Brunswick City Planning Commission

July 20, 2017 - Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Brad 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
Dave Wager, Palmieri Builders, 31005 Bainbridge Road, Suite 5, Solon
Adam Wujnovich, Ryan Homes, 6770 W. Snowville Road, Suite 100, Brecksville

Chairman Joe Shirilla called the meeting to order at 7:19 p.m.

Ms. Plavecski stated Mr. Hasan will not be at tonight's caucus meeting, but will be at the regular meeting later this evening.

The first, and only item, on the agenda was the review of the Phase 6 detailed site plan for The Reserve at Autumn Creek Subdivision SPD-3. Mr. Jones commented the name of the street designated as "White Tail Run" needs to be changed, as there is a street named "White Tail Circle" in Medina County. He also stated he needs more engineering information, such as a grading plan and Storm Water Pollution Prevention Plan (SWP3).

The Commission discussed naming both streets "Broadleaf Way", as they are attached by a cul-de-sac; Mr. Wager said he would be in favor of that.

Mr. Shirilla adjourned the meeting at 7:25 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

July 20, 2017

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad 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
Dave Wager, Palmieri Builders, 31005 Bainbridge Road, Suite 5, Solon
Adam Wujnovich, Ryan Homes, 6770 W. Snowville Road, Suite 100, Brecksville
Sam Gagliardi, 482 Autumn Reserve Parkway, Brunswick
Kevin Warnock, 3169 Sawmill Court, Brunswick
William Meholif, 3101 Portsmouth Drive, Brunswick
Paul Kaszar & Kimberly Hess, 3215 Seneca Drive, Brunswick
Tom Wirtz, 417 Audobon Ridge, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:30 p.m.

Item 2

There were no announcements or correspondence.

Item 3

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

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

Mr. Hasan arrived at 7:35 p.m.

Item 4(a)

Regarding the Phase 6 detailed site plan for The Reserve at Autumn Creek Subdivision SPD-3, Mr. Dave Wager, of Palmieri Builders; and Mr. Adam Wujnovich, of Ryan Homes, were present.

As stated in the caucus meeting, Mr. Jones commented the name of the street designated as "White Tail Run" needs to be changed, as there is a street named "White Tail Circle" in Medina County. He suggested renaming the entire street "Broadleaf Way" (the two streets are connected by a cul-de-sac). He also noted a traffic study needs to be submitted, along with a grading plan and Storm Water Pollution Prevention Plan (SWP3).

Mr. Wager and Mr. Wujnovich addressed the Staff Review Comments as follows:

1. They will change the name of the street designated as "White Tail Run" to "Broadleaf Way", so the entire street consisting of the two segments running east/west and north/south will have that same name.

2. The height of the entrance ground sign will be reduced to comply with the 7' maximum height (including a 2' high exposed base) with a maximum sign face area of 25 sq. ft.

3. Mr. Wager stated they have commissioned a traffic study to be performed.

4. They will submit a Storm Water Pollution Prevention Plan (SWP3), grading plan, and storm water management report.

Mr. Shirilla commented the elevations have been revised indicating the additional stone and covered stoop, as suggested at the June 15, 2017 meeting.

As there were audience members present regarding Phase 6, Mr. Shirilla opened the public comment period.

Mr. Sam Gagliardi, 482 Autumn Reserve Parkway, said he would like information concerning the square footage of the units and selling price, and would like the attached cluster homes to be detached units.

Mr. Bill Meholif, 3101 Portsmouth Lane, said he would prefer to have detached units, instead of attached units, as they will blend in with the rest of the neighborhood.

Councilman Ousley commented there will be approximately 90 cars coming out of this attached cluster development and said the traffic study will determine if turning lanes should be installed.

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

In response to the above residents' questions, Mr. Wujnovich stated each attached unit will range from 1,782 sq. ft. to 1,840 sq. ft. He said the selling price is driven by market value, but they estimate it will be from low to mid $200,000's. He said the landscaping will be installed by Ryan Homes when the houses are built and maintained by the homeowners that live there.

Ms. Plavecski explained when the preliminary subdivision plan and Design Guidelines were approved in 2011 for The Reserve at Autumn Creek, it was always intended there would be 45 attached units (eleven of the buildings with three attached units, and six of the buildings with two attached units) in Phase 6.

Mr. Arona inquired if traffic coming down from the bridge on Grafton Road with increased speed will be part of the study. Mr. Jones replied a traffic study is not necessarily a speed study, but the downhill approach to the subdivision will be considered. Mr. Jones said his concern is visibility. He commented the intersection improvements at North Carpenter and Grafton Roads are already scheduled for 2018. He explained turn lanes will be added in all four directions regardless of development in this corridor. Mr. Jones noted when an updated traffic study was performed two years ago; there was not a substantial impact that would affect the design of the intersection. He stated the intersection improvement will cost $12 million; ODOT is covering 80%, with the City of Brunswick and Brunswick Hills Township paying for the remaining 20%.

MR. ARONA MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PHASE 6 DETAILED SITE PLAN FOR THE RESERVE AT AUTUMN CREEK SUBDIVISION SPD-3, NORTH SIDE OF GRAFTON ROAD, EAST OF THE I-71 OVERPASS, SUBJECT TO THE FOLLOWING:

1. AS THERE IS AN EXISTING STREET IN MEDINA COUNTY WITH A NAME SIMILAR TO "WHITE TAIL RUN", THE ENTIRE STREET FOR BOTH THE NORTH/SOUTH AND EAST/WEST SEGMENTS WILL BE DESIGNATED AS "BROADLEAF WAY".

2. REVISED DRAWINGS SHALL BE SUBMITTED INDICATING THE ENTRANCE GROUND SIGN TO THE CLUSTER HOMES SHALL NOT EXCEED THE MAXIMUM 7' HEIGHT (INCLUDING A 2' HIGH EXPOSED BASE) AND 25 SQ. FT. MAXIMUM SIGN FACE AREA, AS PERMITTED BY SECTION 1270.05 – TABLE "A". THIS SIGN SHALL BE LOCATED A MINIMUM OF 10' FROM THE RIGHT-OF-WAY LINE AND 15' FROM THE SIDE PROPERTY LINE.

3. A TRAFFIC STUDY SHALL BE PROVIDED FOR THE PROPOSED INTERSECTION AT GRAFTON ROAD WHICH SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

4. PURSUANT TO SECTION M(3) OF THE RESERVE AT AUTUMN CREEK SUBDIVISION SPD-3 DESIGN GUIDELINES, CITY COUNCIL APPROVAL OF THE PHASE 6 DETAILED SITE PLAN IS REQUIRED.

5. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL. A STORM WATER POLLUTION PREVENTION PLAN (SWP3), GRADING PLAN, AND STORM WATER MANAGEMENT REPORT SHALL BE PROVIDED.

Mr. Saeger 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

Regarding the public comment period, Mr. Paul Kaszar, 3215 Seneca Drive, asked if he could receive a copy of the preliminary subdivision plan; Ms. Plavecski responded she will e-mail him a copy tomorrow.

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

Item 8

Mr. Ousley gave the Council Representative's Report. He said the Planning & Zoning Committee of City Council moved Ordinance Nos. 71-17, 72-17 and 73-17 to Council's July 24, 2017 agenda. He explained this legislation will allow licensed massage therapists as a conditionally permitted use in specific districts of the city. He commented this will ensure that only legally licensed massage therapists will be operating in the city.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 8:07 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

July 20, 2017

The Reserve at Autumn Creek – Phase 6
(Detailed site plan)

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

Proposed Use & Background:
A detailed site plan has been submitted for Phase 6 (final phase) of The Reserve at Autumn Creek Subdivision 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 their meeting on June 15, 2017, the Planning Commission moved the preliminary subdivision discussion plan to a detailed site plan; a public hearing is not required. The two streets have now been named; the road running west-east is "Broadleaf Way", and the north-south street is "White Tail Run".

As discussed at the June 15th meeting, revised home elevations have been submitted, which include stone accents above the front entrance door of the first unit, a roof over the porch on the middle unit, and stone accents above the entrance door that extend to the roof line on the end unit.

Landscaping mounds are shown near the south side of the site facing Grafton Road, and landscaping for the individual attached units will include a mixture of evergreens and shrubs.

Staff Review Comments:
5. The name of the street designated as "White Tail Run" needs to be changed, as there is a street named "White Tail Circle" in Sharon Township.
6. The entrance ground sign to the cluster homes is 8' high, excluding the peak, with a 2'8" high base. Section 1270.05 – Table "A" permits a maximum height of 7' (including a 2' high exposed base) with a maximum sign face area of 25 sq. ft. Verify the size of the sign face area complies with code, and that the sign will be located a minimum of 10' from the right-of-way line and 15' from the side property line, as required by Table "A".
7. As requested at the April 20 and June 15, 2017 Planning Commission meetings, a traffic study shall be provided for the proposed intersection at Grafton Road.

8. Pursuant to Section M(3) of The Reserve at Autumn Creek Subdivision SPD-3 Design Guidelines, City Council approval of the Phase 6 detailed site plan is required.

9. Final site plan approval is subject to engineering approval. Additionally, a Storm Water Pollution Prevention Plan (SWP3), grading plan, and storm water management report shall be provided.

Staff Recommendations:
Staff recommends approval to City Council of the Phase 6 detailed site plan, subject to engineering approval, and provided the above items are addressed.