

PUBLIC HEARING TO SET A FRONT YARD SETBACK FOR OROSZ PROPERTY 8418 WHITEWOOD
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
October 3, 2013 Page 1

Present: Phillip Badalamenti, Robert Hotaling, Michael Harwood, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby, Ron Payto
Others: Neil Brennan, Gerald Wise, and approximately 12 guests

Mr. Roman opened the Public Hearing at 7:03 P.M. by reading the following legal notice published in the September 22, 2013 issue of the *Plain Dealer*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday October 3, 2013 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 60.5' for PP #601-16-011 & -016, 8418 Whitewood Road, Brecksville, Ohio.

Mr. Jim Orosz, property owner, described his proposed plans to raze the home he lives in and build a new home in the same location at the existing 60.5 ft. setback. Planning Commission members had no questions and there was no input from the public.

Mr. Roman explained that the issue would be discussed again at the Work Session. With no further discussion, the Public Hearing closed at 7:06 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
October 3, 2013 Page 1

Present: Phillip Badalamenti, Robert Hotaling, Michael Harwood, Mayor Hruby, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Neil Brennan, Gerald Wise, and approximately 12 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:06 P.M. The Mayor arrived during the Woodlands of Snowville Sign discussion.

APPROVAL OF THE PUBLIC HEARING MINUTES FOR A FRONT YARD SETBACK FOR HEART & HOME PROPERTY

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of September 19 2013 to establish a front yard setback for the Heart & Home Property – 7972 Brecksville Road be approved.

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Dominic Sciria
Abstain: Kirk Roman
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 19, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of September 19, 2013 be approved.

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Dominic Sciria
Abstain: Kirk Roman
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 19, 2013

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of September 19, 2013 be approved.

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Dominic Sciria
Abstain: Kirk Roman
Nays: None
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council approved the Heart and Home Front Yard Setback at their last meeting.

REPORT OF MAYOR HRUBY – No Report

REPORT OF CITY ENGINEER – No Report

SIGNS

BRECKSVILLE CHIROPRACTIC AND REHABILITATION – 8930 BRECKSVILLE ROAD (CC Action)

Mr. Aaron Gash, Co-Owner of Brecksville Chiropractic and Rehabilitation was present to request a wall identification sign in the same location as the previous building tenant's sign. Mr. Roman asked about the size deviation request of 5.84 sq. ft. greater than the Code specification. Mr. Gash said they were simply trying to fill the white void on the stone face with a sign the same size as the previous 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 30 sq. ft., permanent, four color, wall identification sign for Brecksville Chiropractic & Rehabilitation Inc. at 8930 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated August 20, 2013, and shown on the attached drawing by Document Concepts, Inc. contingent on City Council's approval of the following deviation:

- A deviation from the Section 1187.09(1) of 5.84 sq. ft. from the required maximum sign area of 40 sq. ft. to permit a maximum sign area of 45.84 sq. ft.

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

MALINOWSKI INSURANCE AGENCY – 8920 BRECKSVILLE ROAD

Mr. Brian Becker of Becker Signs, Inc. was present to request a wall identification sign for Malinowski Insurance. The sign would be black lettering on a white background and similar to other signs along the building. Mr. Sciria questioned whether some of the lettering at 2 ½ inches high would be legible from traffic passing by on Brecksville Road. He suggested removing the insurance agent's first name might permit larger lettering. Mr. Becker commented that the size issue was reviewed with his client, who was comfortable with the sign as presented.

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 5 sq. ft., permanent, two color, wall identification sign for Malinowski Insurance Agency at 8920 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated September 16, 2013, and shown on the attached drawing by Becker Signs, Inc. dated September 10, 2013.

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Dominic Sciria
Abstain: Kirk Roman
Nays: None
MOTION CARRIED

WOODLANDS TEMPORARY SALES – SNOWVILLE ROAD

Mr. Tom Ream was present to request a temporary ground sign for Woodlands of Snowville. A deviation requested for sign height from the Code maximum of 5 ft. to 7 ft. would permit more information on the sign as well as raise it 2 ft. off the ground to permit landscaping around the sign. Mr. Ream passed out copies of an alternate sign within Code requirements that could be considered if the Commission did not support the deviation request. Mr. Sciria questioned whether cars passing by would be able to read all the information on the sign. He felt less information, properly highlighted might be more effective. Mr. Ream preferred the Commission consider the sign with the deviation request and was advised that a public hearing would be required due to the requested deviation.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission will hold a Public Hearing at 7:00 p.m. on Thursday, October 24, 2013, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to consider a deviation of 2 feet from the permitted height of 5 feet to permit a 7 foot high sign for the Woodlands of Brecksville located at the intersection of Snowville Road and Woodlands Drive.

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

MEMORY LANE QUILTING – 6950 MILLER ROAD

Mr. Brian Becker of Becker Signs was present to request a wall identification sign for Memory Lane Quilting. Memory Lane Quilting has been evolving from a retail business to one focused on machine sales. The shop would like to use the lettering from their current location in Sagamore Hills and reinstall them at the new location on Miller Road. Mr. Becker came to the meeting with a revised sign of 15 sq. ft. to eliminate the size deviation request on his application. He was able to achieve compliance by squeezing the same sized lettering closer together.

The Mayor questioned whether the business complied with the manufacturing/distribution zoning if it had retail sales. It was Mr. Becker's understanding that the store owner was converting from retail to commercial machinery sales and had consulted with Building Department personnel on his relocation. Mr. Becker said he would communicate the City's concern to the store owner and the City would also confirm compliance to usage restrictions.

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 15 sq. ft. permanent, wall identification sign for Memory Lane Quilting, 6950 Miller Road, as described in the application dated 9-16-2013, and the revised sketch by Becker Signs, Inc. dated 10-3-2013. The submission of a revised drawing eliminates the deviation requested in the applicant's original submission. Approval is contingent upon Memory Lane Quilting occupying and utilizing the property for a use permitted by the applicable ordinances and/or zoning codes.

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

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

OROSZ – FRONT YARD – 8418 WHITEWOOD ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council establishing a front yard setback of 60.5 feet for 8418 Whitewood Road, Permanent Parcel #601-16-011 & -016, as described in the application dated 9-4-2013 and shown on the site plan by Eagle Eye Surveying dated 9-4-2013.

ROLL CALL: Ayes: Phillip Badalamenti, Michael Harwood, Robert Hotaling, Mayor Hruby,
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 and seconded by Mr. Harwood that the Planning Commission recommend to City Council the colors of stain for the front and the paint for the block walls on the sides of the existing Brecksville Car

Wash at 8199 Brecksville Road, Brecksville, Ohio with the color identified as ICI Paints #20YY33/145, "Deacon's Bench". Approval is as described in the application dated September 16, 2013 and the accompanying sketches. Approval is only for the color of the paint and stain for the building with other matters pertaining to the building to be addressed in the future.

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

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

St. BASIL THE GREAT – PORTE COCHERE – 8700 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **PRELIMINARY** and **FINAL** approval of alterations to the existing east driveway to accommodate a drop-off lane and the addition of a canopy over the existing doors, sidewalk and a portion of the new drop-off lane for St. Basil the Great Church at 8700 Brecksville Road as described in the application dated September 16, 2013 and drawings by ADA Architects.

C1.0	Title Sheet	9/16/2013
C2.0	Existing Conditions Plan	9/16/2013
C3.0	Demolition and SWPP Plan	9/16/2013
C4.0	Site Plan	9/16/2013
C5.0	Grading and Utility Plan	9/16/2013
C6.0	Details	9/16/2013
A1.0	Plan / Hardscape Plan	9/16/2013
A2.0	Roof and Reflected Ceiling Plans	9/16/2013
AS3.0	Schematic Architectural Site Plan	9/16/2013
AS3.3	Schematic Architectural Renderings	9/16/2013

Contingent upon approval of the City Engineer and incorporation of the plan change suggestions made by Mr. Phillip Badalamenti which were included in the Planning Commission Work Session Minutes of October 3, 2013

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

The Regular Meeting closed at 8:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Phillip Badalamenti, Robert Hotaling, Michael Harwood, Mayor Hruby, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Neil Brennan, Gerald Wise, and approximately 12 guests

Mr. Roman opened the Work Session at 7:30 P.M.

OROSZ – FRONT YARD – 8418 WHITEWOOD ROAD

Mr. Jim Orosz, property owner, was present to request a 60.5 ft. front yard setback be established for a new home he plans to build on the same site and at the same setback as his current home which would be razed. This issue was presented at a public hearing earlier in the evening with no comment from the public. The Work Session recessed into the Regular Meeting for a motion.

BRECKSVILLE CAR WASH – 8199 BRECKSVILLE ROAD

Mr. Terrence Schoen was present to request color approval for some outside painting to be done on the car wash he was renovating. He submitted examples of an earth tone color for the block and brick, and a black for the front door and overhead carwash doors.

Mr. Harwood asked if the renovations included any structural repairs. Mr. Schoen said they would repair some brick spalding, replace the interior equipment and put up a new roof. Mr. Harwood recalled that a previous potential sale of the building fell through because of an inspection report of structural problems with the building. Mr. Schoen indicated the building passed an inspection he had done. He also met with Mr. Packard and there was no mention of a problem with the building.

Mr. Schoen anticipated no change to the walls or roof height of the building. The equipment manufacturer has already inspected the building and confirmed his equipment would work well there. The car wash would be unmanned and open 24/7. It would feature a no-touch system somewhat similar to the Shell car wash in town. Mr. Schoen mentioned some murals he had planned for the south side of the building, potted plants and landscaping. It was agreed that the discussion was extending beyond the request for paint color, and further review of the building finishing should be deferred until Mr. Schoen has a completed plan. The Work Session recessed into the Regular Meeting for a motion on paint and stain color.

St. BASIL THE GREAT – PORTE COCHERE – 8700 BRECKSVILLE ROAD

Mr. James Kassay, Architect for ADA Architects, was present to request preliminary and final approval for a drop-off lane and canopy for St. Basil the Great Church. Materials were chosen to match the existing building. Mr. Kassay described the elements of the canopy including the possibility of skylights, the lighting and storm water management. He confirmed for the Mayor that the direction of traffic on the site would not change. The height of the canopy was increased to accommodate the Fire Department's request. Mr. Sciria suggested a height pole before the canopy to prevent a truck, or high profile van, from entering and damaging the canopy.

Mr. Wise had the following comments:

- Adjust the canopy height to accommodate the Fire Department's request for access
- Provide storm sewer details related to: 1) Sizing, inverts, top-of-casting elevations, 2) Storm sewer pipe and joint specifications, and 3) Storm sewer calculations.
- Identify the curbing to be installed as ODOT Type 6 or add a detail
- Consider increasing the asphalt pavement section to 1.5" surface, 3.5" intermediate and 8" base. If the existing pavement matches the light weight pavement section in the plans then matching that is acceptable.
- Submit plans to the County Department of Public Works

Mr. Badalamenti commented that the prefabricated pyramidal skylights weren't consistent with the architecture of the existing building. He suggested a change in composition to better replicate the architecture of the church. Mr. Badalamenti also suggested that the fascia of the projecting Port Cochere element match the profile of the existing fascia on the church and that the secondary fascia be a flat profile. Mr. Kassary indicated they could alter the plans to accommodate Mr. Badalamenti's suggestions.

The Work Session recessed into the Regular Meeting for a motion.

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

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