

PUBLIC HEARING FOR SOLAR SYSTEM AT 10155 DEER RUN.
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
September 3, 2015 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Eric Lahmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Neil Brennan, Gerald Wise, and approximately 3 guests

Mr. Hotaling opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the August 24, 2015 issue of the *Plain Dealer*.

The Brecksville Planning Commission will hold a Public Hearing on September 3, 2015 at 7:00 P.M. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request for a residential solar photovoltaic system which requires a deviation regarding the size of the system to be installed at 10155 Deer Run as required by Section 1186.06(b)(1).

Mr. Chuck Miller, architect, was present on behalf of a request for installation of a solar panel system at a home on Deer Run. The proposal was for solar panels installed on the south facing roof of the home. The panels would not be visible to the adjacent neighbors, nor from the street. Also, the heavily wooded ravine behind the home would conceal the rear view of the roof. Mr. Miller indicated that they would be asking for a deviation from the Code Section 1186.03(c)(1) requirement of no more than 25% coverage of a given roof area to request 36% coverage of a roof area. The twelve solar panels would be mounted on the roof about six inches above the roof surface running parallel and in line with the roof line.

With no further discussion, the Public Hearing closed at 7:04 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
Community Room - Brecksville City Hall
September 3, 2015 Page 1

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

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

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 20, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of August 20, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 20, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of August 20, 2015 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF MAYOR HRUBY

The Mayor advised the Commission that he would like to bring up in the Work Session the request of the Methodist Church in the public square area for a digital sign. He spoke about two upcoming public hearings seeking input from Brecksville residents on how they would like to see the Blossom Hill property developed. The Mayor indicated the recreational uses being considered included a water park, field house, playing fields, walking tracks, pavilions and general recreation areas. The public hearings would be held in City Council chambers at City Hall on Saturday, September 19, 2015 at 11:00 a.m., and on Wednesday, September 23, 2015 at 7:00 p.m. Mayor Hruby hoped for a large turnout of residents with ideas to share on the development of the Blossom property.

REPORT OF CITY ENGINEER – No Report

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

RILEY-MIDGELY SOLAR PANEL – 10155 DEER RUN

It was moved by Mr. Hotaling, and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council approval of a solar panel system at 10155 Deer Run, Brecksville, Ohio 44141, as described in the application dated August 3, 2015, and shown in the following attached plans by Doty & Miller Architects:

T1.00	Title Sheet	7/29/2015
A6.00	Exterior Elevations	7/29/2015

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
September 3, 2015 Page 2

A6.01	Exterior Elevations	7/29/2015
E1.00	Electrical Plans	7/29/2015

Contingent upon City Council's approval of the following deviation:

- A deviation from the Section 1186.03(c)(1) requirement that a roof-top configuration shall not exceed (25%) of a given roof area where the system is installed to allow this system which takes approximately 36% of roof area.

Approval is also conditioned upon:

- A professional engineer's report stating that the existing building's roof has the capacity to carry the solar panels.
- Notification of First Energy for interconnection purposes.
- A warning sign per Section 1186.03(c)(6) with the following labeling requirements: A minimum of one (1) sign shall be posted near ground level on the interconnection cabinet warning of high voltage. In addition, the following information shall be posted on a label or labels on the interconnection cabinet of the solar energy system:
 - A. The maximum power output of the system
 - B. Normal voltage and maximum current
 - C. Manufacturer's name, address and telephone number, serial number and model number
 - D. Emergency and normal shutdown procedures
 - E. Should the solar energy system interconnection cabinet be located on the inside of a structure, a sign notifying the existence of a solar energy system shall be placed on the outside of the building near the electrical and/or gas meter in order to notify emergency personnel of the solar energy system.

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

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 will hold a Public Hearing on September 24, 2015 at 7:00 p.m. in the Community Room of the 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.

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

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
September 3, 2015 Page 3

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
September 3, 2015 Page 1

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

Mr. Hotaling opened the Work Session at 7:08 P.M.

RILEY-MIDGELY SOLAR PANEL – 10155 DEER RUN

Mr. Chuck Miller, architect, reviewed the proposal for a solar panel system at a home on Deer Run at the public hearing earlier in the evening. The proposed system included a request for a deviation from the Code Section 1186.03(c)(1) requirement of no more than 25% coverage of a given roof area to request 36% coverage of a roof area. Commission members had no further comment and the Work Session recessed into the Regular Meeting for a motion.

WATERFORD GLEN – 10222 HIGHLAND DRIVE

Mr. Kevin Kwiatkowski of Ryan Homes was present to request a public hearing be set for the proposed Waterford Glen subdivision. Mr. Wise advised that the applicant agreed to transferring Block F (future right-of-way) to the City and his department had no further comments on the preliminary plan beyond the following requirements:

- An Army Corp Permit
- Boundary Survey – outer boundaries of the property should be considered approximate until this survey is completed.
- Several lot splits/consolidations/land transfers

Mr. Brennan advised that there was some discrepancy in the plan documents in the labeling of the blocks between E and F. Mr. Kwiatkowski believed that occurred at the time they changed the ROW where the blocks labels were not adequately updated. He planned to take care of that discrepancy. Planning Commission members had no questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

HILLBROOK COURT – 8747 BRECKSVILLE ROAD

Mr. Sam Cannata, Attorney, was present to discuss Hillbrook Court. He reviewed three potential plans:

Seven Sublot Plan

In response to the Commission's request Mr. Cannata drew a plan involving the least amount of deviation requests that featured seven half acre sublots lined up along Hillbrook with setbacks to the property line. There would be a deviation requested to eliminate sidewalks, as there was a sidewalk leading to Brecksville Road on the opposite side of Hillbrook. As a PDA development a deviation would be required from the 30 acre Code requirement to permit a seven acre development. Deviations would also be sought to eliminate the open space requirement for active and passive recreation, and the pedestrian circulation requirement. Mr. Cannata pointed out that 3.18 acres of open space would be provided on the just under seven acre parcel. A final deviation to number of dwellings off a dedicated street would be necessary when considering the Hillbrook development.

Eight Sublot Plan

Mr. Cannata presented a proposed eight lot plan featuring 80 ft. wide lots, all aligned along Hillbrook with no cul-de-sac street. The requested deviations would approximate those requested in the seven lot plan.

Ten Sublot Plan

Mr. Cannata discussed a revised ten sublot plan featuring half acre lots with five lots lined up along Hillbrook and another five around a cul-de-sac with the homes closer together, but still detached. Mr. Sciria pointed out that the back yard of subplot 5 would be in the front yard of subplot 6. Subplot 7 would have terrain issues along with glare

from traffic hitting the windows. Mr. Sciria suggested that the elimination of subplot 5 would permit the rearrangement of the other lots along the cul-de-sac to make some of the other deviation requests unnecessary. He still felt it would be difficult to fit nine homes on the site. Mr. Cannata was unsure whether a nine lot subdivision with a cul-de-sac was financially feasible. He wondered if lining eight homes along Hillbrook without consideration to the expense of a cul-de-sac would be a more viable plan. Mr. Wise thought lining the homes up along Hillbrook would improve the location of the retention pond, possibly taking it completely off the slope onto flat land.

There was some discussion on the transition between the new homes and the Hillbrook homes which were over twenty years old. Mr. Cannata expected the new homes to be 2,000-3,000 sq. ft. and priced in the range of \$350,000-\$425,000. The Hillbrook homes ranged from 1,800 sq. ft. ranches up to 2,500 sq. ft. Cape Cods.

Mr. Cannata commented that it appeared the Commission would not consider a ten lot subdivision. Even giving up a lot for a nine lot subdivision was not guaranteed for approval and might not work financially with the expense of building a cul-de-sac. Mr. Cannata planned to focus on developing preliminary plans for an eight lot subdivision aligned along Hillbrook with 80 ft. wide lots.

METHODIST CHURCH DIGITAL SIGN

The Mayor indicated he had been approached by the Methodist Church in the center of town about the possibility of the church having a low key, black and white, not flashing or scrolling, digital sign to announce their upcoming events. They also had rough plans for a sign with letters that would have to be manually changed, similar to the sign the City maintains in the town square. Mayor Hruby pointed out that digital signs were not permitted in City Code, yet the Commission approved one for the Shell station that was limited to displaying price changes only. He commented that granting a digital sign to the church could open the door for other requests. The comment was made that digital signs, many of which were garish and ugly, were proliferating the surrounding suburbs. There was a general consensus that the church should be encouraged to submit a sign with manually changed lettering compliant with Code requirements.

The Work Session 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