

REGULAR MEETING

BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
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Present: Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling, Mayor Hruby
Others: Neil Brennan, Gerald Wise and approximately 15 guests

Mr. Sciria opened the Regular Meeting of the Planning Commission at 7:05 PM

APPROVAL OF THE REGULAR MEETING MINUTES OF JULY 9, 2015

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of July 9, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JULY 9, 2015

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of July 9, 2015 be approved.

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

SIGNS

ST. MATTHEWS EPISCOPAL CHURCH SIGN – 9549 HIGHLAND DR.

Mr. Carl May of Medina Signs was present to request a 12.03 sq. ft., 2 sided ground identification sign for St. Matthew’s Episcopal Church. The sign meets code requirements.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approve and the Building Department issue a permit for a 12.03 sq. ft., 2 sided ground identification sign for St. Matthews Episcopal Church, 9549 Highland Dr., Brecksville, Ohio, as described in the application dated July 9, 2015, and attached drawings by Medina Signs.

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

BARTEL’S ANIMAL HOSPITAL – 7051 MILL ROAD (CC Action)

Mr. Brian Becker of Becker Signs was present to request a 28 sq. ft. internally, illuminated, permanent, wall, identification sign for Bartel’s Animal Hospital. The sign has three deviations.

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It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approves a 28 sq. ft., internally, illuminated, permanent, wall, identification sign for Bartel's Animal Hospital, 7051 Mill Road, Brecksville, Ohio, and contingent upon approval by council of the following deviations:

A deviation from Section 1187.07 (g) which prohibits roof signs to permit a roof sign.

A deviation from the requirement in Section 1187.05(d)(2) that internal illumination may be permitted only on free standing, ground, identification signs to permit internal illumination on a roof sign.

A deviation of 1.75 sq. ft. from the permitted 26.25 sq. ft. requirement of Section 1187.09 (c) to permit a 28 sq. ft. sign.

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

BRECKSVILLE CHIROPRACTIC AND REHABILITATION SIGN-8930 BRECKSVILLE RD

Mr. Yacine Djemil of Blink Marketing Signs was present to request four separate signs for Brecksville Chiropractic and Rehabilitation.

Sign (A) Permanent Window Identification approximately 2 sq. ft. with deviation (CC Action)

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approves a 2 sq. ft. Permanent Window Identification sign for Brecksville Chiropractic and Rehabilitation, 8930 Brecksville Road, Brecksville, Ohio and contingent upon approval by council of the following deviation:

A deviation from the Section 1187.09(c) requirement that a window sign is permitted in lieu of a wall sign to allow a window sign as well as a wall sign and an awning sign

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

Sign (B) Permanent Door Identification approximately 2 sq. ft. with deviation
Blink Marketing agreed to reduce the sign from 2 sq. ft. to 1.5 sq. ft. requiring no deviation or permit.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approve and Building Department issue a permit for a 1.5 sq. ft. Permanent Door Identification sign for Brecksville Chiropractic and Rehabilitation, 8930 Brecksville Road, Brecksville, Ohio.

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

Sign (C) 16 ft. Permanent Window Logo Identification sign – Withdrawn

Sign (D) Permanent Wall Identification – 30 sq. ft. with deviation (CC Action)

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approve a 30 sq. ft. Permanent Wall Identification sign for Brecksville Chiropractic and Rehabilitation, 8930 Brecksville Road, Brecksville, Ohio and contingent upon approval by council of the following deviation:

A deviation from the Section 1187.09(c) requirement that wall signs be on the front of the building to allow a wall sign on the back of a building.

ROLL CALL: Ayes: Michael Harwood, 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 gave preliminary approval for the Dollar Bank ATM, conditional approval for CVCC Auxiliary Learning Center and approval of Solia Spa awning.

REPORT OF MAYOR HRUBY - Was absent and there was no Report

REPORT OF CITY ENGINEER – No Report

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

FIBERTECH – 6826 HILTON ROAD AT MILL ROAD (WITHIN R/W)

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommends to council the approval of the installation of telecommunications equipment on an existing utility pole in the right of way adjacent to 6826 Hilton Road, Brecksville, Ohio as described in the application date April 28, 2015, and attached drawings.

1. Generic Mock-up
2. Fibertech Small Cell Proposed Aerial Profil
3. Fibertech Small Cell Proposed Underground Profile
4. Fibertech Small Cell Photo Sim / Wiring Diagrams
5. Fibertech Small Cell Kathrein Omni Antenna Details
6. Fibertech Small Cell Alcatel - Lucent RRH2X40-AWS

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7. Fibertech Small Cell Alcatel - Lucent RRH2X40-07U
 8. Fibertech Small Cell Coyote COYLCC F005
 9. Mounting Bracket Details
 10. O-Calc Aerial Configuration
 11. O-Calc Underground Configuration
- Engineering RF Exposure Safety Summary

Contingent upon approval of the City Engineer.

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

The regular meeting recessed and re-opened to the work session.

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Ms. Natasha Ernst, on behalf of Fibertech, requested the approval of Planning Commission and recommendation to council for the installation of telecommunications equipment on an existing utility pole in the public right-of-way. Fibertech has provided updated drawings with the equipment being used. Ms. Ernst informed the Commission that they have removed the battery and will not add them in the future.

Mr. Harwood asked about moving the equipment higher up on the pole and according to Ms. Ernst, it has been moved to approximately 23 ft. to 25 ft. She was also asked if there were any plans to come back to Brecksville and Ms. Ernst stated that unless Brecksville asks for more poles, there are no plans nor do they anticipate any plans to come back to Brecksville.

The work session recessed and re-opened to the regular meeting.

HILLBROOK COURT – 8747 BRECKSVILLE ROAD

Mr. Sam Canatta, applicant, along with Gus & Michael Galucci, property owners, were present for a consultation with Planning Commission to present a development as an R-20 Residential Planned Development Area on the 6.8788 acre parcel south of Hillbrook Estates at 8747 Brecksville Road as described in the application dated April 6, 2015, and shown on the PDA Development Plan by Polaris Engineering and Surveying Company dated July 7, 2015.

The applicant presented two plans, one with 9 units and one with 10 units.

Mr. Sam Canatta feels the 10 unit plan looks and feels better.

Mr. Lahrmer & Mr. Payto had questions on sidewalks, feeling they should be continuous within the development.

Mr. Brennan feels they don't have net acreage and some of the property setbacks/property lines are inconsistent because some are measured from the centerline of the easement and some from the sideline of the easement.

Planning Commission requested that Sub-lots 1-4 have access from Hilltop Drive and voiced concerns with the transitioning of style of home being built, relating to the existing 1995 development in size/style of units. They requested developer study use of all single units or a combination of singles and doubles for these units.

Mr. Wise pointed out that another issue is the cul-de-sac. The pavement on drawing shows 70 ft. (35' radius) and code requires a (50 ft. radius).

Mr. Brennan will find out from Brecksville Fire Department the minimum radius of pavement they would accept.

Mr. Harwood requested they come back with a plan that shows the least amount of variances/deviations.

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WATERFORD GLEN – 10222 HIGHLAND DRIVE

Mr. Kevin Kwiatkowski of Ryan Homes was present to review a request of Approval and Recommendation to Council of the Preliminary Plan for a major subdivision of 36 lots on 59 acres of land at 10222 Highland Drive, on the west side of Highland Drive between the Ohio Turnpike and the Four Seasons Subdivision

Mr. Kwiatkowski submitted a letter responding to Mr. Wise's letter of July 30, 2015.

Mr. Wise reviewed his review letter and the only unresolved issue is the strip of land at the end of St. Lawrence Way.

Mr. Kwiatkowski feels they have made the revisions asked of them.

Mr. Harwood inquired about the block of land between the cul-de-sac and north property line, whether it will be dedicated right of way or deeded to the city.

Mr. Kwiatkowski stated that it was dedicated to provide frontage on Blocks C & D which will be part of future lots.

Mr. Harwood also said that Planning Commission asked for the strip of land at previous meetings to be a block deeded to the city and will talk to the law director to get his opinion on this matter. He also said he is not moving forward until it is resolved.

Mr. Sciria also said the strip of land needs to be addressed and he won't move for a public hearing until it has been addressed.

The Work Session closed at 8:50 pm

THE BRECKSVILLE PLANNING COMMISSION

DOMINIC SCIRIA, VICE CHAIRMAN
KIRK ROMAN, SECRETARY

Minutes recorded by Jeanne Magistro