

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
February 9, 2017 Page 1

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

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:02 p.m.

APPROVAL OF THE JANUARY 26, 2017 PUBLIC HEARING MINUTES ON A SOLAR SYSTEM AT 12022 GLEN VALLEY DRIVE

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission January 26, 2017 Public Hearing Minutes on a Solar System at 12022 Glen Valley Drive 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 REGULAR MEETING MINUTES OF JANUARY 26, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of January 26, 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 JANUARY 26, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of January 26, 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 2016 ANNUAL REPORT

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission 2016 Annual Report be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved a sign for Akron Children's Hospital Pediatric, the Claridge Solar Panel Installation and site preparation for The Village.

REPORT OF MAYOR HRUBY -

The Mayor reported the Board of Zoning Appeals was interested in submitting to City Council's Legislative Committee, for review, some proposed revisions in Code involving such areas as air conditioning, solar panels, fencing and the size of pergolas in backyards. He expected the Planning Commission to be involved also in consideration of those proposed Code changes.

A grant was awarded to the City from the Cuyahoga County Planning Commission to revisit the City's Master Plan. The process was expected to take a year and would involve a staff of city planners who would be, among other things, interviewing Planning Commission members as well as attending some meetings. Mayor Hruby commented that he hoped the master plan study could provide some planning direction for the development of land in some of the critical areas of the City.

REPORT OF CITY ENGINEER

Mr. Wise reported that Euthenics had been hired to do an interchange justification study for I-77 and Miller Road. Recently a meeting was held with officials from the Turnpike and ODOT to go over the much discussed problem of the short spacing between where the Miller Road ramp would come on and the I-77 exit to get on the Turnpike would be located. The Turnpike planned to review the ramp to see if it could be pulled further from Miller Road. ODOT advised that the process leading to a full interchange at Miller could take a few years.

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

TRIVELLI FRONT YARD SETBACK – 6954 DAISY AVENUE

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the 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.

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

The Regular Meeting closed at 7:36 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: Scott Packard, Gerald Wise, and approximately 4 guests

Mr. Hotaling opened the Work Session at 7:11 p.m.

TRIVELLI FRONT YARD SETBACK – 6954 DAISY AVENUE

Mr. Jeff Gonser of Schumacher Homes was present representing a request for the establishment of a 42.2 foot front yard setback for the construction of a new home at 6954 Daisy Avenue. He said the requested setback was an average of the adjacent property setbacks that ranged from 27.9' to 54.5'. Mr. Sciria asked if the home could be moved back further. Mr. Gonser responded that the property dropped off in the back so to move the home further back would involve fill and significant extra expense for the Trivelli's. The proposed plans would be in compliance with sideyard setback requirements.

Mr. Sciria asked if there had been any discussion with neighbors on the proposed home plans. Mr. Gonser said the intent to build notice had been posted since January 3rd with no comments received. Ms. Trivelli remarked that with the cold weather people were generally not outside for a conversation opportunity. She noted the property had been in her husband's family for three generations.

Mr. Payto was most concerned about the alignment of the proposed house with the home at 6960. He thought those neighbors should either see the proposed plans in advance, or attend the public hearing for an opportunity to comment.

Mr. Hotaling asked about the ownership of the lot at 6948, which appeared to be a driveway leading to a barnlike structure. The Mayor said that property was left in trust to the son of his late brother-in-law. As the administrator of that trust, Mayor Hruby was abstaining from any discussion on the issue beyond answering questions of fact. He indicated there were two lots, originally owned by the Packard family, then sold to the Weber family. The property included an 1860's era barn that was converted to a house. There was a turnaround drive on the property and some flat area where a home could be built. Mr. Payto speculated that someone might in the future buy both properties, combine them, raze the old house, and build a large home. It was noted that the zoning in that Old Town area would require construction consistent with the neighborhood. Mr. Packard pointed out that the proposed home also needed to be reviewed by the Construction Board to determine if its style was consistent with the Old Town neighborhood. The Work Session recessed into the Regular Meeting to set a Public Hearing.

AT & T GENERATOR INSTALLATION – 9069 BRECKSVILLE ROAD

There was no one in attendance at the meeting representing AT & T's request for a generator installation so the issue was tabled.

The Work Session closed at 7:36 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
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