

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
June 27, 2013 Page 1

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

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

APPROVAL OF THE BLOSSOM OVERLAY PUBLIC HEARING MINUTES OF JUNE 4, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Blossom Overlay Public Hearing Minutes of June 4, 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 SPECIAL MEETING MINUTES OF JUNE 4, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Special Meeting Minutes of June 4, 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 JUNE 4, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 4, 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 REGULAR MEETING MINUTES OF JUNE 6, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of June 6, 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 JUNE 6, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 6, 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:

CURTISS WRIGHT – 10195 BRECKSVILLE ROAD – GROUND SIGN (CC Action)

Messrs. Todd Lenhart of Art Carve Manufacturing, and Tim Hall of Curtiss Wright were present to request a replacement wall identification sign for Curtiss Wright. They were asking for a deviation to locate the new sign closer to the right-of-way to line up with the signs of adjacent businesses. Mr. Hall commented that customers have driven past their building because they didn't see the sign. Curtiss Wright has also expanded their parking lot in the front that would now limit the line of sight for the sign at the existing location. Mr. Sciria pointed out the Commission previously approved the expansion and landscape plan that contributed to the request to move the sign closer to the right-of-way in a more visible location. There were no further questions and a motion was made for approval.

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 40 sq. ft. internally illuminated, permanent, ground identification sign at 10195 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated June 10, 2013 and attached drawing by Art Carve contingent upon City Council approval of the following location deviation:

- A deviation from Section 1187.10 of 30 feet from the required 40 feet from the right-of-way to permit a ground identification sign to be 10 feet 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

CURTISS WRIGHT – 10195 BRECKSVILLE ROAD – WALL SIGN (CC Action)

Messrs. Todd Lenhart of Art Carve Manufacturing, and Tim Hall of Curtiss Wright were present to request a wall identification sign for Curtiss Wright. The wall sign would help identify the new front entrance to the building. Mr. Badalamenti asked them to address their request for a one foot deviation from the overall height Code maximum of 3'. Mr. Lenhart said they were asking for a deviation to use larger lettering on the sign as the sign would not be properly visible at the smaller Code maximum 3'. He indicated the sign included the company logo and corporate headquarters would want the relationship of the logo to lettering kept to scale. Mr. Payto thought the deviation request was reasonable.

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 32 sq. ft. permanent, wall identification sign at 10195 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated June 10, 2013 and attached drawing by Art Carve contingent upon City Council approval of the following deviation:

- A deviation from Section 1187.10 of 1 foot from the permitted 3 foot height for a wall sign to permit a 4 foot high wall sign.

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

POMEROY – 6930 TREELINE DRIVE

Mr. Ron Inabnit of Art + Sign Studio was present to request a wall sign for Pomeroy, a computer services company on Treeline Drive. Mr. Harwood pointed out that the internal illumination requested was not permitted for a wall sign by Code Section 1187.05(d)(2). Mr. Inabnit said the illuminated sign design was one the company has used for their other locations. Since the business did not depend on customer identification in the evening the Commission did not feel there was a hardship that would permit the consideration of a deviation. Mr. Inabnit was advised the Commission would approve the wall sign without illumination; however if his client wanted to pursue internal illumination an application could be made through the Board of Zoning Appeals.

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission approve a 32.9 sq. ft. permanent, wall identification sign for Pomeroy at 6930 Treeline Drive, Brecksville, Ohio as described in the application dated June 1, 2013 and attached illustration by Art + Design Studio dated May 11, 2013. The sign is being approved provided that it be either non-illuminated entirely or as an externally illuminated sign.

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 – No Report

REPORT OF MAYOR HRUBY

The Mayor reminded everyone of the upcoming Home Days weekend. He commented that at 9:00 p.m. on Saturday evening they would be honoring Marshall Sewell, a member of the Edsels band, who recently passed away. He also mentioned that at 9:00 p.m. on Sunday there would be the unveiling of a sign renaming Rt. 82 in Brecksville in honor of Sgt. Dennis Kancler who lost his life in service to our country.

REPORT OF CITY ENGINEER - No Report

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

BURGER FRESH – 8121 CHIPPEWA ROAD - CANOPY

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for, the installation of a 7' x 7' canopy (without graphics) for Burger Fresh, 8121 Chippewa Road, as described in the application dated May 24, 2013, and attached sketches by Signs by Tomorrow dated May 13, 2013.

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.

BEACON SOFTWARE – 10091 BRECKSVILLE ROAD

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval for the addition of six new windows on the south side of the building for Beacon Software, 10091

Brecksville Road, Brecksville, Ohio, as described in the application dated May 30, 2013 and attached drawing dated May 16, 2013 and labeled Sheet A3.01 by arkinetics, architects + urbanists. The windows installed will not include the arch feature at the top of the windows, but will be consistent with the drawing East Elevation B on the plans which do not show arched windows.

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 BRECKSVILLE - SNOWVILLE ROAD

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council the **FINAL** approval for Phase 1-A The Woodlands of Snowville, an (R-30) single family major subdivision consisting of 28 interior lots and 3 blocks on approximately 31 acres of land on the south side of Snowville Road, west of Dewey Road in the City of Brecksville, Ohio as depicted on the submittal dated April 22, 2013 and the following drawings by Michael Benza and Associates, Inc. Consulting Engineers and Surveyors:

Phase 1-A Plat	Sheets 1-3	June, 2013
Phase 1-A Improvement Plans	Sheets 1-63	June, 2013

(Note tree plans are not included since clearing has been completed.)

Protective Covenants: The Declaration of Covenants and Restrictions, By-Laws and the Conservation Easement have been reviewed and approved by the Law Director based upon his letter dated June 7, 2013 to attorney, P. Robert Ellis, Jr.

The Tree Plan was previously reviewed by the City Arborist. A clearing permit was granted and the clearing was completed.

Wetlands: A letter from Flickinger Wetland Services regarding the wetlands permit for this project was received.

Final approval of the subdivision is contingent upon:

1. The Law Director approving the deeds and Conservation Agreement and Subdivision Agreement.
2. Approval by the Law Director and the City Engineer of:
 - a. An inspection and Maintenance Agreement for Storm Water Best Management Practices, including the required maintenance plans.
 - b. The signed agreement with Ohio Stream Preservation for the conservation areas as provided for in Article VIII of the Declaration and indicated as Exhibit "B."
3. Posting of a Performance Guarantee
4. Final approval is also contingent upon the general approval of the City Engineer and specifically the items outlined in his June 27, 2013 letter to Neil Brennan of the City of Brecksville Building Department

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.

CURTISS WRIGHT SITE PLAN REVISION – 10195 BRECKSVILLE ROAD

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council final approval of revisions to the site plan for the manufacturing building addition, the office addition and the parking lots for Curtiss Wright, located at 10195 Brecksville Road, Brecksville, Ohio 44141, PP #605-14-008 and -011, as indicated on the following attached plans filed by the Geis Companies on June 13, 2013:

C102	Site Plan	5/31/2013
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Final approval should be contingent on:

1. The approval by the City Engineer of revisions to the site utilities, the storm water management report and the lot consolidation plat.
2. The recording of the consolidation plat.
3. The Board of Zoning Appeals recommending, and City Council approving the following:
 - a. A variance from Section 1157.29(a)(3) of 33.29' from the required 150' to permit the minimum setback from an arterial street to line to be 116.71' rather than the required 150' minimum.
 - b. A variance from Section 1157.29(a)(4) of 32.33' from the required 85' setback from the right-of-way of an arterial street to an off street parking lot to permit a 52.67' setback rather than the required 85 foot minimum.

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 8:25 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: Gerald Wise, and approximately 11 guests

Mr. Roman opened the Work Session at 7:25 p.m.

BURGER FRESH – 8121 CHIPPEWA ROAD - CANOPY

Mr. Dan Hopkins of Signs by Tomorrow was present to request a canopy over Burger Fresh in the same style, color and materials as Austin's awnings. Mr. Payto cautioned that the canopy drawing did not reflect the recently approved lower placement of the sign, which might require some adjustment of the depicted canopy location on the drawing. The Work Session recessed into the Regular Meeting for a motion.

BEACON SOFTWARE – 10091 BRECKSVILLE ROAD

Mr. Todd Althouse was present on behalf of Beacon Software's request for installation of six new windows on the south side of their building to let in more natural light. He indicated that after their masons discovered a stress crack in the corner of the building they recommended the decorative brick arch work depicted above the six windows be removed in favor of plan windows matching those at the rear of the building. Mr. Sciria commented that the windows were on the side of the building facing RITA and really not that visible. Mr. Payto agreed that the arched brick work was appropriate for new construction, but risky in a remodeling situation. There was general agreement that the windows could be constructed to match the rear windows. The Work Session recessed into the Regular Meeting for a motion.

WOODLANDS OF BRECKSVILLE - SNOWVILLE ROAD

Mr. Chris Bender, representing Snowville Joint Venture, was present to request final approval of Phase 1-A, consisting of 28 sublots, in the Woodlands of Snowville major subdivision. He talked about several meetings held with their engineer and Mr. Wise to address the outstanding issues in Mr. Wise's May 9, 2013 letter to Mr. Brennan. Most of the issues have been resolved and he characterized the few still outstanding as minor and stated his intention to fully comply with Mr. Wise's recommendations.

Mr. Matty has reviewed the Covenants and Restrictions and there was one outstanding exhibit involving new EPA reporting documentation relating to Home Owner Associations' increased responsibilities relating to maintenance of storm water management facilities constructed as part of a development. That exhibit is under consideration and the resulting document could be a template for future development in the City.

Mr. Wise reviewed his list of remaining concerns:

1. Finalizing inspection and maintenance criteria required by the EPA of Homeowner Associations for inclusion in the Covenants and Restrictions.
2. Final approvals still pending from CWD, EPA Water, EPA Sanitary, NEORS and Cuyahoga County.
3. Final construction estimate needs to be approved for bonding.
4. Waiting for poor performance of water quality features in place behind sublots 5/ and 8/9 to be addressed by the developer.
5. Signage required around the preservation and conservation areas.
6. Brecksville Finance Department would require a deposit in advance to cover full time inspection and associated costs that arise during construction.

Mr. Harwood asked if approvals from the government agencies mentioned in No. 2, above, were expected in the next sixty days. Mr. Bender said all applications had been made and he was confident approvals would be received within 30-45 days. Mr. Harwood said he had sixty days from Planning Commission approval to present

the Woodlands of Snowville to Council for final approval and he would not do so until all the government agency approvals were received.

Mr. Bender thanked the Commission for their consideration through the evolution of this project which started when the land was purchased in 1988. The Work Session recessed into the Regular Meeting for a motion.

HIDDEN HILLS SUBDIVISION – HILLSDALE/PARKVIEW

Mr. Dan Neff of Neff and Associates was present to discuss the development of 46 sublots on property off of Hillsdale and Parkview Drive. The development would be governed by the 2007 settlement agreement of a case between the City of Brecksville and Brecksville Road Realty, LLC. The proposal was to develop the R-30 property in two phases: Phase 1 of 26 homes and Phase 2 of 20 homes. There were ten additional lots on property to the south with no development plans for them at this time.

The developer proposed running a sanitary sewer line down to the lift station off of Springhill Drive. To Mr. Wise's question of whether the developer would be hooking up new residents to the sanitary sewers, Mr. Neff said they planned to only provide the "Y" connection.

Their Army Corps. Of Engineers permit expires in September and they have submitted a new application involving disturbance of about 300 ft. of streams and less than a half acre of wetlands. Mr. Wise asked about the status of geotech reports on the site which Mr. Neff expected in the next ten days. Mr. Wise advised that any lots requiring special geotech reports would need to be noted on both preliminary and final plans. He brought up the two wells on the property which Mr. Neff said were inactive and capped.

Mr. Wise reviewed the following additional issues:

1. Project would require two three sided culverts
2. Off-site sanitary improvements are required and shall be shown on the plan (Spring Hill Drive)
3. Sidewalks should be added to Roadway B, C, and D.
4. Revise grading plan to include tentative first/garage floor elevations and label the contours.
5. Provide preliminary storm water management report. If higher intensity storm run-off can't be conveyed to the proposed facilities via overland flow the storm sewers will have to be sized to handle the 100 ear capacity.
6. Ohio EPA requirements demand post construction water quality overall develop lands. Depict how rear-yard areas are to be addressed.
7. Evaluate the need of running the sanitary between Roadway B and C versus extending the sanitary along Hillsdale and accessing Roadway B between sublots 1 and 2.
8. City of Brecksville pavement section has been altered to eliminate the curb and gutter section. The updated section will be provided.

Mr. Badalamenti asked if the lots would be developed with single family homes. Mr. Neff confirmed that the property would be developed as single family homes. To his knowledge no builder had yet been identified. Lots sizes varied in size from 30,000 sq. ft. to 62,000 sq. ft. Mr. Neff noted there were no development plans for the ten R-60 lots to the south as there were serious and expensive topographic challenges with those lots.

Mr. Sciria mentioned that the settlement agreement gave the developer the right to build 46 single family homes with the City granting reasonable variances. He wanted to review the potential variances.

- Lots 1, 2, 3, 4, 5, and 6 would require a 30' setback from the Code requirement of 50' in order to preserve the ravine and open areas and best placement of the roadway. Messrs. Payto and Sciria agreed, given the terrain, it was a reasonable request.
- Lots 8, 19, 20 and 42 are cul-de-sac lots and would require deviations as irregular lots.

- Twenty percent open space was required by Code and 17% was provided on the plan
- Some big lots have large areas in the conservation easement and it should be demonstrated they are buildable lots.

Mr. Wise asked that they pay particular attention to the alignment of driveways in the cul-de-sacs to make sure they were not directly opposite the roadway. Mr. Harwood pointed out that the cover sheet references did not match the drawing and asked that they be corrected before a public hearing was scheduled. Mr. Neff was pleased with feedback from the Commission on the initial review of the project.

CURTISS WRIGHT SITE PLAN REVISION – 10195 BRECKSVILLE ROAD

Mr. Trevor Extine of Geis Company was present to request a revision to the site plan for the Curtiss Wright expansion project. This request was necessitated by an error in measuring the setback lines from the original lot line rather than the right-of-way line. Mr. Extine has already made application to the BZA for two variances from setback. Mr. Wise had no problem with the requested variances.

Mr. Extine on another matter asked if they could proceed with paving a parking area as employees were currently walking through the construction area. It was determined that even though the parking was approved by the Planning Commission it still had to be approved by the BZA and Council. Mr. Harwood said they could proceed with paving at their own risk before those approvals, although he didn't foresee a problem with approvals.

The Work Session closed at 8:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris