

PUBLIC HEARING FOR WATERFORD GLEN SUBDIVISION.
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
September 24, 2015 Page 1

Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria
Absent: Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 27 guests

Mr. Hotaling opened the Public Hearing at 7:04 P.M. by reading the following legal notice published in the September 10, 2015 issue of the *Sun Courier*.

The Brecksville Planning Commission will hold a Public Hearing on September 24, 2015 at 7:00 P.M. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of Ryan Homes for the preliminary approval of a 36 lot single family subdivision at 10222 Highland Drive, Brecksville, to be known as Waterford Glen, as required in Section 1115.05.

Mr. Kevin Kwiatkowski of Ryan Homes was present seeking preliminary approval for a 36 lot subdivision on 59 acres at 10222 Highland Drive. He noted that with the exception of several larger lots, the lots were the same frontage size as those in the Four Seasons development. There would be one entrance/exit to the subdivision off Highland Drive. Several land swaps were made to permit an optimum alignment of the single subdivision road at the Highland Drive entrance. Mr. Kwiatkowski assured the mostly Four Seasons residents in the audience that there would be no connection to their development.

Ms. Brittany Barski, 10270 Highland Drive, asked about lot size and water drainage. All lots would be at least 125 ft. wide by 250 ft. deep to meet, or exceed, the 40,000 sq. ft. City Code minimum. Mr. Kwiatkowski described how their storm water management plan would handle water runoff on the site.

Mr. Samuel Samuels, 6554 Summer Wind, asked about the price range of the homes, their size, and exterior treatments. The homes would have a base price of \$500,000+, and it was expected that buyers would add about \$100,000 in optional upgrades. The home styles would be similar to what Ryan Homes has built in the Pittsburgh area. Mr. Kwiatkowski said their plans were only in the very preliminary stages. Exteriors may have some brick and/or stone, but not to encompass the entire house. They expected to offer five floor plans throughout the development, with a spread of at least five homes between homes of the same style.

Mr. Frank Lamanna, 10207 Highland Drive, asked whether the sewers were adequately sized for the addition of 36 more homes. The sewer lines run through his property and he was concerned about the possibility of a sewer backup on his property. Mr. Wise assured him that years ago when the sewer districts were established the lines were properly sized for the full development of the area.

Mr. Bob Alden, 4862 Snow Blossom Lane, asked about what would happen to the easement at the rear of his property adjacent to the farm. Mr. Kwiatkowski responded that the developer planned a mirror image of that easement on the subdivision side of that property.

Ms. Brittany Barski, 10270 Highland Drive, asked what the entrance would look like and if there would be retention ponds. Mr. Kwiatkowski commented that the road would be raised somewhat at the approach to Highland Drive, although it would still be an incline. Although plans were still in the preliminary stage, it was felt that the two retention ponds would probably hold water. However, if the ponds turned out to be dry they would be mowed. In either situation the area around the ponds would be landscaped. Ms. Barski thought there was already a traffic problem in the area and she wondered if increased traffic in the area was considered. Mr. Kwiatkowski indicated a traffic study focused on the Highland Drive entrance/exit to the development had been done that satisfied ODOT's standards and was accepted by the City.

Mr. Syed Ahmed, 4854 Snow Blossom Lane, asked about the future of the dead end of Summer Wind Drive. Mr. Kwiatkowski noted that although the piece of property at the end of that street was currently unbuildable, it would no doubt have property added to it to make a buildable lot at some point in the future when the surrounding vacant land was developed.

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Mr. Lamanna asked if there would be a Phase II development of the large tract of vacant land abutting the Ryan development. Mr. Kwiatkowski commented that Ryan Homes did not own that property. The Planning Commission, however, did require him to demonstrate how the Waterford Glen subdivision street could be connected to that property should his company opt to develop that land in the future.

With no further discussion, the Public Hearing 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

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria
Absent: Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 27 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:30 P.M.

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF SEPTEMBER 3, 2015 FOR A SOLAR SYSTEM AT 10155 DEER RUN

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Public Hearing Meeting Minutes of September 3, 2015 for a Solar System at 10155 Deer Run be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 3, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of September 3, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 3, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of September 3, 2015 be approved.

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

SIGNS:

BRECKSVILLE ROAD TRANSIT – 7885 SNOWVILLE ROAD (CC Approval)

Mr. David James, Vice President of Brecksville Road Transit, was present to request a ground sign with a deviation request to locate it five foot from the right-of-way instead of the Code requirement of 40 foot from the ROW. He indicated that at the requested location the sign would have better visibility away from the buses, yet still be 20 foot from Snowville Road. Commission members had no issue with the sign request.

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend, and the Building Department issue a permit for, a 20 sq. ft., illuminated, ground, identification sign for Brecksville Road Transit at 7885 Snowville Road, Brecksville, Ohio, as described in the application by David James, dated August 26, 2015, and shown in the attached drawing by Becker Signs and site plan by Michael Benza and Associates contingent on City Council's approval of the following deviation:

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- A deviation of 35 ft. from the Section 1187.10(c) requirement that a ground identification sign be 40 feet from the right-of-way to permit a ground identification sign to be 5 ft. from the right-of-way.

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

DENNISON ADVERTISING – 8875 BRECKSVILLE ROAD

Mr. Brian Becker of Becker Signs was present to request a pole mounted sign for Dennison Advertising. The sign would be located in the rear parking lot of the building, not visible from Brecksville Road. Mr. Hotaling advised that the City Code precluded pole signs. Mr. Becker indicated that because of the very limited space a ground sign would not effectively fit on the ground in that location. He noted that the pole was so short at 72 inches it would not be considered a pole sign in the sign business. After much discussion there was a general consensus that the pole be reduced to 60 inches (the maximum Code height for a ground sign) so the sign could be designated a ground sign.

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission approve a 3 sq. ft., permanent ground sign at 8875 Brecksville Road, Brecksville, Ohio as described in the application dated September 8, 2015, and attached sketches by Becker Signs, contingent upon the submittal of a revised application to reflect the top of the sign at 60 inches above the base.

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

VIRGINIA AIR – 6892 W. SNOWVILLE ROAD - (CC Approval)

Mr. Earl DiMalanta, of Fast Signs, was seeking approval for a 40 sq. ft. wall sign for Virginia Air Distribution. A deviation of one foot from the Code maximum height of three foot was being requested. Commission members had no issue with the sign request.

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend, and the Building Department issue a permit for, a 40 sq. ft. sign for Virginia Air Distributors at 6892 W. Snowville Road, Brecksville, Ohio, as described in the application by Fast Signs, dated September 8, 2015, and shown in the attached drawings, conditioned upon the Planning Commission recommending and City Council approving the following deviation:

- A deviation of 1 foot from the Section 1187.09(c) permitted height of 3 ft. to permit a sign 4 feet high.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council approved the Riley-Midgely Solar Panel System at their last meeting.

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER – No Report

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

WATERFORD GLEN – 10222 HIGHLAND DRIVE

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council approval of the **Preliminary Plan** for a major subdivision of 36 lots on 59 acres of land at 10222 Highland Drive, on the west side of Highland Drive between the Ohio Turnpike and the Four Seasons Subdivision in the City of Brecksville, Ohio to be known as the Waterford Glen, as depicted on the following drawings by Atwell:

SP-01	Title Sheet	September 8, 2015
SP-02	Site Development Plan	September 8, 2015
SP-03	Utility and Grading Plan	September 8, 2015
SP-04	Existing Conditions	September 8, 2015
SP-05	Detail Sheet	September 8, 2015
SP-06	Aerial Site Plan	September 8, 2015

Previously submitted:

TMS Engineers, Inc. Sight Distance Letter	July 16, 2015
Atwell Response to Engineer's Comments	July 20, 2015
Corps of Engineers Wetland Jurisdictional Delineation Letter	December 16, 2014
Atwell Response to City Engineer's Comments	January 19, 2015
Smolen Engineering Traffic Report	January, 2015

The Commission's recommendation to City Council for preliminary approval is contingent upon:

