

Present: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Ron Payto, Dominic Sciria
Absent: Mayor Hruby, Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 11 guests

In Chairman Roman's absence Vice Chairman Sciria opened the Regular Meeting of the Planning Commission at 7:10 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF JULY 11, 2013

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of July 11, 2013 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JULY 11, 2013

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of July 11, 2013 be approved.

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

SIGNS:

SLUSARCZYK – REAL ESTATE – 4200 ROYALTON RD.

Ms. Nancy Slusarczyk was present to request a temporary real estate sign. She owns property directly across Rt. 82 from Giant Eagle. Ms. Slusarczyk and eight other residents in that area would like to advertise their properties to be combined into 23 acres of land to be redeveloped.

Mr. Sciria brought up the two sign size deviations requested from the residential section of the City Code. The applicants were requesting a 20 sq. ft. sign 5 ft. high. Ms. Slusarczyk felt a large sign was warranted in that location because of the traffic on Rt. 82. Commission members had no issue with the sign size request. While the application was only for a sign and not a development, Mr. Sciria felt the unusual circumstances warranted a public hearing.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission schedule a Public Hearing at 7:00 P.M. on Thursday, August 22, 2013, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to consider the following deviations from City Code for a temporary, ground, real estate sign located at 4200 Royalton Road, Brecksville, Ohio:

1. A deviation from section 1187.13(b)(1)A of 15 sq. ft. from the permitted 5 sq. ft. to permit a 20 sq. ft. single faced sign.
2. A deviation from Section 1187.13(b)(1)A of 1 ft. from the permitted 4 ft. maximum height to permit a maximum height of 5 ft.

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

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council approved the Woodlands of Snowville at their last meeting

REPORT OF CITY ENGINEER - No Report

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

HIPPSLEY LOT SPLIT – 11401 SNOWVILLE ROAD

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission will hold a Public Hearing at 7:05 P.M. on Thursday, August 22, 2013 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard for a proposed lot in a minor subdivision of Permanent Parcel Number 605-16-003 on the south side of Snowville Road.

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

HARROD FRONT YARD SETBACK – 9120 BRECKSVILLE ROAD

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission will hold a Public Hearing at 7:10 P.M. on Thursday, August 22, 2013 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback for Permanent Parcel Number 601-34-027, 9120 Brecksville Road.

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

SOUTH EDGERTON ROAD RESUBDIVISION

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission will hold a Public Hearing on Thursday, August 22, 2013 at 7:15 p.m. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to consider Re-subdivision No. 3 of Fogg-Brecksville Development Industrial Park, PP #604-16-007, 008, 004, 010, 009, 005, 013, and 012.

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

The Regular Meeting closed at 8:10 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, Ron Payto, Dominic Sciria
Absent: Mayor Hruby, Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 3 guests

Mr. Sciria opened the Work Session at 7:20 p.m.

HIPPSLEY LOT SPLIT – 11401 SNOWVILLE ROAD

Mr. Kevin English was present on behalf of a lot split request. Two variances were requested: 1) From the 200 ft. lot width requirement to permit a 173.5 ft. lot width; and 2) To permit a non-rectangular shaped lot. Mr. English noted that to split the lot at 200 ft. would require moving an existing driveway. Also, for the natural terrain the split at 173 ft. made sense. Regarding the non-rectangular lot, he mentioned that wetlands at the rear of Parcel "A" provide a natural boundary they did not want to disturb. Mr. English proposed a front yard setback in line with the neighboring property.

Mr. Wise commented that the issues he had were already addressed by GBS Design, Inc. and he found the lot split acceptable. Mr. Sciria advised that a public hearing would be necessary. The Work Session recessed into the Regular Meeting to set a public hearing.

HARROD FRONT YARD SETBACK – 9120 BRECKSVILLE ROAD

Mr. Michael Harrod was present on behalf of his request for a front yard setback. His home was made uninhabitable by a fire. He would like to raze the existing house and build a slightly larger one using the same foundation. Mr. Harrod was advised that a public hearing would be required. Mr. Brennan asked that the setbacks of the adjacent properties be shown on the site plan and that information also available for the public hearing. The Work Session recessed into the Regular Meeting to set a Public Hearing.

FOGG-BRECKSVILLE DEVELOPMENT RESUBDIVISION NO. 3 – SOUTH EDGERTON ROAD

Mr. Mike Merle was present representing Fogg-Brecksville Development Company's request to vacate a portion of South Edgerton Road, consolidate eight parcels of land, and improve the new South Edgerton Road. He said under consideration was preliminary approval of Phase I of a two phase development of South Edgerton Road. Mr. Merle had available a revised development plan to show how development hypothetically could be altered from the original development plan. He indicated the traffic study was revised to show what would happen over the years addressed by the study if South Edgerton was extended to Miller Road. Also examined was the potential increase in traffic at the Miller Road/South Edgerton intersection over the study time period.

Mr. Wise had the following comments:

1. The future roadway extension from the cul-de-sac to Miller Road shall have an easement placed over it. That 70 ft. wide easement should be identified as "Ingress, Egress, and Utility Easement granted to the City of Brecksville for a possible future roadway extension" and appear on the plat. Language can be added stating this easement can be vacated upon the dedication of future right-of-way.
2. Planning Commission shall determine if Section 1119.13(b), requiring improvements installed to the property boundary, should be applied for the property currently owned by Radio Disney Group LLC.
3. Any approvals granted for this subdivision should be contingent upon having an updated traffic study and the applicant performing improvements as specified in these studies.

Mr. Merle thought placing an easement over a future road extension could impinge on easements already in place for access, East Ohio Gas and other utilities. He suggested still showing the extension as a private road not on ground and going back to the Parcel A, B and C configuration. Mr. Wise offered to consult with the Mayor and Law Director on the best way to handle the plat.

Mr. Merle pointed out that Radio Disney had access to Snowville Road. Radio Disney's development plans beyond the towers they have was not known. To provide additional access for Disney would require Fogg to cross the East Ohio Gas easement, which they have the right to do only once. It would also require Fogg to set aside an acre of their developable property, expend dollars for someone else's benefit, and prevent them from being able to grade their site properly for future development. Mr. Merle asked that Fogg not be required to provide additional access for Radio Disney beyond the one they already have to Snowville Road. The Commission discussed whether two access points were necessary and why Fogg should be required to provide one. Code only made mention of unsubdivided land. There was a general consensus that as long as Radio Disney had one viable access that issue would not be considered going forward.

Mr. Merle acknowledged that the traffic study would need to be updated depending on the size of potential development clients and the years it would take to develop the area.

Mr. Harwood remarked that the Planning Commission in agreeing to the cul-de-sac was accepting something it did not want based on Fogg's commitment that the cul-de-sac could be torn out and South Edgerton extended to Miller Road in the future. He wanted assurance that Fogg's purported flexibility to change the road was sincere and that the Commission and the future of that development would not have to settle on having only a cul-de-sac. Mr. Merle maintained that Fogg would have no problem tearing out the cul-de-sac and extending South Edgerton to Miller Road for the optimum development of the parcels. He said there were no prospective clients yet for that property. The general commentary was that the Planning Commission would be working closely with Fogg on the development of that property. The Work Session recessed into the Regular Meeting to set a public hearing.

The Work Session closed at 8:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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