

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 21, 2015 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Gerald Wise, and approximately 4 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 23, 2015

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of April 23, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF APRIL 23, 2015

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of April 23, 2015 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved a Similar Use Designation for Marc's to sell outdoor plants, and the Gateway Associates Lot Split.

REPORT OF MAYOR HRUBY

The Mayor reminded everyone about the Memorial Day parade scheduled to begin at 10:30 a.m. followed by a ceremony at the cemetery.

REPORT OF CITY ENGINEER - No Report

The Regular Meeting closed at 8:15 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
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Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Gerald Wise, and approximately 4 guests

Mr. Hotaling opened the Work Session at 7:01 p.m.

FIBERTECH – 6826 HILTON ROAD AT MILL ROAD

Messrs. John Tarnowski and Ken Wulf were present on behalf of Fiber Technologies Network, LLC's request to place their equipment for advanced wireless broadband service on an already installed utility pole in the right-of-way at the intersection of Hilton and Mill Roads. Mr. Tarnowski indicated they were a public utility assisting their client, a carrier they would not name, in providing a network of wireless service. He said the Hilton/Mill Road location was a high demand area for wireless service due to the school. Mr. Lahrmer inquired about the range of the equipment, which would be about 1,500 feet. Mr. Wulf commented that the intent of the equipment was to extend about a half mile to supplement service from the large communication towers.

The Fibertech representatives were asked numerous times by several Commission members about the prospect for additional poles in Brecksville. Mr. Tarnowski indicated that so far they had only one request for a pole at Hilton and Mill Roads. He acknowledged that areas such as Parma and Cleveland had many poles due to the density of their communities. Broadview Heights currently had six poles. The point was also made that the various carriers usually locate on separate poles vs. co-locating on one pole, so there was the potential for a proliferation of poles.

The dimension of their equipment unit was 28"x27"x19" located at the 12 ft. level on the pole. Mr. Sciria asked about the safety of radio wave dispersion. Mr. Tarnowski responded that their equipment was FCC compliant, and that he could provide documentation addressing public safety concerns. The Mayor pointed out that areas in the community have underground utilities and he wondered if their service could be provided underground. Mr. Wulf responded that would not be possible.

Mr. Lahrmer questioned why the pole was already in place if their request had to be reviewed and approved by the Planning Commission and City Council. He thought the Commission should have some input on the placement of the pole, especially since it was in a residential area. Mr. Wise commented that Fibertech had been working with the Building Department for several months on the location of the pole; however they were advised that their equipment and the pole location would have to come before the Planning Commission.

Mr. Harwood pointed out that typically carriers have presented their requests to the Planning Commission for service changes on the communication towers. Commission members were concerned about the possibility of miss-information and not enough information. The Commission asked that the carrier be present at a meeting of the Planning Commission to describe the extent of the service proposed, why it was needed, the significance of that location, and their future plans.

HILLBROOK COURT – 8747 BRECKSVILLE ROAD

Mr. Sam Cannata, Attorney, was present to review revised plans for a proposed development of approximately seven acres south of Hillbrook Estates. Since the last presentation of the plan to the Commission on April 23rd the following plan changes were made:

- Reduced the number of homes from twelve to ten homes
- Presented the plan as an R20, single family PDA development
- Reduced amount of pavement on the road and aligned it with Hillbrook
- Located three homes along Hillbrook
- All lots at least 20,000 sf. (1/2 acre) with several over an acre
- Relocated retention pond to most appropriate area

Mr. Wise indicated that since the plans were just conceptual, with no elevations or engineering, the only comment he had was that the retention pond would probably have to be moved.

Mr. Sciria thought the plan was a misuse of the PDA designation normally used as a development tool to make the best use of large tracts of land of 30 acres or more. He cited the many and significant deviations requested to create, in some cases, non-functional lots for the sake of density of development. He understood that the developer needed to consider the property from a financial profitability standpoint. The Planning Commission's role, however, was to consider the best development plan for the land and preserving the quality of development for the community.

Mr. Cannata felt that because Hillbrook was not a dedicated street his development off Hillbrook would have to be a PDA. He thought that as a PDA he would only be asking for the eight deviations from PDA requirements listed in Mr. Brennan's meeting write-up. Mr. Sciria said he would still need to comply with R-20 development requirements which would bring his deviation requests total to a couple dozen. Mr. Sciria pointed out that some of the deviation requests were from 60%-100% from Code requirements. Sublot 6 was shown as a triangular lot which the Commission does not approve. Several of the proposed lots had no backyard. Sublot 10 was shown as 7 ft. from an easement and a little over a dozen feet from the retention pond.

Mr. Harwood pointed out that the density of development would drive the number and size of the deviations so the first determination should be what density was appropriate. Several Commission members suggested the plan start at the nine lots permitted by Code; however the number could be reduced further depending on the lot layouts. Mr. Cannata said his intention was to try to develop the land in cooperation with the Planning Commission in lieu of the drawn out process of rezoning the land.

The option of developing only lots off Hillbrook without the expense of putting in a street and utilities was brought up. It was suggested that possibly anywhere from five to seven homes could fit along Hillbrook without deviations. Mr. Cannata said he wanted to offer homes in the range of \$300,000-\$400,000. As the number of lots reduces the size/cost of the homes goes up. He wanted to offer affordable homes, not mansions. Mr. Cannata reiterated the reason he started with a plan for 12 homes initially was because the Commission had approved a 12 home plan in essentially the same layout for Mr. Salupo in 2006. Mr. Harwood remarked that in the intervening years many development plans have been considered and the Commission has seen the problems that can occur, particularly with storm water management. The Commission would not be reconsidering a plan that would have proven to be a mistake. Mr. Cannata was advised to revisit his plan, not with density the primary goal, but instead good planning with respect for City Code requirements.

The Work Session closed at 8:15 p.m.

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