Brunswick City Planning Commission

June 15, 2017 - Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad 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
Brenda Lang, Board of Zoning Appeals Secretary

Chairman Joe Shirilla called the meeting to order at 7:12 p.m.

The first item was the review of the conditional zoning certificate for the Sposit BP gas station electronic digital display ground sign and façade renovations, 2155 Pearl Road. Mr. Jones stated the electronic sign is located a minimum of 50' from the intersection of the Pearl and Sleepy Hollow Road rights-of-way; Mr. Aungst verified the sign is 124' from the intersection.

The second item was the review of the revised discussion plan for The Reserve at Autumn Creek SPD-3, Phase 6, north side of Grafton Road, east of I-71 overpass. Ms. Plavecski noted the Planning Commission, at their meeting on April 20, 2017, requested additional elevations utilizing more brick.

The third item was the review of the discussion plan for the BAPS Temple parking lot expansion, 2915 Laurel Road. Mr. Jones stated he needs additional information regarding stormwater management, along with calculations verifying the existing detention basin will accommodate run-off from the new parking lot.

Mr. Shirilla adjourned the meeting at 7:24 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

June 15, 2017

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad 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
Brenda Lang, Board of Zoning Appeals Secretary
Len Spacek, 34300 Brookmeade Court, Solon
Nahari Patel, BAPS Temple, 2915 Laurel Road, Brunswick
Ankur Patel, 3007 Steffan Wood, Twinsburg
Pradip Patel, 20459 Ashford Court, Strongsville
Dave Wager, Autumn Creek Partners, 31005 Bainbridge Road, Suite 5, Solon
Adam Wujnovich, Ryan Homes, 6770 W. Snowville Road, Suite 100, Brecksville
Max Straus, 1949 Brookshire Road, Akron

Item 1

Chairman Joe Shirilla called the meeting to order at 7:35 p.m.

Item 2

Regarding announcements or correspondence, Ms. Plavecski announced Mrs. Patricia Hanek is filling in for Nick Hanek as Council Representative. Additionally, she announced that Brenda Lang, Board of Zoning Appeals Secretary, is observing tonight's Planning Commission meeting.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF JUNE 1, 2017.

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

Item 4(a)

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

As the sign complies with code, the Commission had no questions for the applicant.

MR. ARONA MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR THE ELECTRONIC FUEL PRICING GROUND SIGN AND FAÇADE RENOVATIONS FOR THE SPOSIT BP GAS STATION, 2155 PEARL ROAD. THE APPLICANT HAS COMPLIED WITH THE STAFF REVIEW AND PLANNING COMMISSION COMMENTS FROM MAY 18, 2017.

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

Item 4(b)

Concerning the revised discussion plan for The Reserve at Autumn Creek Subdivision, Phase 6, north side of Grafton Road, east of the I-71 overpass, Mr. Dave Wager, Palmieri Builders; and Mr. Adam Wujnovich, Ryan Homes, were present.

Mr. Wager commented they changed the private streets to public streets in Phase 6, as required by the Planning Commission and City Council.

Mr. Wujnovich explained they can change the siding colors for variety and add extra stone around the front door and up to the water table on the first and end units. Mr. Arona inquired if all of the three-unit buildings will have the same door and second-story window configuration as presented; Mr. Wujnovich responded yes. Mr. Arona asked what the two-unit buildings will look like; Mr. Wujnovich replied they will each have a middle unit and end unit configuration.

Mr. Arona inquired if a covered front entry-way could be used; Mr. Wujnovich said the units are slid forward or back so they don't line up, which helps when the roof is replaced. Mr. Arona suggested adding a roof over the stoop; Mr. Wujnovich stated they could add a shed roof 4' wide and extending 3' out on the middle unit with some decorative brackets.

For variation in the façade appearance, Mr. Shirilla suggested alternating the color of siding on each unit in each building to make it look like three separate units. He noted there is a section on the street where eight units are all lined up with the same setback; Mr. Jones said there is some offset with each unit in the building. Mr. Shirilla commented that the siding colors on the models in Cuyahoga Falls utilize soft shades of olive, cream, and blue. He stated as long as the color of the siding coincides with the color of the stone, it would break up the expanse of the façade.

Mr. Shirilla noted there are eight units in a straight line which should be broken up with colors and stone accents. Mr. Arona commented the Calvert has a first floor master bedroom; Mr. Wujnovich responded that will not work for this model because the garage would protrude too far. Mr. Hasan stated he would like to have two models to choose from to break up the monotony.

MR. HASAN MOTIONED TO MOVE THE DISCUSSION PLAN TO A PRELIMINARY SUBDIVISION PLAN AND PUBLIC HEARING FOR PHASE 6 OF THE RESERVE AT AUTUMN CREEK SPD-3, NORTH SIDE OF GRAFTON ROAD, EAST OF THE I-71 OVERPASS. THE APPLICANT WILL SUBMIT ELEVATIONS SHOWING THE ADDITIONAL STONE ACCENTS AND VARIOUS COLORS OF COMPLIMENTARY SIDING.

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

Item 4(c)

Regarding the BAPS Temple parking lot expansion, 2915 Laurel Road, Mr. Ankur Patel and Mr. Nahari Patel were present.

Mr. Ankur Patel explained they need additional parking four to five times a year for special holidays and events, and noted there has been an increase in teen drivers.

The Staff Review Comments were addressed as follows:

1. The dimensions of the new parking spaces shall be shown on the site plan; Table 1276-3 requires a minimum 9' width by 19' length for 90° angle parking. Mr. Nahari Patel stated the spaces on the existing lot are 10' wide x 20' long with a 24' aisle width, which they will match on the new lot.

2. The parking aisle width shall also be indicated on the site plan; Table 1276-3 requires a minimum 24' width for two-way traffic; the applicant stated they will comly.

3. They will submit a photometrics plan with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a).

4. The detailed site plan shall include a 10' wide landscape perimeter screening strip that is adjacent to the Laurel Road right-of-way, pursuant to Section 1282.06(g), which shall contain either trees from Plant List "A", 25' to 35' on-center with a row of shrubs from Plant Lists "D" or "E", 3' to 4' on-center; or trees from Plant List "B" (minimum of 1 tree), 20' to 30' on-center with a row of shrubs from Plant Lists "D" or "E", 3' to 4' on-center. Mr. Nahari Patel said they have 35' to 40' of grass frontage. Mr. Jones stated there is a dense bed of vegetation between the street and existing parking which thins out; this could be extended westward.

5. Interior landscaping in the amount of 1,700 sq. ft. shall be installed, in accordance with Section 1282.08(b)(1) and (2). Mr. Jones commented there are no landscaping islands on the existing parking lot. Mr. Incorvaia explained since the site is being improved, that interior landscaping must be calculated for the entire number of parking spaces, including existing and proposed. However, he said the required interior landscaping can be installed on the proposed lot and the existing lot does not need to be disturbed.

6. A 5' wide parking perimeter landscape strip shall be installed along the western-most parking aisle, as required by Section 1282.08(a), which shall contain material from Plant Lists "D" or "E" that will achieve a decorative planting with a minimum height of 4 feet. Mr. Jones noted there is an existing row of landscaping on the west side of the site so the 5' wide strip is not needed as long as the existing landscaping is maintained.

7. Mr. Jones stated that engineering plans shall be included with the detailed site plan including stormwater management, and, pursuant to Section 1234.05(a) of the Codified Ordinances, a Stormwater Pollution Prevention Plan (SWP3).

8. Mr. Jones commented the applicant needs to submit calculations to verify the existing detention basin will accommodate the new parking lot. Mr. Nahari Patel stated they made the detention pond deeper than what was required in 1996 and they can expand the pond if necessary. Mr. Jones said there is sufficient room on the site to expand the site.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE BAPS TEMPLE PARKING LOT EXTENSION, 2915 LAUREL ROAD, SUBJECT TO THE FOLLOWING:

1. THE DIMENSIONS OF THE NEW PARKING SPACES SHALL BE SHOWN ON THE SITE PLAN; TABLE 1276-3 REQUIRES A MINIMUM 9' WIDTH BY 19' LENGTH FOR 90° ANGLE PARKING.

2. THE PARKING AISLE WIDTH SHALL ALSO BE INDICATED ON THE SITE PLAN; TABLE 1276-3 REQUIRES A MINIMUM 24' WIDTH FOR TWO-WAY TRAFFIC.

3. THE DETAILED SITE PLAN SHALL INCLUDE A PHOTOMETRICS PLAN INDICATING A MINIMUM 0.6 FOOTCANDLE LEVEL FOR PARKING AND PEDESTRIAN AREAS, PURSUANT TO SECTION 1276.14(a).

4. THE DETAILED SITE PLAN SHALL INCLUDE A 10' WIDE LANDSCAPE PERIMETER SCREENING STRIP THAT IS ADJACENT TO THE LAUREL ROAD RIGHT-OF-WAY, PURSUANT TO SECTION 1282.06(g), WHICH SHALL CONTAIN EITHER TREES FROM PLANT LIST "A", 25' TO 35' ON-CENTER WITH A ROW OF SHRUBS FROM PLANT LISTS "D" OR "E", 3' TO 4' ON-CENTER; OR TREES FROM

PLANT LIST “B” (MINIMUM OF 1 TREE), 20’ TO 30’ ON-CENTER WITH A ROW OF SHRUBS FROM PLANT LISTS “D” OR “E”, 3’ TO 4’ ON-CENTER.

5. INTERIOR LANDSCAPING SHALL BE INSTALLED, IN ACCORDANCE WITH SECTION 1282.08(b)(1) AND (2). THE CALCULATIONS SHALL BE BASED ON THE NUMBER OF NEW AND EXISTING PARKING SPACES; THUS, THE SQUARE FOOTAGE SHALL INCREASE FROM 1,700 SQ. FT. STATED IN THE STAFF REPORT. THE APPLICANT MAY INSTALL THE REQUIRED INTERIOR LANDSCAPING ON THE NEW PARKING LOT EXTENSION AND IS NOT REQUIRED TO DISTURB THE EXISTING PARKING LOT.

6. AS THERE IS AN EXISTING LANDSCAPE STRIP ON THE WEST SIDE OF THE PROPERTY, THE 5’ WIDE PARKING PERIMETER LANDSCAPE STRIP REQUIRED BY SECTION 1282.08(a) WILL NOT BE NECESSARY, PROVIDED THIS STRIP IS MAINTAINED.

7. ENGINEERING PLANS SHALL BE INCLUDED WITH THE DETAILED SITE PLAN INCLUDING STORMWATER MANAGEMENT, AND, PURSUANT TO SECTION 1234.05(a) OF THE CODIFIED ORDINANCES, A STORMWATER POLLUTION PREVENTION PLAN (SWP3).

8. SUBMIT CALCULATIONS TO VERIFY THE EXISTING DETENTION BASIN WILL ACCOMMODATE THE NEW PARKING LOT.

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

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

Mrs. Hanek stated there was no Council Representative’s Report.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned 8:45 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

June 15, 2017

Sposit BP Gas Station electronic sign and façade renovations
(Conditional zoning certificate & façade renovations)

Location: 2155 Pearl Road
GW-C District

Proposed Use & Background:
The Planning Commission, at the applicant's request, tabled the conditional zoning certificate at their meeting on May 18, 2017 for the 35 sq. ft. electronic digital display fuel pricing ground sign and façade renovations, as additional information was required. A public hearing was held for the conditional zoning certificate at the above meeting.

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 from the May 18th meeting have been addressed as follows:

1. In compliance with Section 1270.05 – Table B, the electronic ground sign will have a 1'6" high stone base to match the building, pursuant to Section 1278.10(a) and (b), which states all signs shall be of a complimentary scale and proportion in design and in visual relationship to the site and its structures, and the colors, materials and lighting of every sign should be restrained, and harmonious with the building site to which it relates. Signs should define or enhance architectural elements of the building, not obscure or destroy them. The height of the base complies with the 2' maximum permitted by Section 1270.05 – Table B, and the total height of the ground sign will be 6', in compliance with the maximum 7' height permitted by the above code section.

2. The applicant has provided a color rendering of the new façade, which will utilize man-made, earth-tone colored stone.

3. The applicant has verified 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).

Staff Review Comments:
1. The electronic digital display fuel pricing ground sign shall comply with Section 1270.17(b) of the Zoning Code.

Staff Recommendations:
Staff recommends approval of the conditional zoning certificate and façade improvements, provided the above item is addressed.

The Reserve at Autumn Creek – Phase 6
(Revised discussion plan)

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

Proposed Use & Background:
A revised discussion plan for Phase 6 (final phase) of the subdivision 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 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. At the applicant's request, the Planning Commission tabled the discussion plan at their meeting on April 20, 2017, as the preliminary subdivision plan showed private streets, instead of the required public streets, which will affect the layout of the lots on Phase 6. Additionally, the garages protruded significantly on "The Calvert" and "The Rosecliff" home models.

In accordance with the Planning Commission's recommendation to City Council on March 15, 2012, and Council's subsequent approval on September 10, 2012, to require public streets in the entire Reserve at Autumn Creek Subdivision, the two private streets have been changed to public streets with a 60' right-of-way width.

On April 20, 2017, the applicant addressed the Staff Review Comments from that meeting as follows:

1. 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. The applicant will meet the requirement in Section J(12), which states 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. The builder 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 will be constructed with 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, pursuant to Sections (1) through (14) shall be complied with.

6. As requested by the City Engineer, a traffic study will be performed for the proposed intersection at Grafton Road.

7. Sidewalks have been indicated on the preliminary subdivision plan, as required by Section 1230.01(b)(3) of the Subdivision Regulations.

Staff Review Comments:

1. As the garage protrudes approximately 18' in front of the first floor living space on "The Calvert", this home model has been withdrawn. "The Rosecliff" garage extends 2', but does not project past the front stoop. As a specified measurement of a garage protrusion is not regulated in Section "I" or "J" of The Reserve at Autumn Creek SPD-3 Design Guidelines, the Planning Commission shall determine if this model is acceptable.
2. At their April 20th meeting, the Planning Commission requested that additional brick accents in excess of the 25% required by Section J(12) should be added to the facades. The applicant shall provide additional elevations to indicate this.

Staff Recommendations:

Staff recommends holding the discussion plan for further information on the building elevations.

BAPS Temple parking extension

(Discussion site plan)

Location: 2915 Laurel Road
R-R & I-L District

Proposed Use & Background:

An application has been submitted to construct an 85-space asphalt parking lot extension on the west side of the property, south of the existing detention basin, which will encompass approximately 32,000 sq. ft.

Staff Review Comments:

9. The dimensions of the new parking spaces shall be shown on the site plan; Table 1276-3 requires a minimum 9' width by 19' length for 90° angle parking.
10. The parking aisle width shall also be indicated on the site plan; Table 1276-3 requires a minimum 24' width for two-way traffic.
11. The detailed site plan shall include a photometrics plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a).
12. The detailed site plan shall include a 10' wide landscape perimeter screening strip that is adjacent to the Laurel Road right-of-way, pursuant to Section 1282.06(g), which shall contain either trees from Plant List "A", 25' to 35' on-center with a row of shrubs from Plant Lists "D" or "E", 3' to 4' on-center; or trees from Plant List "B" (minimum of 1

tree), 20’ to 30’ on-center with a row of shrubs from Plant Lists “D” or “E”, 3’ to 4’ on-center.

13. Interior landscaping in the amount of 1,700 sq. ft. shall be installed, in accordance with Section 1282.08(b)(1) and (2), which shall consist of a minimum of 6 trees from Plant List “A” and 48 shrubs from Plant Lists “D” or “E”. Trees and shrubs shall be selected and maintained to retain visibility between 3’ and 5’ above ground. Additionally, a minimum of 60% of the interior landscape area shall be surrounded by paved areas and located within tree islands, medians, at the end of parking bays or between rows of parking spaces. All required interior landscaping shall be within curbed areas with a least dimension of 8’. There shall be a minimum of 4’ between all trees and the edge of the pavement where the vehicles overhang.
14. A 5’ wide parking perimeter landscape strip shall be installed along the western-most parking aisle, as required by Section 1282.08(a), which shall contain material from Plant Lists “D” or “E” that will achieve a decorative planting with a minimum height of 4 feet.
15. Engineering plans shall be included with the detailed site plan including stormwater management, and, pursuant to Section 1234.05(a) of the Codified Ordinances, a Stormwater Pollution Prevention Plan (SWP3).
16. Submit calculations to verify the existing detention basin will accommodate the new parking lot.

Staff Recommendations:

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