

PUBLIC HEARING SOLAR SYSTEM – 12022 GLEN VALLEY DRIVE  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
January 26, 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 10 guests

Mr. Hotaling opened the Public Hearing at 7:05 P.M. by reading the following legal notice published in the January 12, 2017 issue of the *Sun Star Courier*:

The Brecksville Planning Commission will hold a Public Hearing on Thursday, January 26, 2017 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 deviations regarding the size of the system to be installed at 12022 Glen Valley Drive, Brecksville, Ohio 44141, as required by Section 1186.06(b)(1)..

Ms. Candice Brothers of YellowLite, Inc. was present on behalf of Ms. Becky Claridge's request to put solar panels on her home on Glen Valley Drive. Ms. Brothers indicated the home was built with the intention of installing solar panels in the future. The panels would be installed only on the rear roof of the home and not be visible from the street. A significant variance from the Code maximum roof coverage of 25% was being requested for optimum benefit from the 15.87 kilowatt system. An engineering report confirming the ability of the roof to support the panels was submitted to the City with the application.

Ms. Barbara Kachmarik, speaking for her father, Bob McKinnell, 11814 Glen Valley Drive, asked if the solar panels would be flat on the roof or raised. Ms. Brothers responded that all of the panels YellowLite installs would be flush to the roof surface.

There were no further questions from the Commission or the public and the Public Hearing closed at 7:10 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  
January 26, 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 10 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:10 P.M.

APPROVAL OF THE ORGANIZATIONAL MEETING MINUTES OF JANUARY 5, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Organizational Meeting Minutes of January 5, 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 JANUARY 5, 2017 PUBLIC HEARING MINUTES ON A ZONING CHANGE FOR ROYALTON ROAD PROPERTIES

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission January 5, 2017 Public Hearing Minutes on a Zoning Change for Royalton Road Properties 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 5, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of January 5, 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 5, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of January 5, 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

AKRON CHILDREN'S HOSPITAL PEDIATRIC – 7001 S. EDGERTON ROAD

Mr. Albert Haddad of Ellet Sign Company was present to request a replacement wall sign for Akron Children's Hospital Pediatric. The proposed box style sign would reflect the hospital's new logo and, hopefully, not provide the nesting areas for birds that has been a problem with the current channel letter sign. Mr. Payto commented that by using the mounting rails of the existing sign, the new sign would extend out from the building and provide a nicer ledge for birds to nest. He made several design change suggestions, including sloping the sign which might help with the bird issue. Mr. Haddad thought the exposure of the new sign to the elements might discourage the birds. He indicated his client was satisfied with the proposed sign submitted.

Four deviations were requested, two of which were approved previously with the current sign. The two additional deviations requested were for size. Commission members had no objection to the deviations requested considering the size and location of the building.

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for a 96 sq. ft., internally illuminated, permanent, wall identification sign for Akron Children's Hospital Pediatrics, 7001 South Edgerton Road, Brecksville, Ohio 44141, as described in the application dated January 6, 2017 and drawing by Ellet Sign Company dated December 29, 2016 contingent upon City Council's approval of the following deviations:

1. A deviation from the requirement in Section 1187.09(c) from the 67.5 maximum sq. ft. sign per unit calculation for a permanent wall identification sign to allow 96 sq. ft.
2. A deviation from the requirement in Section 1187.09(c) from the 3 ft. maximum height of a permanent wall identification sign to allow a 4 ft. high permanent wall identification sign.
3. A deviation from the requirement in Section 1187.05(d)(2) from the requirement that internal illumination signs be limited to free standing ground identification signs to allow an internal illumination wall sign.
4. A deviation from the requirement in Section 1187.09(b)(1) from 249 sq. ft. maximum total permitted signage calculation to allow 321.65 sq. ft.

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

#### REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council accepted the Planning Commission's recommendations on a Similar Use Permit for Wendy's Wellness Center. They modified the Rezoning of Royalton Road Properties to exclude the conditional use of manufacturing/distribution and had the required third reading necessary to put that issue on the ballot.

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.

#### CLARIDGE SOLAR PANEL INSTALLATION – 12022 GLEN VALLEY DRIVE

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council **Final** approval of a solar panel system at 12022 Glen Valley Drive, Brecksville, Ohio 44141, as described

in the application dated December 7, 2016 and shown in the attached plans contingent on City Council's approval of the following deviations:

- A deviation from the Section 1186.03(c)(1) requirement that a roof-top configuration shall not exceed twenty-five percent (25%) of a given roof area where the system is installed to allow:
  1. 78.4% of roof area #1
  2. 61.19% of roof area #2
  3. 60.9% of roof area #3
  4. 43.9% of roof area #4

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

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

DESROSIERS SOLAR PANEL INSTALLATION – 7778 COACHMAN CT

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission will hold a Public Hearing at 7:05 p.m. on March 9, 2017 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 deviations regarding the size of the system to be installed at 7778 Coachman Court, Brecksville, Ohio 44141 as required by Section 1186.06(b)(1).

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

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

THE VILLAGE – 8203 & 7811 SNOWVILLE ROAD

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval of the following drawings by OHM submitted January 18, 2017:

6 of 29	Removal Plans
7 of 29	Intermittent Grading Plan
23 of 29	Title Sheet & Ohio EPA SWP3 Checklist
24 of 29	SWP3 General Notes & Implementation Schedule
25 of 29	SWP3 Site Map
26 of 29	SWP3 Pond Details & Detention Basin Calcs
27 of 29	SWP3 Details

Contingent upon the approval by City Council of the Sub-Division and the Escrow Agreement for the development.

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

The Regular Meeting closed at 8:05 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 10 guests

Mr. Hotaling opened the Work Session at 7:22 P.M.

CLARIDGE SOLAR PANEL INSTALLATION – 12022 GLEN VALLEY DRIVE

Ms. Candice Brothers of YellowLite, Inc. was present on behalf of Ms. Becky Claridge's request to put solar panels on her home on Glen Valley Drive. This issue was discussed at a public hearing earlier in the evening. Mayor Hruby made the comment that the proposed installation of the solar panels on the rear roof was in compliance with the intent of the City Code. Mr. Roman noted that the Glen Valley area was densely wooded and lightly populated so the proposed panels should pose no sight impediment for neighboring homes. The Work Session recessed into the Regular Meeting for a motion.

TURFSCAPE, INC. 8801 BRECKSVILLE ROAD

Mr. Jason Dickey was present on behalf of Turfscape's request to continue the use of a temporary salt bin in the Millside Center rear parking area to more effectively serve their Brecksville customers during the winter months. Since this issue was discussed at the Commission's January 5<sup>th</sup> meeting about eight other similar situations were identified in the City. To approve a temporary use for Turfscape would effectively be accepting all other such temporary situations in the City. The Mayor pointed out the temporary salt bin could turn into a pile of mulch if a company expanded their use to other seasons. The options of a 30-90 day temporary permit or a total moratorium were discussed. There was a general consensus that the issue was broader than just the Turfscape request. There needed to be some uniformity of guidelines for consideration of all requests relating to what was stored, location, time limits, etc. The decision was made to make no decision on the issue in favor of having it considered by the Legislative Committee of City Council.

TORRES SOLAR PANEL INSTALLATION – 6625 ROCKLEDGE DRIVE

Ms. Candice Brothers of YellowLite, Inc. was present requesting preliminary approval of a solar panel installation on Rockledge Drive. The 4.8 Kilowatt system would require installation of solar panels on the front facing roof of the home. Mayor Hruby advised that the application as submitted could not be considered by the Commission as it was against City Code for front facing solar panel installation. He pointed out that not every house was suitable for solar panel systems. Mr. Payto asked if enough panels could be installed on the rear roof to achieve acceptable output without being economically infeasible. He thought the Commission would be willing to consider a larger deviation in percent of roof coverage for a total rear roof application of the system. Ms. Brothers asked if statements from neighbors in support of a front roof application could be considered. She was advised that the Commission has in all cases rejected previous requests for front solar panel installations and would not deviate from that position. Ms. Brothers withdrew the application for further review with her client.

DESROSIERS SOLAR PANEL INSTALLATION – 7778 COACHMAN CT

Ms. Candice Brothers of YellowLite, Inc. was present requesting preliminary approval for a solar panel installation on Coachman Court. All panels on the proposal were on the rear roof. Mr. Sciria noted the request for a deviation on size of roof coverage was high at 56%. He was willing to support a public hearing on the proposal to get the public's input. Mr. Payto suggested future requests for solar installations include a Google map to show the nearest house and surrounding views to help in the Commission's application review. The Work Session recessed into the Regular Meeting to set a Public Hearing.

THE VILLAGE FINAL APPROVAL PHASE 1 SUB-DIVISION & PHASE 2 GRADING – 8203 & 7811 SNOWVILLE ROAD

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
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Messrs. Sam Petros and Gary Naim were present to request final approval of The Village Subdivision on Snowville Road. Mr. Petros acknowledged that they had not yet received a wetlands permit from the Army Corps of Engineers. Mr. Wise said there was very little else required on the project. His office was reviewing a final report on storm water management and sanitary and storm sewer easements needed to be provided yet. Mr. Sciria asked about a report from the arborist. Mr. Packard said he had not yet received an arborist report. Mr. Petros hoped to receive final approval of the project tonight so clearing and grading could begin as soon as the wetlands permit was received.

Mr. Sciria was reluctant to support a full final approval of the project without the Army Corps wetlands permit. He suggested a motion be considered on just the site clearing plan with approval of the rest of the plan at another meeting, even if it had to be a special meeting. Mr. Wise thought the approval should include clearing, erosion control and grading. He also said the motion for approval should be contingent upon City Council's acceptance of the sub-division and escrow agreement. After further discussion the Commission reached an agreement on what portion of the project would be approved relating to site preparation. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 8:05 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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KIRK ROMAN, SECRETARY

Minutes recorded by Nancy Dimitris