

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
November 2, 2023**

Call Meeting to Order

Chair Wetterman called the Brunswick Hills Township Zoning Commission November 2, 2023 Regular meeting to order at 7:00 p.m.

A roll call of the board was executed.

Board Members in Attendance: Mr. Kelly, Ms. Brunn, Mr. McFarland, Mr. DeCastra, Mrs. Wetterman (quorum)

- **Alternate Board Members member** Mr. Berndsen
- **Board Members Absent:**
- **Others in Attendance:** Trustee Trica Murphy, Evelyn Czyz, Zoning Inspector, Wes Humphrey, Assistant Zoning Inspector, Fire Chief, Anthony Strazzo, and Fire Prevention Officer, Matt Payne
- Linda Kuenzer, Zoning Secretary

Mr. Kelly led the Pledge of Allegiance and moment of silence for our troops and first responders.

APPROVAL OF THE MINUTES

Approval of the ZC October 5, 2023 Public Hearing Meeting Minutes

Mrs. Wetterman asked if there were any additions or corrections to the minutes. Being none, Mrs. Wetterman asked for a motion to approve the minutes.

Motion: Ms. Brunn moved to accept the minutes as written of the Zoning Commission Public Hearing Meeting, October 5, 2023. Mr. DeCastra seconds the motion. **Roll Call:** Mr.- Kelly-yes; Mr. McFarland-yes; Ms. Brunn-yes; Mr. DeCastra-yes; Mrs. Wetterman-Yes.

NEW BUSINESS:

1. **GPD Development, LLC authorize Larsen Architects to represent Shawn Payne, property owner, McDonald's Center Road, Brunswick, Ohio PP#001-02C-01-012, Zoning PMUO**
Amendment PMUO – formal site plan review.

Mrs. Wetterman called the representative for GPD Development to present the case for PP#001-02C-01-012, McDonalds on Center Road. Amendment to the PMUO-formal site plan review.

Mr. Ptacek, principal owner of Larsen Architect stepped up to speak for GPD Development. Mr. Ptacek stated that the project creating a freestanding McDonalds; utilizing the common driveway, creating a loop drive through. Mr. Ptacek went over the plans page by page, describing what was on each as well as the pages with signage.

Mrs. Wetterman asked who owned the property at this time? Mr. Ptacek stated that GPD was still the owner at this time. There were some Zoning things to go through before ownership can change hands.

Mr. DeCastra stated that there was no landscape plan included with the plans. Mr. Ptacek stated that Mr. Payne (future owner) wanted to know if there were any specific needs or recommendations of the Township that were required before they put together a plan. Mrs. Wetterman stated that there were two requirements in Zoning regarding landscaping; 1) needs a graphic design plan, 2) it's suggested to plot the building beside the fence. Mr. Ptacek questioned the fence? He stated that the trash containers would be

block but he didn't remember other fence areas. Landscaping would be at the entrances to the building, between Drug Mart and the McDonald's and other areas. Mrs. Wetterman said the landscaping plan would be required. Mr. Ptacek stated they would do that once they knew what the township required but the actual landscaping had not yet been decided.

Chief Strazzo would like to see landscape rock instead of wood mulch. Mr. Ptacek asked if the rock had to be in all the areas or just by the building. Chief Strazzo stated that at the entrances and around the building so if someone threw out a cigarette, a fire would not start. Mr. DeCastras stated his preference would be native plants to be used in the landscaping.

Mr. McFarland asked about the food delivery services? There have been spots reserved for "door dash" pickups. Mrs. Wetterman asked where the delivery trucks would park for deliveries. Mr. Ptacek stated that the delivery trucks would utilize the inside drive through lane, the outside drive through lane would still be usable for drive through customers. Delivery speed is much improved. Drivers also do not deliver at high traffic volume times such as breakfast, lunch, or dinner time.

Mr. Kelly questioned whether the storm water basin would be a dry or wet basin? Mr. Ptacek stated it would be a heavy rain basin, but basically a dry basin most of the time. Mr. Kelly also asked about the water discharge that appears to be going onto Marks Road. Mr. Ptacek stated they would be having another conversation with the Civil Engineer.

Ms. Brunn's only question was with the basin as well.

Chief Strazzo has been working with Larsen and another architect regarding any corrections that either have been done or will be.

Mrs. Wetterman asked if they will be requesting this parcel be removed from the PMUO. Mr. Ptacek stated yes; however, this is the necessary first step. The final dimensions have not been finalized yet.

Chief Strazzo asked about the plans for the signs got submitted to the building department and these site plans have not been submitted yet. Mr. Ptacek will check on that.

Mr. Kelly asked if a traffic study has been done at that area regarding what type of building and what's going to be going on at that location? Mr. Ptacek said he was not sure if one has been done. He stated that McDonald's was not a traffic generator, but captured traffic that was already in the area. He will double check, to his understanding, this was not an area that needed to have a study done.

Mr. Humphrey stated that when the final development plan was made, there was a traffic study done, taking into consideration future buildings. Traffic study was done April 7, 2004. The traffic study was all inclusive of what was going to go in there. Mr. Kelly asked if a McDonald's was one of the proposed buildings? Mr. Humphrey stated that there was a drug store, grocery store, a Sear's Hardware among other stores that were proposed for that area. Mr. Ptacek asked if he could have access to the report for review. Mrs. Czyz stated that he could come into the office and review what was approved and not approved on November 4, 2020.

Mr. Humphrey stated that on the plans there are two sets of set back lines? Would like clarification on that. Mr. Ptacek stated that in case the road is widened, they purposely moved the building over allowing for the potential road widening and allowing for the set back to still meet code.

Mrs. Wetterman asked if Mr. Ptacek could submit the plans to the building department before the zoning commission continues? Mr. Humphrey stated that the Building Department will not look at them without a Zoning certificate being issued first.

Mr. Ptacek asked if there was any type of conditional zoning permit approval that could be issued, with the conditions such as landscaping plan, traffic study, hours of operation. Mr. Humphrey stated that the storm water retention will be dictated by either storm water or ODOT.

Mr. DeCastra asked why the pedestrian entrance is where the confluence of vehicles occur? Mr. Ptacek stated that they try to get the ADA parking close to the building on non-drive through areas, out of the traffic flow. Mr. DeCastra also asked if the parking in the rear is necessary or required. The answer is yes, Mr. Humphrey stated that parking is determined by the square footage of the building. Ms. Brunn stated that it is laid out pretty close to the other McDonald's out there. Mr. DeCastra stated that it seems like our zoning resolution is forcing them to put in parking that they know they will probably never use.

Mrs. Czyz stated that the extra land can be land banked and used for future parking only at a later date. Mr. Humphrey stated that this type of land banking was done at assisted living, Plum Creek on Marks Road. Mrs. Czyz stated that that/s the ideal use for land banking. In the future you know it's there.

Mrs. Wetterman asked is any provisions have been made for pedestrians coming from Drug Mart to the McDonald's? Was there any type of protection from the traffic? Mr. Ptacek asked for clarification of the question. Mrs. Wetterman stated there was a lot of traffic in that area. Mr. McFarland stated that there are cross walks that pedestrians can use. You have to depend on people using the cross walks.

Mr. Humphrey stated that they still needed the survey for the exact dimensions and the placement of the building. Mr. Ptacek stated that once they are finalized with the owner, they will have that, but that has not happened yet. They were waiting to see if there was anything else the Zoning was going to require before that was finalized.

Mrs. Czyz addressed what Chief Strazzo said about the signs. A permit was applied for for two signs on 6/21/23 which was denied because they needed the Zoning certificate first.

Mrs. Wetterman asked if the property had to be split before anything could be done. Mrs. Czyz stated that that was the purpose of the PMUO and that a McDonald's is a permitted use.

PUBLIC COMMENT

Ron Wetterman, 1085 Substation Road questioned if shared driveways were permitted in this area? Mr. Humphrey stated yes. For example, the Crossings and Eastin Way, they were all bought separately and individually owned. So yes.

Mr. Wetterman also asked about the traffic study that was done in 2004. That was 19 years ago and there has been an increase in traffic. He would like that taken into consideration.

Chris Schigel 836 Seasons Pass stated that there was a traffic study done in 2020 at Route 303 and Substation and Route 303 and Marks Road when they were looking at the Cossett Creek development. Quite an interesting read. There should be a copy of it somewhere here. It may be helpful for them.

Mrs. Wetterman said yes, there is a copy in the Zoning office. Mrs. Czyz stated that they could come to the office to look at it.

Mrs. Wetterman asked if there were any other questions or comments. Hearing none, she stated they have enough information to ask for a continuance for additional information. Mrs. Wetterman asked Mr. Ptacek if McDonald's would mind to much if they continued it? Mr. Ptacek's answer was no, not a problem. They will be happy to supply any additional information needed.

Motion: Mrs. Wetterman made the motion, asking for a thirty (30) day continuance till our next meeting, to get some of the questions answered. Mr. McFarland seconds. **Roll Call:** Ms. Brunn – yes; Mr. Kelly – yes; Mr. DeCastra – yes; Mr. McFarland-yes; Mrs. Wetterman – yes.

ANNOUNCEMENT OF NEXT MEETING: Thursday, December 7, 2023 @ 7 p.m.

Mr. Ptacek asked what the time frame would be for submitting the additional information. Mrs. Czyz stated that 12:00 (noon) on Wednesday, November 15, 2023, would be good. The board agreed.

Mrs. Kuenzer asked Mrs. Wetterman if she wanted Mr. Ptacek to list the things that he is going to be submitting. She stated yes.

Mr. Ptacek listed the following:

1. Landscape Plan featuring native plants, with rocks vs. mulch
2. Hours of operation
3. Civil engineers' opinion regarding storm water on to Marks Road
4. Will check on the status of the parcel split
5. Will explore the issue of land banking and the ripple effects
6. Is requesting a copy of the 2020 traffic study

MOTION TO ADJOURN

Mrs. Wetterman asked for a motion to adjourn.

Motion: Ms. Brunn made a motion to adjourn. Mr. DeCastra seconds. **Roll Call:** Mr. Kelly-yes; Mr. McFarland-yes; Mr. DeCastra-yes; Ms. Brunn-yes; Mrs. Wetterman-yes. Meeting adjourned at 8:05 p.m.

Mrs. Wetterman thanked the board for their attendance and participation.

Respectfully Submitted,
Linda Kuenzer, Zoning Secretary

Patricia Wetterman, Chair

Date Approved 12/13/23