



Village of South Russell

5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700

PLANNING COMMISSION MEETING MINUTES OCTOBER 13, 2022, at 7:30PM

Members Present: Steve Latkovic, Chairman, James Flaiz, Mark Porter, Mayor William Koons, Ph.D., Elisa Budoff

Other Officials: Bridey Matheney, Solicitor; Ruth Griswold, Board Secretary

Visitors: Donald Yert, 1225 Bell Road; Randy Klammer, 7482 Center Street, Mentor 44060; Stephen Ciciretto, 270 Park Place, Chagrin Falls 44022; Justin Davies, 1708 Euclid Ave, Cleve; Rachael & Duane Sherry, 44 E Bel Meadow Ln; Gary Mynchenberg, 16 Louise Dr; Bill Miller, 20 E Bel Meadow Ln; Brad Fink, 905 Bell Rd; Phyllis Marino, 124 Southwyck Dr; Eric Morrison, 20 Woodside Rd; Greg Bruhn, 169 Chestnut Ln.

Meeting called to order by Mr. Latkovic at 7:30pm.

Ruth Griswold conducted roll call.

Mr. Porter motioned to approve the minutes from the Planning Commission meeting on September 8, 2022. Mr. Flaiz seconded. On roll call vote, motion carried unanimously.

Mr. Latkovic welcomed the applicants and visitors and thanked everybody for attending the meeting.

Agenda Item 1: PC CASE # 22-09: 576 Industrial Parkway-Hawaiian Guys BBQ

Pursuant to Section 3.05(b) of the Zoning Code, the Planning Commission shall schedule a public hearing within 60 days on the Conditional Use Permit Application submitted by Mr. Justin Davies of Paskevich & Associates, applicant for the property located at 576 Industrial Parkway, owned by Mr. Mark Derry, and on behalf of the proposed tenants Rachael and Duane Sherry, for a proposed catering kitchen, an enclosed area for BBQ smokers, and a stationary food truck.

Mr. Latkovic acknowledged the group present on behalf of the Hawaiian Guys BBQ, and said regarding their submission, the Planning Commission must up a date for a Public Hearing, at which time the evaluation and review will occur.

Mr. Flaiz asked Ms. Matheney to provide a rough timeline of the process ahead for the applicants, since their appearance is required before multiple boards.

Ms. Matheney said the applicants will be appearing before the Board of Zoning Appeals on October 19, 2022 and are seeking an Area Variance for the proposed outdoor smokers, and a Use Variance for the proposed immobile food truck, since this property is located in a B-1/I-1 District, and food trucks are prohibited. She said the proposed indoor commercial catering kitchen is being treated similarly to a restaurant because of the commercial kitchen, and restaurants are also required to obtain a Conditional Use Permit in that district. She said the Conditional Use permit requires that a Public Hearing be set within sixty days, which is what the Planning Commission will do tonight.

After discussion regarding potential dates for the Public Hearing, Mr. Porter motioned to have the regularly scheduled Planning Commission meeting moved from November 10, 2022, to November 17, 2022, at 7:30pm, to be preceded by a Public Hearing for the application of the Hawaiian Guys BBQ food truck and catering kitchen operation. Mayor Koons seconded. On roll call vote, motion carried unanimously.

Agenda Item 2:

PC CASE # 22-07-B: 1225 Bell Road-Red Barn Commons

Mr. Don Yert, owner and applicant, is seeking development approval for landscaping, lighting, parking, and a new sign.

Mr. Randy Klammer and Mr. Stephen Ciciretto were also present on behalf of Mr. Yert.

Mr. Latkovic said as chairman, as well as on a personal level, he appreciates the approach that has been taken and recognized that the process has been a little convoluted. He said it is clear that some time and effort has been spent to achieve the current proposal before the board, which he feels definitely reflects progress in the right direction.

Mr. Klammer, attorney for Mr. Yert, said he and Mr. Ciciretto worked together to achieve the results they will present tonight. He referred to the Status Statement that he submitted and said after the last meeting they walked the property to determine the various concerns regarding the lighting at the entire corner. He said one of the comments was that the building to the north was being lit up by lights from Mr. Yert's property, and they discovered that was due to an outdated security light, which Mr. Yert immediately agreed should be replaced. He said the area has been softened by a new light which is directed downward, as opposed to at the building to the north, and many of the newly dimmed lights throughout the properties are on timers that go off at 10:00pm. Mr. Klammer said although not mentioned as a requirement, they also brought much of the lighting down on the insurance building. As for the concern brought up by Mr. Porter regarding the ramp, he referred to the copy of a document that was approved at the Architectural Review Board in 2021, showing the brick and stone ramp.

Regarding the sign for Red Barn Commons, he said they have removed any backlighting from the top, which turns off the Red Barn logo, and the only back lighting that remains would be the white strips for the tenant names. He said the sign is also on a timer set to turn off at 10:00pm.

Mr. Klammer mentioned that there may be an easement required for ingress and egress, since different companies technically own the two properties. Ms. Matheney said she would need to speak with Dave Hocevar about it.

He went on to say that Mr. Ciciretto could provide further details, in addition to the ones provided in the Status Statement he submitted, regarding the lighting adjustments that were made.

Mr. Ciciretto referred to the plot plan indicating that the parking requirements have been met. He said the office building is just under 6,000 square feet, and South Russell code requires one spot for every 300 square feet, which means 20 parking spaces are required. Mr. Latkovic asked what the approved occupancy of the building is, per the Fire Department. Mr. Ciciretto said occupancy is based on square footage, and code allows one occupant per 100 square feet, which would mean 59 people would be the maximum occupancy, with 30 on the first floor and 29 on the second floor. He said the parking setbacks on the south and east sides are in compliance and no variances are needed, and with 30% lot coverage, they remain under the maximum allowance of 35%. Mr. Porter asked where the handicapped parking space was located, and Mr. Ciciretto pointed to the area on the plan, indicating it was situated as close as possible to the entry door. He knows the ramp has been discussed, and he made it clear that it is not ADA compliant, but the second floor is not required to be ADA compliant, so the ramp is considered a supplemental entrance. With an occupant load of 29 on the second floor, the code only requires one exit, which is the stairs, and the ramp becomes another option, which would be beneficial in the case of a fire.

Mr. Klammer said Mr. Yert had wanted more parking on the east side of the building but created the required landscaping buffer instead.

Mr. Latkovic asked if there were 59 people allowed in the building, where would they all be parking. Mr. Ciciretto said although the maximum load is 59, there is no way that number would be reached. He said for example, Mr. Yert's current office takes more than half of the second-floor area, but there are only 3 occupants, Mr. Yert said in the Red Barn, he estimates maybe 10 people upstairs if each unit is occupied, and downstairs, maybe 10 or 12 people. Mr. Klammer said there are essentially two offices upstairs, and two or three downstairs. Mr. Latkovic asked if the tenants would be directed to park in the area behind the insurance building. Mr. Ciciretto said that is what may happen practically, but as a fallback, if the board would be more comfortable with an additional four or five parking spaces at the north area of the lot, they could do that since they are only at 30% lot coverage. Mr. Latkovic said a successful building is going to have a parking problem, and he just wants to make sure it doesn't become an issue. Mr. Ciciretto said that is a good point, but his firm does a lot of commercial work, and in the post-Covid era, this office building shouldn't have a problem with parking.

Mr. Ciciretto referred to the landscaping on the site plan and described how the area will blend seamlessly with the plantings at the insurance building. He said the intent was always to remind people that historically, in South Russell, there is an old farmhouse with a barn. He said by looking at the property today, one could envision the historic nature of the buildings, and that the current improvements are a fortunate solution, rather than having a developer come in and attempt to put in a less than desirable, and certainly not as unique, shopping center.

Mr. Ciciretto said as for the lighting of the area, he is aware of the great concern due to the rural residential nature of the area. The pole lamps registered less than 5 foot candles, but the glare was a problem. They addressed that issue, and the pole lamps now measure less than ¼ of 1 foot candle. He said a foot candle

measures light quantity, similar to a lumen, and as a reference, the lighting in Council Chambers would probably register about 18-19 foot candles. Most office buildings would register 32 foot candles. The pole lamps at the Red Barn Commons property are now about as bright as a pole lamp at the end of a residential driveway. In addition, all the lights throughout the property are on a timer that will shut off at 10:00pm, with the exception of the can lights under the doorway canopies and the pole lamps, which are on photocells and operating from dawn to dusk.

Mr. Flaiz asked when the building lights come on. Mr. Yert said they will also come on when it starts getting dark and shut off at 10:00pm. Mr. Ciciretto said they feel the security lights that will be left on will be sufficient to get people into the building on darker mornings.

Mr. Ciciretto referred to the sign and said the only backlighting would be of the tenant panels, which will go off at 10:00pm, and the rest of the sign is not lit. Mr. Flaiz confirmed that the barn logo, Red Barn Commons, and the address numbers were not lit. Mr. Ciciretto and Mr. Yert said that is correct. Ms. Budoff asked if there would be a spotlight on the sign; Mr. Yert said no, the sign would not be spot lit.

Mr. Klammer said all the ground lighting directed at the building has been softened as well. Mr. Flaiz asked the location of the lights that were on the building itself. Mr. Yert said other than the lights under the canopies by the doorways, all the lighting on the building comes from ground lighting.

Mr. Flaiz said this submission is 1000% better. He said after driving past, he feels it looks beautiful and is very impressed by how much the lighting adjustments changed the entire perception of the area. If the board were to approve this with various conditions, how would the lighting levels on the building be measured. Mr. Ciciretto said he did not measure that light to determine foot candles, but he did talk to the electrician who indicated it had all been reduced by 50%.

Mayor Koons said he appreciates the applicant working with the board toward a resolution but feels the lighting changes went overboard. In comparison to the gas station, Augie's Plaza and the Police Station, the Red Barn Commons corner looks very dark. He suggested keeping it as presented for now, but revisiting in the Spring, and perhaps matching what exists at the surrounding properties. Mr. Ciciretto said the gas station lighting under the canopy did register at about 37 foot candles. He feels the main concern from the board was the harshness of the mounted lighting at the Red Barn, but they could revisit at a later date. Mr. Flaiz said to the mayor's point, the insurance building is pretty dark, but it may just seem that way in comparison to how it was. In his opinion, the barn looks much better with the nice accent lights.

Mr. Klammer suggested having Mr. Ciciretto take measurements of the lumens on the landscape lighting and provide those number to the Village via email, that way if they ever look like they got brighter, the measurement would be there to determine what they should be. He said he appreciates the mayor's suggestion, but they will not change anything until such a time when they reapply and request any modifications.

Mr. Latkovic said if the area turns out to be too dark from a safety standpoint, he could understand revisiting it. He said he appreciates the mayor's comments, but he feels Police Station lighting should be treated differently because it should be more lit up than an office building. He thinks they are all impressed with the submittal before them. Putting some measurements, plus or minus 5% for example, in the conditions would be a good idea. He asked Mr. Yert how he feels about the changes. Mr. Yert said he thinks the level of dimness on the pole lights is ridiculous, and because they are so dim, the light doesn't project or do anything. Mr. Ciciretto said

Mr. Yert chose light poles that were rather historical, with some reference to the community, and most developers do not choose those types of quality fixtures. They were installed at eye level to look somewhat residential, or light commercial, and there is no way to finesse the glare and avoid hot spots. Unfortunately, they were not successful with shielding or baffling, and had to resort to dimming the fixtures. Mr. Yert said they've been trying to consult with the manufacturer for downlighting instructions, but it's taking too long, which is why they went with the dimming.

Mr. Porter told Mr. Yert he really likes what he's done with the property, and the dimmer lights make the insurance sign much easier to read, as an advertising sign should be. He said he also likes what he's done with the barn. Mr. Yert said he and his team have expended a lot of effort to get to this point.

Mr. Flaiz said his biggest concern has been that the property borders a residential area. This plan has very nicely addressed that concern with the landscape buffer.

Discussion followed among board members and the solicitor regarding how to best approve the multi-layered submission with various conditions.

Mr. Latkovic made a motion to approve the revised development plan for the Red Barn Commons, adopting the landscaping plan as presented, adopting the parking plan as presented, adopting the sign as presented, specifically with the flat poly-carbonite faces being the only back-lit part and the sign will turn off at 10:00pm each night, and adopting the lighting plan with the following conditions: the light poles will be on photocells and be no brighter than ¼ of one foot candle; the ground lighting onto the red barn, at a foot candle measurement to be provided, and at what it is today (plus or minus 5%), will also be terminated at 10:00pm each night; adopting the Status Statement provided by Mr. Klammer, and adopting the conceptual rendering as approved by the Architectural Board of Review. Mayor Koons seconded. On roll call vote, motion passed unanimously.

Mr. Latkovic thanked the applicants and complimented them on their improvements to the property.

Old Business: None

New Business: None

There being no further business, Mr. Latkovic adjourned the meeting at 8:23pm.



Steve Latkovic, Chairman



Ruth Griswold, Board Secretary

11/17/22
Date

11-17-2022
Date