

Brunswick City Planning Commission

May 18, 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 7:10 p.m.

The first item was the discussion of the conditional zoning certificate for Brunswick Pointe Transitional Care (Heritage of Brunswick) electronic moving message sign, 4355 Laurel Road. Ms. Plavecski stated the Board of Zoning Appeals, at their meeting on May 16, 2017, granted a variance to allow the electronic sign to be located 8' from the Pearl and Laurel Road rights-of-way intersection.

The second item and third items were the review of the detailed site plan and final plat for Phase 5 of The Reserve at Autumn Creek Subdivision SPD-3, east side of Grafton Road, north of I-71 overpass. Mr. Jones suggested changing the Autumn Reserve Parkway street designation where it connects to the existing Alda Parkway street stub so that it will be named "Alda Parkway" from the intersection with Winchester Lane eastward, and "Autumn Reserve Parkway" westward and southward of Winchester Lane, in order to aid safety forces with locating addresses.

The fourth item was the review of the public hearing for Sposit BP gas station electronic digital display ground sign conditional zoning certificate and façade renovations, 2155 Pearl Road. Ms. Plavecski commented the new façade will enhance the existing building, and noted the proposed electronic sign needs to be 50' from the Pearl and Sleepy Hollow Road rights-of-way intersection. The Commission noted that a color rendering is needed to see the façade colors.

The fifth item was the review of the detailed site plan for Zeppe's Tavern, 1733 Pearl Road (Laurel Square Shopping Center). Ms. Plavecski stated that new plans were received at 4:00 p.m. on May 17, 2017, along with a statement addressing the Staff Review Comments, which the Commission briefly discussed.

The sixth, and final item, was the discussion of the detailed site plan for the Ronlen Industries truck dock addition, 1144 Forest Edge Parkway. Ms. Plavecski commented the 1,288.08 sq. ft. concrete pad is encroaching by 16' into the 25' side yard setback on the west property line. She also stated the lighting level for the new sidewalk and dock exceeds 0.6 footcandle required by Code, but the Planning Commission has previously granted a modification to allow higher lighting levels for another site in the I-L Light Industrial District. Mr. Shirilla stated as there are several dark spots in the Industrial Park, he is agreeable to allowing a higher footcandle level.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

May 18, 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
Brian Bauer, 3892 Bair Road, Dover
Eric Andrews, Brunswick Limited Partnership, 35110 Euclid
Avenue, Willoughby
David Aulger, Campbell Construction, 1159 Blachleyville Road,
Wooster
David Kelland, 306 Starview Drive, Brunswick
Len Spacek, 34300 Brookmeade Court, Solon
Dave Wager, Palmieri Builders, 31005 Bainbridge Road, Suite #5,
Solon

Item 1

Chairman Joe Shirilla called the meeting to order at 7:42 p.m.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO ACCEPT THE MINUTES OF MAY 4, 2017.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays 1 Abstain (Mr. Arona).

Item 4(a)

Regarding the conditional zoning certificate for the Brunswick Pointe Transitional Care (Heritage of Brunswick) electronic moving message ground sign, Mr. Brian Bauer, architect,

was present. (A public hearing for the conditional zoning certificate was held on April 20, 2017, but the application was tabled, due to noncompliance of the sign location).

Mr. Bauer stated the Board of Zoning Appeals, at their meeting on May 16, 2017, granted a variance to allow the electronic sign to be located 8' from the Pearl and Laurel Road rights-of-way.

MR. ROCHA MOTIONED TO APPROVE THE BRUNSWICK POINTE TRANSITIONAL CARE (HERITAGE OF BRUNSWICK) ELECTRONIC MOVING MESSAGE GROUND SIGN CONDITIONAL ZONING CERTIFICATE, 4355 LAUREL ROAD.

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

Items 4(b) & 4(c)

Concerning the Phase 5 detailed site plan and final plat for The Reserve at Autumn Creek Subdivision SPD-3, Mr. Dave Wager, of Palmieri Builders, was present.

Mr. Jones explained in discussions with safety forces and the Medina County Tax Map Department, the most logical point to change street names is by Winchester Lane. Therefore, he suggested changing the Autumn Reserve Parkway street designation where it connects to the existing Alda Parkway street stub so that it will be named "Alda Parkway" from the intersection with Winchester Lane eastward, and "Autumn Reserve Parkway" westward and southward of Winchester Lane, to which Mr. Wager concurred.

Mr. Jones commented there was a preconstruction meeting today with Palmieri Builders for Phase 5. He said the developer has received an early grading permit, and engineering plans are close to being finalized. Mr. Jones stated the developer has obtained approval from the City of Cleveland – Division of Water and is close to having approval from the Medina County Sanitary Engineers.

MR. ARONA MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PHASE 5 DETAILED SITE PLAN AND FINAL PLAT FOR THE RESERVE AT AUTUMN CREEK SUBDIVISION SPD-3, SUBJECT TO THE FOLLOWING:

1. PURSUANT TO SECTION M(3) OF THE RESERVE AT AUTUMN CREEK SPD-3 DESIGN GUIDELINES AND SECTION 1224.04(d)(4) OF THE SUBDIVISION REGULATIONS, CITY COUNCIL SHALL HAVE FINAL APPROVAL OF THE PHASE 5 DETAILED SITE PLAN OF THE PRELIMINARY SUBDIVISION PLAN, SUBJECT TO ENGINEERING APPROVAL.
2. CHANGE AUTUMN RESERVE PARKWAY STREET DESIGNATION WHERE IT CONNECTS TO THE EXISTING ALDA PARKWAY STREET STUB SO THAT IT WILL BE NAMED "ALDA PARKWAY" FROM THE INTERSECTION WITH WINCHESTER LANE EASTWARD, AND "AUTUMN RESERVE PARKWAY" WESTWARD AND

SOUTHWARD OF WINCHESTER LANE, IN ORDER TO AID SAFETY FORCES WITH LOCATING ADDRESSES.

3. PHASE 5 FINAL PLAT APPROVAL IS SUBJECT TO ENGINEERING AND CITY COUNCIL APPROVAL, PURSUANT TO SECTION 1226.04(b)(13) OF THE CODIFIED ORDINANCES OF THE CITY OF BRUNSWICK.

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

Item 4(d)

Regarding the public hearing for the Sposit BP gas station electronic digital display ground sign conditional zoning certificate and façade renovations, 2155 Pearl Road, Mr. Len Spacek, of BP, was present.

Mr. Spacek distributed an updated color rendering of the ground sign to the Commission.

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

Mr. Shirilla noted the drawing doesn't show what the base of the ground sign will look like, which should match the building materials. He also noted that a color rendering of the new façade needs to be provided. Mr. Arona said the Commission is pleased with the new façade and it would be helpful to bring samples of the building materials when the applicant returns before the Commission. Mr. Jones commented a site plan is needed indicating where the new sign will be located to verify it will be a minimum of 50' from the intersection of the Pearl and Sleepy Hollow Road rights-of-way.

Mr. Shirilla asked Mr. Spacek if he would like the application tabled, to which he responded yes.

MR. HASAN MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE CONDITIONAL ZONING CERTIFICATE FOR THE ELECTRONIC MOVING MESSAGE SIGN, ALONG WITH FAÇADE RENOVATIONS FOR THE SPOSIT BP GAS STATION, 2155 PEARL ROAD.

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

Item 4(e)

Concerning the detailed site plan for Zeppe's Tavern, 1733 Pearl Road (Laurel Square Shopping Center), Mr. Eric Andrews, of Brunswick Limited Partnership, was present. He addressed the Staff Review Comments as follows:

1. The 2' high black aluminum fence in front of the parking spaces on Pearl Road has been removed from Sheet SD-2.
2. One planter each has been added on the northwest and southwest concrete islands near the front of the building containing a mixture of annual seasonal flowers and

perennial greenery. Mr. Andrews stated these planters will be the same size as the ones in front of the door. Mr. Arona commented the planters should be substantial in size, as the applicant does not have sufficient interior landscaping. The Commission agreed that a minimum size of each planter shall be 25 gallons.

3. Nineteen arborvitae shrubs with a 3' to 4' height have been installed around the outside patio, instead of the "Burgundy Pygmy Boxwood".
4. A notation on Sheet L-1 (landscaping plan) indicates 245 sq. ft. of interior landscaping.
5. The percentage and length of projections or recesses on the Pearl Road street façade have been provided. Section 1260.07(a) requires that a street facade greater than 60' in length (building measures 86'4") shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% (2.59') and extending at least 20% (17.26') of the length of the street façade. The projection has a depth of 6'2" and extends 19'2" of the length of the street façade, in compliance with the above requirements.
6. The height of the shadow-box wood fence has been increased to 6' on Sheet A-2 as a precautionary measure against liquor being passed through to minors.
7. The length of the 60° angled parking spaces on the north side of the building has been increased to 21' with a one-way aisle width of 18', pursuant to Table 1276-3, on Sheet SD-1.
8. A grading and utilities plan shall be submitted, along with calculations of the disturbed area, to determine the need for stormwater quality measures.

