

PUBLIC HEARING SOLAR SYSTEM – 7778 COACHMAN COURT
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
March 9, 2017 Page 1

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 16 guests

In Mr. Hotaling's absence Mr. Sciria opened the Public Hearing at 7:03 P.M. by reading the following legal notice published in the February 23, 2017 issue of the *Sun Star Courier*:

The Brecksville Planning Commission will hold a Public Hearing on March 9, 2017 at 7:05 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 7778 Coachman Ct., Brecksville, Ohio 44141, as required by Section 1186.06(b)(1).

Ms. Candice Brothers from Yellowlite, and home owner Ms. Alesia Leonard, were present on behalf of a request for installation of a solar system at 7778 Coachman Court. The proposal involved installing flush, non-glare solar panels on 56% of the rear roof of the home. Mayor Hruby asked why such a large deviation from Code on maximum roof coverage was being requested. Ms. Brothers said the deviation from the single roof Code maximum of 25% coverage was necessary to provide enough energy savings to make the solar system feasible. Also there were no other roof surfaces on the home where the panels could be installed. The Mayor noted that there were an increasing number of solar system installations in the community and a lot of them were asking for deviations from the Code maximum single roof coverage of 25%. He speculated that the Code section pertaining to solar system installations may need to be reviewed. Mr. Payto recalled that years ago when the Code solar energy section was written 25% may have just been an arbitrary determination that worked for the first few installations. He thought determining roof panel coverage depended primarily on the style of house, orientation of the house and structural load on the roof.

Mr. Lahrmer asked what amount of electricity offset was expected. Ms. Leonard hoped to reduce the electric bill on her all electric home by 50%. The system will cost her \$30,000, 30% of which would involve a government allowance to encourage energy savings, and the remainder covered by a six year loan. Normally it takes 8-9 years for a solar system to pay for itself in electric bill savings. Mr. Sciria wondered how Yellowlite's business in the community would be affected by not being granted deviations relating to the 25% maximum single roof coverage. Ms. Brothers thought their installations in Brecksville could be reduced by half.

Ms. Leonard had spoken to her neighbors about the planned solar panel installation. She received positive comments, with no negative reactions beyond several people who didn't believe solar panels would work here. There were no people in attendance this evening specifically for this public hearing, and no questions from anyone in the audience relating to the proposal. The Public Hearing closed at 7:16 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
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Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 16 guests

In Mr. Hotaling's absence Mr. Sciria opened the Regular Meeting of the Planning Commission at 7:16 P.M.

APPROVAL OF THE FEBRUARY 23, 2017 PUBLIC HEARING MINUTES ON A FRONT YARD SETBACK FOR 6954 DAISY AVE.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission February 23, 2017 Public Hearing Minutes on a Front Yard Setback for 6954 Daisy Avenue be approved...

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 23, 2017

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of February 23, 2017 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 23, 2017

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of February 23, 2017 be approved.

ROLL CALL: Ayes: Michael Harwood, 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 with revised plans for two ground, tenant identification signs, one a replacement sign and the other a new sign. She indicated that both sign plans had been adjusted since the last Planning Commission meeting so that the building name and address complied with the 20% Code minimum for that portion of the signs.

Mr. Lahrmer noted there were eight tenant panels on each of the requested signs. Code minimum for lettering size for the tenant panels was four inches. He asked what the landlord would do in the case of long tenant business names that would not fit on one tenant panel. Ms. Serafino thought that situation would be a landlord/tenant determination that could involve trying to shorten the name by abbreviation or for example in the

case of a doctor just having his name and not his specialty. In the interest of not having to review the signs again for number of tenant names the Commission agreed to a motion that would approve up to eight tenant names.

Mr. Lahrmer asked why a deviation for three signs was listed in the request for the new sign. Mr. Packard indicated that the Red Brick House with its Russell Realty sign was on the same parcel as the Breck Building, hence the deviation for three signs.

THE BRECK BUILDING REPLACEMENT SIGN – 6909 ROYALTON ROAD - (CC Approval)

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for, a 2 sided, 60 sq. ft., 30 sq. ft. per side, permanent, ground, multi-tenant identification sign replacement at 6909 Royalton Road, Brecksville, Ohio as described in the application dated February 6, 2017 and attached plans by Easy Sign, dated 1/18/17 as revised, contingent upon City Council's approval of the following deviations:

1. A deviation from the requirement in Section 1187.09(c) from 1 ground sign per lot to allow 2 permanent ground signs.
2. A deviation from the requirement in Section 1187.09(c) from the requirement of 5' from the ROW to allow the sign 0' from the ROW.
3. A deviation from the requirement in Section 1187.09(c) from the maximum height of 5' to allow a 5' 7.5" high ground sign.

As a further clarification it is noted that the sign can provide for as many as eight tenant signs.

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

THE BRECK BUILDING NEW SIGN – 6909 ROYALTON ROAD - (CC Approval)

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for, a 2 sided, 60 sq. ft., 30 sq. ft. per side, permanent, ground, multi-tenant identification sign at 6909 Royalton Road (Stadium Drive side), Brecksville, Ohio as described in the application dated February 6, 2017 and attached plans by Easy Sign, dated 1/18/17 revised, contingent upon City Council's approval of the following deviations:

1. A deviation from the requirement in Section 1187.09(c) from 1 ground sign per lot to allow 3 permanent ground signs.
2. A deviation from the requirement in Section 1187.09(c) from the maximum height of 5' to allow a 5' 9" high ground sign.

This approval is based upon a sign that would allow no more than eight tenant identification panels as indicated in the attached plans.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

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.

TRIVELLI FRONT YARD SETBACK – 6954 DAISY AVENUE

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council the establishment of a Front Yard Setback as required by Section 1151.23(a)(3) of 42.2 feet for a new home at 6954 Daisy Avenue Brecksville, Ohio, Permanent Parcel Number 601-34-036, as described in the application dated January 13, 2017 and shown on the Lot Frontage Map by Lewis Land Professionals, Inc., dated January 13, 2017

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

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

DESROSIERS SOLAR PANELS – 7778 COACHMAN CT.

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council **FINAL** approval of a solar panel system at 7778 Coachman Ct., Brecksville, Ohio 44141, as described in the application dated January 9, 2017 and shown in the attached plans contingent on City Council's approval of the following deviation:

- 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 56% of Roof Area #1 to be occupied by the solar panels.

ROLL CALL: Ayes: Michael Harwood, 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 FINAL APPROVAL PHASE 1 SUBDIVISION & PHASE 2 GRADING – 8203 & 7811 SNOWVILLE ROAD

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council for **FINAL** approval of Phase 1 for 27 of 58 single family parcels and Phase 2 grading on 24.98 acres on Snowville Road in the City of Brecksville to be known as The Village as depicted on the following drawings by OHM submitted January 18, 2017

The Village Subdivision Phase 1

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The Regular Meeting closed at 9:55 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
March 9, 2017 Page 1

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 16 guests

In Mr. Hotaling's absence Mr. Sciria 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 at 42.2 feet for their proposed new home in the Old Town neighborhood of Brecksville. The proposed setback would be on a line between the setbacks of the adjacent lots ranging from 27.9' to 54.5'. Mr. Sciria asked that the minutes reflect that Mr. Hotaling, who could not be present this evening, still had reservations about the large size of the proposed home.

When this request for a setback was first considered by the Planning Commission on February 23rd Commissioners had no problem with the requested setback, however the decision was made to await the outcome of the Board of Design and Construction Review on consideration of the home plans in case there might be a change in the footprint of the home. Mr. Sciria advised that the Board of Design and Construction Review met earlier this evening and voted to recommend the house plans to City Council. Commissioners and the public present were asked for any further comments on the proposed setback, and there being none, the Work Session recessed into the Regular Meeting for a motion.

DESROSIERS SOLAR PANELS – 7778 COACHMAN CT.

Ms. Candice Brothers from Yellowlite, and home owner Ms. Alesia Leonard, were present on behalf of a request for installation of a solar system at 7778 Coachman Court. Mr. Sciria conveyed Mr. Hotaling's concern about the 56% deviation request for roof coverage. Mr. Hotaling would, however, have voted favorably on the request based on the location of the home and its limited visibility to surrounding neighbors. Messrs. Payto and Roman concurred with Mr. Hotaling's assessment of the plan based solely on that specific home's location. Commissioners did not want their approval viewed as setting a precedent, but solely relating to site considerations for this specific home. The Work Session recessed into the Regular Meeting for a motion.

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

Mr. Neil Brennan was present on behalf of a request for final approval of Phase 1 of the Village subdivision. He believed the several remaining issues identified at the January 26th Planning meeting were submitted including the Army Corps Permit and HOA documents. Mr. Brennan advised that the location of the gang mail boxes would be in the northeast corner of the development as indicated on drawing sheet #11. The mailbox site determination was made based on not creating a traffic backup on Snowville Road from people trying to access their boxes at the same time.

Mr. Wise indicated that the developer was working with the County, waiting on Cleveland Water, plans being reviewed by the EPA, and proceeding with grading and erosion control for Phase 1 only. Mr. Harwood commented that the BZA and Council had approved the variances requested for the project.

As an aside Mr. Sciria mentioned that under the Expense Prohibitions (Page H15, Section 7.11D) there was a typo omission of the word "not" as it related to the parking of construction equipment. Mr. Brennan acknowledged that omission and advised that some language related to the restriction of wetlands areas may have to be added. He was currently consulting the attorney on that issue. Mr. Sciria noted Mr. Hotaling had no problem with moving forward with final approval of Phase 1. There was no further discussion and the Work Session recessed into the Regular Meeting for a motion.

CHASE BANK – 8889 BRECKSVILLE ROAD

Present: Tim Meseck, Architect
Seth Burke, Marketing Director for Real Estate
Donald and Kathleen Lastoria, owners of BP Gas Station property

The proposal for a full service, 3,000 square foot Chase Bank on the site of the BP gas station at the intersection of Routes 21 and 82 was initially discussed with the Planning Commission at their January 5, 2017 meeting. Mr. Meseck had revised plans for review based on commentary from the Commission and City staff related to the layout of the building, parking and the remote ATM.

The original building layout was tailored to a suburban location with the building centrally located on the site, parking in front and the ATM located behind the building to the north. The revised plan located the building closer to the property lines to the south and west with parking in the rear (N) and east side of the site for a more urban/streetscape look in keeping with the City's core downtown area

The building would be a one story structure that looked like two stories in a red brick veneer and Western Reserve style similar to other buildings in Brecksville. For safety purposes only one access to the building was planned at the front (north) entrance to the building from the parking lot. Detailing on the front and rear sides of the building would be very similar. The revised plan increased parking from 19 to 25 spaces and provided a different location for the ATM drive through to better separate pedestrian and vehicular traffic. The proposed plan, as revised to address comments from the Commission, now required more variances, including:

1. Variance from Code Section 1183.03 Parking Space Size (min 10' x 20') to proposed 10' x 19'.
2. Variance from Code Section 1155.32 Front Setback from Brecksville Road (min. 100') to 20'
3. Variance from Code Section 1155.32 Front Setback from Chippewa Road (min. 100') to 10'
4. Variance from Code Section 1155.32 Parking/Drive Setback North Side (min. 20') to 2' 4"
5. Variance from Code Section 1155.32 Driveway Setback East Side (min 20') to 2' 5"
6. Variance from Code Section 1183.20 Loading Facilities (min. 1) to zero
7. Variance from Code Section 1183.09(a) Stacking Spaces (min. 6) to 4
8. Variance from Code Section 1155.32 ATM Front Setback (min. 100') to 54' 10"
9. Variance from Code Section 1155.31 (c) ATM Side Setback (min. 12') to 2'5"
10. Variance from Code Section 1155.31(g) Trash Receptacles Setback 20' and Height 6' to proposed Setback 2' 4" from North Property Line and Height proposed at 8'

Mr. Wise commented that since there was not enough information to even consider preliminary approval he wondered if Chase's intention was to submit for preliminary and final approval the next time they appeared before the Planning Commission. Mr. Meseck responded that would be their preference, however he recognized it would depend on the feedback they received this evening on the submitted, revised plans. Mr. Wise reviewed in detail his March 9, 2017 letter to Mr. Packard including the following points:

- Per Code a formal preliminary plan minimally requires:
 - Full size plans to a common engineering scale
 - Existing and proposed contours
 - Existing and proposed utilities
 - A listing of all requested variances
- The adjacent building and parking areas have to be depicted. It would appear the way the property is drawn the Doughnut Shop parking is encroaching on the Chase Bank parcel. If this is correct, the

ATM will literally be a few feet off the side of the Doughnut Shop building eliminating access around the site changing the use of the property.

- Driveways on the abutting properties and across SR. 82 need to be depicted to verify the extent of variances required.
- Walks abutting parking are required to be 7' wide. Due to the minimal width of the site, this may create an issue with the parking and/or drive aisle width.
- Parking and the drive aisles are within 2' 4" and 2' 5" of the property
- The plan as submitted does not depict work within the right-of-way. It would appear the entire tree lawn and sidewalks need to be addressed.
 - PC should determine if the tree lawns should match the center of town south of SR. 82
 - PC should determine the location of the sidewalk. Currently the sidewalk transitions across the Brecksville Road frontage of the property.
- PC should review the ATM traffic pattern. This is uncommon to any other location within town and uncommon from most banks in our area.

Mr. Meseck noted that there was some discussion about the location of the Doughnut Shop asphalt drive in relation to the property line on the east side of the site. Chase had a survey done of the site that indicated the edge of the Doughnut Shop drive was located right on the property line. Despite what the aerial map indicated, Mr. Meseck said the ATM would be located approximately 12'5" from the western wall of the Doughnut Shop. He indicated the Doughnut Shop would be able to continue use of their property as they currently do. Chase had no intention of infringing on the Doughnut Shop property. Mr. Wise stressed that in their next submittal the Commission would need to see the location of the building to the property line for both properties. He asked that Chase also submit all adjacent curb cuts, including by the StageHouse, Doughnut Shop and all curb cuts on the south side of Route 82 immediately across from the property

The requested 2'5" setback on the east would ensure the ATM drive would not impact the Doughnut Shop drive. Chase expected the stacking for four cars at the ATM to be adequate, however if actual use dictated more stacking needed they had room to open a second ATM in the by-pass lane. Mr. Meseck understood that a complete preliminary design plan would also include landscaping, illumination, engineering and grading plans.

Mr. Wise pointed out that the sidewalk against the building on the North side at 5 ft. did not meet the Code requirement of 7 ft. Mr. Meseck indicated there was a two foot landscape bed against the building that they could remove to abut the concrete to the building to achieve a 7 ft. sidewalk, however they were trying also to provide some green space. Mr. Wise thought the Commission would at some point need to deal with the alignment of sidewalks on the property along Route 21 in front as it transitions from one property to another.

Mr. Sciria shared Mr. Hotaling's comments that the revised plan was an improvement, although he still had concerns that the development was too much for the size of the site. He thought it was too bad the Doughnut Shop property couldn't be added to the bank's site.

Mr. Payto liked the idea of pulling out the building towards the street for an urban look. He asked if Chase had considered turning the building 90° so the bank's front faced Route 21. In general, businesses along Brecksville Road faced the street and he felt having the side of the building face Brecksville Road would not look as good as having the front face the street. Mr. Payto was also concerned about the location of the entrance/exit off Route 82 as to whether it was safer closer to the intersection or back further towards the Doughnut Shop. Mr. Meseck acknowledged there were many parameters to the site. Their design group has considered many aspects of the site and are convinced that the current plan represented the highest and best use of the site. He felt the bank was also the most benign use of the site from a traffic standpoint. He pointed out there were very few users that could incur the cost of the redevelopment of a gas station site. Chase planned to spend a lot of money on the redevelopment of the site and it was in their best interest also to do it successfully.

Mr. Meseck didn't feel orienting the front of the building along Route 21 would work from a standpoint of providing an adequate access drive from Route 21 – it represented trying to squeeze too much along Brecksville Road. It would also negatively impact the location of the parking in relation to closeness to the building entrance. Mr. Meseck suggested they could articulate the western side of the building along Route 21 for a “second entrance” look. Mr. Payto asked that Chase provide a rough sketch of how the plan would work with the building rotated with the front along Brecksville Road. Mr. Lahrmer stressed that the importance of the location in the community required due diligence in considering redevelopment of the site.

Mr. Lastoria didn't feel the plan would work with the building rotated to front on Brecksville Road. In his experience it was vitally important to provide the largest and best access driveway to the site from Brecksville Road. Mr. Sciria mentioned that the sidewalks along the building would be sidewalks to nowhere with no entrance from either major street. The point was made that newer banks do tend to locate their entrances as close to parking as possible.

There was a general consensus that the Commission would like a rough sketch to see if turning the building to face Brecksville Road could be a viable option. If the plan remains as submitted Commission members would like to see how the western façade of the building along Brecksville Road could be articulated to look like a second entrance. Mr. Sciria suggested Chase review the points made by Mr. Wise related to documentation to be submitted. Mr. Meseck acknowledged there was work to be done in the area of determination of green spaces and sidewalk tie-ins. Mr. Wise advised that at some point a consolidation of two parcels would be necessary.

THE CROSSINGS AT BRECKSVILLE – 4100 & 4122 ROYALTON ROAD

Present: Winn Bishop, Senior Vice President of Development and Construction for Smith/Packett
John Pinney
Aubury Holmes – Smith/Packett Development Manager
Lee Anne Budzevski – Development Coordinator Smith/Packett

Mr. Pinney introduced the proposed project as a senior living facility to include independent living, assisted living and a memory care unit in a four story building on property along Royalton Road currently zoned R-20. The facility would be developed by Smith/Packett a leading developer across the country in senior living facilities. The investment in the site was expected to be \$30,000,000 to 35,000,000.

Ms. Holmes indicated Smith/Packett has been in existence for 35 years. The proposed senior living facility would be operated by their sister company, Harmony Senior Services. Harmony currently operates 13 facilities, has another 13 within two years of opening and another 11 under negotiations. Ms. Holmes noted their development team studied the Brecksville population to determine the possible need in our community for their product, looking at age and income statistics as well as senior facilities operating and planned in the area. Smith/Packett has been looking in Brecksville for about a year and has the proposed site along Route 82 under contract for a senior living facility to be called The Crossings at Brecksville.

Ms. Budzevski described the proposed building as four stories and 190,000 sq. ft. There would be a total of 186 units comprised of 90 independent living, 64 assisted living and 32 memory care units. She pointed out the company is very sensitive to providing buffering between their property and the adjacent residential property. The proposed plan provides for seven acres of green space and substantial setbacks from the residential property. Ms. Budzevski noted that senior living provided a non-intrusive, low traffic transition from the office/medical/retail uses to the residential. Commission members were given a booklet featuring the varying styles of construction throughout the country of Smith/Packett facilities.

Mayor Hruby thought that given a rezoning of the property was being requested, the first consideration for the Planning Commission should be whether the proposed senior living facility was a good use for the property. Mayor Hruby asked for the definition of independent living to make sure it was not apartment living. Mr. Bishop described the services offered to independent living residents. He also noted their facilities were all private pay and too costly to be considered apartment living. Ms. Aubury added that the average age of their residents was 87 years old.

Mr. Sciria thought a four story building was a lot of building for the property. He recalled how hard the Commission worked on the senior living facility next to St. Basil's to reduce the height of that building. Mr. Bishop pointed out that if a building footprint is spread out it makes the walks within the building too long for seniors and they become less social. He did acknowledge that they have constructed some three story buildings. Mr. Bishop was asked if the number of units could be reduced in consideration of lowering the height of the building. Mr. Bishop indicated the number of units was tied into a profitability ratio.

Mr. Bishop believed the parking shown was adequate to provide one space per independent living, some for assisted living and to cover the 100 employees, with about 30 per shift. Mr. Winn commented that they try to provide a walking trail with every facility they build. The building will contain many amenities, all strictly for their residents.

Mr. Harwood pointed out that given the property would not be developed with a house, the focus needed to be on transitional development that would provide the best buffer to the residential area. Mayor Hruby explained that the Lake Park Estates residents were very concerned about the impact on their properties of the surrounding development. Brecksville property in the area had recently been rezoned and residents seemed to have faith in the City's planning for the area so a decision on this transitional property was very important. Mr. Bishop expressed his willingness to share their plans with interested residents.

Mr. Bishop asked about the next step for them. Mr. Sciria thought they should consider what else they could do on the site beyond a 4-story building. Mr. Payto suggested it would work better as a series of buildings. He suggested at minimum breaking up the façade. Commission members recommended a topo and some information relating to wetlands on the site. Mr. Harwood offered to let concerned residents know the next date the issue was before the Commission so they could consider attending. Mayor Hruby reminded the Commission that the Oaks was considered by the Planning Commission only for suitability of use and a basic footprint before going on the ballot for rezoning based on some initial renderings. It was only after the property was rezoned that the Commission studied actual construction plans. The applicant was advised to get more information on the site, the building footprint and basic mass so the Commission could consider scheduling a public hearing. It was determined that the issue could next come up at the Commission's April 6th meeting.

OTHER ISSUES

Mr. Packard told Commissioners he had received a call from a resident asking that the ordinance relating to solar power system installations be put on the Planning Commission's March 23rd agenda for review. Mr. Sciria commented that the Commission normally takes its direction from City Council. Mayor Hruby said the Planning Commission could request that the Legislation Committee of City Council consider the solar energy regulations in the Code. That committee would probably consult with the City Law Director, other communities would be contacted regarding their ordinances and the Planning Commission would be asked for their recommendations.

Mr. Packard noted that Marc's made application to sell plants again in the spring. The Planning Commission for the last several years granted Marc's a similar use permit to sell plants for a restricted time period and with the consent of the American Legion for use of their space. Commission members were in agreement for Marc's to sell plants without coming before the Planning Commission as long as those arrangements replicate in every way relating to timetable and location of what Marc's has done in the past.

The Work Session closed at 9:55 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

