

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

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

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:05 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 25, 2015

It was moved by Mr. Hotaling and seconded by Mayor Hruby that the Planning Commission Regular Meeting Minutes of June 25, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 25, 2015

It was moved by Mr. Hotaling and seconded by Mayor Hruby that the Planning Commission Work Session Meeting Minutes of June 25, 2015 be approved.

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

SIGNS:

SOLIA SPA AWNING & SIGN - 8903 BRECKSVILLE ROAD

Ms. Lisa Stewart was present on behalf of a request for a black, three section awning on the annex of the Red Brick Store. The awning would be in the same style as the wine boutique awning with white lettering. Commission members had no questions and thought the awning would complement the existing awning on the store. Two motions were required, one for an awning and the other for a sign.

SOLIA SPA AWNING - 8903 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Sciria that, as required by Section 1193.02(a)(2)A, the Planning Commission is being requested to approve the modification of the exterior of an existing building by changing/adding awnings on the building at the Red Brick Store Annex at 8903 Brecksville Road, Brecksville, Ohio, as shown on the plan by The Awning Company, dated June 10, 2015.

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

SOLIA SPA AWNING SIGN - 8903 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission approve a 1.75 sq. ft., permanent awning identification sign. The awning is located on the "Red Brick Store Annex" at 8903 Brecksville Road, Brecksville, Ohio as described in the application dated June 10, 2015, and attached sketches dated June 10, 2015.

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

ELGIN FASTENER – 10147 BRECKSVILLE ROAD

Mr. Major Harrison of Brilliant Electric Signs was present to request replacement of an existing ground sign for Elgin Fastener. Mr. Sciria noted that with the exclusion of the base the sign was 20 sq. ft. and within Code requirements.

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission approve a two sided, 20 sq. ft. per side, illuminated, permanent, ground identification sign for Elgin Fastener, 10147 Brecksville Road, Brecksville, Ohio, as described in the application dated June 24, 2015, and attached drawings by Brilliant Electric Sign Company, dated June 1, 2015.

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

REPORT OF COUNCIL REPRESENTATIVE -

In Mr. Harwood's absence Mayor Hruby reported City Council rescinded a motion setting a front yard setback for the Novak property at 8471 Whitewood Road due to a flaw in the public hearing notice. Another public hearing should be held with no specification on setback in the published notice. The Mayor expected the same 120 ft. front yard setback would set by the Commission. A motion was made to set a public hearing.

NOVAK FRONT YARD SETBACK - 8471 WHITEWOOD ROAD

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, August 6, 2015, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback for PP #601-18-009, 8471 Whitewood Road, Brecksville, Ohio 44141.

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

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.

DOLLAR BANK ATM - 8945 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission recommends preliminary approval to City Council for Option "0" traffic pattern for an ATM and building modifications to accommodate an ATM for Dollar Bank, 8945 Brecksville Road, Brecksville, Ohio as described in the application dated May 18, 2015, and:

1. Sketches by Rare Design Studio dated June 25, 2015

2. Aerial Photos EX-1 & EX-2 by Neff & Associates, dated June 25, 2015
3. Traffic Report by TMS Engineers, Inc., dated June 2, 2015

Contingent upon placing the stop bar exiting the ATM as far north as possible per the July 7, 2015 memo of Chief of Police, William Goodrich.

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

CVCC AUXILIARY LEARNING CENTER - 8001 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval for a 4,230 sq. ft. Auxiliary Learning Center at the Cuyahoga Valley Career Center, 8001 Brecksville Road, Brecksville, Ohio as described in the application dated June 22, 2015 and attached drawings by GPD Associates:

G-001	Title Sheet	6-22-20105
C-101	Existing Conditions and Demo Plan	6-22-20105
C-111	Overall Site Plan	6-22-20105
C-112	Site Plan	6-22-20105
A-101	First Floor Plan	6-22-20105
A-201	Elevations	6-22-20105

Conditioned upon the changes recommended by the City Engineer in the Planning Commission meeting of July 9, 2015, and that the facility being constructed have dark green siding and roof. Also conditioned on approval by the Board of Zoning Appeals of:

- A variance from Section 1153.32 of 145 ft. from the required 200 ft. side yard and rear yard for a Class E Building in a Community Facility District from an R-60 district to permit a 55 ft. side yard.

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

The Regular Meeting closed at 7:45 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  
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Present: Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Neil Brennan, Gerald Wise, and approximately 13 guests

Mr. Hotaling opened the Work Session at 7:19 p.m.

DOLLAR BANK ATM - 8945 BRECKSVILLE ROAD

Present: Dave Mrachko, CBRE  
Craig Stephens, Rare Design Studio  
Bert Brooks, Vice President Dollar Bank  
Jim Palmisano – Brecksville Towne Center  
Denise Blank – Snider Co.

Mr. Mrachko reviewed the status of Dollar Bank's ATM request as a consideration of Option "0" by the Planning Commission pending review by the City safety forces. Mr. Mrachko was provided a copy of letters from both the Fire and Police Departments indicating they had no objection to the Option "0" proposed ATM location. There was a recommendation by the Police Department that the ATM exit stop bar be placed as far north as possible to allow better visibility. Mr. Mrachko commented that they would have no problem complying with the recommendation of the police department on the location of the ATM exit stop sign. There was no further discussion and the Work Session recessed into the Regular Meeting for a motion.

CVCC AUXILIARY LEARNING CENTER - 8001 BRECKSVILLE ROAD

Mr. Rodwell King was present for a request of the Cuyahoga Valley Career Center to build an auxiliary learning center for storage of their fire truck and to provide shelter for students constructing sheds to sell. The building would be 40' x 105' with metal siding and roofing. Mr. Lahrmer suggested a color be specified and it was agreed the structure and roof should be a dark green.

Mr. Wise advised that no storm water management plan would be required. He recommended the building be shifted to the east slightly to distance it from an existing sewer. A geotechnical report was requested. Mr. Wise confirmed that they would be connecting to the existing storm sewers. A side yard setback was discussed relative to the southwest corner of the building and there was a general consensus to set it at 55 ft. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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