

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda **JUNE 12, 2017** **6:35 PM**

1. Discussion Items
 - (a) **ORD. NO. 42-17** - An ordinance approving the Phase 5 Detailed Site Plan for The Reserve at Autumn Creek Subdivision Special Planning District No. 3 - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
 - (b) **ORD. NO. 43-17** - An ordinance approving the Phase 5 Final Plat for The Reserve at Autumn Creek Subdivision Special Planning District 3, subject to final engineering approval and any other conditions imposed by Council - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment

MAYOR
RON FALCONI

CITY OF BRUNSWICK

COUNCIL
MICHAEL J. ABELLA, JR
ANTHONY P. CAPRETTA
NICHOLAS HANEK
PATRICIA HANEK
ALEX V. JOHNSON
BRIAN K. OUSLEY
JOSEPH SALZGEBER

ACTING CITY MANAGER
CARL S. DEFOREST

May 19, 2017

Dino Palmieri
Autumn Creek Partners
31005 Bainbridge Road
Suite #5
Solon, OH 44139

RE: The Reserve at Autumn Creek Subdivision SPD-3
Phase 5 detailed site plan approval

Dear Mr. Palmieri:

The Brunswick City Planning Commission, at their meeting on June 16, 2016, **recommended approval to City Council** of the Phase 5 detailed site plan 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. The first of three readings on the proposed legislation is scheduled for Monday, June 12, 2017. Please contact Barb Ortiz, Clerk of Council, at (330) 558-6845; she will inform you of the meeting time.
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 named "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.



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002
<http://www.brunswick.oh.us>

Upon completion of the review, the City Engineer will request **four final sets** of plans for signature purposes. After the plans are signed by the Planning Commission and City Engineer, one signed set will be returned to your attention.

The Zoning Code requires a **financial guarantee** "to insure that all site features, including, but not limited to, parking, drainage, sidewalks, screening, exterior lighting and landscaping, conform to the approved site plan." The guarantee amount must be based on an itemized estimate from a designer or contractor and must be approved by the City Engineer.

The guarantee must be **in the form of cash, letter of credit, or performance bond**, unless another form is approved by the Law Director. The enclosed samples may be utilized for this purpose. Please contact the City Engineer for more information regarding the financial guarantee.

The record site plans, engineering approval, project cost estimate, and financial guarantee must all be in place before building permits can be issued.

Please contact me at (330) 558-6865 if you have any questions.

Sincerely,



Pamela Plavecski,
Planning & Zoning Coordinator

enc.

c: City Council
Carl DeForest, Acting City Manager
Ken Fisher, Law Director
Grant Aungst, Community & Economic Dev. Director
Matt Jones, Consulting City Engineer
Cliff Calaway, Chief Building Official

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE APPROVING THE PHASE 5 DETAILED SITE PLAN FOR
THE RESERVE AT AUTUMN CREEK SUBDIVISION SPECIAL PLANNING
DISTRICT NO. 3.

WHEREAS: On May 18, 2017, the Brunswick City Planning Commission recommended approval to City Council of the Phase 5 detailed site plan for the Reserve at Autumn Creek Subdivision SPD-3.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Phase 5 detailed site plan for the Reserve at Autumn Creek Subdivision SPD-3, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approval.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Barb Ortiz

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 42-17

BY: Mr. Ousley, Mr. Hanek and Mrs. Hanek

AN ORDINANCE APPROVING THE PHASE 5 DETAILED SITE PLAN FOR THE RESERVE AT AUTUMN CREEK SUBDIVISION SPECIAL PLANNING DISTRICT NO. 3.

WHEREAS: On May 18, 2017, the Brunswick City Planning Commission recommended approval to City Council of the Phase 5 detailed site plan for the Reserve at Autumn Creek Subdivision SPD-3.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Phase 5 detailed site plan for the Reserve at Autumn Creek Subdivision SPD-3, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approval.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Barb Ortiz

MAYOR
RON FALCONI

CITY OF BRUNSWICK

COUNCIL
MICHAEL J. ABELLA, JR
ANTHONY P. CAPRETTA
NICHOLAS HANEK
PATRICIA HANEK
ALEX V. JOHNSON
BRIAN K. OUSLEY
JOSEPH SALZGEBER

ACTING CITY MANAGER
CARL S. DEFOREST

May 19, 2017

Dino Palmieri
Autumn Creek Partners
31005 Bainbridge Road
Suite #5
Solon, OH 44139

RE: The Reserve at Autumn Creek Subdivision SPD-3
Phase 5 Final Plat

Dear Mr. Palmieri:

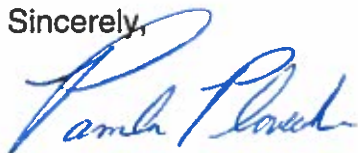
The Brunswick City Planning Commission, at their meeting on May 18, 2017, **recommended approval to City Council** of the Phase 5 final plat for The Reserve at Autumn Creek Subdivision SPD-3. Final plat approval is subject to Engineering and City Council approval, pursuant to Section 1226.04(b)(13) of the Codified Ordinances of the City of Brunswick, and subject to the following:

1. 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 named "Autumn Reserve Parkway" westward and southward of Winchester Lane, in order to aid safety forces with locating addresses.

The first of three readings on the proposed legislation is scheduled for City Council's meeting on Monday, June 12, 2017. Please contact Barb Ortiz, Clerk of Council, at (330) 558-6845 regarding the meeting time.

If you have any questions, please contact me at (330) 558-6865.

Sincerely,



Pamela Plavecski
Planning & Zoning Coordinator



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002
<http://www.brunswick.oh.us>

c: City Council
Carl DeForest, Acting City Manager
Ken Fisher, Law Director
Grant Aungst, Community & Economic Dev. Director
Matt Jones, Consulting City Engineer
Cliff Calaway, C.B.O.

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE APPROVING THE PHASE 5 FINAL PLAT FOR THE RESERVE AT AUTUMN CREEK SUBDIVISION SPECIAL PLANNING DISTRICT NO. 3, SUBJECT TO FINAL ENGINEERING APPROVAL AND ANY OTHER CONDITIONS IMPOSED BY COUNCIL.

WHEREAS: On May 18, 2017, the Brunswick City Planning Commission recommended approval to City Council of the Phase 5 final plat for the Reserve at Autumn Creek Subdivision SPD-3, subject to final engineering approval.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Phase 5 final plat for the Reserve at Autumn Creek Subdivision SPD-3, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approval and any other conditions imposed by this Council.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Barb Ortiz

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 43-17

BY: Mr. Ousley, Mr. Hanek and Mrs. Hanek

AN ORDINANCE APPROVING THE PHASE 5 FINAL PLAT FOR THE
RESERVE AT AUTUMN CREEK SUBDIVISION SPECIAL PLANNING
DISTRICT NO. 3, SUBJECT TO FINAL ENGINEERING APPROVAL AND
ANY OTHER CONDITIONS IMPOSED BY COUNCIL.

WHEREAS: On May 18, 2017, the Brunswick City Planning Commission recommended approval to City Council of the Phase 5 final plat for the Reserve at Autumn Creek Subdivision SPD-3, subject to final engineering approval.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Phase 5 final plat for the Reserve at Autumn Creek Subdivision SPD-3, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approval and any other conditions imposed by this Council.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Barb Ortiz