

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Dominic Sciria
Absent: Eric Lahrmer, Ron Payto, Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 9 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 21, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of May 21, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 21, 2015

It was moved by Mr. Hotaling and seconded by Mayor Hruby that the Planning Commission Work Session Meeting Minutes of May 21, 2015 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER

Mr. Wise reported that special funds were appropriated for an emergency culvert repair at Wallings and Brecksville Roads, which was completed and the road reopened in that location.

The Regular Meeting closed at 8:20 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, Michael Harwood, Mayor Hruby, Dominic Sciria
Absent: Eric Lahrmer, Ron Payto, Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 9 guests

Mr. Hotaling opened the Work Session at 7:08 p.m.

FIBERTECH – 6826 HILTON ROAD AT MILL ROAD

Ms. Natasha Ernst, a representative for Fibertech, and Jim Svoboda, an engineer for Verizon, were present seeking approval of their equipment for advanced wireless broadband service on a utility pole they recently had installed in the right-of-way at the intersection of Hilton and Mill Roads. Ms. Ernst indicated that in working with the Building Department the best of three sites was chosen for the pole and all relevant City Code requirements considered. She spoke about the fast growing need for mobile broadband service that had suppliers scrambling to keep up with demand.

Mr. Svoboda also emphasized their need to keep pace with the demand for data service for mobile devices. Verizon preferred to enhance their service in high density, low coverage areas by installing wood utility poles with small cell equipment located at the 12 ft. level. The poles were installed in areas that already had wooden utility poles. Verizon viewed the wooden poles as less obtrusive than the tall, telecommunication towers. Ms. Ernst noted that CEI would not permit them to locate on their poles. She commented that not addressing a need for increased capacity with small cell installations could result in a system overload, which could potentially disrupt 911 coverage and response times.

Mr. Harwood asked if there was a master plan for Brecksville identifying other locations for small cells in the city. Mr. Svoboda knew of only the one area requested. He said the cells tend to be located in “hot spots” of high demand such as schools where the students are using their mobile devices to play data consuming games. Mr. Svoboda thought in the future the ski areas would be an example of a high data demand area. The Commission asked if locating the equipment on the school's property was considered. Ms. Ernst responded that Fibertech operated only in the ROW. She said locating on private property involved issues of real estate and prohibitive costs.

The Mayor thought the roughly two foot square box located at the twelve foot level on the pole could not be described as unobtrusive. Ms. Ernst responded that there were three boxes, two small radio amplifier boxes and the larger battery backup unit for enhanced 911 service. She indicated the boxes could be located further up on the pole, and the battery backup unit eliminated if the City did not want the benefit of 911 emergency backup. To pointed questions asked by Commission members during the discussion on the number of poles for Brecksville, Ms. Ernst said there was only one planned. There was concern from the Commission that approval of one pole would be viewed as a blanket approval for additional poles. Ms. Ernst acknowledged that in compliance with City Code requirements any additional pole(s) would also require Planning Commission review.

A question was asked relative to co-locating carriers on a pole. Ms. Ernst thought an additional carrier or two could co-locate on one pole, but only with the small equipment boxes. Although Fibertech had other customers in northern Ohio, Verizon was at the forefront of expanding wireless broadband service through providing the small cell equipment. A question was asked on what would be done in areas where all utilities were underground. Fibertech would in that case use an existing light pole, traffic signal pole or street sign. They did, however, acknowledge an above ground pole of some description would be required for their equipment.

Mr. Hotaling recalled from the last meeting that six small cell poles were located in Broadview Heights, with one very close to the school. A question arose on why the Broadview Heights pole wasn't enough coverage for the school. Mr. Svoboda pointed out that the range of the pole equipment was only 1,000-2,000 ft. and he didn't know what communication tower the data was being off loaded to. As to why Broadview Heights had six poles, and Brecksville one proposed currently, Ms. Ernst said Brecksville may have a greater number, and better location for its telecommunication towers. She indicated that the small cells reduce the strain on the large telecommunication towers and also permit them to operate more effectively to provide better service.

Mr. Sciria asked about the safety information requested at the last meeting. Ms. Ernst was unaware of that request, but said a report could be submitted. Mayor Hruby asked if the City safety forces had been consulted. Ms. Ernst said she recently spoke to the safety forces in Shaker Heights at their request and would happy to do so in Brecksville.

Mr. Harwood commented that three members of the Commission were unable to attend the meeting and he would prefer to delay any decision on the pole until they could be present. Fibertech was asked to submit a safety report relative to radiation transmission. Mr. Wise asked for more information on the maximum height their equipment could be located on a pole. Mr. Harwood reiterated his request for any master plan information relating to their pole expansion plans for Brecksville in the future.

BRECKSVILLE ASSISTED LIVING – 8736 BRECKSVILLE ROAD

Mr. Howard Shergalis, Architect for RDL Architects, was present to ask for final approval of the Jennings Assisted Living facility proposed for Brecksville Road. He said project plans, as far as footprint, square footage and number of units, were essentially unchanged from when preliminary approval for the facility was granted May 8, 2014. Mr. Shergalis displayed elevation drawings of the building from all sides. He had material samples for the grey, textured, synthetic stone base, and the red brick. Some areas of the building and all the windows would be done in white vinyl. He also described a stepped, stone look block, retaining wall with plantings.

Mr. Shergalis advised that the report by TMS indicated the entrance, relative to line-of-sight, was adequate without the additional strip of land from the church, and made only better by the additional footage. He explained that the parking spaces were reduced to 18 ft. because the decision was made to remove the concrete wheel stops and just expand the sidewalk in front of the parking lot to seven foot. Mr. Brennan recommended a curb less than six inches on the parking lot to prevent car damage.

Mr. Wise provided Mr. Shergalis with a letter dated June 4, 2015 to Mr. Brennan enumerating some outstanding issues that would have to be addressed, primarily relating to storm water management. He was particularly concerned about the retention pond on a slope that would discharge on a neighbor's property. He recommended trying to direct the drainage to the sewers on the sides of the property instead of straight down. Mr. David Marshall, engineer on the project, maintained that post construction drainage off the site would be half as much as it drains currently. Mr. Brennan recommended they eliminate the concentration point of drainage toward the one property on Mill Road.

Mr. Shergalis questioned why as a PDA the variances requested had to be presented to the Board of Zoning Appeals. He was concerned that having to appear before the BZA would delay, or possibly compromise the project if there were objections to the variances requested. Mr. Sciria responded that the Planning Commission has for many years chosen to send PDA variance requests to the BZA. Mr. Shergalis was advised that he could immediately schedule a hearing before the BZA. The Mayor, who sits on the Board of Zoning Appeals, would be able to report that the project had the support of the Planning Commission, but was delayed for final approval pending the resolution of issues unrelated to the variance requests. Mr. Shergalis commented that they hoped construction would begin in August. Mr. Harwood felt the project was on track in the approval process to meet that schedule.

The Work Session closed at 8:20 p.m.

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