

ORGANIZATIONAL MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
January 5, 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 23 guests

Council Representative Harwood opened the Organizational Meeting at 7:00 P.M. The Mayor conducted a swearing in of Mr. Roman for another term. Mr. Harwood proceeded with the election of Planning Commission officers for the coming year by requesting nominations for the position of Chairman of the Planning Commission.

Mr. Sciria nominated, and Mayor Hruby seconded, to elect Mr. Hotaling as Chairman of the Planning Commission.

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

Mr. Hotaling nominated, and Mr. Harwood seconded, to elect Mr. Sciria as Vice Chairman of the Planning Commission.

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

Mr. Hotaling nominated and Mr. Harwood seconded to elect Mr. Roman as Secretary of the Planning Commission.

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

The Organizational Meeting was 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

PUBLIC HEARING FOR ZONING CHANGE – ROYALTON ROAD PROPERTIES  
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 23 guests

Mr. Hotaling opened the Public Hearing at 7:10 P.M. by reading the following legal notice published in the December 22, 2016 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:05 p.m. on Thursday, January 5, 2017 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio for consideration of a proposed zoning change of Royalton Road (SR 82) properties, Permanent Parcel Nos. 603-03-014, 603-03-015, 603-03-016, 603-03-017, 603-03-019, 603-03-020, 603-03-021 to be rezoned from R-20 Residential to O-B Office Building with conditional uses of O-L Office Laboratory and M-D Manufacturing Distribution.

Mayor Hruby said the City was seeking the rezoning of the Royalton Road properties on the South side of Route 82 in the vicinity of the Metro Health complex to better control the development of those parcels in the best interest of the City and the current residential property owners trying to sell their land. The Planning Commission in recent years has reviewed several development proposals for the SR82 property that included an assisted living/nursing home, a hotel and apartments. All the proposals included retail usage along SR82. The Mayor commented that properties with street frontage were costlier for a developer to purchase so high return retail on those properties balanced out the lower return development of back properties on the site. The Planning Commission has so far rejected proposals for the site which were not compatible City zoning codes or overdevelopment of the property.

The Mayor provided a brief history of the land along SR82. Dick Jacobs purchased the land to the east of the parcels under consideration for rezoning with proposals for developing a shopping center that included a Home Depot and Target store, or a Cleveland Clinic facility with a Target store. Meyers also approached the City with a proposal to build a big box store. The City rejected all proposals for large retail development feeling that office/lab development would be in the City's best interests. Broadview Heights shared Brecksville's interest in office development until a change in administration shifted their focus to retail with the construction of Giant Eagle. All Broadview Heights properties along Route 82 have since been rezoned commercial. Brecksville would like to help those residents with property roughly from the Chipotles westward to the Figueroa property to sell their land by rezoning it office/lab. The City would like to limit the expansion of retail westward along SR82, especially in consideration of those residents west of Windswept wishing to remain in their homes along SR82. The Mayor advised that the Figueroa property would not be included in the rezoning proposal as it was under option by a developer proposing an assisted living facility who would seek his own rezoning on that property in the fall.

Mayor Hruby mentioned a new similar, medical office type use facility would soon be under construction on the land adjacent to Metro Health to the west. He acknowledged though that currently there was diminished demand for purely office development. The specification in the rezoning proposal for the conditional uses of Office/Laboratory and Manufacturing Distribution would enable the City to attract development which would provide income tax proceeds for the City and represent the least intrusive development for the community. The Mayor cited successful office/lab development on the south side of the City with companies like Rambus and Applied Medical Technologies. Those companies constructed multi-purpose buildings that included corporate headquarters, research/development and light manufacturing - all encompassed in buildings that blend unobtrusively in the community. The Mayor stressed that proposals for office/lab or manufacturing distribution conditional use zoning would have to be thoroughly reviewed by the Planning Commission and recommended to City Council for their approval. The pace of office/lab development would be slower than retail, however the expectation was that MetroHealth and the adjacent facility to come would draw more office/lab development to the area. While the residents trying to sell their properties might net more money for retail uses of their land, office/lab development would be in the best interest of the future economic/aesthetic development of the City.

PUBLIC HEARING FOR ZONING CHANGE – ROYALTON ROAD PROPERTIES  
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City Council has had two readings on the proposed rezoning with the third reading scheduled for January 17, 2017. The Mayor relayed Council's intention to review all commentary from the public on the rezoning issue. He said the public would be welcome to the January 17<sup>th</sup> City Council Meeting and could also contact Council members with their views.

Mr. Kenneth McComsey, 4489 Oakes Road, was concerned that the large creekbed to the rear of those properties, which accumulates significant runoff, might be redirected toward properties on Oakes. He wondered if a culvert across the rear would be considered. Mr. Wise felt certain that the Army Corps of Engineers would be involved in the protection of that wetland area and any consideration for changes. He thought a culvert along the entire area would not be economically feasible. Mr. McComsey asked about landscape buffering. He brought up the prospect of a loading dock against his rear property line, and suggested a double row of evergreens as an example of adequate buffering. Mayor Hruby advised that the City was generally able to work with developers for substantial setbacks and green buffering between residential and commercial development. Mr. McComsey said he and several other residents were also concerned about food odors emanating from eating establishments within buildings whether office/lab or retail establishments. A restaurant/cafeteria as an ancillary use would be permitted in office/lab development, however, the City hasn't yet considered such a use. The Mayor said they would take that comment under consideration. Mr. McComsey didn't see a section of Code related to building height restrictions and he was advised that was dealt with under Code Section 1181.

Mayor Hruby noted he received an e-mail and call from a Mr. Hessler in Lake Park Estates who was concerned about further retail development along SR82. He was advised that the proposed rezoning was intended to discourage further retail development. Mr. Hessler asked about the possibility that the land could be purchased to remain as just green space. The Mayor thought that unlikely given the surrounding development. Mr. Hessler asked if residential use could be encouraged. Mayor Hruby felt it unlikely anyone would want to live next to a retail establishment like Chipotles. Mr. Hessler was advised that the Figueroa property was not part of the current rezoning proposal and under option to develop an assisted living/nursing facility. The Mayor felt that property should be rezoned for a residential use such as assisted living to act as a buffer between the development to the east and the Lake Park Estates. He was confident the facility could be situated on the property and buffered with sensitivity to the Lake Parke Estates residents.

The Mayor reiterated that the City was trying to be proactive in rezoning the land along SR82 to help the residents there market their properties. There were currently no development proposals before the Planning Commission. Planning Commission and City Council meetings were open to the public and members of the community were encouraged to share their concerns. He added that the public would receive notice of any future proposed development plans before the Planning Commission for that property.

Mayor Hruby assured the public there would be no stamping plant, or tractor manufacturing operation locating on the site. He said the Planning Commission would be very selective in their review of any development proposals.

There were no questions from the public and no further discussion. The Public Hearing closed at 7:44 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

PUBLIC HEARING FOR ZONING CHANGE – ROYALTON ROAD PROPERTIES  
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Minutes recorded by Nancy Dimitris

REGULAR MEETING  
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 23 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:44 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 8, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of December 8, 2016 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF DECEMBER 8, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of December 8, 2016 be approved.

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

SIGNS:

THE VILLAGE DEVELOPMENT – 8203 & 7811 SNOWVILLE ROAD

Mr. Matt Hills of OHM Advisors, representing Petros Homes, was present on behalf of a proposed ground, entry, identification sign for The Village development. The sign lettering would be directly posted on the face of a masonry wall. A landscape plan including evergreen trees and LED lighting would also be part of the entrance plan. Mr. Hotaling asked if the sign would be located on a dedicated easement area. Mr. Petros said he would include an easement for the sign on the plat. He also advised that the development HOA would be responsible for the maintenance of the sign. Mr. Harwood noted no height variance would be necessary as the height over the Code maximum would be considered an architectural element.

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 13 sq. ft. illuminated, permanent, development identification sign for The Village Development, 8203 & 7811 Snowville Road, Brecksville, Ohio 44141, as described in the application dated December 20, 2016 and attached plan 29 of 29 by OHM dated December 19, 2016 and contingent upon the fact that the development identification sign shall be located within an easement area dedicated to that sign and such easement shall be depicted on the development plat and the Homeowners Association By-Laws or other covenants and deed restrictions shall include provisions for maintenance of the sign.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood thanked the Planning Commission officers for agreeing to continue their service in 2017.

REPORT OF MAYOR HRUBY

The Mayor echoed Mr. Harwood's sentiments on the re-election of Planning Commission officers. He thanked Mr. Roman for serving another term on the Commission and recognized his contributions to the Commission.

Mayor Hruby said that the re-roofing of MacDonald's has caused speculation in the community about plans for the site. MacDonald's has replaced their patented roof to prepare the building for sale. The Mayor reminded the Commission that the location of MacDonald's on the site originally was due to a court order. He noted that the property was zoned half residential and half commercial which would have to be dealt with by anyone with interest in the property.

The Mayor reported that The Mail Hub closed over the holiday and the City's Economic Development Department would be helping to locate someone to take over that building. The owner of the building previously leased by the Vertical Runner store was also actively seeking a new tenant. The Mayor planned to discuss the MacDonald's site and the other vacancies mentioned with the Chamber of Commerce with the view to maintaining a successful downtown area.

REPORT OF CITY ENGINEER – No Report

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

ROYALTON ROAD PROPOSED ZONING CHANGE – MULTIPLE ADDRESSES

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council that Parcel Nos. 603-03-014, 603-03-015, 603-03-016, 603-03-017, 603-03-019, 603-03-020, and 603-03-021 be rezoned from R-20 Residential to O-B Office Building with conditional uses of O-L Office Laboratory and M-D Manufacturing Distribution and submitted to the voters at the May 2, 2017 election.

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

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 will hold a Public Hearing on 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).

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

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

WENDY'S WELLNESS CENTER – 7014 MILL ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a similar use occupancy permit for Wendy's Wellness Center at 7014 Mill Road, Brecksville, Ohio, as described in the application dated December 14, 2016.

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

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

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN  
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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 23 guests

Mr. Hotaling opened the Work Session Meeting at 7:55 p.m.

ROYALTON ROAD PROPOSED ZONING CHANGE – MULTIPLE ADDRESSES

Mr. Hotaling said the City was seeking the rezoning of the Royalton Road properties on the South side of Route 82 in the vicinity of the Metro Health complex from R-20 Residential to O-B Office Building with conditional uses of O-L Office Laboratory and M-D Manufacturing Distribution to better control the development of those parcels in the best interest of both the City and the current residential property owners trying to sell their land. This topic was dealt with at length at a public hearing earlier in the evening. The public was given an opportunity for input during the public hearing and invited again to speak during the Work Session. There being no further comments from the public or Commission members, the Work Session recessed into the Regular Meeting for a motion.

CLARIDGE SOLAR PANEL INSTALLATION – 12022 GLEN VALLEY DRIVE

Ms. Candice Brothers was present on behalf of a request for a solar panel system on a Glen Valley Drive house. Ms. Brothers noted that the home was built several years ago with the intention of installing solar panels in the future. She was aware of the significant deviations from the Code requirement for maximum roof area coverage, but maintained that for the system to be effective in that secluded location it was necessary. Ms. Brothers said the roof was inspected by a structural engineer to assure adequate support for the solar panels.

The panels would be located on the back (south) side of the home and not visible from the road. The home was also at a significant setback from the road. Ms. Brothers noted they were prepared to comply with all the labeling/warning sign requirements of the City Code.

Mr. Sciria asked how Commission members felt about the large percentage of deviation from Code being requested. There was a general consensus that the particular location situation was an important consideration. In this case the home was set back a distance from the road and secluded by trees to the extent that the requested deviations were necessary for an effective system and the panels would not be visible by the public. The Work Session recessed into the Regular Meeting to set a Public Hearing.

WENDY'S WELLNESS CENTER – 7014 MILL ROAD

Mr. Erik Kneip, realtor, and Ms. Huimin Wheeler, store proprietor, were present to request a similar use permit for Ms. Huimin to operate a wellness center on Mill Road on the first floor in the now conspicuous purple house. Her non-medical services would include such Asian treatments as reflexology, body walking, and deep tissue massage. Mr. Kneip mentioned other businesses in the area providing similar services in support of Ms. Wheeler's request for a similar use permit. The Work Session recessed into the Regular Meeting for a motion.

CHASE BANK – 8889 BRECKSVILLE ROAD

Messrs. Tim Meseck, Architect, and Seth Berk, Chase Bank, were present for a consultation on the location of a full service Chase Bank building on the site of the current Lastoria BP Gas Station on the corner of Rtes. 82 and 21. The proposal would include an entire redevelopment of the site, including demolish of the existing gas station and its underground structures. The bank building would be a single story, masonry structure of approximately 3,000 sq. ft. with an ATM lane to the rear (north) of the building, a 19 car parking lot, and two access points, one off of SR 82 and the other off Brecksville Road. He pointed out this would reduce the curb cuts currently in use by the gas station.

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Mr. Meseck said the design of the building was both community and site specific. The building would be in a Western Reserve style and the smaller size of the building tailored to the site as well as the Brecksville community. The bank would have six internal offices, an interior ATM and two teller lines. The offices would provide Chase private client services, loan officers and financial analysts. The non-public areas such as the restrooms, cash safe area, storage and employee lounge would be located at the rear of the building against the area where the grade drops off sharply from the adjacent property.

It was pointed out that the ATM drive at the rear of the building was very narrow. Mr. Meseck said they provide 9 ft. for a drive width and the ATM drive provided was technically wide enough for two cars to pass side-by-side, but it was not their intention to provide a bypass lane around the ATM lane. Mr. Meseck indicated there would be directional signs on the site separating the ATM traffic from walk-in traffic. Their peak traffic occurs Friday afternoon and Saturday, and for the rest of the week would be less than the current traffic to the gas station. Mr. Hotaling thought that by virtue of having private client offices they would be a destination for traffic. Mr. Meseck didn't expect the Brecksville bank to attract the traffic of one of their hub locations. He anticipated it would serve primarily Brecksville customers. He pointed out there were Chase banks in Broadview Heights and at Rockside. Mr. Hotaling suggested their traffic estimates could be low if the Brecksville location would draw customers from Macedonia, Richfield and North Royalton. Mr. Meseck was confident in their market studies and projections.

Mr. Payto felt the entrance off Chippewa Road to the ATM might cause a traffic problem if ATM stacking blocked the six parking spaces on that side of the site. Mr. Meseck thought those six parking spaces could be dedicated to employee parking. Mr. Lahrmer wondered if even trash collection on the site would represent a traffic problem. Mr. Meseck thought that trash collection would normally occur in off hours like early morning, but it was an issue they would address.

There was a question regarding the brick, which would be an Acme reddish/brown brick Chase typically uses on their buildings. Mr. Lahrmer asked if they would be open to considering a more red brick consistent with other buildings in the area and they were open to that suggestion. Façade trim would be in a limestone cast stone. Mr. Meseck said they planned to bring 23% green space to the site, along with underground retention.

Mr. Sciria suggested the development of the site be viewed from its placement in the downtown area, the challenges of the site, and the impact of what goes on that site to the downtown area. He pointed out how good the Lastoria station has been for the community. The Mayor remarked that the station has been an iconic landmark, an integral part of the City, and the only place to have car repairs done. He mentioned that Mr. Lastoria hoped to buy the doughnut shop property, along with 40 ft. of the property sold to Chase to continue car repair, but that didn't appear to be a realistic possibility.

The Mayor acknowledged that Mr. Lastoria had the right to sell his property, and the bank its right to pursue development of the property. He characterized that site as one of the most important pieces of property in the City. Commission members had concerns for traffic into, out of, an on the site. Mayor Hruby noted he would be interested, not only the general public's commentary, but in the input of downtown merchants during a public hearing on the proposal. Mr. Meseck was advised to contact the Building Department regarding the documentation necessary to proceed with a formal application plan for the site.

THE VILLAGE FINAL APPROVAL PHASE 1 SUBDIVISION & PHASE 2 GRADING – 8203 & 7811 SNOWVILLE ROAD

Mr. Petros was present to update the Commission on his progress toward final approval for The Village subdivision. He expected the Army Corps permit imminently. The HOA documents were with the City Law Director. Mr. Wise said there would be some tweaking of lot lines relative to sanitary and retention pond location, but he expected no change in the number or size of lots. The City Arborist has yet to review the landscape plan. The subdivision would be broken into two phases with a temporary construction entrance maintained for only Phase 1.

Mr. Petros was asked about interest in the development and he has had a lot of inquiries from both Brecksville and Independence. He expected starting pricing to be \$345,000, with a lot of homes going for in excess of

\$500,000. There was a lot of interest in highend, smaller houses. Mr. Petros planned to return to the Commission for final approval at the January 26<sup>th</sup> meeting.

TURFSCAPE, INC. – 8801 BRECKSVILLE ROAD

Mr. Chris White, branch manager for Turfscape, Inc., located in Twinsburg, was present. Their business has been providing landscape and snow removal services for northeast Ohio for 29 years. In December 2016 they constructed a temporary salt bin at Millside Center. The purpose of the 75 ton capacity bin was to provide better, quicker service to their customers in the area including, Millside Center, the Brecksville Shopping Center, Curtis Wright, the Cuyahoga Valley Career Center, etc. Mr. White indicated he had no lease on the site of the temporary bin, just the permission of the property owner to run a depot out of the parking lot there for loading the trucks with salt. Several Turfscape trucks were also parked in the lot. Turfscape paid no money for the privilege of locating the temporary salt bin there and made no discount or other accommodations to Millside for the arrangement. Mr. White said they have similar temporary depots in Akron and Solon. Mr. Packard knew of no Code section covering the situation. The Mayor knew of no objection to the situation, but he was concerned about setting a precedent. Commission members recalled the accommodation American Legion has made in the past for Marc's to locate their temporary summer plant sale in the American Legion parking area. The decision was made to investigate the matter further and have it on the Commission's January 26<sup>th</sup> agenda.

THE OVERLOOK AT HILLBROOK – 8747 BRECKSVILLE ROAD

Mr. Kramp of United Homes called concerning the Overlook at Hillbrook. People calling with interest in the lots were requesting bigger homes with side load three car garages. Accommodating those requests would involve setback variances of at least 20 ft. The Mayor agreed to discuss the issue with the Commission, but advised Mr. Kramp that it was likely the Commission would want to review any proposed changes in the approved plans. Mayor Hruby commented that the homes which were to sell for \$400,000 have in some cases inflated to double that price with the highend finishing being requested. There was a general consensus that any changes would have to come back through the Planning Commission.

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