

PUBLIC HEARING FOR FRONT SETBACK PP # 601-18-009 WHITEWOOD RD.  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
April 9, 2015 Page 1

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

Mr. Hotaling opened the Public Hearing at 7:01 P.M. by reading the following legal notice published in the March 29, 2015 issue of the *Plain Dealer*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, April 9, 2015 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 120 ft. for PP #601-18-009 at 8471 Whitewood Road, Brecksville, Ohio 44141.

Mr. Nate Goldowski, son of the applicants, was present to request the establishment of a setback for the home his parents would like to build on Whitewood Road. Mr. Wise advised that since this issue was discussed at the Commission's March 26<sup>th</sup> meeting a setback of 182 foot was determined to place the house in front of the drainage course and at a point where sanitary sewers would likely serve the first floor with an exterior grinder pump for the basement. Commission members had no questions.

Mr. Hotaling explained that the issue would be discussed again at the Work Session. With no further discussion, the Public Hearing closed at 7:04 P.M.

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN  
DOMINIC SCIRIA, VICE CHAIRMAN  
KIRK ROMAN, SECRETARY  
Minutes recorded by Nancy Dimitris

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
April 9, 2015 Page 1

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

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:04 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 26, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of March 26, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 26, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of March 26, 2015 be approved.

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

SIGNS

CITIZENS BANK – 8471 CHIPPEWA ROAD

Mr. Dave Detar of Sign Erectors, Inc. was present to request replacement signage to reflect the name change of Charter Bank to Citizens Bank. The proposed signs were direct replacements for Charter Bank signage already in place. Commission members had no issues with the proposed signage.

CITIZENS BANK – GROUND SIGNAGE – 8471 CHIPPEWA ROAD

Chippewa Road Ground Sign:

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission approve two, 3.57 sq. ft. per side, internally reverse illuminated tenant replacement signs on the approved permanent, ground, identification sign at the Chippewa Road entrance to Creekview Commons, 8101 – 8499 Chippewa Road as described in the application dated February 24, 2015, and attached sketches by Sign Erectors, Inc.

Brecksville Road Ground Sign

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission approve two, 1.43 sq. ft. per side, internally reverse illuminated tenant replacement signs on the approved permanent, ground, identification sign at the Brecksville Road entrance to Creekview Commons, 8101 – 8499 Chippewa Road as described in the application dated February 24, 2015, and attached sketches by Sign Erectors, Inc.

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

MOTION CARRIED

CITIZENS BANK – WALL SIGNS (2) – 8471 CHIPPEWA ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission approve one 23.92 sq. ft. "Citizens Bank" on the front of the building and one 23.92 sq. ft. "Citizens Bank", on the side of the building for permanent, illuminated, wall, identification, signs at 8471 Chippewa Road, as described in the application by Sign Erectors, Inc. dated February 24, 2015 and attached sketches.

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

CITIZENS BANK –DOOR SIGN - ATM SURROUND – NIGHT DEPOSITORY – 8471 CHIPPEWA ROAD

Night Depository Surround

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission approve, and the Building Department issue a permit for, exterior design changes for "Citizens Bank" Night Depository Surround, 8471 Chippewa Road, Brecksville Ohio, as described in the application dated February 24, 2015 and attached sketches by Sign Erectors, Inc.

Door Vinyl

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission approve, and the Building Department issue a permit for, exterior design changes for "Citizens Bank" Door Vinyl, 8471 Chippewa Road, Brecksville Ohio, as described in the application dated February 24, 2015 and attached sketches by Sign Erectors, Inc.

ATM Surround

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission approve, and the Building Department issue a permit for, exterior design changes for "Citizens Bank" ATM Surround, 8471 Chippewa Road, Brecksville Ohio, as described in the application dated February 24, 2015 and attached sketches by Sign Erectors, Inc.

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

FIFTH/THIRD – 8801 BRECKSVILLE ROAD

Mr. Peter Brunner, Project Manager, was present to request directional signs for the new Fifth/Third drive through ATM. Mr. Sciria questioned whether the arrows on the directional signs were large enough. Mr. Brunner responded that the signs were a standard size used in all their locations.

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission approve, and the Building Department issue permits for, the installation of an ATM panel wall sign, 3 directional signs and one "Do Not Enter" sign for the ATM at Fifth/Third Bank, 8801 Brecksville Road, Brecksville, Ohio, as described in the application dated March 23, 2015, and the following information by Fifth Third Bank dated March 23, 2015:

Pursuant to the request of the landlord the "Do Not Enter" sign should have a white background, and the directional signs should have a white background with blue lettering rather than the blue background with white lettering shown on the plans presented.

- Satellite view
- Existing and proposed renderings
- Layout
- Tennant notice of Drive Land/ATM use agreement
- Signage
- Signage – Landlord Approval

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

#### REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved Breck House Exterior Renovations and Preliminary and Final plans for St. Basil's Office Addition.

#### REPORT OF MAYOR HRUBY – No Report

#### REPORT OF CITY ENGINEER

Mr. Wise reported that telephone providers would be seeking to install telephone boosting equipment around the City to improve reception. The equipment would consist of a telephone pole with booster pack. He expected to see them soon before the Planning Commission.

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

#### NOVAK FRONT YARD SETBACK – 8471 WHITEWOOD ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council per Section 1151.23, the establishment of a front yard setback of 182 feet for 8471 Whitewood Road, Permanent Parcel #601-18-009, as described in the application dated March 3, 2015, and shown on the site plan by The Henry G. Reitz Engineering Co., dated March, 2015.

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

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

#### T MOBILE – 8015 BRECKSVILLE ROAD - WAIVE PUBLIC HEARING

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission will waive the requirement for a public hearing to hear the request of T Mobile to remove and replace three panel antennas at the 175'0" level on the CVCC Tower located at 8015 Brecksville Road as permitted under Section 717.03(c).

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
April 9, 2015 Page 4

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

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

T MOBILE – 8015 BRECKSVILLE ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council approval of the removal and replacement of three panel antennas and supporting equipment at the 175'0" level on the tower located at 8015 Brecksville Road, Brecksville, Ohio 44141, for T Mobile as described on the application dated March 18, 2015 and attached drawings by New Horizon Site Services.

T-1	Title Sheet	3/12/15
A-1	Enlarged	3/13/15
A-2	Antenna Diagram & Mounting Details	3/13/15
	Structural Analysis by B + T Group	3/16/15

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

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

AT&T – 6889 W. SNOWVILLE ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council approval for the installation of three Temporary Cooling Trailers for AT&T at 6889 W. Snowville Road as described in the application dated March 20, 2015 and attached drawings by exp U.S. Services Inc.:

G00001	Cover Sheet – General	2/9/2015
C10001	Demo & New Work Site Plan – Civil	2/9/2015

Contingent upon approval by the City Engineer

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

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

METROHEALTH – 9200 TREETWORTH BLVD.

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council **FINAL** approval of the site plan and elevations for the 60,100 sq. ft. Phase 1 of MetroHealth, Brecksville Health Center at 9200 Treeworth Blvd., Brecksville, Ohio 44141, as described in the

application dated February 17, 2015, and shown on the attached plans by CBLH Design & EMHT Engineers dated April 9 2015 and official documentation as scheduled in the April 9, 2015 application review:

G1-001	Cover Sheet
C2-001	Existing Topographic Survey
C2-101	Site Plan
C2-102	Enlarged Site Plan
C2-103	Site Construction Details
C2-104	Site Construction Details
C2-201	Master Storm Sewer & Grading Plan
C2-202	Enlarged Storm Sewer & Grading Plan
C2-203	Enlarged Storm Sewer & Grading Details
C2-204	Storm Sewer Profiles
C2-205	Storm Sewer Profiles & Details
C2-206	Storm Sewer Details
C2-207	Erosion & Sedimentation Control Plan (Phase 1)
C2-208	Erosion & Sedimentation Control Plan (Phase 2)
C2-209	Erosion & Sedimentation Control Notes & Details
C2-301	Site Utility Plan
C2-302	Enlarged Site Utility Plan
C2-303	Site Utility Profiles
C2-304	Site Utility Profiles
C2-305	Site Utility Profiles
C2-306	Water Details
Landscape	
L6-100	Planting Plan
L6-101	Detailed Planting Plan
L6-102	Planting Plan & Details
By CBLH Design & Perspectus Architecture dated April 9, 2015	
Architecture	
A4-401	Overall Exterior Elevations
A4-102	Generator/Trash Enclosure
A5-301	First Floor Plan
A5-304	Second Floor Plan
Electrical	
E2-100	Electrical Site Plan
E2-401	Electrical Enlarged Helipad Plan
E2-501	Electrical Details

Approval to be contingent upon the following:

1. Approval by the City Arborist for the landscape plan
2. Approval by the City Engineer of the site grading, utilities and lighting
3. The Planning Commission recommending and Council approving the following:

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
April 9, 2015 Page 6

- A deviation from the Section 1183.15(b) of two car spaces from the maximum permitted 20 cars in an unobstructed line of sight without an intervening landscaped island to permit 23 cars.
4. The Board of Zoning Appeals recommend and Council approving the following:
    - A variance from the Section 1183.04(c) requirement that parking spaces be 10' x 20' to allow parking spaces that are 9' x 18'.
  5. Approval by the Safety Director of the Helistop. (Section 729 requires that the pad be enclosed by a minimum 2' fence and submission of flight data.)
  6. Approval by the Fire Department of the waterline and hydrant locations.

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

The Regular Meeting closed at 8:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN  
DOMINIC SCIRIA, VICE CHAIRMAN  
KIRK ROMAN, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
April 9, 2015 Page 1

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

Mr. Hotaling opened the Work Session at 7:20 P.M.

NOVAK FRONT YARD SETBACK – 8471 WHITEWOOD ROAD

Mr. Nate Goldowski, son of the applicants, was present to request the establishment of a 182 ft. setback for the home his parents plan to build on Whitewood Road. Mr. Wise reiterated comments he made at the earlier public hearing relating to the likelihood of gravity sewers serving the home's first floor with either an internal pump in the basement or an exterior grinder pump. He noted that grinder pumps usually ran in the range of \$5,000-7,000 and required routine monitoring and maintenance. Commission members had no questions and the Work Session recessed into the Regular Meeting.

T MOBILE – 8015 BRECKSVILLE ROAD

Mr. Travis Schenk, representing T Mobile and Crown Castle, was present to request the swapping out of three antennas on the Brecksville Road Tower with three new antennas. He indicated a structural analysis report confirmed that the tower was sound. It was noted there would have to first be a motion to waive a public hearing. The Work Session recessed into the Regular Meeting.

AT&T – 6889 BRECKSVILLE ROAD

Mr. Chris Schraak, representing AT&T, was seeking approval for three temporary cooling trailers at 6889 W. Snowville Road. Mr. Sciria asked for the definition of a VHO Duct. VHO stands for Video Home Office and includes the Internet, U-Verse, Cable, etc. The temporary cooling trailers would provide cooling during construction of a below grade areaway with new relief fans and expanded duct work. Mr. Wise noted that he has been working with AT&T and they have agreed to address the comments he had for the project. The Work Session recessed into the Regular Meeting for a motion.

METROHEALTH – 9200 TREETWORTH BLVD.

Present: Walter Jones, Metro Health Senior V.P. Campus Transformation  
Jeff Valus, CBLH Design  
Chris Fleming Civil Engineer  
Brenden Shea, Owners Rep from Signa

Mr. Valus reviewed some of the updates to the plan since it was presented to the Commission on March 5, 2015. The two lane ER drop off was changed to a pull through with three lanes and a canopy. The drive dropping off patients was moved closer to the building for better access. Mr. Valus used a PowerPoint presentation to illustrate those changes and guide Commission members around the rest of the site. A landscape plan was introduced featuring a tree buffer at the rear of the site and varying plantings and grasses focused to minimizing maintenance and mowing on the site. Building materials remained unchanged from those presented on March 5<sup>th</sup>. Mr. Valus noted that the trash and generator enclosures would feature the same masonry at the building.

Mr. Fleming indicated he was working with Mr. Wise on engineering issues. Mr. Wise commented that the arborist reviewed the landscape plan with only a few suggestions for changes. The lighting plan was just received by the Building Department for review. Specifications for turning radii were under review by the safety forces.

Mr. Sciria asked if the helipad could be shifted slightly southwest to provide the 94 ft. diameter safety area from the driveway. Their consultant was currently studying flight paths and approaches to accomplish a shift of the



helipad to the southwest. Mr. Sciria brought up a steep drop-off on a driveway shown in drawing C2-208. He wondered if a railing could be considered at that curve. Mr. Fleming commented that they were considering guard rails at that 4/1 slope.

Mr. Sciria would like to see the engineering plans for the retaining walls adjacent to the retention basins. Mr. Wise advised that those details would be part of a future plan submission. There were no further questions and the Work Session recessed into the Regular Meeting.

GATEWAY ASSOCIATES LOT SPLIT – 6850 & 6900 SOUTHPOINTE PARKWAY

Mr. William West of Gateway Associates was present to request a lot split for a parcel on Southpointe Parkway that has two buildings on it. Gateway was requesting the split in order to obtain financing to expand one of the buildings. Mr. Wise received back today responses to a number of questions sent to the surveyor. He said some of his concerns were addressed and others not. He didn't feel there was enough information yet relative to setbacks and possible utility and retention cross easements.

Mr. Harwood asked, given the Commission's positive reaction to the request, if the applicant could wait until the April 23<sup>rd</sup> meeting on a motion for approval. This would give Mr. Wise adequate time to review the survey drawings and final engineering to ensure no further variances would be required. Mr. West was advised he could also schedule an appearance before the BZA simultaneously.

The Work Session closed at 8:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN  
DOMINIC SCIRIA, VICE CHAIRMAN  
KIRK ROMAN, SECRETARY

Minutes recorded by Nancy Dimitris