

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

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:08 P.M. The Mayor joined the meeting at 7:15 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF NOVEMBER 7, 2013

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

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

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

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

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

SIGNS

BRECKSVILLE CENTER FOR THE ARTS -

Mr. Roman advised that the public hearing regarding a sign for the Brecksville Center for the Arts which was scheduled for this evening would need to be rescheduled and he proceeded with a motion to reschedule.

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission reschedule a public hearing regarding a sign for the Brecksville Center for the Arts to 7:00 p.m. on Thursday, January 9, 2013, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to consider a sign with the following proposed deviations:

1. A deviation to permit changeable copy on a sign in a residential district.
2. A deviation of 10 sq. ft. from the permitted 20 sq. ft. to permit a 30 sq. ft. sign in a residential district.
3. A 1 foot deviation from the permitted height of 5 feet to permit a 6 foot high sign in a residential district.
4. A deviation of 2 ft. from the permitted 10 ft. to permit a sign 8 ft. from the ROW for the Brecksville Center for the Arts located at 8997 Highland Drive, Brecksville, Ohio.

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

REPORT OF THE MAYOR - No Report

REPORT OF CITY ENGINEER - No Report

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

AMT BUILDING PLANS – 8006 KATHERINE BLVD.

It was moved by Mr. Roman seconded by Mr. Sciria that the Planning Commission recommend to City Council **Preliminary and Final** approval of the landscape plan and elevations for Applied Medical Technology at 8006 Katherine Blvd., Brecksville Ohio 44141 as described in the application dated November 14, 2013, and shown in the attached plans by Geis Construction and Jennifer A. Dotson, Architect:

	Rendering	11/15/2013
A1.1	Site Plan	6/19/2013
A1.2	Site Plan	8/5/2013
A1.3	Landscape Plan	8/5/2013
A - 110	First Floor Plan	11/11/2013
A - 120	Mezzanine Plan	11/11/2013
A - 300	Elevations	5/24/2013
1 of 1	Lighting Plan	8/5/2013

Approval to be contingent upon the following:

1. Approval of the City Arborist of the Landscape Plan which has already been submitted and approved.
2. The Parking Layout on the three Architectural Site Plans, A1.1, A1.2 and A1.3, being revised to match the layout on the previously approved Civil Site Plans.
3. The Site Lighting Plan must conform to all applicable laws, ordinances and/or codes.

ROLL CALL: Ayes: Phillip Badalamenti, 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.

BRECKSVILLE CAR WASH - 8199 BRECKSVILLE ROAD

It was moved by Mr. Roman seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of the modifications to the existing Brecksville Car Wash at 8199 Brecksville Road, Brecksville, Ohio as described in the application dated September 16, 2013 and the accompanying drawings by L/P Architecture:

C-100	Site and Landscape Plan	November 18, 2013
A-101	Demolition Plan	October 21, 2013
A-102	Floor Plan	November 18, 2013
A-201	Exterior Elevations	November 18, 2013

Approval by the Planning Commission shall be contingent upon on the recommendations of the Board of Zoning Appeals and City Council approving the following variance:

- A variance of 7 parking spaces from the Code Section 1183.05 requirement that there be 15 spaces to allow 8 parking spaces.

Approval is also contingent upon:

- Site plan revision for 10 ft. parking spaces adjacent to the building at 90 degrees.
- The dumpster enclosure shall be a 6 ft. masonry construction compliant with Code.

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

The Regular Meeting closed at 9:30 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  
December 5, 2013 Page 1

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

Mr. Roman opened the Work Session at 7:10 p.m.

USREY LOT SPLIT – 9820 WHITEWOOD ROAD

Ms. Beth Usrey was present to request a portion of a lot at 6580 Thorntree be annexed to the back of her property at 9820 Whitewood. The property under consideration was a flat piece adjacent to her backyard, but separated by a deep ravine from the rest of the Thorntree property in the Timbers development. Ms. Usrey said the Thorntree property owner has agreed to a lot split. She indicated they have been taking care of the property for some time as part of their backyard. They envision in the future a backyard pool with the enclosing fence located on that annexed property. Ms. Usrey had the property surveyed and submitted the documents requested by the Commission at her consultation in September.

Mr. Wise mentioned some discrepancies related to physical size of the lots between the plan drawings and the survey documents. He advised that the property she planned to acquire would require a deed transfer and recording. Mr. Wise also noted it was likely the property would still be considered to fall under the Covenants and Restrictions of the Timbers Development, which might prevent the split of the property or impact her planned use for the property. He advised that she check with the Timbers Homeowners Association. The proximity of the deep ravine would also require a geotechnical report should any structure be planned for that annexed property.

Ms. Usrey acknowledged the requested two variances for creating an irregular shaped lot and a lot of less than the required square footage for R-60 zoning. The Mayor brought up the issue of setting a precedent by creating a substandard lot and the prospect of more requests to follow. The point was made by several Commission members that the lot split could be supported in that it was converting unusable land for the Thorntree property owner to usable land for the Whitewood resident. Ms. Usrey commented that they have lawn furniture on the property and have been trimming the trees and cutting grass on the property for years. The property transfer at minimum would make legal the maintenance they have been doing on the property. Mr. Roman pointed out an easement would allow them to continue maintenance of the property although they would not be able to put any structure/fence on that property.

Ms. Usrey's planned to review the Timbers Covenants and Restrictions, or any documents available through their homeowners association that might impact her proposed land transfer and use. She would also consider if an easement would serve instead of a land transfer. Mr. Sciria asked that she contact at least the home owners adjacent to the 6580 address, and possibly others, to gage their reaction to a land transfer. The matter was tabled.

AMT BUILDING PLANS – 8006 KATHERINE BLVD.

Mr. Trevor Extine of Geis Companies was present to request preliminary and final approval for the Applied Medical Technology building plans. Mr. Wise noted that civil site plans were previously approved by the Commission and his department, and construction permits issued. He advised that the submitted AMT Site Lighting Plan was not Code compliant in a few areas. Code requirement was 0.25 lumens per square foot of parking area. Mr. Sciria asked that the parking layout on three of the architectural site plans (A1.1, A1.2 & A1.3) that do not match the layout on the previously approved civil site plans be amended.

Mr. Extine understood that signage for the building would be a separate application. He indicated that the signage location on the building in the rendering was chosen as the best placement from a standpoint of sight for those approaching the building, but was not at the front entrance of the building per Code. It was pointed out that the Commission had the discretion to determine the sign placement, and if two signs might be necessary.

Messrs. Payto and Badalamenti had no objections to the building plans which were within Code requirements. The Work Session recessed into the Regular Meeting for a motion.

COUNTY LINE SALOON – 13007 CHIPPEWA ROAD

Mr. Edwardo Villagomez was present seeking final approval of a building addition and parking lot for County Line Saloon. He indicated the ADA parking space was now in Code compliance. The tree and landscape island in the parking lot have been removed. Mr. Wise noted the following remaining issues with the plan:

1. Storm Water Management calculations by a registered engineer must be submitted for review.
2. Future submittals shall be signed and stamped by a registered engineer.
3. A red marked set of plans was provided with additional plan specific comments to be addressed on the re-submittal
4. Approved plans must be submitted to the Cuyahoga County Department of Public Works for review, including all details for the proposed grease trap.

Mr. Sciria commented that parking space #23 was a substandard size. He mentioned that parking space #24 needed striping, and he noted the absence of a dumpster plan. The drawings depicted a second sign which would need to be reviewed at the time application for signage was made. Mr. Brennan indicated 26 parking spaces were required and 27 were shown on the plan. It was suggested that space #23 could be marked only for bikes.

Mr. Badalamenti commented that the addition façade, particularly at the corner, needed some articulation like a bumpout or window. Mr. Villagomez indicated those areas were storage and restrooms. Mr. Payto suggested a red, shed, metal roof brought lower over the front would serve to break up the façade. Since the project was scheduled for spring, the applicant was asked to address Mr. Wise's comments, consider Mr. Payto's suggestion on the roof, and provide details on a dumpster enclosure before returning for final approval.

BRECKSVILLE CAR WASH - 8199 BRECKSVILLE ROAD

Mr. Terry Schoen was present to request final approval of modifications to his car wash building. He noted that the issues the Commission raised in November relating to lighting, angled parking, handicapped parking, bollards, removal of murals, adjustment of lighting, and providing an accurate rendering had been resolved.

