

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
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Present: Michael Harwood, Robert Hotaling, Eric Lahrmer, Ron Payto, Dominic Sciria  
Absent: Mayor Hruby, Kirk Roman  
Others: Scott Packard, Gerald Wise, and approximately 8 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:00 p.m.

APPROVAL OF THE JUNE 8 2017 PUBLIC HEARING MINUTES TO REZONE THE FORMER MCDONALD'S PROPERTY

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission June 8, 2017 Public Hearing Minutes on rezoning the former McDonald's property be approved.

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

APPROVAL OF THE JUNE 8 2017 PUBLIC HEARING MINUTES TO REZONE THE FORMER CEI SUBSTATION PROPERTY

Mr. Harwood asked for the amendment of the second paragraph of the minutes as shown in the entire second paragraph printed below:

Mayor Hruby outlined the history leading up to the City's acquisition of properties across Brecksville Road from City Hall for the new police station. The City ~~would like to acquire~~ acquired the former CEI Substation property which he described as essentially unbuildable because of a watercourse running through it. The City's intention was to leave it as green space or perhaps develop parking for the new police station. ~~The Mayor anticipated~~ The City ~~would also~~ may purchase the Antrobus house (9056 Brecksville Road) ~~from that estate once~~ if it becomes available. ~~He also mentioned~~ The City ~~would be assisting~~ assisted Windward Hills with a razing of a house there. Mayor Hruby mentioned there would be no future expansion of the police station to the north. The request before the Commission would be to rezone the former CEI substation parcel to Community Facilities District to match the zoning of the properties acquired for the new police station.

It was then moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission June 8, 2017 Public Hearing Minutes on rezoning the former CEI Substation property as amended be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 8, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of June 8, 2017 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 8, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 8, 2017 be approved.

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

SIGNS

BRECKSVILLE KIDS DENTISTRY – 8801 BRECKSVILLE ROAD

Mr. Major Harrison of Brilliant Electric Sign Company was present to request a new sign for Brecksville Kids Dentistry. The sign was within Code requirements and Millside Center criteria. Commission members had no questions.

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 27.85 sq. ft. permanent, wall, identification sign for Brecksville Kids Dentistry, 8801 Brecksville Road, Brecksville, Ohio as described in the application dated June 5, 2017, and attached plan by Brilliant Electric Sign Co., Ltd. Dated 5/9/17, revision date 5/16/17CP.

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

BRECKSVILLE RESERVE DEVELOPMENT SIGN – 9555 RESERVE RUN

Ms. Sheryl Greve, Trustee of the Reserve HOA, was present to request a replacement ground sign for the entrance to their development. The proposal was to remove the existing two deteriorating ground signs at the north and south sides of the entrance and construct a new sign on the west corner of Highland and Reserve Run. The Commission was assured there would be no line-of-sight issue. Mr. Lahrmer commented there was no height dimension given for the stone pillars supporting the sign. He advised that they could not exceed 5 ft. Commission members had no further questions.

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 20 sq. ft. non-illuminated, permanent development, ground sign in the existing landscape/sign easement for Brecksville Reserve HOA, C/O 9600 Reserve Run, Brecksville, Ohio as described in the application dated June 19, 2017, and attached plans.

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

VERTICAL RUNNER – 8929 BRECKSVILLE ROAD

Mr. Tim Straffen was present representing Vertical Runner's request for a wall projection sign. The proposed sign would replace a wall sign currently in place on the side of the building. Mr. Lahrmer asked about the height from the bottom of the sign to the pavement as that dimension was not shown on the plans. Mr. Sciria observed that it had to be 8 ft. by Code requirements. There were no further questions.

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 3.24 sq. ft., non-illuminated, permanent wall projection identification sign for Vertical Runner, 8929 Brecksville Road, Brecksville, Ohio, as described in the application dated May 1, 2017, and attached revised drawing, conditional on City Council's approval of the following deviation:

- A deviation from Section 1187.09(d)(6) from Projections shall not extend more than three feet (36") from the face to allow a 40.9 inches, and from the maximum of 1.5 sq. ft. to allow 3.24 sq. ft.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF CITY ENGINEER - No Report

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

STUDIO MUSE – 8803 BRECKSVILLE ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend approval to City Council of a similar main use permit to allow "microblading" as a similar service provided in the permitted main use of beauty shops/salons.

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

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

STORAGE ZONE NEW BUILDING – 10133 BRECKSVILLE ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council **PRELIMINARY** approval for the proposed new 11,965 sq. ft., One Story Steel Storage Building located at 10133 Brecksville Road, Brecksville, Ohio 44141 as described in the application dated June 16, 2017, and plans by Oliver Architecture and Wohlwend Engineering Group.

G-001	Title Sheet	6/16/2017
C-TS	Title Sheet	6/16/2017
C-1	Overall Site Plan	6/16/2017
C-2	Existing Conditions and Demolition Plan	6/16/2017
C-3	Site Plan	6/16/2017
C-4	Grading and Drainage Plan	6/16/2017
C-5	SWPPP Plan	6/16/2017
C-6	SWPPP Notes and Details	6/16/2017
C-7	Construction Notes and Details	6/16/2017
E-001	Electrical Site Photometric Plan	6/15/2017
A-001	Site Plan	6/16/2017
A-100	Floor Plans	6/16/2017
A-200	Exterior Building Elevations	6/16/2017

Contingent on approval of the following variances:

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- A variance from Section 1183.05(b) minimum 40 parking spaces required to allow 14 parking spaces.
- A variance from Section 1157.29(c)(1) minimum required 50 ft. building side yard setback, to allow a 31.25 ft. side yard setback on the north side.
- A variance from Section 1157.29(c)(1) minimum required 50 ft. building side yard setback to allow an 18 ft. side yard setback on the south side.
- A variance from 1157.29(c)(2) minimum required 25 ft. side yard parking and driveway setback, to allow 0 ft. setback on the north and south sides.

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

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

The Regular Meeting closed at 7:40 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  
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Present: Michael Harwood, Robert Hotaling, Eric Lahrmer, Ron Payto, Dominic Sciria  
Absent: Mayor Hruby, Kirk Roman  
Others: Scott Packard, Gerald Wise, and approximately 8 guests

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

STUDIO MUSE – 8803 BRECKSVILLE ROAD

Ms. Jennifer Doehring was present for the Studio Muse salon to request a similar main use permit to allow “microblading”, a semi-permanent body art treatment limited to eyebrows only. She had recently taken classes from a school and been certified in the process which was only similar to tattooing, but considered tattooing by the Board of Health. The Board of Health required City approval for the process before their official visit to the salon to inspect safety precautions necessary for the procedure. Mr. Packard suggested a similar use permit could be considered to permit the microblading for eyebrows only. Mr. Payto considered the process as temporary as hair coloring, and had no issue with the request. Commission members had no objection to the request as long as it was clear the similar use permit did not include permanent body tattooing. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

STORAGE ZONE NEW BUILDING – 10133 BRECKSVILLE ROAD

Messrs. Kevin Oliver, Architect, and Allan Charnas, Storage Zone, were present to request preliminary and final approval for an approximately 12,000 sq. ft., one story, climate controlled, metal roof, steel storage building to be located behind an existing two story building.

Mr. Oliver reviewed the requested variances. Due to the self-storage use of the new building it was anticipated that providing 14 parking spaces would be more than adequate instead of the 40 spaces required by City Code. The side yard setbacks and driveway setback variance requests were necessitated by their 100 foot frontage property. Mr. Oliver pointed out that the proposed building was located behind the existing building and viewed from the street did not extend beyond the silhouette of the existing building.

Mr. Wise made reference to his July 6, 2017 letter to the Building Department enumerating engineering issues that would need to be addressed before final plan approval could be considered. He highlighted a few of the outstanding issues including: Storm water calculations and system plan, and the Fire Department’s determination of whether an additional hydrant would be required. Mr. Wise asked why there was a large 80-90 ft. paved space left behind the building as surface storage of vehicles was not permitted by Code. Mr. Charnas responded that the space was being provided for maneuvering by box trucks turning around. He said many of those trucks were rentals driven by drivers inexperienced in handling big trucks. At the Commission’s request he reviewed the traffic pattern on the site as it related to loading and unloading.

Mr. Charnas said the building would take 6-10 months to construct depending on the weather. He hoped the pad could be poured before winter so construction could proceed during the winter. Due to the amount of outstanding engineering issues, only preliminary approval could be considered at this meeting. At the applicant’s request, Mr. Packard outlined the timetable and steps involved in the entire approval process. The Work Session recessed into the Regular Meeting for a motion.

PETROS DEVELOPMENT RE-ZONING – 8998 BRECKSVILLE ROAD

Mr. Harwood advised that City Council completed two readings of the proposed re-zoning of the former McDonald’s property. The proposal now features, at the advice of the Law Director, a “covenant running with the land” enumerating restrictions relating to building setbacks, landscape buffering, a utility easement and signage specifications. The deed restrictions would be in perpetuity and follow the land, unless the City chose to modify or cancel the agreement. In response to questions regarding the coordination of the filing of the deed restriction documents with the county, Mr. Brennan commented that Petros would file the documents after the property is

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rezoned. Mr. Packard suggested, and Mr. Brennan agreed, that Petros would prepare and provide the City the signed documents ready for filing, prior to Council's 3<sup>rd</sup> reading of the legislation to place the rezoning on the ballot.

The Work Session closed at 7:40 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris