

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
August 20, 2015 Page 1

Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,  
Dominic Sciria  
Others: Neil Brennan, Gerald Wise, and approximately 4 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:00 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 6, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of August 6, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 6, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of August 6, 2015 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved signs for Bartel's Animal Hospital, Brecksville Chiropractic and Rehabilitation, and the installation of telecommunications equipment for Fibertech.

REPORT OF MAYOR HRUBY

Mayor Hruby informed the Commission that he intended to add an agenda item to the meeting relating to a proposed home in Hidden Canyon as it relates to the subdivision's conservation easement.

REPORT OF CITY ENGINEER - No Report

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

RILEY-MIDGELY SOLAR PANEL – 10155 DEER RUN

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing on September 3, 2015 at 7:00 p.m. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville Ohio to consider the request for a residential solar photovoltaic system which requires deviations regarding the size of the system to be installed at 10155 Dear Run as required by Section 1186.06(b)(1).

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

The Regular Meeting closed at 7:40 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  
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,  
Dominic Sciria  
Others: Neil Brennan, Gerald Wise, and approximately 4 guests

Mr. Hotaling opened the Work Session at 7:02 p.m.

RILEY-MIDGELY SOLAR PANEL – 10155 DEER RUN

Mr. Chuck Miller, architect, and Ms. Erica Weliczko, installation contractor, were present on behalf of a request for installation of a solar panel system at a home on Deer Run. The solar system would involve the installation of twelve panels on the south facing roof of the Deer Run residence. Mr. Miller shared a photo of the back roof location for the proposed panels. He indicated the panels would not be visible from the street. The Commission questioned whether the panels would be visible in the rear from the next street over, Hickory Ridge. Mr. Miller responded that there was a heavily wooded ravine between the two streets and the volume and size of the tall trees would effectively camouflage the solar panels on the roof.

Mr. Miller indicated that they would be asking for a deviation from the Code Section 1186.03(c)(1) requirement of no more than 25% coverage of a given roof area to request 36% coverage of a roof area. He also would be prepared to satisfy the City's requirement for a structural confirmation on the proposed system. Mr. Miller commented that the light weight solar panels would be securely affixed to the roof by screws into the roof trusses. There were no further questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

FOERSTER LOT SPLIT & CONSOLIDATION – 9215 BEECHWOOD DRIVE

Mr. Scott Foerster was present on behalf of his request for a lot split. He inherited two lots from his father, who twenty years ago built an addition to his house on one of the lots that then encroached onto the other lot by approximately six foot. Mr. Foerster would like to split a small portion off the vacant lot to consolidate with the house lot. Both lots would then be Code compliant. Mr. Foerster would like to sell both lots and he cannot do so before correcting the encroachment situation.

The Commission was concerned that the vacant lot would become too narrow to provide a building envelope sufficient to construct a home that would be compatible with the surrounding large homes. Mr. Sciria pointed out that two other options to consider would be to consolidate the lots into one large lot with the existing home on it, or to remove the encroaching addition. Mr. Foerster commented he would not consider removing the addition.

Mr. Wise advised that because of the encroachment of the ravine on the vacant lot any consideration to build on that property would require a geotechnical report. Mr. Harwood thought it likely a home built on the vacant lot might involve building into the hillside. He mentioned the erosion problems encountered when building close or into slopes. Messrs. Lahrmer and Payto felt a home of 2,400-2,600 sq. ft. could still be built on the narrow lot. Mr. Foerster commented that due to the ravines in that area many of the homes have been built around the ravines.

Mr. Payto's concern was that if the proposed split was approved, the challenging building issues involving the vacant lot should be adequately described to any potential buyer. Mr. Wise proposed that a new map of the property be drawn to locate the creek and the top of the slope as it relates to the building envelope and bring it back to the Commission. Should the Commission decide to approve the lot split, the plat for the narrow, vacant lot would need to note the issues relating to building on the lot. Mr. Wise offered to discuss what the Commission would require with Mr. Foerster's surveyor.

Mr. Foerster was anxious to put his dad's house on the market before winter. The Commission thought he could put the house on the market, as long as a potential buyer knew the encroachment issue was in the process of being resolved and that the adjacent vacant lot might be a buildable lot.

HIDDEN CANYON PROPOSED HOME

Mayor Hruby brought up the Hidden Canyon development as it relates to a scenic easement the Commission established for that subdivision. He recalled that in issues relating to encroachment in the conservation easement the Commission has chosen to protect that easement. There was currently a buyer for the last available lot in Hidden Canyon on a cul-de-sac. The scenic easement on that cul-de-sac lot was cleared of trees at the time the street was developed and currently consisted of weeds and low scrub vegetation. The proposed buyer of the lot contacted the Hidden Canyon Homeowners Association to determine if the scenic easement on that lot could be removed so a home built on that lot could be set back further and not at a 30 ft. setback deviation that would be necessitated by not encroaching on the scenic easement.

It was determined that removing/adjusting the easement for that lot would require both a positive vote by the Hidden Canyon Homeowners Association, as well as the Board of Zoning Appeals and Planning Commission. At this point the Mayor agreed to only informally bring the issue up with the Commission. The general consensus among Planning Commission members was that if their HOA was in agreement the Planning Commission would not object. The comment was made that given that the scenic easement in that area was devoid of trees it would be better to set the house back than have a massive home at a thirty foot setback from the street.

The Work Session closed at 7:40 p.m.

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