Mr. Wise recommended concrete in front of the dumpster instead of the heavy asphalt shown. Mr. Schoen said the asphalt was put down while weather still permitted and he would change it out for concrete when it became necessary. Mr. Wise questioned the angled parking vs. 90 degree parking which would provide more parking, better ingress and egress, and eliminate the need for a variance. Mr. Schoen agreed to change the plan to 90 degree parking.

The suggestion was made that the ivy planters line up with the lighting fixtures. It was noted there should be no construction materials/equipment along the south property line. Mr. Schoen said that situation would be corrected with the next week.

Mr. Sciria preferred the dumpster enclosure be masonry in compliance with Code rather than the wood enclosure shown in the plan. Mr. Schoen thought the wood enclosure would blend well with the surroundings, would be easy to maintain and fit within his budget better than masonry. He indicated his neighbor's masonry enclosure was crumbling. Several Commission members commented that a wood enclosure just would not hold up. Mr. Schoen agreed to a masonry enclosure. Mr. Brennan suggested the applicant consider extra bollards in front of the vacuum station and gas meter. The Work Session recessed into the Regular Meeting for a motion.

REZONING SOUTH SIDE RT. 82

Ms. Nancy Slusarczyk, 4200 Royalton Road, was present along with a group of adjacent property owners to discuss the possibility of rezoning the south side of Route 82 across from Giant Eagle. She said the residents initially met with the Mayor at his invitation in April 2011 to discuss options for rezoning the property along Rt. 82. Consideration to rezoning was delayed as it was dependent upon Metro Health's announcement of their proposed construction plans in that area, which would drive surrounding development.

Mayor Hruby indicated the residents' situation was not typical of rezoning considerations. Usually a developer approached the City with a definitive plan to be considered by the Planning Commission, recommended to City Council and placed on the ballot. He noted that voters were unlikely to support rezoning without a definitive plan. He pointed out that residents could put rezoning on the ballot by a petition initiative. Ms. Slusarczyk responded that they didn't have the resources to consider a petition.

The Mayor remarked that with the scheduled widening of Rt. 82, the reconfiguration of that interchange, and with the upcoming details expected from Metro, developers would likely have greater interest in their property. He also mentioned there was interest in the ten acre parcel separating their properties from the Metro property. The rezoning most profitable for the residents wanting to sell their property would be retail, which would be the zoning least likely to be passed by voters. The Mayor outlined a possible multi-use plan featuring retail in the front, multi-family in the middle, and perhaps R-20 residential development in the rear. He felt voters would not approve high density apartments, but might vote for condos or an assisted living facility. Offering multiple zoning would be dependent on topography, wetlands, and providing adequate buffers. Mr. Brennan commented that a constraint map should be done to show how much of the property was developable.

Any retail zoning would be the last available in Brecksville along Rt. 82, and would only amount to several buildings unless a double row of retail was planned. Retail users would be restaurants or businesses to serve the 20 acre Metro property or businesses on the 10 adjacent acres.

The Mayor suggested the Planning Commission could also consider office/lab rezoning for front portion which would have access from the Metro drive off Rt. 82 along with the 10 adjacent acres. He had a list of developers dealing with office/lab construction that he planned to provide the residents. Commission members liked the idea of office/lab zoning which could be adequately buffered from the residentially zoned property. The point was made that any planned rezoning had to be sensitive to the surrounding residential areas that would remain.

Mayor Hruby and Mr. Harwood would be working on a write-up to share with residents relative to rezoning options. It was pointed out that the ultimate initiative and responsibility for the disposition of their property was up to the homeowners involved. The City would try to provide some guidance for the property owners, but would not be responsible for the disposition of their property. The property presently could only be marketed as R-20 residential. The Commission suggested the property owners could approach office/lab developers with the evidence of plans for the street widening, interchange restructuring, Metro's planned facility and the City's willingness to consider rezoning for office/lab projects. A resident asked if the Commission was excluding retail development. There was some sentiment that office/lab may be the best and most profitable use for the property; however the Commission would be willing to discuss several retail usages along the frontage of the property.

The Work Session closed at 9:30 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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