

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 6 guests

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

APPROVAL OF THE OCTOBER 22, 2015 PUBLIC HEARING MINUTES ON AN ASSISTED LIVING FACILITY – 8736 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission October 22, 2015 Public Hearing Minutes on an Assisted Living Facility – 8736 Brecksville Road be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 22, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of October 22, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 22, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of October 22, 2015 be approved.

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

SIGNS:

PEDIATRIC DENTISTRY (FRONT & REAR) – 8869 BRECKSVILLE ROAD

Mr. Brian Becker of Becker Signs, Inc. was present on behalf of a request for two wall signs, one on the front and the other on the rear, for Pediatric Dentistry a second story tenant in the Stagehouse Square Building. He presented revised plans for the front sign, in accordance with the Commission's recommendation for a sign with larger lettering mounted on a sign panel mounted at the top of the building. The landlord had no issue with the revised panel mounted sign. Mr. Becker was requesting a deviation for a wall sign on the second story of a building, which the Commission has granted before for buildings in that area. The Commission confirmed that the fourth color requested was the blue Dr. Coloma used in her logo and all communications from her practice. There was no further discussion and motions were made for both signs.

PEDIATRIC DENTISTRY (FRONT) – 8869 BRECKSVILLE ROAD (CC Action)

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council approval of a 13.4 sq. ft. permanent, wall identification sign for Pediatric Dentistry (Dr. Coloma), 8869 Brecksville Road, as described in the application dated September 21, 2015, and attached sketches by Becker Signs contingent upon City Council approving the following deviation:

- A deviation from Section 1187.09(d)(2) to permit a wall identification sign on the exterior of the building for a second story unit.

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

PEDIATRIC DENTISTRY (REAR) – 8869 BRECKSVILLE ROAD (CC Action)

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council approval of a 12 sq. ft. permanent, wall identification sign for Dr. Coloma, Pediatric Dentistry, 8869 Brecksville Road, as described in the application dated September 21, 2015, and attached sketches by Becker Signs contingent upon City Council approving the following deviation:

- A deviation from Section 1187.09(d)(2) to permit a wall identification sign on the exterior of the building for a second story unit.

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

SOUTHWIRE (FRONT & REAR)) – 8869 BRECKSVILLE ROAD (CC Action)

Mr. Brian Becker of Becker Signs, Inc. was returning to the Commission with revised wall signage for Southwire a new second story tenant in the Stagehouse Square Building. The proposed sign for the front of the building now featured larger lettering and was affixed to a sign panel mounted at the top of the building in accordance with the Commission's recommendation. It was determined that the additional colors requested of black lettering and a copper colored logo were part of the company's identity. Commission members had no further questions.

SOUTHWIRE (FRONT) - 8869 BRECKSVILLE ROAD (CC Action)

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council approval of a 9.7 sq. ft. permanent, wall identification sign for Southwire, 8869 Brecksville Road, as described in the application dated September 21, 2015, and attached sketches by Becker Signs contingent upon City Council approving the following deviation:

- A deviation from Section 1187.09(d)(2) to permit a wall identification sign on the exterior of the building for a second story unit.

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

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MOTION CARRIED

SOUTHWIRE (REAR) - 8869 BRECKSVILLE ROAD (CC Action)

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council approval of a 6.4 sq. ft. permanent, wall identification sign for Southwire, 8869 Brecksville Road, as described in the application dated September 21, 2015, and attached sketches by Becker Signs contingent upon City Council approving the following deviation:

- A deviation from Section 1187.09(d)(2) to permit a wall identification sign on the exterior of the building for a second story unit.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved the sign package for Dollar Bank, the Roberts Lot Split and final plans for the Brecksville Assisted Living Facility on Brecksville Road.

REPORT OF MAYOR HRUBY

The Mayor reported that the four incumbents were returned to City Council and the rezoning issue for the commercial space in the downtown area with a historical past overwhelmingly passed .

REPORT OF CITY ENGINEER

Mr. Wise advised that Dominion East Ohio intended to begin repaving Brecksville Road in the area of the concrete patches. If paving was delayed by inclement weather, they would finish the project in the spring.

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

SAINATO FRONT SETBACK – 11160 SNOWVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that per Section 1151.23(a)(4) the Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, December 3, 2015, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback for Permanent Parcel # 605-24-005 on the south side of Snowville Road.

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

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

LUBRIZOL BOILER PLANT ADDITION – 911 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council a 1,554 square foot Boiler Plant Addition to Building R for Lubrizol Advanced

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Materials, Inc., 9911 Brecksville Road, Brecksville, Ohio, as described in the application dated November 3, 2015, and the following building plan by Hasenstab Architects:

Cover	Coversheet	10/30/15
C0-0	Site Survey	10/30/15
C1-1	Site Demolition/SWPP Plan	10/30/15
C2-1	Grading/Utility Plan	10/30/15
A0-0	General Life Safety and Code Info	10/30/15
A0-1	Life Safety Plan - Level 1	10/30/15
A2-1	Floor Plan - Level 1	10/30/15
A4-1	Exterior Elevations	10/30/15
A5-1	Building Sections	10/30/15
A5-2	Exterior Details	10/30/15
E-201	Partial First Floor Electrical Plan	10/30/15

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

The Regular Meeting closed at 7:30 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
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 6 guests

Mr. Hotaling opened the Work Session at 7:15 p.m.

SAINATO FRONT SETBACK – 11160 SNOWVILLE ROAD

Mr. Alex Sainato was present to request a setback be designated for his 105' x 680' property on Snowville Road on which he would like to build a ranch home. Mr. Wise mentioned that the sideyard setbacks of 13 ½ ft. designated on his house plans were not in accordance with the Code requirement of an aggregate of 30 ft. with a 10 ft. minimum. He thought it would not be difficult to adjust the house plans to meet the minimum sideyard setbacks. Mr. Sainato was advised that the Commission would only be setting a public hearing date on his request at this point. The Work Session recessed into the Regular Meeting to set a public hearing date.

LUBRIZOL BOILER PLANT ADDITION – 911 BRECKSVILLE ROAD

Mr. Tim Mandilakis was presenting Lubrizol's request for a boiler plant addition to replace their aging heating system. The 1,500 sq. ft. proposed addition would be an extension of their mechanical room and would not be visible from Brecksville Road. The decorative, one story, white block building would house only equipment. Mr. Mandilakis hoped to have the addition approved so that the shell of the building could be constructed before winter. Mr. Wise had several comments relating to 1) The closeness of their private sanitary sewer to the foundation, 2) the probable need for County sanitary approval, and 3) exterior Schedule 40 pipe shown should be changed to Schedule 35 pipe. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:30 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris