

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
September 7, 2017 Page 1

Present: Michael Harwood, Robert Hotaling, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby, Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 7 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 24, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of August 24, 2017 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 24, 2017

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of August 24, 2017 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved awning signs for ABC Art & Coin, The Duda Gallery and The Mark Peroni Galley, as well as a sign package for Johnson Controls and final development plans for The Village – Phase 2. Mr. Harwood mentioned the upcoming 25th anniversary of the Recreation Center at which time the Mayor would be displaying renderings of the pool and aquatics center.

REPORT OF CITY ENGINEER

Mr. Wise reported on the status of the various developments the Planning Commission has been involved in the past several years:

Woodlands 1A & 1B	75% of permits issued
Parkview	22 lots coming off of Dewey – Agenda for 9/21/17 Planning Meeting
Four Seasons – Phase 5	Final pavement done and recording of plat expected week of 9/11/17. Reservations on 6-8 lots
The Village	Final pavement done and plat to be recorded. Plot plans for two house starts submitted.
Overlook at Hillbrook	Two house plans submitted and two more expected soon

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

KOLAR LOT SPLIT & CONSOLIDATION – 6744 & 6810 FARVIEW ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council the consolidation and partition for 6744 and 6810 Farview Road as depicted in the consolidation and partition plan by Neff & Associates' dated August 16, 2017, contingent upon the approval of the City Engineer.

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

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

JOHN LEWIS INC. OFFICE ADDITION – 10325 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council **Preliminary** and **Final** approval for the proposed new 1,250 sq. ft., office addition located at 10325 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated August 21, 2017, and plans by Sixmo Inc.

SD-1	Schematic Site Plan	8/21/2017
SD-2	Schematic Site Plan	8/21/2017
SD-3	Original Site Plan by GMA	5/17/1995

Contingent on approval of the following variance:

- A variance from Section 1183.05 minimum 60 parking spaces required to allow 24 parking spaces.

ROLL CALL: Ayes: Michael Harwood, Robert Hotaling, Eric Lahrmer, Kirk Roman, 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** and **Final** Plan approval for the proposed New 11,965 sq., one Story Steel Storage Building located at 10133 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated August 21, 2017, and plans by Oliver Architecture and Wohlwend Engineering Group.

G-001	Title Sheet	8/21/2017
C-TS	Title Sheet	7/31/2017
C-1	Overall Site Plan	7/31/2017
C-2	Existing Conditions and Demolition Plan	7/31/2017
C-3	Site Plan	7/31/2017
C-4	Grading and Drainage Plan	7/31/2017
C-5	SWPPP Plan	7/31/2017
C-6	SWPPP Notes and Details	7/31/2017
C-6A	SWPPP Notes and Details	7/31/2017
C-7	Construction Notes and Details	7/31/2017
C-8	Construction Notes and Details	7/31/2017
C-9	Construction Notes and Details	7/31/2017
E-001	Electrical Site Photometric Plan	6/15/2017
A-001	Site Plan	8/21/2017

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A-100	Floor Plans	8/21/2017
A-200	Exterior Building Elevations	8/21/2017

Contingent on approval of the following variances:

1. A variance from Section 1183.05(b) minimum 40 parking spaces required to allow 14 parking spaces.
2. 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.
3. 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.
4. 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.

Approval is further contingent upon the fence installation being Code compliant and the building siding color, grey approved by the Planning Commission at their September 7, 2017 meeting.

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

The Regular Meeting closed at 7:30 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, Robert Hotaling, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby, Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 6 guests

Mr. Hotaling opened the Work Session at 7:25 p.m.

KOLAR LOT SPLIT & CONSOLIDATION – 6744 & 6810 FARVIEW ROAD

Ms. Carolyn Kolar and her son, Jeffrey Kolar, were present on behalf of their request to consolidate three parcels into one and then split that parcel into two parcels. Mr. Wise had no issue with the accuracy of the survey documents. He mentioned that an approval page was missing and he planned to contact Mr. Neff about that omission. Mr. Wise explained the remainder of the approval process to Ms. Kolar. The Work Session recessed into the Regular Meeting for a motion.

JOHN LEWIS INC. OFFICE ADDITION – 10325 BRECKSVILLE ROAD

Mr. Patrick Thornton, architect, was present requesting preliminary and final approval for a 1,250 sq. ft. new, office addition for the John Lewis Inc. company. The addition would be on the west end of the building. Mr. Roman asked about the variance request to permit 24 parking spaces instead of the 60 spaces required by City Code. Mr. Thornton responded that the maximum employee count for the new area would be 22. The anticipated use of the space would involve large machinery providing products for the aerospace industry. There was no need for public parking anticipated. Since the parent company was in Germany, most meetings would be conducted through conference calls, although a small conference room would be provided.

Mr. Wise saw no reason to require any further storm water management alterations. He mentioned that a handicapped parking space removed for the addition would need to be replaced at some point. Mr. Don Dacone, owner the building, reviewed the history of his business starting with the erection of the building in 1995. He took the Mayor's advice then about the building setback which has enabled him now to bring the addition up to the 150 ft. setback of the adjacent buildings and meet the Code requirement. Mr. Dacone, who is currently retired, employed ten people over twenty years building machines for the government, supplying companies like Curtis Wright and Teledyne. The building, which has been empty for a year, is now leased. The Work Session recessed into the Regular Meeting for a motion.

STORAGE ZONE NEW BUILDING – 10133 BRECKSVILLE ROAD

Mr. Kevin Oliver, Architect, was present to request preliminary and final plan approval for an approximately 12,000 square foot climate controlled, self-storage building to be located directly behind their existing building. He advised that the footprint of the building was unchanged. To provide better storm water management the roof had been changed to slope only one way instead of the two in the previous plan. It was determined that the requested variances had already been approved by the BZA. Mr. Wise advised that the applicant had addressed the issues he had. Mr. Packard remarked that the solid fence shown on the plan was not permitted by Code and he would work with Storage Zone on a Code compliant fence.

Mr. Oliver displayed a sample of the light gray metal siding, adding that the roof and trim would be in the same color. Mr. Lahrmer asked if the roof and trim could be in a different, darker color to avoid a gray cube look. The roofing selection comes in only four colors with hunter green being the only darker color. There was a general consensus among Commission members that since the storage building would not be visible from the street the monochromatic, gray color scheme would not be objectionable. The Work Session recessed into the Regular Meeting for a motion.

MINUTES OF THE WORK SESSION
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The Work Session closed at 7:30 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN
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Minutes recorded by Nancy Dimitris