

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

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Dominic Sciria
Absent: Robert Hotaling, Ron Payto, Kirk Roman
Others: Scott Packard, Gerald Wise, and approximately 12 guests

In Mr. Hotaling's absence Mr. Sciria opened the Regular Meeting of the Planning Commission at 7:04 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 5, 2017

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of October 5, 2017 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 5, 2017

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of October 5, 2017 be approved.

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

SIGNS:

MARATHON PETROLEUM CORP. 10401 BRECKSVILLE ROAD

Mr. Bob Kessler of Kessler Sign Company was present to request a non-illuminated ground sign for the Marathon Petroleum Corporation Training Center on Brecksville Road. The sign was Code compliant and Commission members had no questions.

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 49 sq. ft., 2 sided, 24.5 sq. ft. per side, non-illuminated, permanent ground identification sign for Marathon Petroleum Corporation Training Center, 10401 Brecksville Road, Brecksville, Ohio, as described in the application dated October 13, 2017 and attached plans. The motion was amended after further discussion to change the sign setback from the 120 ft. requested in the application to 55 ft. as requested on November 9, 2017 by Marathon Petroleum Corporation.

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

VERIZON/MBA WIRELESS – 7590 CHIPPEWA ROAD - (CC Approval)

Mr. Skip Collins was present for AllSigns & Design to request three signs for Verizon Wireless. Mr. Sciria questioned the deviation request involving the door sign which asked to have the text: "MBA Wireless independently operates this store and is a Verizon Authorized Retailer" included as part of the door sign. He doubted the statement was of any interest to the public and wondered why they wanted that statement included. It was mentioned that the Commission had approved the same request for another Verizon location and that it could involve some legal requirement related to identifying the store. Mr. Collins indicated the landlord had approved the requested signage. There was no further discussion.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approve and the Building Department issue 3 permits for (1) An 11 sq. ft., permanent wall identification sign, (2) A 0.3 sq. ft. permanent ceiling identification sign and (3) A 2 sq. ft. door sign for Verizon/MBA Wireless, 7590 Chippewa Road, Brecksville, Ohio as described in the application by Allsigns & Design LLC , dated October 23, 2017, and attached plans by All State Signs dated October 3, 2017, contingent upon City Council's approval of the following deviation:

- A deviation from the requirement in Section 1187.09(c) of a 2 sq. ft. door sign that includes only the business name and address to also include, store hours and additional public information.

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

BBHHS STATE CHAMPION SIGNS – BRECKSVILLE ENTRANCE CORRIDOR - (CC Approval)

Mayor Hruby noted it has been the City's practice to recognize the State sports championships of the high school athletic teams with signs at the entrance points to the City. In the interest of reducing the number of signs, a single sign listing all the team State championships since 2000 has been proposed. Commission members reviewed a sample of the sign which featured championships in gymnastics, wrestling and volleyball. The Mayor mentioned that a soccer championship would probably be added to the list. Commission members had no questions on the proposal.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of four (4) 12 sq. ft. BBHHS State Champions Entrance identification signs to be located within the right-of-way at the Entrance Corridors to the City of Brecksville in a size to be determined by the City administration

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

SPECIAL SIGNAGE REVIEW – RESIDENTIAL DISTRICTS

Mr. Packard indicated that the City has generally not had a problem in the past with temporary signs, such as signs for firewood, produce, honey, etc., that residents post temporarily on their property in the vicinity of the right-of-way. However, a recent complaint lead him to consult with the City's Assistant Law Director, Sergio DiGeronimo, on the issue. Their recommendation was for the Planning Commission to specifically identify types of special signage on private property, not in the right-of-way, as being exempt from City signage regulations. The Mayor suggested City Council's Legislative Committee be advised of the Planning Commission's resolution on this private signage issue.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approve a resolution confirming that it is the Planning Commission's determination, as permitted by Code Section 1187.19(g), that special signage, installed on private property and not within the right-of-way and considered to be exempt from regulations shall include:

- 1) Signs temporary in nature, which support school events, sports, or activities;
- 2) Signs temporary in nature, which inform the public of seasonal and temporary sale of goods such as firewood, property grown produce or honey.

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

SNOWVILLE CORNER LLC – 10235 BRECKSVILLE ROAD

Ms. Maureen Ressler of KW Commercial was present to request a temporary, ground real estate sign. The sign was within Code requirements and Commission members had no questions.

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 20 sq. ft., single sided, temporary ground real estate sign for Snowville Corner LLC, Maureen Ressler KW Commercial, at 10235 Brecksville Road, Brecksville, Ohio as described in the application dated October 9, 2017, and shown in the attached pictures and drawings.

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

24 KARROT KITCHEN – 7059 MILL ROAD - (CC Approval)

Mr. Ron Burns of LAAD Sign and Lighting, was present for a non-illuminated wall sign to replace the Vertical Runner sign to advertise 24 Karrot Kitchen's new restaurant/teaching facility. Mr. Packard advised that a complete site plan had not yet been submitted. He said an assessment of parking was being done and if it was not within Code requirements the applicant would submit to the BZA for a variance. Mr. Burns noted that the carrot on the sign is the company's logo. Commission members had no issue with the sign request.

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 40.85 sq. ft., permanent, wall, identification sign for 24 Karrot Kitchen, 7059 Mill Road, Brecksville, Ohio, as described in the application dated October 18, 2017 and attached drawing conditional on City Council's approval of the following deviations::

- A deviation from Section 1187.09(c) from the 36" maximum wall sign height allowable to allow a sign height of 55.5".
- A deviation from Section 1187.09(c) from the 28.2 sq. ft. maximum sign face size allowable to allow a sign face size of 40.85 sq. ft.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council approved the Mihalek Exterior Alteration and the Storefront Alteration on Chippewa Road.

REPORT OF MAYOR HRUBY

The Mayor congratulated Mr. Harwood on his election to City Council along with Messrs. Carouse, Petsche and Rose. He noted that Petsche and Rose were tied in the ballot count for third and fourth place. If a ballot recount did not break the tie, a coin toss would then determine the two and three year term office holders.

The Mayor remarked that Cross Country Mortgage was at their parking maximum and PNC bank had no parking spaces for the sixty new employees just hired. The City was still in the process of acquiring legal ownership of the VA property but was able to obtain a license from the Veterans Administration to permit parking on the southwest corner of the VA property for the bank. A driveway to the parking, signalization and a crosswalk on Miller Road were in process.

REPORT OF CITY ENGINEER

Mr. Wise reported that he has had three engineering firm inquiries about the approximately forty acre Bower property on Snowville Road. He expected the Commission might see a concept plan in the near future for that property.

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

CEVASCO LOT CONSOLIDATION – 9455 & 9450 GLEN DRIVE

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a lot consolidation of PPN's 603-16-057 & 603-15-031 to create Parcel A, 1.9158 acres at 9455 Glen Drive, Brecksville, Ohio as described on the consolidation plat by R M Kole & Associates Corp., dated October 20, 2017, contingent upon approval by the City Engineer.

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

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

CHASE BANK – 8889 BRECKSVILLE ROAD

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council **PRELIMINARY** Plan and **FINAL** approval for the proposed new 3,068 sq. ft. Chase Bank Building located at 8889 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated August 30, 2017, and preliminary plans by The Architects Partnership and Polaris Engineering & Surveying, all dated October 13, 2017 except as noted:

- 1 of 6 Title Sheet
- 2 of 6 Existing Conditions Plan
- 3 of 6 Layout & Utility Plan
- 4 of 6 Grading & Erosion Control Plan
- 5 of 6 Details
- 6 of 6 Details
- L-1 Tree Preservation Plan
- L-2 Landscape Plan
- Floor Plan
- Architectural Exterior Elevations - East Elevation
- Architectural Exterior Elevations - North Elevation
- Architectural Exterior Elevations - Retaining Wall Elevation
- Architectural Sit Plan
- Architectural Exterior Elevations – South Elevation
- Architectural Exterior Elevations – Trash Enclosure
- Architectural Exterior Elevations - West Elevation

1 of 1	Northwest View of Retail Banking Center Southwest View of Retail Banking Center Lighting Photometric Plan Storm Water Management Packet	October 6, 2017 May 1, 2017
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Also contingent on the Board of Zoning Appeals and City Council approval of the following variances:

1. A variance from Section 1183.04(c) requirement that parking spaces be a minimum of 10' x 20' to allow parking spaces that at 10' x 18',.
2. A variance from Section 1155.32 of 94.9 ft. from the minimum required 100 ft. front yard building setback from Brecksville Road to allow 5.1 ft.,
3. A variance from Section 1155.32 of 92 ft. from the minimum required 100 ft. front yard building setback from Chippewa Road to allow 8 ft.,
4. A variance from Section 1155.32 of 15.7 ft. from the minimum 20 ft. parking/drive setback on the north side, to allow 4.3 ft.,
5. A variance from Section 1155.32 of 8 ft. from the minimum 20 ft. driveway setback on the east side, to allow 12 ft.,
6. A variance From Section 1183.20 that there be a minimum of 1 loading facility to allow 0,
7. A variance from Section 1183.09(a)(3) that an ATM have a minimum of 6 stacking spaces to allow 4,
8. A variance from Section 1155.32 of 45 ft. from the minimum required 100 ft. front setback to allow a 55 ft. front yard setback for an ATM,
9. A variance from Section 1155.31(c) of 4.25 ft. from the minimum required 12 ft. side yard to allow a 7.75 ft. ATM side setback
10. A variance from Section 1155.31(g)(3) of 15.7 ft. that a trash enclosure setback be a minimum of 20 ft. from the lot line to allow 4.3 ft.
11. A variance from Section 1155.31(g)(1) that trash enclosures shall be 6 ft. in height to allow 8 ft.,
12. A variance from Section 1183.04(c) of 2 ft. from the required 24 ft. minimum parking aisle width to allow a 2 ft. parking aisle,
13. A variance from Section 1183.17(c) that the minimum distance between two driveways along Chippewa Road shall not be less than two hundred (200) feet, to allow 81.19 ft., and
14. A variance from Section 1183.17(c) that the minimum distance between two driveways along Brecksville Road shall not be less than two hundred (200) feet, to allow 49.09 ft.

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

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

WAIVE PUBLIC HEARING FOR T- MOBILE ANTENNA REPLACEMENT – 4200 OAKES ROAD

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission waive the requirement for a public hearing to hear the request of T-Mobile to remove and replace two panel antennas on the City of Cleveland Water Tower located at 4200 Oakes Road, as permitted under Section 717.03(c).

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Dominic Sciria

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Nays: None
MOTION CARRIED

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

T- MOBILE ANTENNA REPLACEMENT – 4200 OAKES ROAD

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of the removal and replacement of two panel antennas and supporting equipment on the City of Cleveland Water Tower located at 4200 Oakes Road, Brecksville, Ohio 44141, for T-Mobile as described on the application dated October 27, 2017, and attached drawings and Structural Evaluation Letter by Harper Engineering, Inc.

T-1/0	Title Sheet	9/25/17
A-1/0	Site Plan	9/25/17
A-2/0	Elevation & Antenna Layouts	9/25/17
RF-1/0	Antenna Diagram & Detail	9/25/17
	Structural Evaluation Letter	10/25/17

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

WALLINGS ROAD SANITARY PUMP STATION – 8003 BRECKSVILLE ROAD

The Regular Meeting closed at 9:00 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
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Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Dominic Sciria
Absent: Robert Hotaling, Ron Payto, Kirk Roman
Others: Scott Packard, Gerald Wise, and approximately 12 guests

In Mr. Hotaling's absence Mr. Sciria opened the Work Session at 7:27 p.m.

CEVASCO LOT CONSOLIDATION – 9455 & 9450 GLEN DRIVE

Mr. Nate Cevasco appeared on behalf of his request to consolidate two parcels with the expectation that he may in the future put an addition on his home and require the second property to satisfy City setback requirements. He had submitted a letter from the Home Owners Association approving the consolidation.

Mr. Wise advised that the existing storm sewer easement would have to be vacated and the storm main on the common property line between the two lots removed in order for an addition to the house to be built in that location. Some assessment with the County would also have to be made regarding the capping of the sanitary, storm and water connections on the lot to be consolidated. Mr. Wise did not anticipate any unsurmountable impediment to consolidating the two lots. Mr. Cevasco was uncertain if he would proceed with an addition at this point, but viewed the consolidation of the lots as a necessary first step. The Work Session recessed into the Regular Meeting for a motion.

CHASE BANK – 8889 BRECKSVILLE ROAD

Messrs. Bruce Rinker, Attorney for MansourGavin LPA, and Tim Meseck, Architect for TAP, were present to request preliminary and final approval of the Chase Bank building for the property on the northeast corner of Brecksville and Chippewa Roads. Mr. Rinker introduced their colleagues in the audience present to address any questions from the Commission on various aspects of the proposal. He provided a review of the Commission's comments when the plan was reviewed last on September 21, 2017.

Mr. Meseck first described those aspects of the plan that remained unchanged, including: the building itself, the 25 parking spaces, and the ATM drive through. He remarked that the building had been shifted toward Brecksville Road to 7 ft. off the road instead of 20 ft. That change established a hard edge that helped define the property and provided additional room for more landscaping to screen utilities on the rear and side of the building. Mr. Meseck noted the addition of the fencing along Brecksville Road with its planter topped brick piers to match the building.

Mr. Meseck mentioned they had reviewed Mr. Wise's November 8, 2017 letter to Mr. Packard detailing some outstanding issues mainly focused to storm water management, and anticipated no problem working with the engineer toward the resolution of those issues. He noted the stepped retaining wall between their property and the property to the north, atop which they planned to add a timber guardrail. Mr. Lahrmer commented the wood would be preferable to a metal railing. Mr. Meseck said the 8" x 16" split faced blocks of the retaining wall would replicate in color the building so it appeared to be a cohesive design element.

Mr. Harwood related the input of Mr. Payto who had reviewed the submission package and was happy his and Mr. Lahrmer's suggestions from the September plan review were implemented. Mr. Sciria received a phone call from the owner of the adjacent Stagehouse property expressing his opinion that the Chase project represented an over development of the property as evidenced by the number of variances being sought. Mr. Sciria discussed with him the challenges of the site for any usage, explaining also that some of the variances were a result of the City's request on placement of the building. Mr. Meseck commented that the bank would be a less intensive use of the property than the gas station. He pointed out that some of the requested variances have allowed them to designate more green space areas. Mr. Sciria reviewed briefly the specifications for the trash receptacle enclosure as it pertained to Chase's request for an 8 ft. wall height instead of the typical 6 ft. The extra height would not be a problem as the enclosure backed up to the retaining wall to the north. There was no further discussion and the Work Session recessed into the Regular Meeting for a motion.

T- MOBILE ANTENNA REPLACEMENT – 4200 OAKES ROAD

Mr. Dave Chrzan was present representing T-Mobile's request for replacement antennas and support equipment at the location of the City Water Tower at Blossom. The new equipment was necessary to provide a new frequency and better coverage for their subscribers. There were no questions from the Commission. Mr. Sciria advised that two motions would be required, one to waive the requirement for a public hearing, and the other to approve the installation. The Work Session recessed into the Regular Meeting for motions.

OH EXCHANGE FACILITIES NETWORKS LLC – ROW 8121-8499 CHIPPEWA

Mr. Kevin Brecht of Mobilitie was present to request approval for the installation of a 50 ft. utility pole in the right-of-way on the north side of Chippewa Road in front of Creekview Commons for the purpose of providing RF transport service. Mr. Wise's comments, expressed in a November 9, 2017 letter to Mr. Packard, asked that 1) Pole locations in an easement outside of the public right-of-way be considered, and 2) The plan should include the locations of all existing private and public utilities to verify there is no conflict at a pole installation site. Mr. Brecht indicated that the number of poles required nationwide in the future made the purchase of easements on private property economically infeasible and that they would not consider acquiring an easement for this installation. However, Mobilitie would have no problem using OOPS to avoid other utilities in the proposed location. Mr. Sciria commented that it was his opinion that, because an antenna is a key element of the proposed installation, the information required, per Chapter 717.03 and the design standards for antennae as referenced in Section 717.05 of the Code should be applied as part of the approval process for this installation. Mr. Sciria then noted that, based on that criteria, the current application is incomplete, citing missing documents such as the area covered by this antenna, location of other like installations that might accommodate Mobilitie's antenna in the adjacent area, a topographic survey, list of other carriers who could co-locate at this installation, a structural engineer report confirming that the antenna can withstand 80 mph winds with ½ inch of icing at the proposed height, the capacity to accommodate 2 other users/antennae at this location, etc. He suggested Mr. Brecht needed to submit the required application documents before the Commission could consider approving this location. Mr. Brecht responded that their first step was to make sure the City was receptive to Mobilitie's service and the pole location before they invested in the other documentation required.

Mr. Harwood pointed out Mobilitie had unsuccessfully made application to the City in the past for a pole on the opposite side of Chippewa Road along Brecksville Shopping Center's frontage. The City's position has been that they would like to see a future plan for other pole locations in the immediate area, recognizing that Mobilitie's service in the community would not be limited to one pole. Mr. Brecht maintained a position of not having any idea what level of coverage would be needed, or pole locations for the future anywhere else in the city. He indicated that each communications "macro" tower in the City would require anywhere from 10-100 of the type poles they are proposing here to collect the data from the larger macro tower. Mr. Brecht also pointed out that Federal law gives them the right as a public utility to locate in the right-of-way. They were trying to be accommodating by consulting the City on acceptable locations. Mr. Harwood pointed out the contradiction of a company savvy enough to keep abreast of exploding technology, but unable to determine the location of the next pole beyond the one under consideration. Mr. Lahrmer noted it was hard for the Planning Commission to perform their function of "planning" without the data to do so. Mr. Harwood then asked whether an antenna installation would also be required at the northeast corner of Brecksville and Chippewa Roads as previously suggested. Mr. Brecht again responded that Mobilitie was not able to identify additional future pole locations, and that they were a function of usage density, not geographic location, as in poles separated by specific distances. He indicated that major highways and places where people congregate were typically areas needing poles. An unpredictable factor would be the number of additional electronic devices people acquire and how they change their usage of those devices. Mr. Sciria noted that a previous application indicated that poles for these installations could be 80 ft. tall, and he then asked whether similar installations would be proposed within residential subdivisions. Mr. Brecht responded that although he did not have any idea of where these types of poles would be installed in the future, it was very possible that they could be installed in residential subdivisions.

Mr. Sciria asked if Mobilitie would permit other carriers on their poles. Mr. Brecht said that because of the type of equipment they install their antennas would have to be at the top of the pole, however they would be accommodating to other requests not affected by their location on the pole.

The Mayor, who had been in mobile communication with the Law Director, said in Mr. Matty's opinion the City should defer consideration of the Mobilitie application pending the imminent outcome of a case currently under litigation. The Mayor felt the City would have more information in the next few days. The Mayor and Mr. Sciria said they would both vote "no" should the application be put to a vote at this meeting. The proposal was tabled.

WALLINGS ROAD SANITARY PUMP STATION – 8003 BRECKSVILLE ROAD

Messrs. Hugh Blocksidge, and Steve Toth from the Cuyahoga County Department of Public Works were present to seek some input from the Commission on the design of a replacement for the 30 year old underground Wallings Road pump station. The new installation would include an above ground auxiliary generator in a fenced, landscaped area with a small equipment building. Mr. Wise discussed the landscaping with the City Arborist, who specified the number and types of trees to be planted, particularly to screen the pump station from Brecksville Road and the residence adjacent to it from the south. A question on the noise of the generator came up. Mr. Toth acknowledged the generator would be noisy, but it would only run when the power was out and once a week for 15 minutes on Tuesdays for testing. After a brief discussion Commission members provided the following guidance for this installation:

1. An 8' x 12' pump station building as taken from the example booklet distributed at the meeting:

Wallings Road Pump Station Specifications

Building Style: Easi-Set Restrooms – because it is a residential type construction

Split Face Block – Romana - Color to match Mocha Carmel

Horizontal Lap Siding – Mocha Carmel

Roof – Cedar Shake in natural grey cedar color

Fence –illusions – Style V210D-6

Fence color – W10-3 – Walnut

2. Sound attenuation to lessen the amount of noise from the generator
3. Mounding and landscape screening as determined by Mr. Wise and the City Arborist

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The Work Session closed at 9:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris