

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Phillip Badalamenti
Others: Neil Brennan, Gerald Wise, and approximately 2 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:03 P.M.

APPROVAL OF ORGANIZATIONAL MEETING MINUTES OF JANUARY 3, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Organizational Meeting Minutes of January 3, 2013 be approved.

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

APPROVAL OF THE JANUARY 3, 2013 PUBLIC HEARING MINUTES TO CONSIDER A FRONT YARD SETBACK AT 9005 SNOWVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission January 3, 2013 Public Hearing Minutes to consider a Front Yard Setback at 9005 Snowville Road be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 3, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of January 3, 2013 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JANUARY 3, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of January 3, 2013 be approved.

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

APPROVAL OF THE 2012 ANNUAL REPORT

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission 2012 Annual Report be approved.

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

SIGNS

FOGG-SNOWVILLE TWO, LLC – 6400 WEST SNOWVILLE RD.

Ms. Kim Keefe, Property Manager for Ray Fogg Corporate Properties, LLC, was present to request a different location for a sign previously approved by the Planning Commission on June 7, 2012. The previously approved sign was to be located on the east side of the entrance/exit drive and included four deviations, one of which was for placement 7 ft. within the right-of-way. The request before the Commission was for the same ground sign to be installed on the west side of the driveway at the same setback from the street, 7 ft. within the right-of-way. Ms. Keefe said the sign at the previously approved east location would be difficult to see because of a wooded area and brush along West Snowville Road, along with the bend at that point in the road. On the western side of the drive the sign would be visible longer for traffic coming from the east travelling westward.

Commission members felt switching the sign from the eastern side of the drive to the western side, because of the bend in the road, created more of a visibility issue for people pulling out of the drive to turn left, and traffic travelling east. Ms. Keefe noted the sign would be setback at least a car length so there should not be a visibility issue. Mr. Sciria also brought up the issue of underground utilities in the right-of-way, which was one of the reasons for the Code restriction for signs in the right-of-way. The Commission asked if the sign relocated to the western side of the drive could be moved out of the right-of-way to at least 40 ft. from the centerline of the street. Ms. Keefe confirmed that the other option was to place the sign on the eastern side in the right-of-way as approved by the Commission on June 7, 2012. She will investigate moving the sign out of the right-of-way on the western side of the drive. Ms. Keefe asked if a new application and fee would be required and she was advised there would be no additional fee, however a submittal with a new site plan drawing would be required. The sign was tabled.

FOGG PROPERTIES – NOBLE PARKWAY.

Ms. Kim Keefe, Property Manager for Ray Fogg Corporate Properties, LLC, was present to request a temporary ground, real estate sign. The proposed sign was within Code requirements and Commission members had no questions.

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Commissioner issue a permit for, an 18 sq. ft. temporary, ground realty sign for Ray Fogg at Parcel A, Noble Park Drive, Brecksville, Ohio, as described in the application dated January 4, 2013 and shown on the attached drawing.

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

RE/MAX TRINITY – 7570 CHIPPEWA RD.

Mr. Brad Petro of Cicogna Electric & Sign Company was present to request an exterior illuminated wall sign at Brecksville Town Center for Re/Max Trinity. He indicated the proposed sign drawing had been approved by the Snider Company. Mr. Petro didn't realize the sign was slightly too large and he offered to reduce the requested sign by .5 sq. ft. to eliminate the need for a size deviation request.

Mr. Payto pointed out the Re/Max sign looked out of scale with the much larger lettering of the adjacent Nails & Spa sign. Mr. Petro said the sign lettering size was dictated by inclusion of the Re/Max logo balloon to fit within Code requirements. He has done other signs for the landlord and said they preferred to follow their signage criteria and City Code requirements. There were no further questions from Commission members.

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Commissioner issue a permit for, the sign for Re/Max Trinity at Brecksville Town Center, 7570 Chippewa Road, Brecksville, Ohio, as described in the application dated January 8, 2013, and shown on the attached drawing by Ciciogna Electric & Sign Company, Inc., and dated January 8, 2013. The submission includes the approval of the landlord, The Snider Company. The request for a .5 sq. ft. sign size deviation has been withdrawn so that the sign will be within the 15 sq. ft. size permitted by City Code

ROLL CALL: Ayes: 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 City Council's January 15th meeting he presented the results of the Commission's January 3rd election of officers.

REPORT OF MAYOR HRUBY

The Mayor reported Commission members would be receiving an invitation to the Marc's grand opening on Thursday, February 14th, 12:00-7:00 p.m.

REPORT OF CITY ENGINEER - No Report

The Regular Meeting closed at 8:28 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
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Phillip Badalamenti
Others: Neil Brennan, Gerald Wise, and approximately 2 guests

Mr. Roman opened the Work Session at 7:29 p.m.

SIGN DISCUSSION

Commission members had a copy of a January 16, 2013 memo from Mr. Brennan detailing the different types of signs, the most frequent violations, and some commentary from him to initiate discussion. Mr. Brennan remarked on a little known Code requirement that every approved sign should have tag on the back stating when it was approved and any deviation approved. He doubted any sign in the City was tagged.

A lot of the non-conforming ground signs have been recommended by Planning to Council with deviations and then approved by Council. In general, Mr. Brennan recommended that applicants should have a clearly stated hardship to support deviation requests. The Mayor pointed out that the Law Director has advised that the Commission must accept deviations in size, color, font, etc. involving an established corporate logo. Accommodating corporate logos could be an area for revision in the signage Code.

Door and window signs do not require a permit; however there were guidelines/restrictions. Mr. Brennan said business owners usually made application for ground and wall signs and didn't know about, or ignored, restrictions for door and window signs. A notebook depicting non-conforming signage, particularly window signs, was passed around. The Mayor pointed out there are many illuminated "open" signs, in differing colors, and some in custom shapes. It was generally concluded that the "open" signs were useful to a business, but should be limited to one color and design with no flashing permitted. It was suggested that other types of neon signs should be removed from store windows and displayed inside the stores. The most objectionable window signs in the Mayor's opinion were the oversized, paper window signs. The Commission would also have to decide whether temporary, event oriented window signs, such as High School events, charitable events, Kiwanis, etc. would be permitted, or whether the merchants would be strictly restricted to the allowable square footage for window display signs.

Mr. Payto saw the signage review as involving two distinct elements: 1) Updating the existing Code, and 2) Enforcement, including what to do with the existing non-conforming/non-permitted signs. He envisioned a public relations problem with making businesses remove signs. The Mayor commented that in the past the City has invited the merchants to be part of the process by involving them in meetings to discuss what the City would like to do and asking for their input. He suggested a PowerPoint presentation could be developed outlining the problems with deviations from Code requirements, the need for standardization, the prospect that some signs in place may have to be removed, and soliciting merchants' comments. The Chamber of Commerce could be involved in the process. The last time signage was considered the Chamber of Commerce conducted a survey soliciting opinions from the local businesses.

The Mayor suggested the merchants and landlords be invited to special meetings of the Planning Commission in groups based on location to hear from them regarding signage. He noted different group meetings were necessary because the signage problems in the shopping centers tended to differ with the merchants along the Brecksville Road strip. He emphasized that it was important to involve the landlords as leases state that their tenants must comply with the law, and it might ultimately be up to the landlord to see that signage was in compliance and non-permitted signs removed. Mayor Hruby offered to draft a letter of invitation to the merchants under his and Mr. Roman's signature. The general consensus was an open, non-confrontational, educational approach would produce the best meeting results.

Mr. Payto thought the Code requirements needed to be concise. As an example, how many sign colors were permitted? Were black and white considered colors? Was the background considered a color? Were logo colors considered in the color count? He wanted to minimize the chance for misinterpretation with any Code revisions.

MINUTES OF THE WORK SESSION
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The Mayor said time would be needed to come up with the groups of merchant addresses, to produce a PowerPoint presentation and update non-conforming sign pictures. He thought the second meeting in March would be the earliest that merchants could be invited to a Planning Commission meeting to discuss signage.

The Work Session closed at 8:28 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
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Minutes recorded by Nancy Dimitris