

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
February 21, 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 4 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:03 P.M. Mr. Badalamenti arrived at the meeting at the beginning of the Millside Center sign request.

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 24, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of January 24, 2013 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JANUARY 24, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of January 24, 2013 be approved.

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

SIGNS

SNOWVILLE CORNER LLC – 10235 BRECKSVILLE RD.

Mr. Michael Simic, a managing partner with Snowville Corner LLC, was present to request a temporary real estate sign to advertise vacant office units. He was not aware of the Code sign size requirements and offered to reduce the sign to 20 sq. ft. to bring it into compliance with Code requirements. Commission members had no questions and a motion for approval was made.

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for one single sided, 20 sq. ft., temporary, ground, real estate sign for Snowville Corner LLC at 10235 Brecksville Road, Brecksville, Ohio as described in the application dated January 28, 2013, and shown in the attached pictures and drawings by Snowville Corner LLC. The applicant has indicated he will reduce the originally requested sign size to bring it into compliance with Code requirements, eliminating the need for the deviations included in his original application.

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

MILSIDE CENTER – 8001-8005 BRECKSVILLE RD. (CC Action)

Mr. David Mrachao of the Snider Company was present to request a replacement, temporary real estate sign in the same previously approved location as the prior sign. Commission members had no 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 2 sided, 12 sq. ft. per side, temporary, ground, real estate sign for Millside Center, Snider Company, 8801 Brecksville Road, Brecksville, Ohio as described in the application dated January 30, 2013, and attached sketches and site drawing and conditional on City Council granting the following deviation:

- A deviation of 9'5" from the 15' from ROW requirement of Section 1187.13(b)(1)(B) to permit a sign placed 5'7" from the ROW rather than the required 15'.

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

OLD STATION CYCLE (DISANTE) – 12417 CHIPPEWA RD. (CC Action)

Mr. Ben Disante was present to request a ground sign for his business in the same size and previously approved location as the prior business sign. The sign would be mounted on a sandstone base using rod iron and aluminum with dark green and gold coloring.

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 20 sq. ft., 2 sided, permanent, ground, identification sign for Ben Disante at 12417 Chippewa Road, Brecksville, Ohio as described in the application by Ben Disante, dated January 28, 2013, and shown in the attached pictures contingent upon City Council's approval of the following deviation:

- A deviation from Section 1187.08(b) of 10 feet from the required 10 feet set back from the right-of-way to permit 0 feet setback from the right-of-way.

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 commented that Planning Commission members were invited to the Brecksville Charter Review Commission's Saturday, March 2nd, 10:00 a.m. meeting at City Hall's Community Room. The Charter Review Commission would be discussing that portion of the Code covering the Planning Commission and would appreciate their input. Planning Commission members would be receiving via e-mail the portion of the Charter dealing with the Planning Commission to review. Anyone who could attend, but would like to comment, could relay their comments through Kirk Roman.

Mr. Harwood brought up with Council the results of the Planning Commission's discussion and plan of action relating to signage with no comment made by Council at this time.

REPORT OF MAYOR HRUBY

Mayor Hruby advised that at the end of the public meeting the Planning Commission would recess into an executive session to discuss a real estate matter.

REPORT OF CITY ENGINEER - No Report

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The Regular Meeting closed at 8:08 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 4 guests

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

DISANTE PARKING LOT SURFACE - CONSULTATION

Mr. Ben Disante was present for a consultation on paving the remainder of his parking lot. The front portion is paved in asphalt and the side in crushed limestone. Mr. Disante would like to pave the remainder of his lot with brick pavers, which he felt would be aesthetically pleasing. Mr. Wise indicated that using pavers may be able to avoid the requirement for storm water management, which would have probably involved underground tanks. Mr. Disante was advised that a paving plan would have to be submitted to the Building Department for review. Mayor Hruby mentioned that neighbors have been asking about the two trucks always parked out front on the site. Mr. Disante indicated that he planned to move one of the trucks indoors.

MALESKI FRONT YARD SETBACK – 9005 SNOWVILLE RD.

Mr. Paul Maleski was present to request a 444.1 foot front yard setback for the single family home he would like to build on Snowville Road. He provided the survey and aerial view requested by the Commission and felt he answered the Commission's questions on his request. Mr. Maleski maintained the proposed 444.1 ft. setback offered no view into the Pristas home. He added that tall pine trees obscure the view of her property with the exception of their garage and the barns. Mr. Maleski reiterated that he was aware of her animals and rough pasture land and had no issue living next to a farm. Mr. Wise had no comment on the setback, but mentioned there was no issue with drainage to the neighbor's pond as the drainage sloped away from the pond.

Ms. Marge Pristas, 8545 Snowville Road and the adjacent property owner, was present and asked if a compromise setback between 200-300 ft. could be considered. Mr. Maleski pointed out there were orchard trees he wanted to save within that setback range. The Mayor commented that part of the Commission's objective was to satisfy the new property owner with consideration and respect for the adjacent property owners' enjoyment of their land. Commission members spoke about setting precedent with setbacks and the intent to have homes align as much as possible in distance from the street. There was a consensus that moving the house up to between 200-300 ft. represented a reasonable compromise. Mr. Maleski ultimately agreed to consider a setback at 300 ft. He had no problem with considering whatever buffering landscaping would be recommended.

Mr. Maleski was asked if the matter could be deferred until the March 7th Planning meeting when Mr. Pristas could attend. Mr. Maleski was concerned about a possible business trip on that date and would get back to the Commission. He remarked that he was anxious to secure financing and begin construction of his home.

DEWEY ROAD PUMP STATION

Mayor Hruby indicated that the Dewey Road pump station that originally was supposed to be contained in a small house structure was now above ground out in the open. A neighbor from across the street contacted the City about the smell and unpleasant view of the installation. The Mayor said the odor problem would soon be resolved by burying the pump deeper. The unit was recently landscaped, but with young, still short plantings. The access drive apron was quite wide, but necessary for the large trucks that access the site. There was some discussion about fencing. The point was made that coming down the hill would provide an open view into the station regardless of a fence. A fence would only create access and maintenance issues. The consensus of the Commission was to recommend that Charles Owens review the site for consideration of a landscape plan featuring mature evergreen trees to buffer the view of the station.

MINUTES OF THE WORK SESSION
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The Work Session closed at 8:08 p.m.

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