

**PLANNING & DESIGN COMMISSION
CITY OF NORTH OLMSTED
MINUTES OF APRIL 13, 2011**

ROLL CALL

Mr. Malone called the meeting to order at 7:00 p.m. in Council Chambers and led the Pledge of Allegiance.

Present: Greg Malone, Ralph Bohlmann, Don Rerko, Robert Parry, Jeffrey Peepers

Absent: Melissa Meredith, Mark Mahoney

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

REVIEW AND CORRECTION OF MINUTES

Mr. Malone moved, seconded by Mr. Bohlmann, to approve the Planning and Design Commission minutes of March 23, 2011 as amended which were approved 5-0.

NEW BUSINESS

CMS11-08: First Federal Savings & Loan: 26624 Lorain Road

Representatives: Jeffrey Grusenmeyer and Jason Galdun, Grusenmeyer & Associates; Aaron Krumhansl, First Federal; Major Harrison, Brilliant Electric

Ms. Wenger said the project consists of demolishing the existing bank and constructing an addition to the existing plaza to accommodate First Federal and three tenants. The existing structure is non-conforming so a special permit is required for the addition which is code compliant. The new façade will match the Malley's recently installed storefront system and also include brick piers, EIFS and signage. Green space is being added along the front setback, east property line and east side of the building. The existing Lorain Road curb cut will be moved further east and brickscape added to the ROW area. Changes to the rear of the building include a drive-through facility and a brick dumpster enclosure. Signage shown is a ground sign, two internal directional signs and tenant wall signs. Lot consolidation should be made a condition of approval. She asked the applicants to address placement of the newsboxes on their site. Mr. Mitchell reviewed variances. The three ground signs consist of a pole sign and two directional signs which are less than 200 ft apart. The east directional sign is too close to the property line. The ground sign meets the definition of a pole sign which is not allowed by code due to the 5 foot opening at the base. The bank's south wall sign exceeds height and square footage allowed. Both the bank and AT&T require a variance for a second wall sign code permits one each and both show two. A 137.3 sq ft variance for excessive signage on a building is requested. Mr. DiFranco asked if the new parking layout would accommodate both parking and egress/ingress traffic, as the drive apron appears restricted at the corner of Sparky and Lorain Roads.

Mr. Grusenmeyer said they would like to transform the existing strip center in to a more aesthetically pleasing plaza. The existing bank will be demolished and an addition added to the

existing center. Green space has been added to the site however a 20 foot parking setback can not be obtained due to existing conditions. The existing building is non-conforming. Once the bank is demolished the curb cut will be reconfigured. The front façade will include brick columns and new parapets to give the building depth. Building materials consist of brick and EIFS which will only be used on the upper portion of the building, nothing below ten feet. All utilities including electric will be ran underground and utility poles removed. He noted that there would be four different colors used in the building color palette. AT&T has requested two signs on the south and east elevation as they are an end cap on the building. Malley's signs are existing and located on the south and west elevation. First Federal signs consist of a canopy sign on the west, and wall signs on the north and south elevations.

Mr. Rerko suggested removing a parking space at the southwest corner and increasing the landscape aisle. The pylon sign is too large for the site it should be narrower and lower. Mr. Malone asked if additional landscaping could be used along the northwest parking area and agreed the southwest parking space could be eliminated and landscaping increased. Mr. Grusenmeyer said due to the drive-through and the relocation of the transformer there is not enough room to add landscaping at the northwest. Mr. Malone asked if the southwest egress was one way only and suggested it should be egress right turn only due to its proximity to the Lorain and Sparky intersection. Mr. Bohlmann said there should be concrete curbing along the north and east property lines. Regarding the dumpster enclosure gates, Mr. Grusenmeyer said the gates will be metal fencing with slats and curbing can not be installed in the cross-easement area.

Ms. Wenger reviewed why the tenant sign is viewed as a pole sign rather than a monument sign. Mr. Harrison said all wall signs are individual illuminated channel letters on raceways. The multi tenant ground sign allows each tenant a white face panel. The two directional signs are located on the northwest and southeast curb cuts. Mr. Harrison said he didn't believe the tenant sign met the definition of a pole sign. The tenant sign was designed to match the appearance of the plaza and provide vehicle traffic visibility. Mr. Bohlmann felt that due to the building's proximity to the street such a large tenant sign isn't warranted. Mr. Parry said although the tenant sign meets code the wall signs require multiple variances as they exceed code. Mr. Malone said that reducing the size of the tenant sign would eliminate signage exceeding total square footage allowed on the lot. Mr. Rerko recommended reducing the ground sign column width 2 feet and lowering the height a minimum of one foot. Mr. Malone suggested inserting a brick planter-box in the open space and reducing the size of the columns. Ms. Wenger suggested redesigning the sign to have a brick base with sign face only atop the base. Mr. Parry suggested that all sign raceways be painted to match the EIFS used on the building. The commission did not object to the two directional signs or the distance between them. The First Federal south elevation sign requires a variance for height and square footage. Ms. Wenger said the variance for the south wall sign is due to stacking the banks name to be proportionate with the allotted frontage. Mr. Aaron said it is very important for the plaza to have visibility at the street. Everyone agreed on a monument sign with a brick base and a 7 foot by 7 foot tenant sign face area which would eliminate a variance for a pole sign and the variance for exceeding total square footage of signage on a lot. Mr. Malone said there are three area variances required each of which are pre-existing. The commissioners felt that the area variances were pre-existing and warranted for the site improvements.

Mr. Latkowski, the neighboring plaza manager, said he was concerned with the signs that are shown. A 12 foot monument sign is very large and he would like to see it decreased in size. He said that the rear cross easement private drive and dumpster area were in disrepair and requested the drive be replaced. A brief discussion ensued regarding the cross easement area and whether or not the bank was responsible to repave the private drive from the Brookpark Road and Sparky intersection east to the new dumpster enclosure. Mr. O'Malley said the commission can have the building official look at the easement area for property maintenance issues but the commission could not force the bank to address something which may or may not be a shared responsibility. Mr. Grusenmeyer said to the best of their knowledge they are not responsible for the section of street mentioned however they will replace those sections they are responsible for.

Mr. Malone moved, seconded by Mr. Parry, to recommend the BZA grant CMS11-08: First Federal Savings & Loan of 26624 Lorain Road a special permit to add to a non-conforming building and area variances required as they are all pre-existing, which was approved 5-0. The commission's recommendation is based upon the improvements taking place and the fact they are pre-existing and the appearance of the site will be vastly improved.

Mr. Malone moved, seconded by Mr. Rerko, to recommend the BZA grant CMS11-08: First Federal Savings & Loan of 26624 Lorain Road the following variances:

3. A variance for 2 additional ground signs on a lot; code permits 1; applicant shows 3; Section 1163.27(a).
4. A variance for ground signs too close together; code permits 200 feet, applicant shows less; Section 1163.27(a).
5. A 5 foot variance for a ground sign too close to side property line (East directional); code requires 20 feet, applicant shows 15 feet; Section 1163.27(b).
6. A 1 foot variance for a ground sign with excessive under clearance; code permits 4 feet, applicant shows 5 feet, Section 1163.02(g)(1).

The motion was approved 5-0. The recommendation was based on the fact that the lot is a difficult size and configuration and directional signs will improve internal traffic flow.

A variance for a pole sign (#7) is eliminated as the applicant has agreed to redesign the monument sign.

Mr. Malone moved, seconded by Mr. Rerko, to recommend the Bza grant CMS11-08: First Federal Savings & Loan of 26624 Lorain Road the following variances:

8. A 1 foot, 4-3/4 inch variance for a wall sign higher than code permits (First Federal, south elevation); code permits 4 feet, applicant shows 5 feet, 4-3/4 inch, Section 1163.28(c).
9. A 28.3 square foot variance for a wall sign larger than code permits (First Federal, south elevation); code permits 30 square feet, applicant shows 58.3 square feet, Section 163.25(c).
10. A variance for 1 additional wall sign on a unit (AT&T); code permits 1, applicant shows 2, Section 1163.28(a).
11. A variance for 1 additional wall sign on a unit (First Federal); code permits 1, applicant shows 2, Section 1163.28(a).

12. A 137.3 square foot variance for excessive signage on a building; code permits 191 square feet, applicant shows 328.3 square feet, Section 1163.25(b).
 13. A 5.3 square foot variance for excessive signage for a lot frontage (South), code permits 266 square feet, applicant shows 271.3 square feet, Section 1163.25(a).
- Roll call: Malone, Rerko, Peepers – yes; Parry, Bohlmann – no; motion failed 3-2.

Mr. Malone moved, seconded by Mr. Rerko, to approve CMS11-08: First Federal Savings & Loan of 26624 Lorain Road development plans with the following conditions:

1. A concrete curbing added and shown along the ingress/egress drive at the northeast corner of property and along the entire east property line up to the easement.
2. The southwest egress/ingress is to be identified as right turn only.
3. The removal of any media boxes on property
4. The southwest landscaping bed is to be expanded by removing a parking space.
5. Lot consolidation approval is required

The motion was approved 5-0.

CMS11-09: Sunnyside Toyota: 26890/27000 Lorain Road

Representatives: Paul Stoyanov, Pruitt Construction; Kirt Frye, Sunnyside Toyota

Ms. Wenger said front of the existing building will be demolished and a new façade constructed. The façade will consist of metal panels and an aluminum storefront system with a glass entryway. The modification to the front of the building will bring the building front setback closer into compliance. There will be a new reception area, vehicle delivery and carwash. The new areas materials are split face and smooth face concrete block and existing masonry will be painted to match new material. A new masonry dumpster enclosure with gates is shown to the rear of the building with new landscaping to enhance the front of the building and area along Lorain Road. The applicant is reminded that displayed cars are to be displayed on designated display pads only. A few variances are required for wall signs including total number of wall signs and the height of the logo. Mr. Mitchell said he had concerns with the proposed lighting, but noted the Board of Zoning Appeals granted a variance for average foot candles of 6.4 fc in 2004. A property maintenance inspection showed the northern property line filled with debris and a fence which needs to be removed or replaced. Mr. DiFranco said he would like to see an Alta survey referenced on the drawing submitted with the construction drawings. Parcel lines for all lot lines and neighboring property lines including owner information is required. The two new catch basins along Lorain Road shows 6 inch pipes which need to be increased to 12 inches.

Mr. Stoyanov said the project will allow Sunnyside to conform to Toyota building standards. The focal point of the design is a curved portal wall which identifies the showroom entrance. The showroom is clad with silver aluminum panels in a geometric pattern. The signage shown on the plan is conceptual only as Toyota will address signage. The rear northern property will be cleaned out and if the fence is theirs it will be removed. There are four pole lights on the display lot and four lights across the front which is all preexisting. However the fixtures have been replaced with full-cutoff. The only lighting which has been added to the site is feature lighting which is along the street area. Wall packs will be mounted with 150 watt bulbs and three low lights for customer parking. The site lighting which is preexisting has an average of 21 fc but the average for the entire site is 5.2 fc. There are additional planters along Lorain Road and the

existing planters will be upgraded as well. The waste disposal area will be cleaned and organized and all utilities will be placed underground.

Mr. Rerko asked what was being done with the old Saturn building. Mr. Stoyanov said the building will be used for offices while the new building renovations are being completed. It will then become a service garage. Mr. Rerko asked that the rear of the lot be cleaned and any damaged sections of asphalt be repaired, cut, patched, sealed and restriped. Mr. Malone said he would like to see more variety in the landscaping plan. The majority of the plants scheduled to be used are groundcover plants. He would like to see more shrubs both evergreen and deciduous to add texture and color differences. The center wedge shaped landscape area with cotoneaster at the entranceway feeds into an area between the sidewalk and display pads which should be grass for consistency and easy care. The north area once cleaned could have winter-creeper planted as it is hardy. He asked how many cars were to be on the display pads and Mr. Stoyanov said they are designed for 2 each. Mr. Bohlmann questioned the brick pavers to be used. Mr. Stoyanov said the pavers are being added along each egress point to eliminate the ruts created by delivery trucks. Mr. Bohlmann said the north and east property lines should have continuous concrete curbing to maintain stormwater on the site and asked about the dumpster enclosure. Mr. Stoyanov said the enclosure will be brick to match building with wood gates. Mr. Parry asked about the temporary buildings noted on the plans. Mr. Stoyanov said they were temporary modular offices which will be removed upon occupancy.

Significant discussion took place regarding lighting. Mr. Parry felt the lack of lighting in the rear of the lot poses safety concerns, while the frontage is too brightly lit. Mr. Frye said that the new cars are displayed in the showroom and display areas. In order to have the lighting needed in front the back lights are compromised to meet lot average. Mr. Parry suggested reworking site lighting for safety. Mr. Frye said he would be willing to put more lights along the back but he can not concede to giving up the lighting in the front. The commission was not comfortable with the irregularity of lighting. Mr. Mitchell requested the light bulb wattage be reduced. The majority of the members felt that the front spillage was too high and requested lower wattage bulbs and perhaps a few lights along the rear. Mr. Parry pointed out that a variance was granted for site average readings of 6.4 fc so safety could be provided along the back and visibility along the front. Mr. Frye said he did not think the cost to change lamps was warranted. Mr. Bohlmann said there should be continuous curbing along the east property line which Mr. Frye agreed to do.

Mr. Malone moved, seconded by Mr. Peepers, to approve the proposal for CMS11-09: Sunnyside Toyota of 26890/27000 Lorain Road with the following conditions:

- 1. The northern property line to be cleaned and all debris removed; if applicants own the fence, it is to be removed.**
- 2. A continuous concrete curb is to be installed along the eastern property line.**
- 3. The landscape plan will be revised to include more variety and submitted administratively for approval**
- 4. Wooden gates will be installed for the dumpster, oil and tire enclosures.**
- 5. Lighting is to be added to rear of the lot for security.**

The motion was approved 5-0.

CMS11-10: City Hall Parking Lot Stormwater BMPs Project; 5200 Dover Center Road

Ms. Wenger said the city is the recipient of an Ohio EPA grant (Storm Water Improvement Fund) which will be used to improve the administration building's front parking lot. The project is restricted to storm water management only and can not include any elements beyond the scope of stormwater. Mr. DiFranco said the parking spaces will be replaced with permeable pavers and the concrete island will be replaced with a bioswale and landscaping. Pavers are L-shaped and interlock with each other, leaving a small gap for water to drain through. They'll be installed on 2 feet of crushed limestone which acts as a reservoir to drain and detain stormwater until it is slowly released into the storm sewer system. The bioswale will consist of 2½ feet of bio-soil so as water seeps through, it will be filtered and stored prior to being released into the storm system. Mr. Bohlmann asked if the existing parking lot lighting would remain or be replaced and Ms. Wenger said the existing lights will be reused and the city will be resurfacing the asphalt area around the pavers and bioswale area. Mr. Rerko said there is a new application for setting pavers which can set an entire palette at one time which is cost saving. Mr. DiFranco said such an application would be used for the project. Mr. Malone said the project will be a showcase of best management practices for stormwater that other communities will look at and implement in their own cities. Such projects will encourage commercial and residential owners to look at such ways to reduce the amount of stormwater going into our systems. He commended the city for seeking the grant. Mr. Rerko said the city should have a display board in the lobby which explains the work and its significance.


Mr. Manley asked where the water would go to when released. Mr. DiFranco said the system would connect to a 36 inch pipe that currently provides detention and discharges into a 6 inch pipe on Dover. Mr. Malone noted that the proposed system will actually reduce the amount of stormwater which will go into the system.

Mr. Malone moved, seconded by Mr. Rerko, to approve CMS11-10: City Hall Parking Lot Stormwater BMPs Project of 5200 Dover Center Road, which was approved 5-0.

Mr. Malone moved, seconded by Mr. Parry, to excuse the absences of Mrs. Meredith and Mr. Mahoney, which was approved 5-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:15 pm.



Greg Malone, Vice Chair



Donna Rote, Clerk of Commissions



Approved