

PUBLIC HEARING FRONT YARD SETBACK – 6954 DAISY AVE.
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: Scott Packard, Gerald Wise, and approximately 5 guests

Mr. Hotaling opened the Public Hearing at 7:02 P.M. by reading the following legal notice published in the February 13, 2017 issue of the *Plain Dealer*:

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, February 23, 2017 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a 42.2' front yard setback as required by Section 1151.23(a)(3) for 6954 Daisy Avenue, Brecksville, Ohio, Permanent Parcel Number 601-34-036.

Mr. Jeff Gonser of Schumacher Homes was present on behalf of Matt and Jennifer Trivelli's request for the establishment of a front yard setback for their proposed new home in the Old Town neighborhood of Brecksville. He commented that the lots within 300 feet of the Trivelli's lot were offset from the 25 ft. setback required by Code. The setback being proposed of 42.2 feet was on a line between the setbacks of the adjacent lots ranging from 27.9 ft. to 54.5 ft.

Since there was no public presence at the public hearing Chairman Hotaling proposed deferring discussion of the setback to the Work Session. The Public Hearing closed at 7:05 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 9, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of February 9, 2017 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 9, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of February 9, 2017 be approved.

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

SIGNS

THE BRECK BUILDING REPLACEMENT AND NEW GROUND SIGNS – 6909 ROYALTON ROAD

Ms. Marianne Serafino of Easy Sign was present to request two ground, tenant identification signs, one a replacement sign and the other a new sign. The signs would include the building address, building name, and removable panels for ten tenant business names. It was noted that of the four deviations requested the first two involving number of signs and placement from the ROW had been granted by the Commission previously for the replacement sign. The remaining deviation requests, involving both signs, were for sign height over the maximum, and 8.5% for building address and name in lieu of the 20% minimum.

Mr. Sciria didn't believe the sign height deviation would be an issue since it had been granted previously for the existing sign and the new signs actually had an architectural element that could be excluded from the consideration of square footage.

Commission members, in general, liked the appearance of the signs, however they felt there were issues with the lettering sizes. Mr. Lahrmer didn't see the value of the building address and name at a letter height of four inches, which he didn't believe could be read from a moving vehicle. He felt it more important to first identify the building destination and then have the visitor sort out the tenant location in the building. Mr. Lahrmer suggested increasing the address and building name to the Code requirement and letting the tenant name letter height then be determined by the remaining allowable square footage. It was pointed out that it was possible, as has happened in other building identification signs in the City, not all tenants might have a sign panel on the ground sign. Mr. Packard indicated there was a four inch minimum for the lettering on the tenant panels. Mr. Payto thought it might be challenging to meet the four inch lettering minimum if a tenant were to have a lengthy business name.

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Mr. Packard suggested that 8 inch lettering for the building name and address would bring the sign into a better position for compliance with the 20% minimum. The point was made that adding four more inches to the sign height in the address/building name portion of the sign to permit larger lettering could bring it into compliance on the 20% minimum. There was also the consideration that removing the architectural element from the sign square footage computation would also impact the situation favorably. Ms. Serafino was advised to work with her client and the Building Department to adjust the signs. The issue of the proposed ground signs was tabled.

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that completion of construction drawings for the new police station was anticipated for mid-March when the project would then be ready for bids.

He reported that Then Design had been awarded the Aquatics Center and Blossom Field House projects to design. Currently a study of the existing Community Center outdoor pool area was being conducted to see if there might be an option to locate the Aquatics Center there. Building the new aquatics center at the Community Center would help in the wetlands delineation for the Blossom site with respect to the Field House and any other development on that site.

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

The Regular Meeting closed at 7:45 p.m.

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MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 5 guests

Mr. Hotaling opened the Work Session at 7:30 P.M.

TRIVELLI FRONT YARD SETBACK – 6954 DAISY AVENUE

Mr. Jeff Gonser of Schumacher Homes was present on behalf of Matt and Jennifer Trivelli's request for the establishment of a front yard setback for their proposed new home in the Old Town neighborhood of Brecksville. Mr. Hotaling said that in general Commission members had no issue with the requested setback of 42.2 ft. He wondered if there was any review or consideration as to the style of the house for the Old Town neighborhood. Mr. Packard indicated the home plans were on the agenda of the Board of Design and Construction Review for their March 9, 2017 meeting.

Mr. Sciria asked if the Trivelli's had received any feedback from neighbors on the proposed setback and home plans. Mr. and Mrs. Trivelli commented that after the last Planning Commission meeting, they spoke to some of the neighbors in Old Town about the proposed setback, style of the home and builder. Neighbors had positive comments about the setback, colonial style, and Schumacher Builders. Responding to a question on whether the neighbors had seen a rendering of the home the Trivelli's said they had not shown the plans to the neighbors, however they did tell them the home was large. Ms. Trivelli noted there were three larger homes in the neighborhood. Mr. Harwood suggested it might be beneficial to share renderings of the home with the neighbors and let them know of the March 9th Design and Construction Review Board meeting.

Mr. Payto noted that the proposed home was very attractive, but he had some concerns about it fitting in with the character of the Old Town area. Despite the fact that no residents attended the public hearing earlier this evening, in the past Old Town residents have been very passionate about preserving the unique characteristic of their neighborhood. Mr. Packard indicated while neighbors were not mailed notices of the Design and Construction Review Board meeting it was published in the newspaper. Mr. Harwood suggested the Planning Commission defer establishing a front yard setback for the home until after the Design and Construction Board review in case the footprint of the houses changed in any way. Since the next Planning Commission meeting was later in the evening on March 9th, waiting would represent no delay in City Council's review of the project.

Mr. Sciria expressed his concern that the home, at two and perhaps three times the size of surrounding houses, would be overwhelming on that small lot in that modest neighborhood. Mr. Hotaling asked if any other design options, or smaller square footage plans had been considered. The Trivelli's said they had been involved in discussions on their home plans with the City since August, made sure there would be no variances required, had pre-construction meetings, arranged their loan and were in the process of preparing a presentation for the March 9th Design and Construction Review Board meeting. The matter was tabled until the March 9, 2017 Planning Commission meeting.

The Work Session closed at 7:45 p.m.

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