY COUNCIL APPROVAL FOR MODA, 95 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE PATIO SETBACK DOES NOT HARM THE PUBLIC INTEREST. THE PLANNING COMMISSION FINDS THAT THE MURAL PRESENTED MEETS THE CONDITIONS OF A MURAL. MR. INCORVAIA ADDED THIS IS SUBJECT TO CITY COUNCIL APPROVAL AND DETAILED SITE PLAN APPROVAL.

Mr. Rocha seconded.
5 Ayes, 0 Nays

Item 4 (b)

St. Ambrose Parish parking lot addition

(Discussion plan)

Location: 929 Pearl Road, Brunswick, Ohio.
C-G District

Regarding the Discussion plan, Jake, Jeff Jardin and Carter Edmond were present. Mr. Edmond gave an overview of the project. He said the purpose of this parking lot is to enhance the children's safety during drop off and pick-up hours. It will help reduce traffic on Pearl Road. It will also provide more space for outdoor events. Part of the project is the playground but that is not part of his contract. There will also be a new open green field. There will be a new curb cut entry on the North end of Pearl Road. Mr. Edmond stated that an updated traffic study did come in, there will be 28 ADA spaces distributed throughout the campus. He talked about lighting and the water retention. Chair Shirilla had a question about the storm water management on the north side and wanted to know if it will be very close to the single units on the dashed line on the plans? Mr. Jardin answered yes, that is where it will be. Sidewalks and crosswalks throughout the lot were discussed. Mr. Arona wants a pedestrian walkway installed to connect the 2 lots. The applicant agreed they will work on that. Chair Shirilla wants a landscaping strip setback from Pearl Road. It was talked about that the sidewalk will be required per the Code because Vice-Chair Saeger stated they will need that sidewalk to get into the buildings as well as the playground. Mr. Hasan was concerned about lights shining into people's homes from the parking lot and Mr. Edmond stated they do plan to add a fence around the playground.

Chair Shirilla went over staff review comments:

Regarding number 1 pertaining to landscaping, the applicant is asking for relief on number 1 because they really need to have a continuous surface to use. Chair Shirilla said they will need some additional landscaping in other areas in order to grant them relief from the Code on interior landscaping. The 2,240 sq. ft. can be made up in other areas on the site.

Number 2 was already discussed, number 3 through 5 the applicant will comply, number 6 the applicant will adjust and comply, they will comply with number 7 and they are in the process of getting number 8.

Mr. Aungst wanted to include: the sidewalk to Pearl Road, the crosswalk areas in the parking lot, dimmable lights as well as them being shielded all added to the motion for the detailed site plan.

No further discussions from the Commission.

Staff Review Comments:

1. The detailed site plan shall include a landscaping plan indicating a minimum of 2,240 sq. ft. of interior landscaping, pursuant to Section 1282.08(b). **They will make up the 2,240 sq. ft. elsewhere on the lot in order to be granted this relief from the Code.**
2. In accordance with Section 1282.06(g), a minimum 10' wide screening strip shall be provided along the Pearl Road right-of-way. **The applicant will comply.**
3. A 25' rear screening yard shall be provided on the east side of the property adjacent to the Amherst Commons multifamily development, pursuant to Section 1282.06(a). As there is existing landscaping, the Planning Commission shall determine if this sufficient, as allowed by Section 1282.04(b)(5). **The applicant will comply.**
4. In accordance with Section 1282.08(a), a 5' wide parking perimeter screening strip shall be provided on the north side of the parking lot. **The applicant will comply.**
5. The driveway width off of Pearl Road measures 25' at the right-of-way, pursuant to Table 1276-4; provide the width at the curb; a minimum 30' width is required. **The applicant will comply.**
6. A photometrics plan has been submitted indicating a minimum 0.6 footcandle required for parking and pedestrian areas for the majority of the site, with an average illumination level of 1.6 footcandles, in compliance with Section 1276.14(a) and (c), respectively. However, there is an area in the middle row of parking on the center and southern portions that does not meet the 0.6 lighting level. **The applicant will adjust and comply.**
7. A draft of the stormwater management plan, including detailed stormwater calculations, must be submitted with the detailed site plan. The proposed expansion must meet all requirements of Chapter 1236 Comprehensive Stormwater Management, including providing for stormwater quality and quantity control pursuant to Section 1236.09. **The applicant will comply.**

8. Submit a letter from a wetland professional confirming there are no existing wetlands on the site. **The applicant is in the process of doing this.**

Staff Recommendations:

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

There were no further discussions from the Commission.

VICE-CHAIR SAEGER MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR ST. AMBROSE PARISH PARKING LOT ADDITION, 929 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: STAFF REVIEW COMMENTS NUMBERS 1-8 THEY WILL ACKNOWLEDGE AND PROVIDE AT THE DETAILED SITE PLAN. IN ADDITION, THEY WILL PROVIDE A SIDEWALK INTO THE PROPERTY, THEY WILL PROVIDE CROSSWALKS WITH STRIPING IN THE LOT AND WILL PROVIDE SHIELDS FOR THEIR LIGHTING AND CONSIDER DIMMABLE AND TIMERS FOR THE LIGHTS. CHAIR SHIRILLA WANTED IT ADDED THAT THEY ARE SEEKING RELIEF TO NUMBER 1 REGARDING INTERIOR LANDSCAPING AND THEY WILL PROVIDE THAT LANDSCAPING SOMEWHERE ELSE TO BE SHOWN ON THE DETAILED SITE PLAN AND THEY WILL CONSIDER APPROVING THAT MODIFICATION DURING THE DETAILED SITE PLAN.

Mr. Hasan seconded.

5 Ayes, 0 Nays

Item 4 (c)

Mapleside Farms storage building

(Discussion plan)

Location: 294 Pearl Road, Brunswick, Ohio.

SPD-10-Falls District

Regarding the Discussion plan, Jason Zak was present and gave an overview of the project. He said they are looking to put a physical building down in the orchard. They are looking to store all their farming equipment in this building. They will sell tickets to give the public access to have fun in the farm. They would like this building to look nice from the hill. Chair Shirilla said so 10 months out of the year it would be storage for the equipment and 2 months out of the year it would be the welcome center to sell tickets for the fall functions. Chair Shirilla talked about the photometrics and stated he noticed they are proposing 2 patios that people will be using to stand around as they wait and was concerned with it getting dark that time of the year, so he feels that under the patios they should be held to the 0.6 footcandles per the Code. He feels they should provide a photometrics for those areas. Chair Shirilla talked about the decorative cupolas being done in copper and because it is not usable space, he does not have an issue with the height.

Mr. Arona asked about the windows in the cupola and Mr. Zak said they would not open and they were just decorative.

Mr. Hasan talked about landscaping not being provided because it is in a farm but wanted to look at the original requirements in the SPD. Chair Shirilla does not believe they would let weeds take over and Mr. Zak stated that they will take care of this. Chair Shirilla would like to see a landscape plan brought back with the detailed site plan. Mr. Arona did not agree, he said it is a farm and that is the landscaping. Mr. Aungst agreed with Mr. Arona. Mr. Hasan said if they plan to use the farm as landscaping then he would like that stated on the detailed site plan. Mr. Aungst read from the Code and it is not required. Mr. Hasan wanted to know if we should require photometrics and Ms. Zoldak said they should meet Code in a pedestrian area. Mr. Incorvaia stated that if there is nothing in the SPD regarding lighting then they need to refer to the Brunswick City Code where it does talk about lighting where pedestrians are. Mr. Aungst reiterated that when they provide the detailed, they need to state they are using the farm as their landscaping plan and they need to show lights near the pedestrian activity area on the patio near the building.

Mr. Hasan was concerned with whether or not the Planning Commission needed to grant a modification or variance for the cupola and Mr. Incorvaia said the building itself meets the requirement. This is a decorative feature but the building itself meets Code so no variance or modification is needed, it just needs to be noted.

No further discussions from the Commission.

Staff Review Comments:

1. The applicant has stated four exterior decorative gooseneck LED fixtures are proposed with negligible light being produced; no photometric study is proposed. Section 1276.14(a) requires a minimum 0.6 footcandle level for pedestrian areas. **The applicant is going to discuss putting in the minimum 0.6 footcandles where the pedestrian access will be.**
2. Engineered drawings, including stormwater management, shall be submitted with the detailed site plan. **The applicant will comply.**

Staff Recommendations:

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

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR MAPLESIDE FARMS STORAGE BUILDING, 294 PEARL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: THE BUILDING AS SHOWN MEETS THE HEIGHT GUIDELINES OF THE CODE AND THE DECORATIVE CUPOLA ON TOP INCREASES THE HEIGHT TO 45' 10 ¾". THE APPLICANT WILL

BE ASKED TO PROVIDE A PHOTOMETRIC STUDY AROUND THE PATIO AREAS SHWON AND THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENT NUMBER 2 PERTAINING TO ENGINEERED DRAWING AND STORM WATER MANAGEMENT.

Vice-Chair Saeger seconded.
5 Ayes, 0 Nays

Item 5

Old Business – There was no old business.

Item 6

New business – Planning & Zoning Code updates public hearing-text amendments.

Item 7

Public Comment Period – There were no comments.

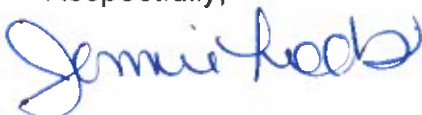
Item 8

Council Representative's Report – Mr. Delsanter wanted to thank the Planning Commission for their service.

MR. ROCHA MADE A MOTION TO ADJOURN
Vice-Chair Saeger seconded the motion.
The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 8:35 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

June 18, 2026

MODA addition variance request and mural

(Public hearing – variance and conditional zoning certificate)

Location: 95 Pearl Road (former Baskets Galore)
GW-C District

Proposed Use & Background:

The Planning Commission, at their meeting on April 23, 2026, moved the discussion plan to a detailed site plan to construct a 4,500 sq. ft. addition on the north and east sides of the existing 3,100 sq. ft. building, for a total of 7,600 sq. ft. The addition will be used for production, storage and a 72-seat conference room.

Two rows of parking will be added on the west side of the property facing Pearl Road, which exceeds the maximum 45' width permitted by Section 1261.07(a) of the Zoning Code. Additionally, the existing building exceeds the 75' front yard setback permitted by Section 1261.05(a)(2)(A), and Section 1261.07(a) states a minimum of 2/3's of the building's street façade shall fall within the front yard zone established above. The Commission, at their April 23rd meeting, approved a greater front yard parking zone width and greater front yard setback in accordance with the conditions in Section 1261.07(c)(3), (d)(1) and (2), and (e)(3).

The applicant is seeking to add a floral wall mural, as defined in Section 1270.15(b)(11), on the south elevation (facing Skyview Drive) of the building's exterior metal panel that will wrap around to the front entrance doors. The mural will be digitally printed color vinyl, UV resistant, and two millimeters thick, with a satin finish directly adhered to the metal wall. The mural areas will measure 22 feet by 18 feet tall, and 16 feet by 10 feet tall. The applicant has stated the mural shall be maintained and repaired in the event of damage, and corrections shall be made by removal of any damaged mural vinyl, cleaning of the wall panel surface and installation of replacement vinyl. The mural is fully removable and the walls will be restored to an as-new condition, in the event the mural is removed, as required by Section 1270.16(a). Wall murals are a conditionally permitted use in the GW-C District, subject to Section 1270.16 of the Zoning Code.

The applicant has stated the detailed site plan shall be submitted at a future date.

Staff Review Comments:

1. The proposed patio on the east side of the building encroaches 10' into the 50' rear yard setback required by Section 1261.05(c). The applicant has stated that due to the existing building site and an existing sewer on the west side of the building which limits further expansion, the east side is the only feasible location for the patio. Section 1244.04(b)(1) states 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 Chapter 1261 (GW-C Gateway Commercial District) if the Commission finds 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 patio will be used for professional events that are accessory to the approved use of the building.

2. A landscaping plan shall be submitted with the detailed site plan indicating the minimum 10' wide screening strip along the Pearl Road and Skyview Drive rights-of-way required by Section 1282.06(g). Additionally, interior landscaping in accordance with Section 1282.08(2)(b) and Section 1261.07(e)(3), measuring a minimum of 1,720 sq. ft., shall be shown; the applicant stated at the April 23rd meeting that 3,800 sq. ft. of landscaping will be provided. The applicant also commented the existing mature landscape buffer will remain and be maintained, pursuant to Section 1282.04(b)(5).
3. A photometrics plan shall be submitted with the detailed site plan for the new addition, in accordance with Section 1276.14(a) and (c).
4. A crosswalk to accommodate pedestrian access from the sidewalk to the building shall be installed, as required by Section 1278.09(d)(1).
5. A draft of the stormwater management plan, including detailed stormwater calculations, must be submitted with the detailed site plan. The proposed expansion must meet all requirements of Chapter 1236 Comprehensive Stormwater Management, including providing for stormwater quality and quantity control pursuant to Section 1236.09.
6. The City Engineer recommends relocating the new driveway further south on Pearl Road with a potential location near the center of the Pearl Road parcel frontage to create distance between the driveway to the north and the Skyview Drive intersection. Additionally, the City Engineer recommends eliminating the western curb cut on Skyview Drive, whereby the parcel will still have two curb cuts, instead of adding a third.
7. The City Engineer recommends limiting the driveway on Pearl Road to right turn exit only; right and left turn entrance into the parcel from Pearl Road is acceptable.
8. All requirements shall be adhered to on the conditional zoning certificate for the mural.

Staff Recommendations:

Staff recommends approval of the mural conditional zoning certificate and patio variance request, pending submission of the detailed site plan, and subject to Planning Commission and City Council approval.

St. Ambrose Parish parking lot addition
(Discussion plan)

Location: 929 Pearl Road
C-G District

Proposed Use & Background:

An application has been submitted to construct a 34,090 sq. ft. parking lot addition on newly acquired property (Permanent Parcel No. 003-18B-24-006) to the north of the existing church that will contain 112 parking spaces. An 11,700 sq. ft. playground area is indicated on the east side of the site.

The parking spaces measure 9' wide by 19' long, as required by Table 1276-3, and the 24' aisle width between the rows of parking complies with the above section. A detention basin is located on the northern portion of the site for stormwater management.

Staff Review Comments:

1. The detailed site plan shall include a landscaping plan indicating a minimum of 2,240 sq. ft. of interior landscaping, pursuant to Section 1282.08(b).
2. In accordance with Section 1282.06(g), a minimum 10' wide screening strip shall be provided along the Pearl Road right-of-way.
3. A 25' rear screening yard shall be provided on the east side of the property adjacent to the Amherst Commons multifamily development, pursuant to Section 1282.06(a). As there is existing landscaping, the Planning Commission shall determine if this sufficient, as allowed by Section 1282.04(b)(5).
4. In accordance with Section 1282.08(a), a 5' wide parking perimeter screening strip shall be provided on the north side of the parking lot.
5. The driveway width off of Pearl Road measures 25' at the right-of-way, pursuant to Table 1276-4; provide the width at the curb; a minimum 30' width is required.
6. A photometrics plan has been submitted indicating a minimum 0.6 footcandle required for parking and pedestrian areas for the majority of the site, with an average illumination level of 1.6 footcandles, in compliance with Section 1276.14(a) and (c), respectively. However, there is an area in the middle row of parking on the center and southern portions that does not meet the 0.6 lighting level.
7. A draft of the stormwater management plan, including detailed stormwater calculations, must be submitted with the detailed site plan. The proposed expansion must meet all requirements of Chapter 1236 Comprehensive Stormwater

Management, including providing for stormwater quality and quantity control pursuant to Section 1236.09.

8. Submit a letter from a wetland professional confirming there are no existing wetlands on the site.

Staff Recommendations:

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

Mapleside Farms storage building
(Discussion plan)

Location: 294 Pearl Road
SPD-10 – Falls District

Proposed Use & Background:

An application has been submitted to erect a 4,500 sq. ft. storage and agricultural support barn with a 760 sq. ft. mezzanine above the restrooms and two 1,000 sq. ft. covered patios on each end of the structure. The barn is located 333'-1" from the north property line and 643'-4" from the east property line.

The barn will primarily be used as an accessory storage building to support agricultural operations for the orchards during the growing and off-season (December through July) to store farm equipment, along with providing restroom facilities for employees. During the tourist season, the barn will be used to sell admission tickets to the farm event area and for the sale of agricultural-related items in the fall season during daytime hours (welcome center).

The maximum occupant load for assembly use is anticipated at 99 persons or less, with panic hardware being installed on the two main egress doors. ADA accessible accommodations are provided at the main event building with shuttle service provided to the barn upon request; this service is currently in place. The applicant has stated as this is an agritourism facility, there are vehicle paths and gravel walkways only between structures. Signage will be provided at the agritourism parking area to direct individuals requiring assistance to the main building.

The applicant has stated no additional landscaping is proposed, as the building is primarily a farm use structure and will be situated among the corn maze with the pumpkin fields and the adjacent orchard.

The barn will be constructed with a dark brown composite cedar shake roof and white siding that will be either vinyl or LP board/batten with stone veneer accents along the bottom portion of the structure that will match the front of the existing main building. The building measures

35' high to the roof peak, in compliance with Section B(c)(vi) of Mapleside Farms SPD-10 - The Grove & Falls District Development Guidelines; however, the decorative cupolas on top of the roof increase the height to 45'-10³/₄". The Administration feels as the roof peak height is in compliance with the above section, pursuant to Section 1242.02(13)(b), the intent of the code has been met.

Staff Review Comments:

1. The applicant has stated four exterior decorative gooseneck LED fixtures are proposed with negligible light being produced; no photometric study is proposed. Section 1276:14(a) requires a minimum 0.6 footcandle level for pedestrian areas.
2. Engineered drawings, including stormwater management, shall be submitted with the detailed site plan.

Staff Recommendations:

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