Mr. Shirilla declared the public comment period open.

Mr. Dave Kelland, 306 Starview Drive, Brunswick, stated if Zeppe's Tavern is constructed, there won't be sufficient parking for the classic car shows. He also said music from the outdoor patio will reach across the street to the skilled nursing home (Brunswick Pointe Transitional Care) and the surrounding areas. Mr. Arona commented there seems to be enough parking for the car show. Mr. Kelland disagreed and said the car show will probably move to Medina. Mr. Andrews stated they allow the car show in the Laurel Square Shopping Center as a courtesy and said there is plenty of parking for both Zeppe's Tavern and the car show.

MR. ARONA MOTIONED TO APPROVE THE ZEPPE'S TAVERN DETAILED SITE PLAN, 1733 PEARL ROAD (LAUREL SQUARE SHOPPING CENTER), AS SUBMITTED ON MAY 17, 2017, SUBJECT TO THE FOLLOWING:

1. THE 2' HIGH BLACK ALUMINUM FENCE IN FRONT OF THE PARKING SPACES ON PEARL ROAD HAS BEEN REMOVED FROM SHEET SD-2.

2. ONE PLANTER EACH HAS BEEN ADDED ON THE NORTHWEST AND SOUTHWEST CONCRETE ISLANDS NEAR THE FRONT OF THE BUILDING CONTAINING A MIXTURE OF ANNUAL SEASONAL FLOWERS AND PERENNIAL GREENERY. THE MINIMUM SIZE OF EACH PLANTER SHALL BE 25 GALLONS.
3. NINETEEN ARBORVITAE SHRUBS WITH A 3' TO 4' HEIGHT HAVE BEEN INSTALLED AROUND THE OUTSIDE PATIO.
4. A NOTATION ON SHEET L-1 (LANDSCAPING PLAN) INDICATES 245 SQ. FT. OF INTERIOR LANDSCAPING. SECTION 1282.08(b) REQUIRES A MINIMUM 3,860 SQ. FT. OF INTERIOR LANDSCAPING WHICH SHALL CONSIST OF A MINIMUM OF 13 TREES FROM PLANT LIST "A" AND 104 SHRUBS FROM PLANT LISTS "D" OR "E", THAT SHALL BE MAINTAINED TO RETAIN VISIBILITY BETWEEN 3' AND 5' ABOVE GROUND. THE PLANNING COMMISSION, PURSUANT TO SECTION 1282.10(a), MAY APPROVE A LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENT IN INDIVIDUAL, UNIQUE SITUATIONS WHERE THE REQUIREMENTS OF THIS SPECIFIC CHAPTER ARE CLEARLY INAPPLICABLE. THE COMMISSION HAS FOUND THAT THE ACTUAL CONSTRUCTION OF THE ZEPPE'S TAVERN BUILDING WILL REDUCE THE "SEA OF ASPHALT", AND THAT THE PLANTING OF FIFTY-TWO (52) "BURGUNDY PYGMY BOXWOOD" NEAR THE PEARL AND LAUREL ROAD INTERSECTION TO PROVIDE A FOCAL POINT, ALONG WITH OTHER CREATIVE LANDSCAPING, WILL SATISFY THE INTENT OF INTERIOR LANDSCAPING. THE COMMISSION HAS FOUND THAT THE PURPOSE OF THIS CHAPTER, AS STATED IN SECTION 1282.01, HAS BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.
5. THE PERCENTAGE AND LENGTH OF PROJECTIONS OR RECESSES ON THE PEARL ROAD STREET FAÇADE HAVE BEEN PROVIDED. SECTION 1260.07(a) REQUIRES THAT A STREET FACADE GREATER THAN 60' IN LENGTH (BUILDING MEASURES 86'4") SHALL INCORPORATE ONE OR MORE WALL PLANE PROJECTIONS OR RECESSES HAVING A MINIMUM DEPTH OF AT LEAST 3% (2.59') AND EXTENDING AT LEAST 20% (17.26') OF THE LENGTH OF THE STREET FAÇADE. THE PROJECTION HAS A DEPTH OF 6'2" AND EXTENDS 19'2" OF THE LENGTH OF THE STREET FAÇADE, IN COMPLIANCE WITH THE ABOVE REQUIREMENTS.
6. THE HEIGHT OF THE SHADOW-BOX WOOD FENCE HAS BEEN INCREASED TO 6' ON SHEET A-2 AS A PRECAUTIONARY MEASURE AGAINST LIQUOR BEING PASSED THROUGH TO MINORS.
7. THE LENGTH OF THE 60° ANGLED PARKING SPACES ON THE NORTH SIDE OF THE BUILDING HAS BEEN INCREASED TO 21' WITH A ONE-WAY AISLE WIDTH OF 18', PURSUANT TO TABLE 1276-3, ON SHEET SD-1.

8. A GRADING AND UTILITIES PLAN SHALL BE SUBMITTED, ALONG WITH CALCULATIONS OF THE DISTURBED AREA, TO DETERMINE THE NEED FOR STORMWATER QUALITY MEASURES.

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

Item 4(f)

Concerning the detailed site plan for the Ronlen Industries truck dock addition, 1144 Forest Edge Parkway, Mr. Greg Lutch, owner; and Mr. David Aulger, of Campbell Construction were present.

Mr. Jones commented staff is in favor of the Commission granting a variance to allow the concrete pad to encroach into the west side yard setback. He said as it is located on the interior of the site and will not have a negative impact.

Mr. Aulger explained the owner chose to screen the gravel area instead of returning it to grass.

MR. SAEGER MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR THE RONLEN INDUSTRIES TRUCK DOCK ADDITION, 1144 FOREST EDGE PARKWAY, SUBJECT TO THE FOLLOWING:

1. SECTION 1266.05(d) REQUIRES A MINIMUM 25' SIDE YARD SETBACK; THE 1,288.08 SQ. FT. (29' X 44'5") CONCRETE PAD ENCROACHES BY 16', RESULTING IN THE PAD BEING LOCATED 9' FROM THE WEST PROPERTY LINE. THE PLANNING COMMISSION, PURSUANT TO SECTION 1244.04(b)(1) OF THE ZONING CODE, SUBJECT TO CITY COUNCIL APPROVAL, HAS GRANTED A VARIANCE FOR THE ABOVE AND HAS FOUND THAT BOTH (1) SUCH VARIANCE OR EXCEPTION WILL NOT VIOLATE THE SPIRIT OR INTENT OF THE CHAPTER, AND (2) THAT A MORE HARMONIOUS AND COMPATIBLE DEVELOPMENT WILL RESULT.
2. A PHOTOMETRICS PLAN HAS BEEN SUBMITTED; HOWEVER, THE FOOTCANDLE LEVEL FOR THE NEW SIDEWALK AND DOCK AREA EXCEEDS THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c). THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), HAS GRANTED A MODIFICATION TO ALLOW THE HIGHER FOOTCANDLE LEVEL SHOWN ON THE SITE PLAN, AS THERE IS NO ADJACENT RESIDENTIAL PROPERTY. THE COMMISSION HAS FOUND THAT THE OBJECTIVES OF SECTION 1276.01 HAVE BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.

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

Item 5

There was no old business.

Item 6

Regarding new business of potentially changing the Planning Commission meeting time to 7:00 p.m., with caucus at 6:30 p.m., the majority of the members stated they are unable to attend an earlier meeting time. Therefore, the meeting time of 7:30 p.m., with caucus at 7:00 p.m., will remain.

Item 7

No one appeared at the public comment period.

Item 8

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

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:51 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

May 18, 2017

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

(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 Planning Commission tabled the certificate application, at the applicant's request, at their meeting on April 20, 2017, as the ground sign does not comply with the minimum distance of 50' from the Pearl and Laurel Road rights-of-way intersection required by Section 1270.04(b), due to the location of the retention basin. As required by Section 1274.04(a), a public hearing was held on the above date.

Staff Review Comments:

1. The applicant is seeking a variance from the Board of Zoning Appeals on May 16, 2017 to allow the ground sign to be located less than 50' from the Pearl and Laurel Road rights-of way that is required by Section 1270.04(b).
2. All stipulations of the conditional zoning certificate shall be adhered to.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate, pending the ruling by the Board of Zoning Appeals.

The Reserve at Autumn Creek – Phase 5

(Detailed site plan)

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

Proposed Use & Background:

The detailed site plan has been submitted for Phase 5 of The Reserve at Autumn Creek Subdivision consisting of 31 single family lots (Sublots 176 through 206), and Blocks "B4",

“B5”, and “B6”, which will extend both Alda Parkway and Winchester Drive, and create a new street of Glendorn Drive.

Staff Review Comments:

1. Pursuant to Section M(3) of The Reserve at Autumn Creek SPD-3 Design Guidelines and Section 1224.04(d)(4) of the Subdivision Regulations, City Council shall have final approval of the Phase 5 detailed site plan of the preliminary subdivision plan.
2. Change Autumn Reserve Parkway street designation where it connects to the existing Alda Parkway street stub so that it will be named “Alda Parkway” from the intersection with Winchester Lane eastward, and “Autumn Reserve Parkway” westward and southward of Winchester Lane, in order to aid safety forces with locating addresses.
3. Final detailed site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval to City Council of the Phase 5 detailed site plan.

The Reserve at Autumn Creek – Phase 5

(Final plat)

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

Proposed Use & Background:

The final plat has been submitted for Phase 5 of The Reserve at Autumn Creek Subdivision consisting of 31 single family lots (Sublots 176 through 206), and Blocks “B4”, “B5”, and “B6”, which will extend both Alda Parkway and Winchester Drive, and create a new street of Glendorn Drive.

Staff Review Comments:

4. Change Autumn Reserve Parkway street designation where it connects to the existing Alda Parkway street stub so that it will be named “Alda Parkway” from the intersection with Winchester Lane eastward, and “Autumn Reserve Parkway” westward and southward of Winchester Lane, in order to aid safety forces with locating addresses.
5. Final plat approval is subject to Engineering and City Council approval, pursuant to Section 1226.04(b)(13) of the Codified Ordinances of the City of Brunswick.

Staff Recommendations:

Staff recommends approval to City Council of the Phase 5 final plat.

Sposit BP Station electronic sign and façade alterations

(Public hearing – conditional zoning certificate and façade renovations)

Location: 2155 Pearl Road
GW-C District

Proposed Use & Background:

An application has been submitted to renovate the former Marathon gas station into a BP station. On the Pearl Road elevation, new man-made, tan-colored stone will be added around the entrance door and on the peaked gable above it, and also added along the lower portion of the building below the sill height. Stucco will be installed above the sill line up to the roof line and a new black standing-seam metal roof is proposed.

Additionally, a conditional zoning certificate application has been submitted to erect a 35 sq. ft. electronic digital display fuel pricing ground sign. The sign face is 4'1-7/8" high, which will rest on a 2' high base, for a total height of 6'1-7/8", in compliance with the maximum 5' high sign face area and 2' high base (7' total maximum height) required by Sections 1270.17(b) and 1270.05 – Table B of the Zoning Code.

Electronic moving message/digital displays signs are a conditionally permitted use in the GW-C Gateway Commercial District, pursuant to Section 1261.04(p) of the Zoning Code.

Staff Review Comments:

1. The electronic digital display fuel pricing ground sign shall comply with Section 1270.17(b) of the Zoning Code.
2. Verify the electronic ground sign will be located a minimum of 50' from the Pearl and Sleepy Hollow Road intersection, as measured from the point of intersection of the right-of way lines, pursuant to Section 1270.04(b). Additionally, no portion of the sign shall extend across a right-of-way line, in accordance with Section 1270.04(c).
3. Provide a color rendering of the new façade.

Staff Recommendations:

Staff recommends approval of the electronic digital display sign and façade alterations.

Zeppe's Tavern

(Detailed site plan)

Location: 1733 Pearl Road
C-G District

Proposed Use & Background:

The Planning Commission moved the discussion plan to a detailed site plan at their meeting on March 16, 2017. Pursuant to Sections 1260.07(c)(3), (d)(1) and (2), and (e)(1) of the Zoning Code, the Commission granted a modification to allow the front yard setback to be located 93'5" from the Pearl Road right-of-way, which exceeds the maximum 75' front yard setback permitted by Section 1260.05(a)(2)(A). Additionally, the Commission granted a modification to allow the front yard parking zone width to exceed the maximum 45' width

permitted by Section 1260.07(b), and to allow 2/3's of the street façade to be located outside of the front yard zone.

Concerning landscaping, as requested by the Commission at their March 16th meeting, the applicant has eliminated the landscaping in front of Zeppe's Tavern and re-located it further south to the corner of Pearl and Laurel Roads to provide a focal point. Fifty-two (52) "Burgundy Pygmy Boxwood" have been planted in this area, as shown on Sheet L-1.

Also, as requested, the bench has been eliminated by the Pearl Road sidewalk, and one planter and one bench have been installed in front of each pier by the front of the building, for a total of two planters and two benches (Sheet SD-2).

Furthermore, a photometrics plan has been submitted. The average footcandle level for the Zeppe's Tavern parking and pedestrian areas is 0.89, in compliance with the 0.6 minimum and 2.4 maximum permitted by Section 1276.14(a) and (c).

Staff Review Comments:

9. Sheet SD-2 still indicates the 2' high black aluminum fence in front of the parking spaces on Pearl Road, which the Commission requested to be removed at their March 16th meeting.
10. Add one planter each on the northwest and southwest concrete islands near the front of the building containing a mixture of annual seasonal flowers and perennial greenery, as requested at the above meeting.
11. Nineteen "Burgundy Pygmy Boxwood", ranging from a 2' to 2'6" height, have been installed around the outside patio; the Planning Commission suggested planting arborvitae shrubs with a 3' to 4' height. The Commission shall determine if the boxwood species is acceptable.
12. Provide a notation on Sheet L-1 (landscaping plan) indicating the amount of interior landscaping. The applicant stated at the March 16th meeting that they are unable to meet the minimum 3,860 sq. ft. of interior landscaping required by Section 1282.08(b), which shall consist of a minimum of 13 trees from Plant List "A" and 104 shrubs from Plant Lists "D" or "E", that shall be maintained to retain visibility between 3' and 5' above ground. The Planning Commission, pursuant to Section 1282.10(a), may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this specific Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, 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 modify any of the specific requirements of this Chapter.
13. Provide percentage and length of projections or recesses on the Pearl Road street façade; Section 1260.07(a) requires that street facades greater than 60' in length (building measures 86'4") shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% (2.59') and extending at least 20% (17.26') of the length of the street façade.

14. The Planning Commission, at their February 2nd meeting, recommended increasing the height of the shadow-box wood fence from 5 feet to 6 feet as a precautionary measure against liquor being passed through to minors; the 5' height is still shown on Sheet A-2.
15. As mentioned at the March 2 and March 16, 2017 meetings, the length of the 60° angled parking spaces on the north side of the building shall be increased to 21' with a one-way aisle width of 18', pursuant to Table 1276-3. Sheet SD-1 currently shows a 19' parking space length and 20' aisle width.
16. A grading and utilities plan shall be submitted, along with calculations of the disturbed area, to determine the need for stormwater quality measures.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending a modification for the amount of interior landscaping, and provided the above items are addressed.

Ronlen Industries

(Detailed site plan)

Location: 1144 Forest Edge Parkway
I-L District

Proposed Use & Background:

The Planning Commission moved the discussion plan to a detailed site plan at their meeting on April 20, 2017, with the following comments:

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 granted a modification to allow trucks to back into the site and made a finding that as there is only industrial traffic and no residential traffic, and due to the site being a corner lot, that the objectives of 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).
6. Engineering plans shall be submitted with the detailed site plan.

In order to provide screening for the gravel area, pursuant to Section 1266.06, a new 6' high chain link fence with metal privacy slats and 8' wide gate is shown on Sheet SD-2.

Staff Review Comments:

3. The 1,288.08 sq. ft. (29' x 44'5") concrete pad encroaches into the 25' west side yard setback by 16', resulting in the pad being located 9' from the west property line. The Planning Commission, pursuant to Section 1244.04(b)(1), 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 (I-L Light Industrial District) if the Commission expressly finds that both (1) such variance or exception will not violate the spirit or intent of the Chapter, and (2) that a more harmonious and compatible development will result.
4. A photometrics plan has been submitted; however, the footcandle level for the new sidewalk and dock area exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending Planning Commission and City Council approval of the variance for the concrete pad, and provided the above items are addressed.