1. The Law Director approving the covenants, restrictions and subdivision agreement
2. A property Survey and Certificate of Ownership
3. The necessary lot splits and consolidations:
 - a. The portion of the Maier parcel (604-12-006) west of the Turnpike should be split and consolidated with the Nau Parcel
 - b. Block A should be split from the Faddoul parcel (604-20-032) and consolidated with the Nau Parcel
 - c. The area east of lot 1 should be a Block that is consolidated with the Faddoul parcel
 - d. Block E should be consolidated with the T Development parcel (604-20-050)
4. The approval of the City Engineer; and
5. The Board of Zoning Appeals recommending to City Council and Council approving the following variances:
 - a. A variance from Section 1117.04(e) of 2,312 ft. from the permitted maximum of 800 ft. for a cul-de-sac street, to allow St. Lawrence Way to extend approximately 3,112 ft. from its intersection with Highland Drive
 - b. A variance from Section 1117.09(a) of 21.76 ft. for lot 26 from the requirement that the rear property line be at least 60% of the required 125 ft. lot width, or 75 ft., and permit a rear lot width of 53.24 ft.

- c. A variance for lots 1 and 26 from Section 1117.09 requiring lots to be generally rectangular in shape to permit non-rectangular lots
 - d. A variance from 1119.09(d) requiring public sidewalks on a public street to eliminate that requirement on Highland Drive
 - e. A variance from Section 1151.22 of 57.28 ft. on the westerly line of lot 22 from the requirement of a minimum depth of 250 ft. to permit a lot with a minimum depth of 192.72 ft.
- 6. Approval by the Turnpike for the storm water outlet onto the Turnpike property
 - 7. An easement granted for the storm sewer outlet onto the Four Seasons development
 - 8. Final approval by the Army Corps of Engineers and the issuance of a fill permit

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

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

BRECKSVILLE ROAD TRANSIT DRIVE AND PARKING LOT – 7885 SNOWVILLE ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council approval of a driveway and parking lot expansion for Brecksville Road Transit at 7885 Snowville Road, Brecksville, Ohio, as described in the application by David James, dated August 26, 2015, and shown on the site plan by Michael Benza and Associates and contingent upon approval by the City Engineer.

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

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

COUNTY LINE TAVERN – 13007 CHIPPEWA ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council **Final Approval** of a 32 square foot closet addition to the County Line Tavern, 13007 Chippewa Road, Brecksville, Ohio 44141, as described in the application dated August 14, 2015, and attached drawing by Howard R. Selee and Associates, Inc.:

1 of 2	Interior	March 3, 2015
2 of 2	Cross Section	July, 2015

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

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

FOERSTER LOT SPLIT AND CONSOLIDATION – BEECHWOOD DRIVE

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council approval of a lot split and consolidation of PPN # 603-08-059 & 603-08-061 to create Parcel A, 25,056.37 sq. ft. at 9215 Beechwood Drive Brecksville, Ohio and Parcel B, 24,400 sq. ft. at 9225 Beechwood Drive as described in the lot split and consolidation plat and legal descriptions by R M Kole & Associates, dated July 7, 2015, contingent upon approval of the City Engineer.

ROLL CALL: Ayes: Michael Harwood, Robert Hotaling, Eric Lahrmer, Ron Payto, Dominic Sciria
Nays: Mayor Hruby
MOTION CARRIED

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

BECKSVILLE ASSISTED LIVING – 8736 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission 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 the Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider final plan approval of an assisted living facility at 8736 Brecksville Road and the following variances:

1. A variance from Section 1181.11(a) of 14 ft. from the maximum 30 ft. to allow 44 ft. high building in a Class One District
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 in a Class One District
4. A variance from Section 1155.32 of 20 ft. from the minimum required 100 ft. yard from an arterial street to allow an 80 ft. front yard
5. 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.
6. A variance from Section 1183.17(c) of 52 ft. from the requirement that the centerlines of driveways onto arterial streets be 200 feet apart to permit 148 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 that transformers be installed underground to permit a transformer to be installed above ground.

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

The Regular Meeting closed at 9:30 p.m.

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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, Dominic Sciria
Absent: Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 27 guests

Mr. Hotaling opened the Work Session at 7:53 P.M.

WATERFORD GLEN – 10222 HIGHLAND DRIVE

Mr. Kevin Kwiatkowski of Ryan Homes was present seeking preliminary approval for a 36 lot subdivision for Ryan Homes. Mr. Wise indicated that since the preliminary plans had not changed since the Commission last discussed the project he had no further comments.

Mayor Hruby explained the proposed dedication of a piece of property within the subdivision (Block F) to the City for the purpose of having the City monitor the use of that property should there be any proposal to connect to the Waterford Glen subdivision in the future.

Mr. Wise asked about the timetable for submission of final plans and possible construction dates. Mr. Kwiatkowski thought it might take 4-5 weeks to submit final plans, which would have to go before the BZA and City Council after Planning Commission approval. He projected that construction probably would begin next fall.

Mr. Sciria outlined three stipulations to add to preliminary approval and advised they should be completed by the final plan submission:

1. Approval by the Turnpike for the storm water outlet onto the Turnpike property.
2. An easement granted for the storm water outlet onto the Four Seasons property.
3. Final approval by the Army Corps of Engineers and the issuance of a fill permit.

The Work Session recessed into the Regular Meeting for a motion.

BRECKSVILLE ROAD TRANSIT DRIVE AND PARKING LOT – 7885 SNOWVILLE ROAD

Mr. David James, Vice President of Brecksville Road Transit, was present to request approval for a driveway and expanded parking lot for Brecksville Road Transit. The proposal was to expand the current variable width driveway to 32 foot wide to match the drive apron and better accommodate bus traffic on the site. A former car parking lot would be resurfaced and striped to provide more parking for the buses. Commission members had no issue with the requested deviation on the driveway width from the Code maximum of 24 ft. wide given the size and maneuverability of the buses.

The applicant planned to move excess dirt from the parking area to the front of the property to create a landscaped buffer mound. Mr. James was advised to consult the City Arborist on the landscaping of the mound. Mrs. Susan Myers and her husband, 7811 Snowville Road, asked to see the plans, and were able to review them with Mr. James. The Work Session recessed into the Regular Meeting for a motion.

COUNTY LINE TAVERN – 13007 CHIPPEWA ROAD

Mr. Richard Lomis was present to request approval of a 32 sq. ft. storage closet addition to County Line Tavern on Chippewa Road. He stated no lighting or plumbing would be involved. Mr. Payto advised that his rough sketch of the closet be reviewed by the Building Department as it appeared most elements of the design were reversed on the sketch. The Work Session recessed into the Regular Meeting for a motion

FOERSTER LOT SPLIT AND CONSOLIDATION – BEECHWOOD DRIVE

Mr. Scott Foerster was present to request a lot split and consolidation to resolve the issue of a house addition encroaching on the vacant, adjacent lot by taking 18 ft. from the vacant lot and adding it to the lot with the house. The issue the Commission had with this proposal when it was first reviewed in August was whether the vacant lot would still be a buildable lot after the proposed lot split.

Mr. Wise indicated the applicant had fulfilled the Commission's requests with a survey depicting a building envelope on the vacant lot. Mr. Brennan felt a house of about 2,500 sq. ft. could be built on that lot. Mr. Payto agreed a house could be built, although it would be a little costlier to construct than standard construction. It was agreed that at least with the building envelope shown on the plat the challenges of building on that site would be apparent to any prospective buyer. The Work Session recessed into the Regular Meeting for a motion.

JERRY PAYTO LOT SPLIT AND CONSOLIDATION – PARKVIEW DRIVE

Mr. Jerry Payto was present for a consultation on a lot split/consolidation of his three adjacent lots off Whiskey Lane, which front on Parkview Drive. Mr. Brennan advised that the dividing line between R40 and R60 zoning bisected Whiskey Lane. It was noted there was more than enough frontage on Parkview to split the lots under R60 which requires 150 ft. frontage. Mr. Payto was given some guidance on establishing the property lines for the two new lots. He mentioned that there was a plan to run water lines down Whiskey Lane.

BECKSVILLE ASSISTED LIVING – 8736 BRECKSVILLE ROAD

Mr. Howard Shergalis, Architect for RDL Architects, was present to ask for final approval of the Jennings Assisted Living facility proposed for Brecksville Road. He reported that their preliminary plan, approved by the Planning Commission, however with some additional changes was presented to the Board of Zoning Appeals. The BZA denied all the requested variances on that plan. Substantial changes have been made to the layout of the plan since that time. Their engineer has worked closely with Mr. Wise to address his concerns related to the plan changes being made. Mr. Shergalis spoke about changes to the site plan which included:

- Building has been moved further to the north to eliminate several variances
- Transformer moved from front yard to a location by the trash enclosure on the side of the building
- The double tiered retaining wall to the north was now a single wall
- Lowered the building height 1.5 ft. by adjusting the pitch of the roof

Mr. Shergalis stated that the building height at the time of preliminary approval by the Planning Commission was 892.5 ft., however for their presentation to the Board of Zoning Appeals they raised the building pad for a building height of 897 ft. This was done for drainage reasons and to save money on site work. They have since realized those reasons were not justification for making the building higher and returned the building height to within six inches of what was approved by the Commission in the preliminary plan.

Mr. Shergalis discussed each variance remaining and the justification for those variances. With regard to some of the variances, Mr. Harwood pointed out that the BZA might not have been aware of the reasoning behind locating the building to provide the best situation for the adjacent residential properties. The building could have been located closer to the residential property with the result of the elimination of some variances.

Mr. Wise thought there were just a few minor issues to deal with related to storm water management. He mentioned some other governmental agencies that would have to approve the plan eventually. There would also have to be plans submitted for landscaping, lighting and a review by the safety forces. Mr. Payto commented it would be important for the rear parking lot lights to have adequate shielding, and perhaps timers.

Mr. Lahrmer asked if the generator would be enclosed for noise reduction. Mr. Shergalis indicated the generator would come with an enclosure. He thought it would be similar to the one of the Oakes nursing home across the street.

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Mr. Harwood said the Planning Commission would like to schedule a joint public hearing with the Board of Zoning Appeals so that both groups would be considering the same plan at the same time. In that way they could share information in the discussion of the variances being requested, and hopefully reach a resolution that would result in final plan approval.

Mr. Hotaling offered to take questions from the public present. Mr. Dominic Minadeo, 6959 Mill Road, said he would be faced with a view of the parking lot every time he left his home. He asked if a six foot screening fence could be required along the west and south side of his property. Mr. Harwood pointed out that the applicant at great expense had done everything requested by the Commission to lower the impact of the project for the residents along Mill Road. Mr. Payto suggested buffering could be accomplished more attractively with landscaping. Mr. Polcen, 6935 Mill Road, was also interested in a fence that would prevent people from cutting through his and Mr. Minadeo's properties to reach Mill Road. He agreed that a suggestion made on mounding up to the parking lot coupled with very dense vegetation could work as a deterrent to people wanting to cut through. Ms. Kathy Thomas, 6952 Mill Road, asked about the level of the parking lot compared to St. Basil's parking lot which she could see from her house across Mill Road from Mr. Manadeo's property. She was advised that the assisted living parking lot would be approximately 15-20 feet lower than the church parking lot so she would also be viewing cars entering and exiting from the new parking lot. Mr. Payto acknowledged that a fence would effectively screen car lights from the residential properties. Mr. Shergalis was asked to prepare some options to discuss at the joint public hearing involving a fence, landscaping, or a combination of both.

The Mayor explained that the Planning Commission and BZA would hold a joint public hearing on a regularly scheduled Commission meeting date where they would jointly discuss the project and hopefully reach a consensus on the variances. The Planning Commission could then vote on the final plan later that evening after the Work Session discussion. The Board of Zoning Appeals would have the issue scheduled for their next regular meeting for a vote. The Work Session was recessed into the Regular Meeting to set a joint Public Hearing.

The Work Session closed at 9:30 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris