

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
April 4, 2013 Page 1

Present: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Mayor Hruby, Ron Payto,
Kirk Roman, Dominic Sciria
Others: Neil Brennan, Gerald Wise, and approximately 5 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:05 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 7, 2013

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission Regular Meeting Minutes of March 7, 2013 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 7, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of March 7, 2013 be approved.

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

SIGNS

BRECKSVILLE DERMATOLOGY – 8751 BRECKSVILLE ROAD (CC Action)

Mr. James Briola of North Coast Sign & Lighting Services, Inc. was present on behalf of a wall sign request for Brecksville Dermatology. Mr. Sciria pointed out that a size variance request would be required for the proposed sign due to the oversized "B" in Brecksville. Mr. Briola indicated that the oversized "B" was part of Brecksville Dermatology's logo, which appeared on their business cards, company letterhead, and interior office signage. Commission members had no further questions.

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for, a 15.85 sq. ft. permanent wall identification sign for Brecksville Dermatology, 8751 Brecksville Road, Brecksville, Ohio as described in the application dated March 8, 2013, and attached sketches by North Coast Sign & Lighting Services, Inc., dated February 27, 2013, contingent upon City Council approval of the following deviation:

- A deviation from Section 1187.09 of .85 sq. ft. from the permitted 15.00 sq. ft. to a sign of 15.85 sq. ft.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved the awning for Leopold's, the Maleski Front Yard Setback, final approval for the Curtiss Wright Expansion, and replacement antennas on the Snowville Road tower for Crown Castle/T Mobile.

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REPORT OF MAYOR HRUBY

Mayor Hruby mentioned the passing of Kate Broughton, who served on City Council for 19 years, and Joe Vadini, a long time former Brecksville football coach. The Mayor commented that with the removal of Michael Forlani from development contention for the V.A. property the City would enter into discussions again with the V.A. on the future of that land. He thought it might be in the best interests of the City to consider enlisting a master planner to look at that property and to see how it fits in with prospective development of surrounding properties.

REPORT OF CITY ENGINEER - No Report

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

CREEKSIDE RESTAURANT AWNING -8803 BRECKSVILLE RD.

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval for two awnings over the existing deck at Creekside Restaurant, 8803 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated March 18, 2013, and attached drawings dated March 16, 2013, and contingent on the structural review and approval by the city architect.

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

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

WOODLANDS OF SNOWVILLE SUBDIVISION – SNOWVILLE ROAD

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission 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.)

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

The Regular Meeting closed at 8:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

Present: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Mayor Hruby, Ron Payto,
Kirk Roman, Dominic Sciria
Others: Neil Brennan, Gerald Wise, and approximately 5 guests

Mr. Roman opened the Work Session at 7:15 p.m.

CREEKSIDE RESTAURANT AWNING -8803 BRECKSVILLE RD.

Mr. Matt Harper, owner of Creekside Restaurant, was present to request two awnings for their outdoor patio seating. Their rectangular patio has two large seating areas on either end where they propose awnings to shade the eating area and provide shelter from inclement weather. Mr. Harper commented that currently on a busy night they have insufficient seating inside to accommodate a full patio of people coming in from the rain. The awnings would match those already in place on the restaurant in other areas.

Mr. Badalamenti questioned why two awnings instead of one. Mr. Harper indicated one awning would be too long an expanse. They also wanted to keep some of the area open to provide light into the interior banquet room and preserve some view of the creek area for the indoor diners. The Work Session recessed into the Regular Meeting for a motion.

WOODLANDS OF SNOWVILLE SUBDIVISION – SNOWVILLE ROAD

Mr. Chris Bender of Snowville Joint Venture was present on behalf of the Woodlands of Snowville major subdivision. The request was for consideration of preliminary approval for development of the initial phase of 55 lots on approximately 60 acres on the south side of Snowville Road west of Dewey Road.

Development of the first phase would be divided into Phase 1A – 28 sublots, which they would like to proceed with as soon as possible; and Phase 1B – 27 sublots. Their goal would be to pave Phase 1A before the end of the paving season this year. Mr. Bender said the subdivision layout, engineering, and variances requested have not changed since the Commission last approved the plan. The Commission asked, and it was confirmed, that Phase 1A encompassed sublots: 1-12, 13, 14, 15, 16, and 43-54. Mr. Bender said a retention pond would also be included in the Phase 1A development.

City Engineer Wise reviewed the details of his April 2, 2013 letter to Mr. Brennan relating to his review of the subdivision plan:

- 1) Their previous Army Corps permit expired and a new one would be necessary before final plan approval. Mr. Bender noted they have an updated letter from their wetlands consultant indicating that all the fills approved on their prior permit have been completed. They have hired another wetlands consultant to do a complete review which should be finished next week. He hoped to have a new Army Corps permit within six weeks.
- 2) Sediment and erosion control features must be in place and maintained before final engineering approval. The site has been assessed by a City inspector and crews have begun work to stabilize the site. Mr. Bender apologized for the lack of maintenance on the site. He mentioned that during the litigation process their lawyer advised them not to touch the site.
- 3) Developer shall provide a current Title Commitment showing property ownership.
- 4) Landscaping agreements with surrounding neighbors – Mr. Bender indicated they have landscape screening agreements with two adjacent neighbors who would be affected by traffic headlights.
- 5) Confirmation that sight distance at Snowville entrance meets ODOT requirements.
- 6) Provision by developer of definition on plans for preservation and conservation easements. Mr. Bender indicated Ohio Stream Preservation would be preparing a definitive document on those areas.

- 7) All setbacks should be defined on the plan. Mr. Bender indicated all setbacks were shown on the updated plan displayed before the Commission.
- 8) Proposed phasing must be displayed on the plan. Mr. Bender indicated phasing was shown on the updated plan.
- 9) Volume and page information necessary on plans for AT & T easement across S/L 16-22. Mr. Bender advised the easement was noted on the updated plan. He also recently received a letter from AT & T that cables had been removed along that easement.
- 10) Extend the ROW and pavement on River Birch Run to the rear property line of S/L 12 and add a temporary cul-de-sac. Mr. Bender agreed to the pavement extension and temporary cul-de-sac.
- 11) Code requirement for easement width was 20 ft.; however the City would like to see 30 ft. where ever possible. Mr. Bender agreed to the wider easement widths outside buildable areas.
- 12) Add Summit County property ownership and First Energy transmission easement and lines to plan. Mr. Bender said that information would not affect Phases 1A and 1B, but could impact the future phases.
- 13) Provide a circulation water main between the Mulberry Pointe cul-de-sac and Woodlands Drive. Mr. Bender would accommodate that request.
- 14) Provide a storm sewer to collect run-off along the eastern stub and temporary cul-de-sac of River Burch. Mr. Bender agreed to provide a storm sewer.
- 15) No sanitary system going to the east from the first phase which would eliminate the possibility of extending that road without bringing service all the way from the Dewey Road pump station. Mr. Bender commented that they were still considering that situation.
- 16) Add easements on S/L 1 & 54 for maintenance of storm water basins. Mr. Bender said 15 ft. easements would be sought.
- 17) Depict a swale along the rear property lines of S/L 29-32 to verify drainage was intercepted and routed to the creek and the swale maintained. Mr. Bender was aware of the swale.
- 18) Proposed plans indicate future excavation for S/L 14-22 and Basin D. Three dirt stockpiles already on site. Supply information for disposition of excess material. Mr. Bender indicated they had to do some calculations related to the extra dirt to make sure they wouldn't be hauling away dirt needed at a later time. He commented that some of the topsoil would be used in landscaping at a later date. Mr. Wise would like any pile of material intended to stay on the site to be labeled as such before the Commission votes on the plan.

Mr. Bender was advised that a public hearing for preliminary approval would be scheduled on Phase 1, including 1A and 1B. The variances required for phase 1B would then have to go to the BZA for approval. Mr. Bender said their goal was to begin Phase 1A immediately and Phase 1B perhaps not until November. The Builders Association has chosen the 1A site for the Homearama in June 2014. Ten builders have made deposits and selected lots.

Mr. Payto wondered about the building process for the Homearama homes. Mr. Bender responded that the developer would be guided by their Covenants and Restrictions already in place, an Architectural Review Board and the City Building Department. He indicated the developer would be in control until 50% of the subdivision is developed, at which point the residents take over and run their homeowners association. Mr. Bender identified Snowville Joint Venture as the owner of the property, the development of which was being financed by a group of investors, 60% of whom were Brecksville residents.

Mr. Harwood advised that the language addressing the retention basins and common areas needed to be clear and very detailed. Mr. Badalamenti requested that all plans be clearly labeled as 1A or 1B.

Mr. Sciria noted that per Code on Sublots 13 and 14 the driveways should be no closer than 60 ft. from the common sideline and that should be noted on the plan drawings. The purpose of the restriction was for safety reasons given the proximity of the intersection. Mr. Sciria also wondered if the extensive conservation area on S/L 55 permitted a sufficient building envelope. Mr. Bender responded that the building envelope for the lot was extremely large and probably much bigger than any home that would be built on the lot. Mr. Wise advised that their wetlands consultant would need to provide assurance that a home and drive could be built on the lot without disturbing the wetlands. Mr. Wise asked if wetlands would be identified with signage. Mr. Bender planned to snow fence off the preservation areas during construction. Ohio Stream Preservation would be providing permanent placards to identify conservation areas once construction was complete.

The scheduling of final pavement on 1A was questioned. Mr. Bender expected to have curbs down by mid-September followed by a base and intermediate asphalt coat. He hoped home construction could begin by early November. Interest shown from people wanting to buy lots and Homearama builders requesting additional lots has been encouraging. Mr. Bender indicated if lots sold well Phase 1B paving could be done even before the Homearama. No homes would be occupied before the Homearama. He felt demand was such that people would be willing to wait until after Homearama to build their homes. Mr. Hotaling asked about the price range of lots. Homearama builders would pay \$165,000 for their first lot and one additional lot. He thought lots would be offered for sale to the public for \$170,000-175,000. Among the builders for Homearama were: Ream/Parkview Homes, Petros, Edgewood, Blossom, Colony, Legacy. Ryan, Pulte, Prestige and Drees builders have shown interest. Mr. Bender mentioned he would like to work with the City on upgrading the temporary cul-de-sacs to provide more room for setups for the Homearama.

The Commission proposed setting a public hearing on April 25th with consideration of preliminary approval that same meeting. In the intervening time the developer could address those items mentioned in Mr. Wise's April 2nd letter and detailed above. The Work Session recessed into the Regular Meeting to set a public hearing.

The Work Session closed at 8:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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