

**PLANNING & DESIGN COMMISSION  
CITY OF NORTH OLMSTED  
MINUTES FOR SEPTEMBER 23, 2009**

**ROLL CALL**

Mr. Lasko called the meeting to order at 7:40 p.m. in Council Chambers and led the Pledge of Allegiance.

Present: John Lasko Jr., Melissa Meredith, Jim Cotner, Angela Williamson

Absent: Ralph Bohlmann, Don Rerko, Greg Malone

Staff: Assistant Law Director Bryan O'Malley, City Engineer Pietro DiFranco, Building Commissioner Dale Mitchell, Clerk of Commissions Donna Rote

Mr. Lasko and Mr. O'Malley advised the applicants that as only four members were present, it would take a unanimous vote to receive approval; therefore they could request to be tabled or proceed. Both applicants stated they wished to proceed.

**REVIEW AND CORRECTION OF MINUTES**

**Mr. Lasko moved, seconded by Ms. Williamson, to table the minutes of September 9, 2009 to the next meeting, which was unanimously approved 4-0.**

**NEW BUSINESS**

**CMS09-10 Ganley Subaru; 25730 Lorain Road**

Representatives: Steve Durbin, Janotta & Herner Inc.; Bob Lisy, Ganley Westside Imports

Mr. Lasko read Ms. Wenger's report which said the proposal consisted of demolishing the existing structure and constructing a new auto dealership. Although the building was designed to best meet the needs of the irregular shaped lot, consideration was given to ensure residential lots were not adversely affected by meeting rear setback requirements. Therefore variance for front setback is required. The building is a mix of split face block, metal panel, slate veneer and storefront glass. The split face block should be an integrally colored block rather than painted block. The proposed bollards by the service area should match building colors. Landscaping should be consistent with the materials and design which was approved for Ganley VW. The proposed fencing adjacent to the residential property should be vinyl integral green in color, rather than painted. She noted maintenance of the property behind the fence regardless of any arrangements worked out privately with homeowners is the responsibility of the property owner from the City's enforcement perspective. The applicant agreed to maintain the large existing tree on the site and care should be taken to ensure the tree is not damaged during construction. Only customer and employee parking are permitted in the front setback. The plans show display parking of four spaces within the building setback. She does not object to the limited display as long as it is done in a manner that is well designed and enhances the site. The plans show a number of parallel spaces, which are not permitted by code; however, as they are for inventory, it is acceptable as inventory spaces have no requirements for space size or aisle width.

Mr. Mitchell said the applicants have done their best to minimize the impact upon neighboring residents. A variance for front setback of display vehicles is required as are variances for the number and height of signs. Although applicants are allowed a wall sign on the west elevation they have chosen to forgo that right. If the lot consolidation is approved applicants are allowed two ground signs and three are shown. Although the number of parking spaces for the site is short, once the consolidation is approved they will meet code. Any approvals should be contingent upon lot consolidation. He requested clarification as to where the dumpster enclosure would be located.

Mr. DiFranco said although the drawings are preliminary a topography survey showing proper drainage, site demolition plans, sidewalk and brickscape plans are required. ADA requirements are to be shown on plans and all utilities identified and run underground. He suggested a 2-foot clearance between the sidewalk and roadway to provide separation between pedestrians, Lorain Road traffic and snow storage. The offset around the tree should be a gradual offset to ensure the tree is preserved. He noted that the plans did not identify how trash would be handled. The only method of storm water management currently allowed by EPA is above ground and the current plans do not provide the space to meet those requirements. Any new connections will need to be bored underground and detailed sanitary sewer plans submitted.

Mr. Durbin said the existing building, curbing, paving and sidewalks, would be demolished and removed from the site. A new building will be constructed on the site and a new storm water management plan implemented. The new building will be approximately 15,000 square feet for a new Subaru dealership. There will be 8 service bays, administrative offices and a sales floor within the building. They are requesting to be allowed five wall signs along Lorain Road: service signs above each bay door, a Subaru wall sign, Subaru logo and a Ganley sign near the main entrance. He noted the east elevation showed signs which would not be used. The materials for the new building are mandated by Subaru and consist of Alucobond aluminum panels with a silver metallic finish and a blue finish for accent panels. The gray wainscot tiles will be used along the base of the building and entry element. The split face block to be used throughout the back of the building will be integrally pre-colored blocks rather than painted blocks to avoid maintenance issues. The proposed bollards by the service area will match the building colors. There will be no dumpster on the new site; the item shown is the transformer which has a guard rail. Mr. Lisy questioned the reference to three ground signs and Mr. Mitchell explained that once the lots are consolidated all signage including the existing signs are counted.

Mr. Lasko said Mr. Rerko's e-mail questions if the site would be irrigated and Mr. Durbin said the site would be irrigated. Mr. Mitchell said a seepage system would need to be designed for the existing tree to survive. Mr. Rerko also noted high light readings throughout the parking lot and a double fence along the northwest corner of the property. Mr. Mitchell said a new photometric plan submitted meets code requirements. Discussion ensued regarding the applicant's fence and abutting residential fences and Mr. Durbin said their fence is inward on their own property 19 feet; as noted by the planner they understand they are responsible to maintain the area between the fences. Mr. Lasko questioned the appearance of the rock protection along the rear showroom and Mr. Durbin said they would provide a clear rendering for the next meeting. A brief discussion regarding existing signage throughout the complex took place and it was noted that they would be taken into consideration when addressing the Board of

Zoning Appeals. Mrs. Meredith asked to have the sidewalk dimensions around the tree shown on the new plans to ensure pedestrian safety. Mr. Durbin said they could pull the sidewalk inward around the tree to ensure pedestrians safety and Mr. DiFranco said the city would need an easement for the sidewalk if moved inward. Mr. Lisy noted that the new lot would not have any car delivery trucks on the site as they will continue to be received on the neighboring property.

Mrs. Meredith asked if the city engineer had any concerns regarding storm water management and Mr. DiFranco said he was concerned as EPA requires aboveground systems and the current plans do not provide an area for it. Mr. Durbin said that the neighboring site had an existing underground system which includes a filtering system which would be tied into if allowed and Mr. DiFranco said as EPA only allows above ground methods the applicants would be required to seek a variance from the EPA. Mr. Lisy said when the first site was constructed they received EPA approval and Mr. DiFranco said the city would need a copy of the approval and questioned if the system could handle the inclusion of the new site. Mr. Durbin said their engineers were currently working out the calculations.

Mr. Lasko said that the Commission would provide recommendations to the Board of Zoning Appeals pertaining to variances and then table the matter to return after addressing variances. All members agreed the proposal should return when the architect and landscaper were present.

**Mr. Lasko moved, seconded by Mrs. Meredith, to recommend the Board of Zoning Appeals grant CMS09-10 Ganley Subaru of 25730 Lorain Road a 24.92 foot variance for front yard setback which was unanimously approved 4-0.** Mr. Lasko said the variance is warranted due to the irregular sized lot. The proposal will enhance the appearance of the site and bring it into compliance with the streetscape plan.

**Mr. Lasko moved, seconded by Mrs. Meredith, to recommend the Board of Zoning Appeals grant CMS09-10 Ganley Subaru of 25730 Lorain Road a 53 foot variance for displaying merchandise (vehicles) in 75 ft setback; code requires 75 ft, applicant shows 22 ft, section 1139.07, which is conditioned upon limiting the site to the 4 display spaces shown on the plans and customer parking only which was unanimously approved 4-0.** Mr. Lasko said the recommendation is based upon the fact that the applicant in an effort to minimize the impact upon the abutting residents altered the front setback. The applicant also agrees to make the vehicle displays in a method which will enhance the overall appearance of the site.

The applicant presented a colored material board showing a rendering of the signs which would be on the building. Mrs. Meredith asked if the signs met code and Mr. Mitchell said the combined square footage met code but variances were required for the number of signs on the unit. He noted that the Ganley and service signs were non-illuminated signs.

**Mr. Lasko moved, seconded by Mrs. Meredith, to recommend the Board of Zoning Appeals grant a variance for 4 additional wall signs on a building; code permits 1, applicant shows 5, section 1163.28, which was unanimously, approved 4-0.** Mr. Lasko said the variance was warranted due to the franchise and dealership owner needing name recognition as well as the service signs which will not be illuminated and identifies the entrance to the service center. The applicant also forgoes their right to install a wall sign on the west elevation

of their building. Mrs. Meredith agreed both the owner and brand needed name recognition and the placement of the signs enhance the building.

**Mr. Lasko moved, seconded by Mrs. Meredith, to recommend the Board of Zoning Appeals grant CMS09-10 Ganley Subaru of 25730 Lorain Road a variance for 3 ground signs on a lot; code permits 1, applicant shows 3, section 1163.27 conditioned upon lot consolidation approval which was unanimously approved 4-0.** Mrs. Meredith said when looking at the ground signs having three allows each dealership to have its own groundsign. Mr. Lasko noted that the variance is created by consolidating the lots and in no way distracts from the overall appearance of the site.

**Mr. Lasko moved, seconded by Ms. Williamson, to table CMS09-10 Ganley Subaru of 25730 Lorain Road, and requested the applicant to return with additional information discussed including moving the sidewalk inward which was unanimously approved 4-0.**

## **OLD BUSINESS**

### **CMS09-12 Wal-Mart; 24801 Brookpark Road:**

Representatives: Steve Sullivan, PB2 Architects; Donna Griffin, North Olmsted Walmart

Mr. Lasko read Ms. Wenger's report which referenced Walmart's last meeting with the commission in October 2008 when they requested more details on the areas of the building to be painted versus remain as is and asked for color samples that accurately reflect the proposed color palette. The existing damaged bollards were to be repaired or replaced and the landscaping was to be at minimum restored to what the city originally approved. The proposed signage is 100 square feet larger than the existing wall sign and plans should show all existing and proposed signage on the building to determine what variances are required.

Mr. Mitchell said the proposal requires a 4 foot variance for wall sign height, code allows 4 feet and 8 feet is shown. A 198 square foot variance for total square footage of a wall sign is also required, code allows 100 square feet and 298 square feet is shown. The applicants applied for a concrete permit which includes repairing or replacing all bollards previously questioned. The existing bollards will be replaced with masonry bollards across the front and no yellow metal bollards will be installed; all metal bollards will match the new color palette. Along the front additional masonry bollards will be added for safety. The applicants are also in the process of replacing all dead and damaged landscaping throughout the property including bringing all parking lot beds in line with originally approved landscape plans. Mr. DiFranco noted that engineering concerns pertaining to the downspouts had been addressed. Mr. O'Malley noted that the commission previously imposed a condition that no displays were to be outdoors which he recommended the commission reinforce in their motion.

Mr. Sullivan said Walmart is going through a new world wide name branding change including signage. The proposed signage is reduced as there will only be one wall sign on the building. The new Walmart wall sign will be 8 feet tall, 298 square feet, but the letters are only 5 foot 6 inches tall and it is the spark that is 8 feet tall.

Mr. Lasko read Mr. Rerko's question which was how the building would be repaired once the signs are removed and Mr. Sullivan said as the material behind the signs are EFIS it will be patched. He also questioned if the new wall sign would be illuminated or if there was any lighting added to the site and Mr. Sullivan said the sign would be internally lit with LED lights but no other lighting was scheduled. Mr. Rerko's notes also questioned how the existing brick and or block would be cleaned, restored or renovated. Mr. Sullivan said the bottom portion of the building will remain as is and all EFIS material will be painted following the new color palette. Mrs. Meredith asked when the landscaping work would be done or if new bike racks would be installed. She also asked if Subway would be installing a wall sign and Mr. Sullivan said a Subway sign would be up to the tenant. Ms. Griffin said there would be new bike racks installed with the sidewalk replacement. A brief discussion ensued pertaining to sidewalk access from Brookpark Road to Walmart entrance. It was also clarified that the charitable entities which Walmart allows to set up stations at their entrances would not be considered displays. Mr. O'Malley advised the applicant they are accountable for addressing any exterior signage including their tenants. Mr. Sullivan said typically the tenant likes to have an exterior sign but not sure if Subway would seek a sign. Regarding landscaping some trees had to be special ordered which just arrived so all landscaping would be completed by the end of the week including mulching. The commission believed that the variances for the wall sign were warranted due to the size of the building and setback from the street.

**Mr. Lasko moved, seconded by Ms. Williamson, to recommend Board of Zoning Appeals grant CMS09-12 Wal-Mart of 24801 Brookpark Road a 4 foot variance for a wall sign higher than allowed; code permits 4 ft, applicant shows 8 ft section and a 198 square foot variance for a wall larger than allowed; code permits 100 sq ft, applicant shows 298 sq ft which was unanimously approved 4-0.** The variances are warranted due to the size of the site, building setback from the street and the fact that there will be no other wall signs on the building. Furthermore the new signage is part of a national rebranding of Walmart.

**Mr. Lasko moved, seconded by Ms. Williamson, to approve CMS09-12 Wal-Mart of 24801 Brookpark Road conditioned upon all display merchandise being maintained inside the store or within the covered patio area only and new bike racks will also be installed which was unanimously approved 4-0.**

## COMMUNICATIONS

The August 2009 Building Department report was received.

Commissioners received the 2009 Planning and Zoning Conference flyer which is scheduled for Friday, November 13, 2009. Mr. Lasko said the Planning conference flyer would be re-docketed for the next meeting.

**Mr. Lasko moved, seconded by Ms. Williamson, to excuse the absence of Ralph Bohlmann, Greg Malone and Don Rerko which was unanimously approved 4-0.**

**Mr. Lasko moved, seconded by Mr. Cotner, to thank Mr. Conway for his many years of service to the City and the Commission and to wish him well in his retirement.**

**Furthermore the commission welcomes Mr. Mitchell as the new Building Commissioner which was unanimously approved 4-0.**

**ADJOURNMENT**

With no further business the meeting was adjourned at 9:30 pm.

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John J. Lasko, Jr., Chair

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Donna Rote, Clerk of Commissions

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Approved