

Board of Zoning Appeals

Present: Dennis Rose, Kathleen Roberts, Robert Hasman, Kim Veras, Carl Opatrny
Absent: Bruce McCrodden
Others: Steve Synek, Gina Zdanowicz and approximately 30 guests

Planning Commission

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

In Mr. Hotaling absence Mr. Sciria opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the October 8, 2015 issue of the *Sun Courier*.

The Brecksville Planning Commission will hold a Joint Public Hearing with the Board of Zoning Appeals at 7:00 p.m. on October 22, 2015 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider final plan approval of an assisted living facility at 8736 Brecksville Road, PP #601-30-034 & 601-30-003 and the following variances:

1. A variance from Section 1181.11(a) of 14 ft. from the maximum 30 ft. to allow 44 ft. height of building
2. A variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 10% of ground floor area to allow 100%
3. A variance from Section 1181.11(a) of 11.75 ft. from the maximum 40 ft. to allow 51.75 ft. overall height of a building
4. A variance from Section 1155.32 of 20 ft. from the minimum required 100 ft. to allow an 80 ft. front yard
5. A variance from Section 1155.32 of 72 ft. from the minimum required 100 ft. to allow a 28 ft. rear yard setback
6. A variance from Section 1183.17(c)(1) of 55 ft. from the minimum required 200 ft. centerlines of driveways to allow 145 ft. between centerlines
7. A variance from Section 1117.09 requiring lots to be generally rectangular to permit an irregularly shaped lot
8. A variance from Section 1119.09(d) requiring a public sidewalk on Brecksville Road to eliminate that requirement until such time as sidewalks are constructed on adjoining parcels
9. A variance from Section 1326.02 requiring that generators be placed in the rear of a building to permit a generator in the side yard of a building
10. A variance from Section 1175.09 which requires transformers be installed underground to allow a transformer to be installed above ground

Mr. Howard Shergalis, Architect for RDL Architects, was present on behalf of the Jennings Center for Older Adults, who would be developing and operating the assisted living facility. The proposed facility has been under consideration for over two years and approved by the voters as a planned development overlay district last November. Mr. Shergalis would be reviewing plans incorporating the most current input from the Planning Commission, Board of Zoning Appeals and residents.

Mr. Shergalis spent some amount of time discussing the different ways the height of the building was measured and how the height evolved through the planning process. The plans before the Planning Commission for final approval featured a mean building height of 42 ft., which was about 1.5 ft. lower than the height of the building at its original submission to the Planning Commission.

In reviewing the requested variances Mr. Shergalis noted that while three variances from the original plan were eliminated by shifting the building about ten foot to the north to create more distance between the development and residential property owners along Mill Road, several other variance requests were created relating to the front, rear and drive setbacks. He pointed out that the irregular lot shape was a pre-existing condition and the variance from sidewalks would be only until such time they would be required and the developer would then install sidewalks. Mr. Rose asked Mr. Shergalis what prevented them from placing the transformers underground. Mr. Shergalis indicated it was First Energy's preference for servicing considerations to have the transformers above ground. There was also some concern for water seepage with underground installation. He mentioned that the transformers were moved up to the front of the complex as a concession to Mill Road residents who were worried about noise from the units. The BZA asked that the transformers be moved back from Brecksville Road for safety reasons and they were pulled back somewhat. There was a suggestion that the 5' x 5' transformer boxes be screened, perhaps by a gated enclosure, with removable panels of a thick landscaping screen. Mr. Louis. Elsaessr, 6958 Mill Road, asked why the City Code specified underground installation for transformers. The Mayor responded that it was strictly for aesthetic reasons.

The revised plan now featured a 4 ft. heavily landscaped buffer berm along the Mill Road side of the property. Slides were displayed depicting how the facility might appear from the downtown area looking north on Brecksville Road, as well as how the building's height would relate to the surrounding buildings. Cross section drawings were also shown indicating the elevation from the landscaped berm down to residential homes on Mill Road. Mr. Hasman stated that he noticed on the elevation plan that many of the trees looked fairly large, and asked Mr. Shergalis if it was his plan to plant mature trees. Mr. Shergalis stated that they will start out small and eventually grow larger, the sizes were indicated on the landscaped plan submitted to the City, and is being reviewed by the City Arborist. Among the trees being considered for the berm were white pines, spruces, dogwood, tulip, and sugar maple. Mr. Rose asked Mr. Shergalis how many feet the building was moved. Mr. Shergalis stated that the building was moved approximately 10 ft. to the north.

Mr. Opatrny thought the building would have been better suited to a larger lot and he asked if other lots had been considered. Mr. Shergalis commented that the project had been before both boards for over two years and he didn't think it was uncommon to request variances for a project of this scope. He pointed out that some of the variances related to positioning the building on the site to create a greater buffer for Mill Road residents. It was also noted the location of the assisted living facility made sense from its closeness to the downtown area, the Oakes Nursing Home and St. Basil's Church.

Mr. Dominic Minadeo, 6959 Mill Road, was concerned about flooding, glare from traffic in the parking lot, and his security and safety. He would like to see a fence separating the assisted living property from the Mill Road residents. The fence would prevent people from cutting through his property to reach Mill Road, as well as help shield the glare of parking lot lighting and traffic. Mr. Richard Polcen, 6935 Mill Road, shared the same concerns. He wanted to know more about the parking lot lighting. Mr. Shergalis commented that a lighting plan had been submitted with the required calculations to show that light did not leak over the site and lighting levels were as low as possible. Ms. Roberts confirmed with Mr. Shergalis that the lights will be on throughout the entire night until daylight. Mr. Shergalis stated that was correct, which is typical of any commercial building. Mr. Payto suggested the consideration of 3-4 ft. high bollard lighting. Mr. Roberts suggested the possibility of motion sensors. Mr. Shergalis explained that motion sensors would be too dangerous; they do not react quickly enough and confirmed that for safety reason, the lights needed to remain on all night. Mr. Polcen asked what would keep assisted living employees from cutting through the berm to his property. Mr. Shergalis said the berm landscaping would be such that it would not be attractive to attempt walking through. He preferred a natural solution and didn't think fencing was a good idea. He also pointed out Jennings had security cameras and was just as concerned about security. Mr. Louis Elsaessr, 6958 Mill Road, was also concerned about noise and lighting levels. He suggested a solid wall similar to what was used along highways, but landscaped, to filter the noise and glare. Mr. Shergalis mentioned that assisted living was often used as a transition from residential to commercial property because they are known to have little traffic and low noise levels. He said that typically residents stay indoors.

JOINT PUBLIC HEARING WITH BZA FOR ASSISTED LIVING FACILITY AT 8736 BRECKSVILLE ROAD.
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Mr. Elsaessr asked about projected employment for the facility. Allison Salopeck, of Jennings Center for Older Adults stated that staffing for 74 rooms would be approximately 15-20 employees during the day and only a couple overnight. Mr. Rose asked Ms. Salopeck what the general times are for visitors at a facility of this nature. She stated visitors were welcomed at any time, but generally kept to normal working hours and dwindled to very few after 7:30 p.m. With no further discussion, the Public Hearing closed at 8:00 P.M.

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
KIRK ROMAN, SECRETARY
Minutes recorded by Nancy Dimitris

Planning Commission

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Neil Brennan, Gerald Wise and approximately 30 guests

Mr. Sciria opened the Regular Meeting of the Planning Commission at 8:05 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 8, 2015

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of October 8, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 8, 2015

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of October 8, 2015 be approved.

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

SIGNS:

DOLLAR BANK SIGN PACKAGE – 8945 BRECKSVILLE ROAD (CC Approval)

Mr. John Harnick of Accell Sign Group was present to request approval of a Dollar Bank signage package including three wall signs, a canopy sign and two ground directional signs. The bank realized the amount of signs and accompanying deviations were beyond Code provisions. They believed the extra signage was necessary to guide people to the location of their ATM and prevent confusion with Key Bank's ATM in the same approximate area. The Mayor commented that the Commission did not approve directional signs for Key Bank's ATM at the time it was installed. There was a general consensus to not consider the directional ground signs. The opinion was expressed that most of the bank's customers were local and they would be able to find the ATM.

Messrs. Payto and Lahrmer suggested the removal of one of the two "Do Not Enter" signs on the drawing. A stop bar and sign on the drawing, but not on the application was also noted.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue permits for the ATM and Traffic Routing signage for Dollar Bank, 8945 Brecksville Road, Brecksville, Ohio as described in the application dated October 5, 2015, and drawings by Accel Sign Group dated October 1, 2015. Approval to include the following:

1. A 7.82 sq. ft. wall, identification sign on the canopy of the drive through for the ATM conditioned upon City Council's approval of the following:
 - a. A deviation of 2 inches from the maximum height permitted in Section 1187.09(c) of 8 inches to permit a sign 10 inches high.
 - b. A deviation from the Section 1187.09(c) requirement that the sign be only the business name to permit the words "Drive Thru" to be added.

2. A 4.03 sq. ft. illuminated, wall, identification sign above the ATM surround
3. A 3 sq. ft. wall, information sign.
4. A 1.5 sq. ft. canopy information sign on the south elevation of the canopy conditioned upon City Council approving the following:
 - a. A deviation from the Section 1187.09(c) requirement that the sign be only the business name to permit the words: "Clearance 8' 6".

The motion is further based on revisions to Drawing Site-3 to eliminate the "Do Not Enter" sign indicated on the sidewalk in front of the music building, removal of the two directional signs, and inclusion of the proposed stop bar and sign indicated on the drawing, but included in the application.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF MAYOR HRUBY

Mayor Hruby announced that after many years serving on City Council and as Planning and Zoning Coordinator Neil Brennan would be retiring due to recent changes in retirement laws. He thanked Mr. Brennan for his many years of outstanding service.

REPORT OF CITY ENGINEER – No Report

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

ROBERTS LOT SPLIT AND CONSOLIDATION – 12880 12930 CHIPPEWA ROAD

It was moved by Mr. Sciria, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council a lot split of 93,561 sq. ft. (2.148 acres) from parcel PPN #602-17-019 and consolidation to PPN #602-17-015 to create Parcel A, 115,867 sq. ft. (2.660 acres) at 12930 Chippewa Road, Brecksville, Ohio and Parcel B, 112,582 sq. ft. (2.881 acres) at 12880 Chippewa Road as described in the lot split and consolidation plat by Boland Land Surveying LLC dated October 19, 2015, contingent upon approval by the City Engineer and the Board of Zoning Appeals recommending to City Council and Council approving the following variance:

- A variance from Section 1117.09 requiring lots to be generally rectangular in shape to permit non-rectangular lots.

ROLL CALL: Ayes: Michael Harwood, 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.

BRECKSVILLE ASSISTED LIVING – 8736 BRECKSVILLE ROAD

It was moved by Mr. Sciria, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council **FINAL** approval of the Brecksville Assisted Living Facility, 8736 Brecksville Road, as described in the application dated May 18, 2015, and on the attached architectural drawings dated September 8, 2015, submitted by RDL Architects, Inc.

A-1.01	First Floor
A-1.02	Second/Third Floor Plan
A-2.01	Exterior Elevations
A-2.02	Exterior Elevations
A-2.03	Exterior Elevations
SI-1	Site Lighting Photometrics
SI-2	Site Lighting Fixtures

And on the civil drawings dated September 8, 2015 submitted by Thorson Baker and Associates

Civil	Title Sheet
Topo 1	Topographic Survey
Lot Split & Consolidation Plat	
ALTA 1 of 2	
ALTA 2 of 2	
Tree 1	Tree Survey
C0.0	General Plan
C1.0-C1.1	Site Preparation/Tree Removal Plan
C2.0-C2.1	Geometric Plan
C3.0-C3.1	Grading Plan
C4.0-C4.1	Utility Plan
C5.0-C5.7	Site Details
C6.0	SWPP Title Sheet
C6.1	SWPP General Notes
C6.2-C6.3	SWPP Site Plan
C6.4-C6.8	SWPP Details
L1.0-L1.1	Landscape Plan

Conditioned upon:

1. The monument sign shown on Drawing C2.0 not being included with the approval of these plans.
2. Receipt by the City Engineer of a sight distance study based on the new driveway location.
3. Approval of the plan by the Police Department, Fire Department, City Arborist and City Engineer
4. Receipt by the Fire Department of a letter from the supplier and the design engineer stating that the underground retention basin pipe will support the load of the Fire Department's heaviest truck.
5. The Board of Zoning Appeals recommending and City Council approving the following variances:
 - A variance from Section 1181 to permit a building in a Class One district to exceed 30 feet.

- A variance from Section 1181 to permit a building in a Class One district to permit more than 10% of the ground floor to have a height exceeding 30 feet.
- A variance from Section 1181 to permit a building in a Class One district to exceed 40 feet.
- A variance from Section 1155.32 of 20 ft. from the required 100 ft. front yard from an arterial street to permit an 80 ft. front yard.
- A variance from Section 1155.32 of 72 ft. from the required 100 ft. to permit a 28 ft. rear yard from an R-20 district.
- A variance from Section 1183.17(c) of 55 ft. from the requirement that the centerlines of driveways onto arterial streets be 200 feet apart to permit 145 ft. between centerlines.
- A variance from Section 1117.09 requiring lots to be generally rectangular to permit an irregularly shaped lot.
- A variance from Section 1119.09(d) requiring a public sidewalk on Brecksville Road to eliminate that requirement until such times as sidewalks are constructed on adjoining parcels.
- A variance from Section 1175.09 which requires that transformers be installed underground to permit a transformer to be installed above ground, conditioned upon providing adequate screening approved by the City Arborist.

6. Revision of the electrical plans to provide bollard style lighting in the rear parking lots.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria

Nays: None
MOTION CARRIED

The Regular Meeting closed at 9:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Neil Brennan, Gerald Wise and 8 guests

Mr. Sciria opened the Work Session at 8:30 P.M.

ROBERTS LOT SPLIT AND CONSOLIDATION – 12880 12930 CHIPPEWA ROAD

Ms. Diane Bija of New Creation Builders was present on behalf of a requested lot split and consolidation of Mr. Robert's property so he could construct an attached garage on his home. Mr. Roberts thought the requested lot split and consolidation was granted by the Planning Commission in 1973, however the City never had it recorded. Mr. Wise confirmed his questions on the lot split and consolidation from the October 8th Planning Meeting had been addressed and the survey documents were in order. Commission members had no questions. The Work Session recessed into the Regular Meeting for a motion,

BRECKSVILLE ASSISTED LIVING – 8736 BRECKSVILLE ROAD

Mr. Howard Shergalis, Architect for RDL Architects, was present on behalf of the Jennings Center for Older Adults. This agenda item was discussed at length at the public hearing earlier in the evening. Mr. Wise had no further comments on the plans. He did expect to have one more look at the plans after the developer received some approvals from the County and Cleveland Water. Mr. Payto reiterated his recommendation that the developer meet with the City Arborist to discuss the appropriate plantings for the landscape berm. In addition to planting trees he thought low growing, dense vegetation such as a prickly bayberry might be appropriate.

Mr. Sciria hoped the public understood that the Planning Commission believed the development was in the best overall interest of the City. He felt the residents on Mill Road would discover the facility to be a more benign use of the property than they expected. Mr. Elsaessr, 6958 Mill Road, thought the City Codes were enacted for a purpose and he wondered why there were variances of almost 50% being proposed. He felt his property value was already adversely affected. Mr. Sciria said the Planning Commission initially considered if there was a need for such a facility in the City and if so where it could be best located. The proposed site was ideally located close to the center of town, the nursing home across the street and the adjacent church. As part of its review, the Commission also determined that a pitched, shingled roof would be best suited to the architecture of the building, consistent with the architectural review section of the code. To address residents' concerns the Commission focused their discussions with the developer toward lowering the height of the building and increasing the buffer from the residential properties.

The Mayor asked what hardships existed to explain the height variance requests. Mr. Shergalis responded that a pitched roof building had to have a certain roof height for design and aesthetic purposes. Ceiling heights were planned over 8 ft. to give a roomy, airy feeling to the interior and make the building more marketable. The height was also a factor of the necessity to achieve the room density for economic feasibility, while still providing adequate open space, and moving the building further from Mill Road. Mr. Shergalis noted that the original roof pitch of 8/12 was reduced to the more common 6/12 pitch. He commented that consideration of a flat roof was not an aesthetically pleasing option. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

THE OVERLOOK AT HILLBROOK – 8747 BRECKSVILLE ROAD

Mr. Sam Cannata, Attorney, was present to discuss preliminary plans for an eight lot PDA subdivision along Hillbrook Oval. A common drive at the end of Hillbrook Oval would provide access to sublots 6, 7 and 8. Mr. Cannata was aware that the private drive would need to be maintained by a homeowners association. He planned at some point to discuss the subdivision with the Hillbrook HOA. He also planned to move the storm water management basin to an open area instead of having portions of it on the sublots. The Mayor asked who would maintain the retention basin. It was Mr. Cannata's intention to either form a homeowner's association with the eight lots, or join the larger Hillbrook HOA with the understanding that the eight new homeowners would be

responsible for the taxes on the lot with the basin and maintenance of that retention basin. Mayor Hruby asked what would happen if the eight lot HOA disbanded. Mr. Cannata felt there might be some legal implications. He also could consider donating the land to a land conservatory. The Mayor said that in the case of abandonment, maintenance of retention basins often became the City's responsibility. Mr. Wise advised that access for maintenance vehicles needed to be provided to the retention pond.

Mr. Cannata planned to address the steep slope between Sublot 8 and the existing homes on Winding Way by flipping the driveway on SL 8 to the other side of the house which would then provide more room to adjust the grade. Mr. Wise had the following comments on the preliminary plan which he documented in an October 22, 2015 letter to Mr. Brennan:

General

1. This plan is based off the assumption that a permit will be obtained to remove all wetlands and/or streams within the limits of proposed development
2. Sublots 6-8 are accessed by an 18' wide private drive. It appears if the individual drives for sublots 6-8 were flipped to the high side of the lots, the private drive could be shortened and then could be improved by exposing more basement wall.
3. The Commission should determine the intent of City services (such a rubbish collection) for sublots 6-8.

Storm System

4. Add clarification to the plan to depict that the entire proposed storm sewer is private and to be maintained by the HOA.
5. The storm sewer behind sublots 1 & 2 shall be extended to the western line of Sublot 1 and also reconfigured so it discharges into the storm water management facility.
6. Show the storm connections off the rear sewer so the storm water is routed through the storm water management facility.

Sanitary System

7. No issues at this time but would like to point out that the sewer extension in front of Sublots 6-8 will most likely be a public main.

Water System

8. Review the connections for Sublots 6-8 with Cleveland Water to determine if they will permit. The primary concern is the length of connections specifically for Sublots 7 & 8. If CWD deems the connections are adequate, reposition so away from the wall.

Storm Water Management

9. Relocate the SWMF (retention basin) off the proposed lots.
10. Verify the high water elevation of the facility and the overflow structure is below the proposed basement elevations.
11. Re-evaluate the grading and the extent of storm sewer to maximize the amount of area that will be tributary to the SWMF.

Mr. Wise advised that with new developments going forward the U.S. Postal Service would not deliver to individual homes, and the location gang mail boxes should be included in the plan. Mr. Cannata indicated he would adjust the plans to accommodate Mr. Wise's recommendations.

Mr. Sciria noted that Section 1195.03(c) requires the submission of dwelling unit plans as part of the preliminary approval process. Mr. Payto wanted to see how they would assimilate with the existing housing. Mr. Sciria commented that the building envelopes shown looked too large and that they did not include the required 30 ft total side yard setbacks. Mr. Cannata made the envelopes large to include decks. He agreed the 85 ft. lots

should have a 55 ft. building envelope. Mr. Sciria suggested he address Mr. Wise's comments, and clean up the drawings up by addressing the size issue and providing unit plans so the Planning Commission could set a public hearing the next time the plan was addressed.

CEDARWOOD DEVELOPMENT – SOUTH SIDE ROYALTON ROAD

Present: Robert Marshall, Cedarwood Architectural
Rick Pichola – Cedarwood Architectural
Robert Elias – Cedarwood Development
Mike Wojno – Cedarwood Development

Mr. Marshall explained that Cedarwood was an Akron based company that for over 35 years has developed mixed use properties nationally for hospitality, multi-family living, and retail. Cedarwood then managed the properties they developed. Cedarwood would like to develop the land across from Giant Eagle on Royalton Road with 1) A senior living complex with 44 assisted living units and 32 memory care units, 2) a 192 unit three story market rate apartment complex, and 3) Local business on the land fronting on Royalton including a restaurant such as the Cracker Barrel. They envisioned a restaurant and shops that would integrate with people both visiting and living on the site. A roundabout on the property would help to distribute traffic on the site.

The apartment buildings on the site were angled for the lowest impact with the adjacent residential property. No age limits would be identified for apartment residents. There would be a club house, walking trails and other amenities. Mr. Marshall noted the examples in their presentation package of their developments across the country.

Mr. Wise said the plan was too conceptual for him to make any analyses, however with the density of the development it appeared they would be removing all the wetlands at the rear of the site. Mr. Marshall responded that while a wetlands study had not yet been done, they planned to preserve some wetlands in a landscape island by the apartment units and create a water pond in a stream on the site. Wetlands of lower value would be relocated. Mr. Wise pointed out issues with the interior roadways linking the development elements, including a service road running past residential property, and pull in/back out parking on the road adjacent to the assisted living and the major access road to the apartment units. Mr. Marshall anticipated no problem with parking along the access road to the assisted living as he said the parking usage for assisted living was typically very low.

Mr. Payto asked about the probable rental rate for the "market rate" apartments. Rental rates would be in the range of \$1.00-\$1.25 per square foot, which would translate into approximately \$700-\$800 for a one bedroom and \$1,000-\$1,400 for 2 or 3 bedroom units; however no rental rate had been specifically identified as yet. "Market rate" referred to what the market would bear with no tax incentives or subsidized housing. Mr. Payto noted the absence of covered parking for the apartment units. Mr. Marshall responded that the plan was very conceptual and acknowledged they would have to provide covered or integrated parking. He added that they would need to provide parking yet maintain the number of apartment units.

A question arose on what kind of zoning would be required. Mr. Brennan indicated that nothing in the City's zoning codes applied to the proposed development. It would have to go before the voters as a PDA or entirely new zoning application.

The Mayor felt that Lake Drive residents would be very concerned about the three story, multi-family apartments abutting their properties. At minimum he suggested they would need to work on the arrangement of the buildings along the residential side of the property. Mr. Lahrmer noted the substantial impact of a 45' high, three story building set back 50 ft. from residential property.

Mayor Hruby pointed out the only apartment living in the City was Grand Bay. Mr. Sciria thought that any need for residential rental space would be for high end apartments that might not fit in with the mixed use, light industrial development on the other side of Royalton Road in **Broadview Heights**. Mr. Wojno thought the location between Akron and Cleveland with easy access to freeways was ideal. He pointed out that the

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accessibility to the assisted living and health care facilities of Metro Health and University Hospitals would draw people. They expected the apartment units would appeal to a wide range of people from young professionals to older adults. Square footage in the apartments would range from 700 sf. (1 bedroom), 900-1,000 sf. (2 bedroom) to 1,200-1,300 sf. (3 bedrooms). Typical occupancy would be half the apartments leasing for at least five years, and the other half less than five years. Mr. Sciria responded that he did not think that apartments on this property would be a benefit to Brecksville. He also thought that the city would probably not want to approve another assisted living development so soon after approving the assisted living complex on Brecksville Road.

Mr. Wojno mentioned that he tried unsuccessfully to purchase the adjacent Trem property. He thought because of its topography that property would have development challenges. The east/west roadway on the Cedarwood plan would be planned to eventually connect to the Trem property.

Mr. Sciria stated that, after considering the recent conceptual proposals, he has concluded that the best use of the mid and rear portions of this property is office-lab with a large buffer between the office buildings and the adjacent residential neighborhoods. There was a consensus among Commission members that the plan represented substantial overdevelopment of the site. There was a consensus among Commission members that they were not in favor of apartments, especially three story buildings in close proximity to residential homes. There was the comment that a Crocker Park type of development was not of benefit to the community.

The Work Session closed at 9:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris