

ORGANIZATIONAL MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
January 22, 2015 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Dominic Sciria
Absent: Eric Lahrmer, Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 13 guests

Council Representative Harwood opened the Organizational Meeting at 7:00 P.M. He announced that Mr. Hotaling was approved by City Council for another term on the Planning Commission. Mr. Hotaling was then sworn in by Mayor Hruby. The meeting proceeded with the election of officers with a request by Mr. Harwood for nominations for the position of Chairman of the Planning Commission.

Mr. Harwood nominated, and Mr. Sciria seconded, to elect Mr. Hotaling as Chairman of the Planning Commission.

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

Mr. Hotaling nominated, and Mr. Harwood seconded, to elect Mr. Sciria as Vice Chairman of the Planning Commission.

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

Mr. Sciria nominated and Mr. Harwood seconded to elect Mr. Roman as Secretary of the Planning Commission.

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

The Organizational Meeting was 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
January 22, 2015 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Dominic Sciria
Absent: Eric Lahrmer, Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 13 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 4, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of December 4, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF DECEMBER 4, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of December 4, 2014 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE- No Report

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

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

CUYAHOGA COUNTY MONOPOLE TOWER – 4454 OAKES ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission hold a Public Hearing at 7:00 P.M. on Thursday, February 5, 2015 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio 44141 regarding a proposed 235 ft. tower and associated equipment shelter for Motorola Solutions, to be located on city owned property west of the existing service garage at Blossom Hill and south of the City of Cleveland Blossom Water Tower.

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

The Regular Meeting closed at 8:12 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
January 22, 2015 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Dominic Sciria
Absent: Eric Lahrmer, Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 13 guests

Mr. Hotaling opened the Work Session at 7:06 P.M.

CUYAHOGA COUNTY MONOPOLE TOWER – 4454 OAKES ROAD

Messrs. Ron Mirka of Motorola Solutions, and Kevin Glardon of Pyramid Network Services, were present. Mr. Mirka noted that it was actually the City of Cleveland that owns and operates a monopole tower in the Metroparks which they have wanted to upgrade since 2011. In discussions over the last several years between the cities of Brecksville and Cleveland there was a proposal to decommission the existing tower in the Metroparks and for Cleveland to construct a new, updated tower on an easement at the Blossom property. The new City of Cleveland monopole would be adjacent to an existing Brecksville monopole of the same size located in the vicinity of the Service Garage and water tower. The City of Cleveland has recently secured funding to proceed with the proposed new monopole. Mayor Hruby stated that City Council and the administration were in favor of the proposed tower relocation.

Mr. Wise recommended approval of the new monopole be contingent upon review of the Service Director, Engineering Department and Building Commissioner regarding site grading, underground utilities, construction staging and access roads.

Mr. Harwood asked about the process for removing the pole that would be decommissioned. Mr. Mirka responded that Motorola had not yet been contracted for that work. The Mayor was confident that work would be scheduled as planning progressed. Mr. Hotaling noted the next step in the project consideration process would be setting a public hearing. The Work Session recessed into the Regular Meeting to set a Public Hearing.

BRECK HOUSE – SIMILAR USE – 33 PUBLIC SQUARE

Mr. Davide Cotugno of Davide Cotugno Executive Tailors was present requesting consideration of moving his tailoring business to the Breck House which is located in Office District zoning. Mr. Cotugno's tailoring business has been located on Mill Road for 17 years. His shop is not a typical retail operation as it is not a cash and carry business. Nearly half his sales are made off site by traveling salesmen. The store displays clothing samples and material swatches and sells the occasional accessory such as ties. Clients make selections, are measured, and the clothing is made at an upstate New York location. Customers may then have alterations done at the store. Mr. Cotugno would like to expand his business by adding two salesmen and support staff. He expected to use little parking as sales were typically made off site.

The Mayor reviewed the history of the Breck House and the one parcel of land it sits on together with a separate medical/office building to the rear of the house. Retail uses for the house have been suggested in the past, but the lack of parking has always been an issue. Also, any change in zoning for the Breck House would also be applied to the medical/office building as they are situated on the same parcel of land. The Planning Commission in the past has considered and denied any requests to split the parcel.

The Commission discussed and rejected consideration of a similar use determination, as other businesses could take advantage of that determination without review by the Planning Commission. The Mayor said consideration could be given to rezoning the parcel office/business which would permit some retail sales, or a conditional use permit specific to that property. Both options would have to be presented to the voters in November. A conditional use permit would accommodate Mr. Cotugno's business, and if he should leave the Breck House it would revert back to the Office District zoning.

Renovations to the Breck House would be required for Mr. Cotugno to lease the house. He would like to see the interior renovated to reflect its historic heritage. Ms. Sandra Noll, owner of the Breck House, was eager to lease the house and to make renovations. She mentioned that opening up the front porch area which had been divided

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
January 22, 2015 Page 2

into offices for Meryl Lynch, would be a substantial expense and she was hesitant to start that renovation without the assurance that the office/retail use would be approved. Mr. Cotugno's current lease would expire at the end of this year. The Mayor felt there was little risk of a conditional use request supported by the Planning Commission and City Council not being granted by voters. He thought renovations should proceed so Mr. Cotugno could occupy the house before his current lease expired. It was pointed out that if he occupied the Breck House before the November election actual sales could be made at the Mill Road location, or he could just have customers invoiced.

It was recommended that Mr. Cotugno meet with Mr. Brennan to draft a conditional use request. There were suggestions of using limiting language such as "historic building" and "downtown" location to restrict and tailor the request to the Breck House parcel.

The Work Session closed at 8:12 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris