

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
October 8, 2015 Page 1

Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Dominic Sciria
Others: Neil Brennan, Gerald Wise, and approximately 5 guests

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

APPROVAL OF THE SEPTEMBER 24, 2015 PUBLIC HEARING MINUTES ON WATERFORD GLEN

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission September 24, 2015 Public Hearing Minutes on Waterford Glen be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 24, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of September 24, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 24, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of September 24, 2015 be approved.

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

SIGNS:

PEDIATRIC DENTISTRY (FRONT & REAR) – 8869 BRECKSVILLE ROAD

Mr. Brian Becker of Becker Signs, Inc. and Mr. Bob Abramovich of Terra Group were 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. Mr. Becker indicated there was no multi-tenant ground sign in front of the building on which to place a tenant name. A deviation would be required for a wall sign on the second floor, and Mr. Becker pointed out there were many second floor wall signs in that area. Dr. Coloma would like to use the blue coloring for the lettering that is used in her business communications. The front sign was less than the minimum height due to the small size of the fascia. The rear sign would be installed on the sign band located on the first story.

There was a general consensus among Commission members that the front sign looked out of place and was ineffective with its small, dark lettering affixed in the shadow of the roof line. There was also concern about the absence of direction for a patient on the front of the building guiding them to the stairs in the rear to the second floor dentist's office. Mr. Abramovich indicated that the landlord did not want sign panels affixed to the siding of the building beyond the sign band in the rear. Messrs. Lahrmer and Payto suggested an 18" board hanging along the entire front second floor roofline, but not attached to the siding, could be used to affix larger, more effective signs.

Signage identical to Dr. Coloma's signage proposal was being submitted for another second floor tenant, Southwire, so the Commission felt it was important to address the signage for the entire building at this point. While the Commission had no objection to signage on the front of the building, or the proposed rear wall sign on the sign band, they asked that the landlord reconsider the signage design for the entire building with the objective of clearly, effectively guiding the public to their destination. The Mayor suggested "upper level" in small lettering be included on the rear wall sign. The Commission asked that pictures of the front, rear and the driveway leading from the front to the rear be a part of their signage submittal. The signage request was tabled.

SOUTHWIRE (FRONT & REAR)) – 8869 BRECKSVILLE ROAD

Mr. Brian Becker of Becker Signs, Inc. and Mr. Bob Abramovich of Terra Group were present on behalf of a request for two wall signs, one on the front and the other on the rear, for Southwire a new second story tenant in the Stagehouse Square Building. The signage request was almost identical to the Pediatric Dentistry signage request just discussed for a front sign of less than minimum size, with dark lettering and affixed in the shadow of the roofline. The Commission tabled the sign request until the Terra Group redesigned signage for the entire building.

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved signs for Brecksville Road Transit and Virginia Air, Preliminary plans for Waterford Glen, and Parking Lot and Drive Expansion for Brecksville Road Transit, Closet Addition for County Line Tavern and the Foerster Lot Split.

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

The Regular Meeting 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

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Dominic Sciria
Others: Neil Brennan, Gerald Wise, and approximately 5 guests

Mr. Hotaling opened the Work Session at 7:44 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 noted he started a review of the survey and after finding some errors felt the Planning Commission should review the request to approve the concept of the proposal before he devoted more time to a detailed review of the survey document. The lot split would also accomplish separating the commercial property from the residential property. There was a general consensus that the plan made sense and Mr. Wise should continue his review so a corrected proposal could be resubmitted for a vote by the Commission.

Ms. Bija was concerned about timing as they hoped to construct the attached garage before winter weather set in. Mayor Hruby saw no reason why the building of the garage could not proceed. He intended to speak to Scott Packard the next day and get back to Ms. Bija,

REMOVAL OF CONSERVATION EASEMENT – 2644 HIDDEN CANYON

The Mayor reminded the Commission of an informal reference he made at a past meeting relative to the removal of the scenic easement on a vacant lot on Hidden Canyon to make the lot buildable. The Commission collectively felt if removal of the easement was acceptable to the Home Owners Association, the Commission would approve it. It was discovered that the developer had already removed the scenic easement, but there was another issue as an easement ran through the property for maintenance of the retention pond to the rear of the property. Mayor Hruby received a call from Mr. Glickman, lawyer for some of the residents who object, because of that easement, to the parcel being a buildable lot. The Mayor proposed a meeting of the lawyer, developer, Mr. Brennan and residents to bring the issue into focus and determine a path toward solution. Mr. Brennan advised that the house was planned to face the cul-de-sac and would require deviations, most notably for a rear yard setback at 25 feet. The Mayor noted that the HOA had given their approval to Mr. Kramp, the prospective new resident, and accepted his \$8,000 check to begin the process toward building his home.

The Work Session closed at 8:00 p.m.

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