

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
March 5, 2015 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,  
Dominic Sciria  
Others: Neil Brennan, Gerald Wise, and approximately 18 guests

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF FEBRUARY 5, 2015 FOR A MONOPOLE AT BLOSSOM

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of February 5, 2015 regarding a Monopole at Blossom be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 5, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of February 5, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 5, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of February 5, 2015 be approved.

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

SIGNS

MIZESTRO – PROJECTION SIGN – 8918 BRECKSVILLE ROAD (CC Action)

Mr. Matt Mize was present on behalf of an application for three signs, wall, window and projection – all with deviation requests. Mr. Hotaling advised that City Code permitted only one sign. Mr. Mize was agreeable to consideration of only the projection sign.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of, and the Building Department issue a permit for, a two-sided, 6 sq. ft. per side, illuminated, permanent, projection, identification sign on the east side of the building for Mizestro, 8918 Brecksville Road, Brecksville, Ohio, as described in the application dated January 30, 2015, and drawing by Ellet Sign Company subject to City Council approving the following deviation from the Code:

- A deviation from Section 1187.06(a)(5) to permit an identification sign in the right-of-way.

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

**CLE KNOCKOUTS WALL SIGN – 7007 MILL ROAD (CC Action)**

Mr. Dale Krusoe of Krusoe Sign Company was present to request a wall identification for CLE Knockouts. The sign would be a replacement for the former dry cleaning sign in the same location. It was noted that there was a deviation request for internal illumination that had been approved for the previous tenant sign in that location.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a 26 sq. ft. internally, illuminated, permanent, wall identification sign for CLE Knockouts at 7011 Mill Road, Brecksville, Ohio, as described in the application dated February 2, 2015 and attached sketches by Krusoe Sign Company, contingent upon City Council granting 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.
- A deviation from the requirement in Section 1187.05(d)(2) that internal illumination be limited to business logo or individual letter in the business name and shall exclude all background areas of the sign.

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

**CLE KNOCKOUTS GROUND SIGN – 7011 MILL ROAD (CC Action)**

Mr. Dale Krusoe of Krusoe Sign Company was present to request a ground identification for CLE Knockouts. The sign was within Code size requirements and Commission members had no questions.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a 5 sq. ft., illuminated, permanent, ground identification sign for CLE Knockouts at 7011 Mill Road, Brecksville, Ohio, as described in the application dated February 2, 2015 and attached sketches by Krusoe Sign Company, contingent upon City Council granting the following deviation:

- A deviation from the requirement in Section 1187.09(d)(7)C2 that required that all the lettering be the same height, style and color for individual businesses on a ground identification sign for a multi-business unit building to permit individual businesses to have different style and color lettering.

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

**STOUFFER REALTY AWNING SIGN – 8185 BRECKSVILLE ROAD (CC Action)**

Mr. Jim Fox was present to request a replacement wall sign. The sign consisted of lettering applied to canvass affixed directly to the masonry on the building. Because of the use of a canvass material the sign was classified by the City as an awning. Mr. Fox said the sign was a direct replacement of the previous tenant's sign. The Commission recalled they had advised the previous tenant of their preference for direct application of lettering to the masonry, however the tenant's canvass, awning sign was permitted to remain at that time. There was a general consensus to permit the Stouffer awning sign, which was actually already in place.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for a 10 sq. ft. permanent, awning, identification sign for Stouffer Realty, Inc., 8185 Brecksville Road, Brecksville, Ohio, as described in the application dated February 13, 2015, and attached sketches conditional on City Council's approval of the following deviations:

- A deviation of 1" from the maximum of 8" awning letter height allowed in Section 1187.09(c) to allow an awning lettering height of 9".
- A deviation of 5 sq. ft. from the maximum of 5 sq. ft. for an awning sign allowed in Section 1187.09(c) to allow an awning sign of 10 sq. ft.

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

**STOUFFER REALTY GROUND SIGN – 8185 BRECKSVILLE ROAD (CC Action)**

Mr. Jim Fox was present to request replacement panels for Stouffer Realty on an existing ground identification sign. Commission members had no issue with the sign request.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for a 10.24 sq. ft. per side, illuminated, permanent, ground identification sign for Stouffer Realty, Inc. 8185 Brecksville Road, Brecksville, Ohio, as described in the application dated February 13, 2015 and attached sketch, conditional upon City Council's approval of the following deviations:

- A deviation from Section 1187.09(d)(7)(C)(2) requiring the lettering styles to be the same and allow a different style lettering than what is on the sign presently.
- A deviation from Section 1187.09(d)(7)(C)(4) requiring the color of the letters for a replacement business name to be the same as those previously approved and allow different colored letters to be used.

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

**HANNA COMMERCIAL REAL ESTATE – 9911 BRECKSVILLE ROAD**

Mr. Tom Ballard was present on behalf of a request by Hanna Commercial for a banner wrap around an existing real estate sign to reflect new ownership of Ostendorf-Morris properties. The sign was within Code requirements.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a 2-sided, 20 sq. ft. per side, temporary, ground, real estate sign for Hanna Commercial Real Estate to be located at 9911 Brecksville Road, Brecksville, Ohio as described in the application dated February 17, 2015 and attached sketches by Creative Sign Solutions.

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

HANNA COMMERCIAL REAL ESTATE – 6160 MILLER ROAD

Mr. Tom Ballard was present on behalf of a request by Hanna Commercial for a banner wrap around an existing real estate sign to reflect new ownership of Ostendorf-Morris properties. The sign was within Code requirements.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a 2-sided, 20 sq. ft. per side, temporary, ground, real estate sign for Hanna Commercial Real Estate to be located at 6160 Miller Road, Brecksville, Ohio as described in the application dated February 17, 2015 and attached sketches by Creative Sign Solutions.

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

HANNA COMMERCIAL REAL ESTATE – 6780 SOUTHPOINTE PARKWAY

Mr. Tom Ballard was present on behalf of a request by Hanna Commercial for a banner wrap around an existing real estate sign to reflect new ownership of Ostendorf-Morris properties. The sign was within Code requirements.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a 2-sided, 20 sq. ft. per side, temporary, ground, real estate sign for Hanna Commercial Real Estate to be located at 6780 Southpointe Parkway, Brecksville, Ohio as described in the application dated February 17, 2015 and attached sketches by Creative Sign Solutions.

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

HANNA COMMERCIAL REAL ESTATE – 6900 SOUTHPOINTE PARKWAY

Mr. Tom Ballard was present on behalf of a request by Hanna Commercial for a banner wrap around an existing real estate sign to reflect new ownership of Ostendorf-Morris properties. The sign was within Code requirements.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a 2-sided, 20 sq. ft. per side, temporary, ground, real estate sign for Hanna Commercial Real Estate to be located at 6900 Southpointe Parkway, Brecksville, Ohio as described in the application dated February 17, 2015 and attached sketches by Creative Sign Solutions.

ROLL CALL: Ayes: Michael Harwood, Robert Hotaling, Mayor Hruby, 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 an updated wall sign for Bartel's Animal Hospital. The new sign would be in the same location as the current sign. It would feature a logo and new lettering. Commission members had no questions.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a 28 sq. ft., internally, illuminated, permanent, wall, identification sign for Bartel's Animal Hospital at 7051 Mill Road, Brecksville, Ohio, as described in the application dated February 17, 2015 and attached sketch by Becker Signs Inc., contingent upon City Council granting 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 from the requirement in Section 1187.05(d)(2) that internal illumination be limited to business logo or individual letter in the business name and shall exclude all background areas of the sign to permit the entire sign to be illuminated.
- A deviation of 1.75 sq. ft. from the permitted 26.25 sq. ft. requirement of Section 1187.09(c) ( $W \times .75 = 35 \times .75 = 26.25$ ) to permit a 28 sq. ft. sign.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their February 17th meeting City Council approved the three recommendations from the Commission relating to the Motorola Monopole at Blossom and the Cleveland Knockouts Similar Use designation. Council also had its second reading on the zoning code amendment.

REPORT OF MAYOR HRUBY

Mayor Hruby commented that the Planning Commission would be very busy this year considering economic development in the downtown area as well as the south end of the City. The Mayor noted that mention was made in his State of City address of McDonald's possibly either closing, renovating, or even moving to an I-77 and Rt. 82 location. McDonald's was approaching forty years at the Brecksville location and they would be required by corporate guidelines to update their facility. No decision had been made as yet by the Brecksville McDonalds.

REPORT OF CITY ENGINEER

Mr. Wise reported that TMS Engineering had been engaged to do a traffic study on Highland Drive and they expected to complete the study by March 18<sup>th</sup>.

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

HILTON ELEMENTARY SCHOOL PLAYGROUND – 6812 MILL ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval for the replacement of the existing playground equipment for Hilton Elementary School as described in the application dated January 30, 2015, and attached site plan and rendering contingent upon the Board of Zoning appeals recommending to City Council:

- A variance of 39 ft. from the side yard and rear yard of 50 ft. required in Section 1153.32 for open uses in a Community Facilities Class A District abutting an R-20 District to permit an 11 ft. side and rear yard.

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

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

TIME WARNER CABLE – 9497 RIVER BIRCH RUN

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval for the installation of an above ground cabinet for Time Warner at 9497 River Birch Run, Brecksville, Ohio, as described in the application dated January 29, 2015, and attached sketches and photos contingent upon the approval of the City Engineer.

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

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

FIFTH/THIRD BANK ATM – 8801 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval for the installation of an ATM for Fifth/Third Bank, 8801 Brecksville Road, Brecksville, Ohio as described in the application dated February 17, 2015, and the following information by Fifth/Third Bank dated February 17, 2015

- Satellite view
- Existing and proposed renderings
- Layout
- Signage
- Tennant notice of Drive Lane/ATM use agreement

Conditioned upon the approval by the City Engineer, the Fire Department and the Board of Zoning Appeals recommending to City Council the following variances:

- A variance of 7.5" from the Section 1155.31(c) required 12' side yard to permit an 11'-4.5" minimum side yard to the ATM.

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
March 5, 2015 Page 7

- A variance of 2' from the Section 1155.31(c) required 12' side yard to permit a 10' minimum side yard at the canopy.

Further contingent upon approval of revised plans designating the color and location changes of signage recommended in the March 5, 2015 Planning Commission meeting as follows:

1. The canopy should be white with no lettering
2. The blue ATM branding lettering is removed from the canopy and can be affixed instead to the ATM wall unit insert
3. The wall sign shown on the west wall of the building should be eliminated.
4. There should be only three directional signs indicating the traffic flow to the ATM instead of the four requested.

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

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

METROHEALTH BRECKSVILLE HEALTH CENTER – 9200 TREEWORTH BLVD.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council **PRELIMINARY** site plan approval of Metrohealth Brecksville Health Center at 9200 Treeworth Blvd., Brecksville, Ohio 44141, as described in the application dated February 17, 2015, and shown in the attached plans by CBLH Design & EMHT Engineers.

C2-001	Existing Topographic Survey	03/05/15
C2-101	Site Plan	03/05/15
C2-101A	Master Site Plan	03/05/15
C2-102	Enlarged Site Plan	03/05/15
C2-103	Site Construction Details	03/05/15
C2-201	Storm Sewer & Grading Plan	03/05/15
C2-202	Enlarged Storm Sewer & Grading Plan	03/05/15
C2-203	Storm Sewer & Grading Details	03/05/15
C2-204	Erosion & Sedimentation Control Plan (Phase 1)	03/05/15
C2-205	Erosion & Sedimentation Control Plan (Phase2)	03/05/15
C2-206	Erosion & Sedimentation Control Notes & Details	03/05/15
C2-301	Site Utility Plan	03/05/15
C2-302	Enlarged Site Utility Plan	03/05/15

By CBLH Design & Perspectus Architecture:

A2-01	First Floor Plan	01/30/15
A2-02	Second Floor Plan	01/30/15
A2-03	Roof Plan	01/30/15
A4-01	Exterior Elevation	01/30/15
A5-01	Building Sections	01/30/15
	Entry Perspective	
	I-77 Perspective	
	Emergency Department Entry	

ASC Discharge

Army Corps of Engineers Wetland Permit dated December 2, 2014

Solar Testing Laboratories Final Report of Geotechnical Exploration dated December 23, 2014.

Approval is contingent upon the following:

1. Approval of the City Arborist for the landscape plan
2. Approval of the City Engineer
3. Also contingent on either the Planning Commission recommending and Council approving the following deviations:
  - A deviation from the Section 1183.04(c) requirement that parking spaces be 10' x 20' to allow parking spaces that are 9' x 18'.
  - A deviation or variance from the Section 1183.15(b) of two car spaces from the maximum permitted 20 cars in an unobstructed line of sight without an intervening landscaped island to permit 22 cars.

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

The Regular Meeting closed at 8:45 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  
Community Room - Brecksville City Hall  
March 5, 2015 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,  
Dominic Sciria  
Others: Neil Brennan, Gerald Wise, and approximately 18 guests

Mr. Hotaling opened the Work Session at 7:37 p.m. Mr. Lahrmer excused himself from the meeting at the discussion of the Metrohealth agenda item.

HILTON ELEMENTARY SCHOOL PLAYGROUND – 6812 MILL ROAD

Ms. Claudine Grunenwald-Kirchner and Mr. Glen Ramage presented plans to replace the thirty year old Hilton Elementary School playground. The new playground had an only slightly larger footprint than the existing playground. The playground layout and equipment offerings were the result of input from the community and the school and designed to appeal to the wide range of ages, interests and abilities of elementary age children. The new playground was proposed for the same location as the existing equipment. Commission members had no issues with the proposed plans and the Work Session recessed into the Regular Meeting.

TIME WARNER CABLE – 9497 RIVER BIRCH RUN

Mr. Louie Rubertino was present on behalf of a request for a power supply cabinet for Time Warner Cable. The cabinet would provide power to up to 500 homes. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

FIFTH/THIRD BANK ATM – 8801 BRECKSVILLE ROAD

Mr. Peter Brunner, Project Manager, was present for Fifth/Third Bank's request for a drive through ATM at the northwest corner of the building. At the Commission's request from their December meeting, the canopy had been minimized. Mr. Lahrmer preferred to see white or black used in the canopy and signage rather than the bright blue designated in the plans. Mr. Payto favored a white canopy with the ATM sign on the ground instead of the wall. Mr. Lahrmer thought the wall sign was too small to be effective and he also suggested a ground sign closer to the road. Mr. Payto suggested locations for three directional signs instead of the four requested. Mr. Brunner stated he would submit a revised drawing depicting a white canopy and the signage as recommended by the Commission. Commission members had no further questions and the Work Session recessed into the Regular Meeting.

METROHEALTH BRECKSVILLE HEALTH CENTER – 9200 TREEWORTH BLVD.

Present: Sal Rini, Prospectus Architecture  
Jeff Valus, CBLH Design  
Rick Mayer, Director of Construction  
Chris Fleming Civil Engineer  
Brenden Shea, Owners Rep from Signa  
Dave Potts, Prospectus Architect

Mr. Rini indicated Metrohealth's twenty acre site was located off Rt. 82 at the I-77 interchange. The property was within the City of Brecksville, however access to the site would be through Broadview Heights property. Only fifteen acres of the site was buildable due to wetlands, which the developer intended to disturb as little as possible. The property was bounded on the east by I-77, Rt. 82 on the north, some commercial property to the west, and on the south by heavily wooded residential properties of about 1,300 ft. in depth. Mr. Rini noted that the site had a challenging slope of about 80 ft. Plans were to locate the 60,000 sq. ft., two story building on the high point of the site with a good view of I-77.

Mr. Valus noted the building would include a 24 hour emergency department, outpatient surgery center, and imaging with associated support space for those functions, medical office space, both a retail and a compounding

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
March 5, 2015 Page 2

pharmacy and a small café. Mr. Valus used a Powerpoint view of the site to illustrate how traffic would flow from the access road off Rt. 82 guiding ambulances to the emergency department in the front of the building, and patients, staff and the general public to their designated parking areas around the building. The site would also have a helipad, RTA bus access and a park/garden area that could also be the location for expansion in the future. The Mayor asked if the emergency room entrance would be covered. Mr. Rini responded that the emergency room, as well as the pickup area for outpatient surgery would both be covered. The plans were not defined to the point of whether the emergency room would have an ambulance backup delivery or a covered circular drop off drive.

Building materials consisted of masonry at the base around the building, a lightly blue tinted glass curtain wall at the main entrance to the building, and metal panels in varying shades of gray for the rest of the building.

The Mayor asked if the Treeworth road from Rt. 82 would also provide access to accommodate development of the commercial parcels to the west. A general explanation was given relative to an access easement for development of parcels to the West. The Mayor was assured that the Metrohealth development team had a working relationship with the developer of the other parcels.

Mr. Wise mentioned that the Fire Department had some concern for the 8% entrance grade. Mr. Fleming acknowledged that the grade was steep at the entrance and he was confident they could keep that entrance passible during the winter. He noted that once traffic negotiated the initial entrance hill they would be able to step down the grade gradually to 5% or lower around the site. Mr. Wise asked that they look for ways to reduce the grade in the parking areas as low as possible. He also advised that storm water management would need to be included in their final site plans.

Mr. Mayer expected tree clearing to begin on the site in the next week to meet an end of March deadline. Mr. Payto noted that the trees might have to be down by the end of March, but not necessarily removed from the site. Mr. Harwood explained the sequence of documental submittal and suggested the developer contact the Building Department if they had any question relative to requirements necessary for a submission of final site plan documents.

The Work Session closed at 8:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris