

PUBLIC HEARING TO CONSIDER WOODLANDS OF SNOWVILLE SUBDIVISION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
April 25, 2013 Page 1

Present: Phillip Badalamenti, Robert Hotaling, Michael Harwood, Mayor Hruby, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Neil Brennan, Gerald Wise, and approximately 25 guests

Mr. Roman opened the Public Hearing at 7:07 P.M. by reading the following legal notice published in the April 11, 2013 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, April 25, 2013, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider recommending preliminary approval of development plans for the Woodlands of Snowville for a 55 lot Major Subdivision on the south side of Snowville Road, as shown on the overall development plat dated March 2013. (The current proposal is for those portions of the development previously identified as Phases 1A & 1B only.)

Mr. Chris Bender of Snowville Joint Venture was present to discuss the proposed development of 55 homes in two phases on a portion of their 147 acre parcel on Snowville Road from Dewey Road west to the Radio Tower property. Snowville Joint Venture also owned the corner lot on Dewey and Snowville Roads which was purchased for the installation of a pump station. Their intention was to build the pump station and a install a sewer line along Snowville Road. The Woodlands of Snowville Phase 1 plans were reviewed at a public hearing five years ago and preliminary plan approval was given for the project. Mr. Bender said at that time the real estate depression hit and they became involved in litigation with the financial institution backing the project. He reported that all issues involving litigation with the financial institution and litigation and financial issues with the City have been resolved. The approvals given for the project five years ago have expired and Snowville Joint Venture was prepared to initiate the approval process from the beginning.

The scope of the project has been reduced from five years ago to focus on development of 60 acres on the west end of the property, commonly known as the Kaminski property. Development would be in two phases: Phase 1A – 28 lots; and Phase 1B – 27 lots. The lots would conform to R30 zoning with variances for lot depth being requested for several lots in Phase 1B. It was anticipated the homes would be in the range of 3,500 to 3,800 sq. ft. in both colonial and ranch styles with some square footage minimums required. An entrance off Snowville was planned with retention basins on both sides. The proposed timetable would have the site development of Phase 1A completed and paved by fall 2013. Mr. Bender expected the new homes would allow the pump station to function at its designed level. He advised residents that the large, annoying dirt pile on the site, which was there at the request of the County, had recently been removed.

Mr. Bender thought the timing was opportune for the new development. There were few vacant, buildable lots in the City. He has had many inquiries about the development. Three builders have asked to buy groupings of lots, and the Home Builders Association has asked to hold the Homerama at the site next summer.

Mr. George Rutkowski, 11300 Snowville Road, was present at the public hearing on the project four years ago where he heard Mr. Bender say the developer would pay for the sewers. Mr. Rutkowski, who was retired and on a fixed income, wondered why he had to pay \$6,000 to tie into the sewers and also pay another \$6,000 to the County. Mr. Bender acknowledged that in the original plan the developer was going to put in the pump station and sewer line, but was stopped by their financial institution withdrawing funding. The developer and the City were involved in litigation with the financial institution resulting in the City receiving a settlement and with a loan through the County from Congress and proceeding with installation of the sewer line. Mr. Wise advised that regardless of whether the developer or the City installed the sewer the fees to residents would be the same. Every homeowner in the proposed new development would be charged the same fees. The Mayor explained that the sewer fee of \$6,000 was originally priced at \$12,000-\$14,000 per tie in. The City was able to reduce the property owners' tie-in fee by half by contributing money, along with the developer toward the project, a portion of which would soon be used to repair the road. He noted that Riverview Road residents just paid \$12,000 for their sewer tie-in fee.

Mr. George Bowers, 11511 Snowville Road, asked about the total cost of the sewer project. Mr. Wise responded that the cost of the sewer and pump station was just over \$2.7 million. Mayor Hruby added that future development in that area would begin with a \$9,000 sewer tie-in assessment that would rise over time with

PUBLIC HEARING TO CONSIDER WOODLANDS OF SNOWVILLE SUBDIVISION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
April 25, 2013 Page 2

inflation. Mr. Bowers mentioned the two mosquito, cattail ponds on either side of the proposed entrance wondering how the developer planned to maintain them. Mr. Bender acknowledged that the retention basins were not maintained during the litigation process. They have now been cleaned and plans were to landscape and maintain them as an attractive and inviting entrance to the development.

Ms. Donna Cothraz, 9407 Snowville Road, asked about the extent of the roadway to be paved by fall. Mr. Bender said plans were to develop one road, Woodlands Drive, which would end in a "T" of two, temporary cul-de-sacs until the development of Phase 1B paving. She asked if all the lots in the first phase would have to be developed before homes could be built in the second phase. Mr. Bender responded that the first homes built would be for the Homerama with no other homes started until after that event. He anticipated the infrastructure and paving for 1B phase could be done the next spring and ready for construction. Ms. Cothraz asked about Snowville Road lots and was told there were three lots being offered on Snowville Road. She wondered about sidewalks and was told the development would have sidewalks throughout.

Ms. Gayle Cartledge, 9110 Snowville Road, said her house would be totally surrounded by the development. She wondered about the finished grade and didn't want water draining on her property. Mr. Bender said that by law they could not discharge water from their property at a rate higher than the current rate. He assured her that her concerns would be addressed in their engineering work on the site. Ms. Cartledge has lived on her property for 35 years and wondered what would happen to the trees surrounding her property. Mr. Wise remarked that along the southern edge of her property the developer would have an easement to put in a swale to divert water drainage eastward to a natural stream on the property. Mr. Bender mentioned the twenty foot preservation area around the development. He said it was in the developer's best interest to maintain as many trees as possible. Ms. Cartledge asked about the placement of a house and driveway on S/L 55. Mr. Wise responded that the driveway could be within three feet of the property line and the house within twenty foot of the property line. She was assured that regardless of the builder, the land would have to be developed according to Code requirements. Mr. Harwood explained for her the markings on the drawing relating to property lines and building envelopes. Mr. Bender added that a building envelope denotes the maximum size house that could be built and usually homes were smaller than the maximum building envelope shown.

Mr. Tom Nero, 10409 Dewey Road, asked if the Phase 1A and 1B plans were the same ones presented previously to the City. Mr. Bender said the access point, lots sizes and layout were the same as their last presentation. He indicated some enhancements were added in the form of more generous easement areas, temporary turnarounds for safety purposes, and looping the water line at the request of the Fire Department and Mr. Wise. Mr. Nero asked about the development access off Dewey Road that was part of the previous plan. Mr. Bender indicated that was not part of the current request. He hoped if Phases 1A & 1B were successful to consider Dewey Road access with future phases of development.

Mr. Rick Stewart, 10408 Dewey Road, asked about the white house on Snowville and Dewey Roads that has been abandoned about three years and is in disrepair. Mr. Bender responded that the developer hoped to raze that home this year. Mr. Stewart wondered what happened to the outbuilding structure planned for the pump station which he felt was not secure sitting out in the open. Mr. Wise noted that when the County took over they built a pump station to match their other installations. He assured Mr. Stewart that locks were in place and it was monitored 24/7. Mayor Hruby added that the structure plans for the pump station were submitted to the County; however that structure would not fit on the relocated site. He said at this point the City would work with the County to re-landscape the pump station area. Mr. Roman explained that the issue would be discussed at the Work Session. With no further discussion, the Public Hearing closed at 7:55 P.M.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
PHILLIP BADALAMENTI, SECRETARY
Minutes recorded by Nancy Dimitris

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
April 25, 2013 Page 1

Present: Phillip Badalamenti, Robert Hotaling, Michael Harwood, Mayor Hruby, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Neil Brennan, Gerald Wise, and approximately 15 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:55 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 4, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of April 4, 2013 be approved.

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Mayor Hruby,
Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF APRIL 4, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of April 4, 2013 be approved.

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Mayor Hruby,
Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved a sign for Brecksville Dermatology and the Creekside Restaurant Awnings.

REPORT OF MAYOR HRUBY – No Report

REPORT OF CITY ENGINEER – No Report

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

WOODLANDS OF SNOWVILLE SUBDIVISION – SNOWVILLE RD.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **PRELIMINARY** approval for the Overall Development of the Woodlands of Snowville Phase 1 an (R-30) Single Family Major Subdivision consisting of 54 interior lots and 1 frontage lot parcel on approximately 60.87 acres of land on the south side of Snowville Road, west of Dewey Road in the City of Brecksville, Ohio as depicted on the following drawings dated March 2013 by Michael Benza and Associates, Inc., Consulting Engineers and Surveyors:

Overall Phase 1 Development Plan	April, 2013
Overall Phase 1 Development Plat	April, 2013
Overall Phase 1 Utility Development Plan	April, 2013
Overall Phase 1 Grading Development Plan	April, 2013
Overall Phase 1 Development Wetland Plan	April, 2013

Approval of Phase 1-B is contingent upon the Board of Zoning Appeals recommending and City Council's approval of the following variances:

1. A variance from Section 1117.09(b). Design of Lots, of 62.5 ft. to allow the average depth of Lot 18 to exceed the limit of 3 ½ times the width of 437.5 ft. to 500 ft.
2. A variance from Section 1117.09(b). Design of Lots, of 197.5 ft. to allow the average depth of Lot 19 to exceed the limit of 3 ½ times the width of 472.5 ft. to 670 ft.
3. A variance from Section 1117.09(b). Design of Lots, of 88 ft. to allow the average depth of Lot 20 to exceed the limit of 3 ½ times the width of 472.5 ft. to 560.5 ft.
4. A variance from Section 1117.09(a). of 27.35 ft. for Lot 42 from the required rear property line to be at least 60% of the required 125 ft. lot width or 75 ft. and permit a rear lot width of 47.65 ft.
5. A variance from Section 1117.04(e). of 920.19 ft. from the permitted maximum of 800 ft. for a cul-de-sac street, to allow River Birch Run to extend 1,720.19 ft.

Preliminary approval is further contingent on the applicant's compliance with any and all concerns of the City Engineer including, but not limited to, the concerns mentioned in City Engineer Wise's letter to Mr. Neal Brennan of the City of Brecksville's Building Department, dated April 25, 2013

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Mayor Hruby,
Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

BURNTWOOD TAVERN – 8188 BRECKSVILLE RD.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council **FINAL** approval for the outdoor patio enclosure at 8188 Brecksville Rd., PP #601-08-027, Brecksville, Ohio 44141, as indicated in the application filed April 8, 2013 and attached plans by RSA Architects, LLC.

CS-1	Cover Sheet and general notes	March 21, 2013
A-1.0	Floor Plan – Patio Screening	March 21, 2013
A-2	Seconds	March 21, 2013

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Mayor Hruby,
Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

RED BRICK STORE – 8903 BRECKSVILLE RD.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission approve, and the Building Department issue a permit for:

1. The removal of an existing treated wood handicap ramp and the installation of a pre-manufactured wheelchair lift for access to the Annex to the Red Brick Store.

2. A new stair to this elevated area.
3. New entry door to the Red Brick Store from the new stoop.
4. Replacement of the Annex's front picture windows.
5. Installation of 3 new operable windows on the south annex wall. A new roofed canopy over the lift and entrance stoop to both portions of the building.
6. A section of the existing roof structure located at the northeast section of the Annex will be modified to accommodate a new exit.

at the Red Brick Store at 8903 Brecksville Road, Brecksville, Ohio, as described in the application and plans by Caruso Architecture, Inc., dated April 8, 2013. Contingent upon the suggestions and comments expressed by Planning Commission Member, Phillip Badalamenti, being addressed to the satisfaction of the City of Brecksville Building Department.

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Mayor Hruby,
Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

RITA GENERATOR – 10107 BRECKSVILLE RD.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council approval for the installation of a 300 kw generator and an above ground fuel tank for RITA at 10107 Brecksville Road, as described in the application dated April 9, 2013 and attached sketch and cut sheets by E Technologies, Inc. conditioned upon approval by the City Arborist and City Building Department of landscaping and and/or screening of the structure and approval by the City and/or State safety forces.

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Mayor Hruby,
Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

The Regular Meeting closed at 10:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
PHILLIP BADALAMENTI, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
April 25, 2013 Page 1

Present: Phillip Badalamenti, Robert Hotaling, Michael Harwood, Mayor Hruby, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Neil Brennan, Gerald Wise, and approximately 12 guests

Mr. Roman opened the Work Session at 7:59 P.M.

WOODLANDS OF SNOWVILLE SUBDIVISION – SNOWVILLE RD.

Mr. Chris Bender of Snowville Joint Venture and South Brecksville Company was present to request preliminary approval of Phase 1A and 1B of the Woodlands of Snowville 55 lot major subdivision on Snowville Road reviewed earlier at a public hearing.

Mr. Wise indicated he had no objection to preliminary approval of the proposed subdivision; however he reviewed a list of ten issues contained in his April 25, 2013 letter to Neil Brennan at the Building Department, which would have to be addressed by the developer before final approval:

1. Per the developers Ohio EPA permit and City Code, site sediment and erosion control features are to be inspected and maintained throughout construction until such point the site is stabilized
2. Verify the Final Plans depict the correct ownership of the property. In a review of County recorded documents, since 2005 the property is owned by Snowville Subdivision Joint Venture Phase 1, not Snowville Joint Venture as identified on the plans.
3. All previous agreements made between the owner and adjacent property owners shall be honored as part of the Phase 1A development.
4. The Final Plat, Plans, and Covenants will have to include a more specific language defining the Preservation and Conservation Easements. The language on the preliminary plan contradicts the plat as previously submitted. It is also unclear if these properties have to remain in their natural state. Finally, as previously agreed by the developer, permanent signs are to be placed around the boundaries of these areas.
5. As previously stated, per code the various sewer easements are to be minimally 20' in width. As requested some easements were increased to 30', but others are still 15'.
6. A circulation main between Mulberry Pointe cul-de-sac and Woodlands Drive is required as requested by Brecksville Fire.
7. Storm Drainage along the Eastern cul-de-sac of River Birch needs to be addressed.
8. Similar to behind sublots 1-12, an easement shall be added to the rear property lines of sublots 30-32 for drainage purposes.
9. Current plans do not depict any excess material to be left on site. If excess material is intended to be left on-site a plan depicting such shall be submitted and approved by the Planning Commission and City Engineer.
10. Final covenants and restrictions will require modification to verify maintenance of the various storm water management facilities as per city code and Ohio EPA requirements.

Mr. Harwood asked who would take care of the retention basins. Mr. Bender responded that the builder maintains them until 80% of the lots are developed in a plat, at which time the Homeowners Association takes over maintenance. The common areas would be turned over in phases. He noted that the preservation area would be maintained by a non-profit company. The Mayor suggested the developer occasionally hold meetings with the residents to advise them of what they do and what the homeowners' responsibilities would be once the maintenance was turned over to them. Mr. Harwood stressed how important it would be to make sure residents understand their maintenance responsibilities on the subdivision. Mr. Bender indicated he planned to use as a pattern a document on restrictions and covenants Mr. Brennan authored for another subdivision that has worked well. He also indicated that they try during subdivision development to recruit interested residents to focused

committees to have them involved in the subdivision before the formation of the homeowners association. Mr. Bender commented that the developer requires that each property owner review the topo of his lot before a building permit is issued so they understand the Code requirements and any issues with their property.

Mr. Sciria asked if there would be any problem on sublots 13 and 14 with locating the drives no closer than 60 foot from the common line. Mr. Bender anticipated no hardship in complying with that Code requirement. Mr. Wise asked about the retaining walls on the sublots against the County line. Mr. Bender said they would like to leave that up to the individual property owners, contingent upon engineering and architectural approval. He felt the walls should be masonry, but didn't want to necessarily see a continuous wall that looked like Highway Department construction.

Mr. Harwood asked about the Army Corps permits. The developer has had two independent wetlands consultants. Mr. Wise noted that all the fills permitted on the initial permit have been completed and no further permits were required for Phase 1A & 1B.

The Mayor asked about a tree savings plan. Mr. Bender responded that clearing on the site was done years ago during the permit period and they didn't anticipate further clearing. There was no further discussion and the Work Session recessed into the Regular Meeting.

BURNTWOOD TAVERN – 8188 BRECKSVILLE RD.

Mr. Brad Adams, restaurant owner, was present to request approval for a transparent covering around their outdoor patio to permit 4-6 weeks additional use of the patio in both the spring and fall. Mr. Adams apologized that the enclosure was already in place and should have been part of the original plans. They would also like to install a heater on the patio.

Mr. Adams noted that they had investigated other options, including retractable products, but nothing was as attractive and natural as the product they chose. Commission members had no issues with the enclosure and the Work Session recessed into the Regular Meeting for a motion.

RED BRICK STORE – 8903 BRECKSVILLE RD.

Mr. Douglas McCreery, owner of the Red Brick Store and the adjacent Coldwell Bank Building, was present to request approval of alterations to the Red Brick Store. Burns Financial has leased the entire building and agreed to move into the Annex, the wooden, attached portion of the building on the south side. Mr. McCreery indicated they have entered into an agreement with a company that sells wine by the bottle, small plate meals and appetizers who would like to rent both floors of the brick portion of the building. He indicated that the purchase of additional property to the rear would provide 20 additional parking spaces for the building. Mr. McCreery provided this background for informational purposes, noting that it was not part of his request for alterations.

The proposed alterations would include the addition of three small windows on the south annex wall to provide natural light for office area, replacement of the annex front picture windows, removal of the deteriorating handicap ramp in favor of a lift. A new entrance/exit in the lift area would also require some other, minor modifications in the steps, stoop, door and roof area. Mr. Badalamenti did not like the look of lifts, especially as this one faced the front of the building and the main road. Among other ideas he suggested continuing the limestone base of the store around the lift, and a low screening wall on the south elevation. Mr. Badalamenti asked that the applicant's architect better screen the lift. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

BRECKSVILLE ASSISTED LIVING – 8736 BRECKSVILLE RD.

Mr. Peter McCabe of Lake James Ltd. was present on behalf of his request for preliminary approval of an assisted living facility on a 3.5 acre parcel adjacent to the southern property line of St. Basil's. The land involved is zoned residential so consideration was being given to a PDA for development of the property. Mr. McCabe indicated that

since the project was before the Commission last summer his group has been working on the suggestions provided by the Commission for development of a PDA.

Mr. Howard Shergalis, Architect for RDL Architects, described the project as an 80 unit, 91,000 sq. ft., three story brick building for assisted living. He commented that the grade on the property was challenging, sloping north to south and also east to west. He described the parking on the site as adequate for 28 staff and 40 general spaces calculated at two beds per space. The patients in the memory care section of the building would not be driving and, in general, few of the residents would still own cars and require parking.

Mr. Shergalis noted that a front setback of 80', instead of the required 100' was planned to provide a greater buffer between the building and the residential lots on Mill Road. He reviewed how their building fits within the various zoning areas surrounding the property with their differing setback requirements. Code requires 20% landscaping and they would have 50%. Mr. Shergalis detailed the interior levels of the building which were stepped into the grade of the property. The building would have many porches and windows with dramatic views of the downtown area. The exterior of the building would feature a fieldstone base, red brick, hardy plank and vinyl siding on the top, with dimensional shingles. He outlined areas where retaining walls would be required. Underground storm water retention was planned with outlets on Mill and Brecksville Roads.

Mr. Harwood asked about vertical height. Mr. Shergalis said that in general it was 47 ft. from grade to the centerline of the roof, which would require a variance. They would like to provide 9 ft. ceilings for residents which adds to the building height. Mr. Shergalis felt the area was a Class 2 District permitting a 50 ft. height, rather than a Class 1 District with a 30 ft. height restriction. Mayor Hruby mentioned the property owner on Mill Road who would be looking up at a 50 ft. wall from his backyard. Mr. Shergalis pointed out that to be sensitive to the residential property they had removed the request for a Mill Road entrance and set the building and parking as far as possible from the residential area. The wing of the building closest to Mill Road would contain all living units with no service components.

Mr. Wise reviewed the eleven items of concern on the proposed project contained in this April 25, 2013 letter to Mr. Brennan of the Building Department:

1. No information provided if site has been evaluated for jurisdictional wetlands and/or streams.
2. Sight Distance Exhibit
 - a) Site distance at the required design speed (45 mph) barely meets the ODOT requirements. The line of sight of 0.43 ft. above Brecksville Road
 - b) The profile used to generate the sight distance exhibit doesn't follow the line and is in error as the entrance grading will block the line of sight
- 3) In review of the zoning, as we discussed the following items should be evaluated:
 - a) Parking stall widths and lengths (9' x 18')
 - b) Parking Drive Aisles less than 24' (22')
 - c) Entrance Drive versus St. Basil's (less than 200')
 - d) Sidewalk along Brecksville Road
 - e) Where sidewalks abut parking should be 7' in width or require wheel stops
- 4) ADA parking counts appear to meet code requirements; however, I question if this meets the actual site need due to the proposed use.
- 5) Truck turning radius exhibits are required to verify:
 - a) What size and how a service vehicle will access the service entrance
 - b) That the Brecksville Fire Department equipment can access the site
 - i) Also need to verify the main entrance canopy height
 - c) No dumpster shown
- 6) Three significant retaining walls are proposed which vary in height from 3 ft. to 15 ft tall. Sections and materials for these walls are needed so the Planning Commission can evaluate for aesthetics as part of the site review.

- 7) Per code all grading is limited to a maximum of 2.5 (H); 1(V). It appears much of the site grading around the perimeter of the site is 2:1, which may affect the proposed wall heights.
- 8) Significant grading is proposed on the St. Basil's site and permission for such is required.
- 9) Brecksville Fire should be consulted to determine the fire hydrant locations. I question if the main should be extended to add a hydrant at the southwest corner of the building.
- 10) The 10% sloped section of the parking lot should be re-evaluated. This section is steeper than typical design standards 6%-7% for drives and 5% for parking fields.
- 11) While no detailed information has been supplied, storm water management is proposed as underground storage. Any proposed storage facility will have to meet City Code and support Brecksville Fire Department's heaviest equipment.

In Mr. Payto's absence Mr. Harwood conveyed his comments that the architectural design and proposed materials were nice; however he had concerns on the size of the building adjacent to the Mill Road residential area. Mr. Harwood asked if the wing adjacent to the Mill Road residential area could be downsized to better relate to the residential area. Mr. Shergalis thought they could consider making that wing two story and shifting the lost rooms to the east of the building.

Mr. Badalamenti noted that the ground floor of the building was 30 ft. above the southern property line. The distance from the lowest point of the site to the centerline of the roof was actually 80 ft. Mr. Badalamenti asked if they could provide a section through the building going north to south to show the height of the building in all areas. He asked if the high pitch of the roof was to conceal mechanical equipment. Mr. Shergalis thought they could lower the pitch of the roof.

Residents present were given an opportunity to comment. Mr. Dominic Minadeo, 6959 Mill Road, whose property rises 12' in the back, said a building looming 59 ft. up in his backyard would devalue his property. He didn't understand why the project was being discussed since the land was still zoned residential. Mayor Hruby responded that a specific project had to be identified through the Planning Commission before it went on the ballot so voters would know exactly why they were being asked to rezone the land. Mr. Richard Polcen, 6935 Mill Road, felt the proposed project was too big for the site. He pointed out a service drive and the many truck backup alarms he would hear from deliveries. Mr. Polcen had security concerns and thought the parking lot was still too close to his garage. He was certain the project would devalue his property and affect his quality of life.

Mr. Badalamenti asked why most facilities were 80 beds and was advised that it was a minimum number to make the project financially viable. Mr. Harwood asked if they had investigated how many homes could be built on the site and they had not. Mr. McCabe felt the assisted living facility next to the Church would be a good fit in the community. He said that except for several Mill Road residents the land in the vicinity of the proposed facility was commercial and the project would be a good transition from the church to the downtown area.

Commission members asked if the applicant would supply a cross section through the building to show the varying heights, consider reducing the roof slope and anything that could be done to downsize the southern wing. They should also address the list of concerns reviewed by Mr. Wise. It was determined that the next Planning Commission they could be on the agenda would be May 23rd. Mr. Brennan advised that the last Planning Commission they could present at and still make the ballot would be June 27th.

RITA GENERATOR – 10107 BRECKSVILLE RD.

Mr. Tom Wojnarowski, Chief Information Officer at RITA, was present to a request a backup generator. He said currently they can only provide 1 ½ hours of uninterrupted power during a power outage, which is only enough to gently shut down their systems. Rita operations in Worthington, Youngstown, Mentor and Cleveland Heights are all dependent on the central system at the Brecksville location. It costs RITA \$30,000 a day in wages during a power outage. The proposed whole building generator would permit the entire building to run without interruption.

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
April 25, 2013 Page 5

Mr. Rodger Schentur, civil engineer, indicated the generator would be a 300 kw, doubled walled, diesel installation with a 600 gallon tank sub-base installed on the side of the building. Mr. Harwood asked if the tank was reviewed with the Fire Department. Mr. Schentur said it fell under the jurisdiction of the State Fire Marshall because it was a diesel tank. The tank was within State Code requirements and he expected to have approval documentation that could be shared with the City.

Mr. Badalamenti asked about servicing the tank. Mr. Schentur said the tank would be within an enclosure and serviced by a smaller tanker truck using probably a 2" hose of at least a 100 ft. minimum. The questioned was raised on how often the generator would be exercised. Mr. Schentur said full load, ½ hr. tests would occur weekly on a day during the business portion of the week beginning at 6:30 a.m.

Mr. Brennan suggested the unit would need to be screened for both noise and view from Brecksville Road. It was notes that the adjacent properties are commercial and it would be difficult to see the generator tucked between the buildings. Mr. Schentur indicated the State Fire Marshall would require a chain link fence and any deviation from that would require a letter from the City of Brecksville to the State Fire Marshall. Mr. Badalamenti pointed out that those units need to breathe so a board-on-board fence would not be recommended. He felt landscaping around a chain link fence would be adequate. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 10:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
PHILLIP BADALAMENTI, SECRETARY

Minutes recorded by Nancy Dimitris