

PUBLIC HEARING TO CONSIDER CHANGE OF USE REZONING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 22, 2014 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Phillip Badalamenti
Others: Scott Packard, Charles Owens, Gerald Wise, and approximately 10 guests

Mr. Hotaling opened the Public Hearing at 7:03 P.M. by reading the following:

The City of Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on May 22, 2014 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the recommendation of legislation referred to the Planning Commission by City Council for the following changes of zoning use of property.

1155.03 USE REGULATIONS: OFFICE BUILDING DISTRICTS

(a)(2)A Add: "hospitals"

1157.03 USEREGULATIONS: OFFICE LABORATORY DISTRICTS

(a)(1)G Add: "medical laboratories:

(a)(1)H Add: "hospitals"

(b)(1)(A) 4 Add: "including child day care exclusively for the children of employees"

1157.04 USE REGULATIONS: MANUFACTURING-DISTRIBUTION

(a)(2)G Add: "medical devices"

(a)(2)H Add: "electronics"

1155.04 USE REGULATIONS: LOCAL BUSINESS DISTRICTS

(a)(2)A 2 Remove: "for consumption within the building"

Mayor Hruby explained that the proposed changes in zoning code use regulations were supported by the administration and City Council, had been reviewed and recommended to Council by the Planning Commission and were being referred back to the Planning Commission for a public hearing to consider any commentary by the public on the proposed changes. The Mayor related that the proposed changes stemmed from prospective projects to the City that were basically consistent with the relevant zoning, but not specifically spelled out in the code. In the past year the Charter Review Commission proposed to the electorate that in business/office lab/manufacturing districts only City Council be permitted to make adjustments to zoning code use regulations. The electorate voted to retain their right to review proposed changes to the zoning code use regulations. The Mayor noted that City Council had a first reading of legislation to put the proposed changes on the ballot, and barring any commentary for change from the Planning Commission or the public from this hearing, would proceed with plans to put the proposed zoning code changes, as outlined above, on the ballot.

The Mayor said the changes would update City Code to address current development usage demands. He reviewed each proposed change in detail, which were in large part due to a focus on health, wellness and new technology. The Local Business Change relating to the elimination of the phrase "for consumption within the building" would specifically permit consideration of outdoor eating patios, which has been increasing in popularity as a dining option for residents. The Mayor and Mr. Hotaling advised that the proposed changes were prioritized as the most timely and important out of a larger list of proposed changes in order to keep the ballot issues to a focused, small number.

Mayor Hruby mentioned that councilman, Kim Veras, was also present to assist with any questions from the public. There was no further commentary from members of the Planning Commission and members of the public present had no questions. The Public Hearing closed at 7:14 P.M.

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THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
KIRK ROMAN, SECRETARY
Minutes recorded by Nancy Dimitris

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Phillip Badalamenti
Others: Scott Packard, Charles Owens, Gerald Wise, and approximately 10 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:14 P.M.

APPROVAL OF THE PUBLIC HEARING MINUTES OF MAY 8, 2014 FOR AN ASSISTED LIVING FACILITY

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of May 8, 2014 for an Assisted Living Facility be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 8, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of May 8, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 8, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of May 8, 2014 be approved.

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

SIGNS

LA-Z-BOY REAL ESTATE SIGN – 10391 BRECKSVILLE ROAD (CC Action)

Mr. Ted Durdel, owner of the La-Z-Boy Furniture Galleries, was present to request a real estate sign to sell his 50,000 sq. ft. warehouse building. He said the warehouse portion of his business was moving to Columbus, however his corporate office staff would be remaining in Brecksville. Mr. Durdel was unaware of sign Code specifications and had already commissioned and installed a large for sale sign pasted over his monument sign. He preferred to cover the La-Z-Boy ground sign to discourage the perception by the public that La-Z-Boy might be going out of business. Mr. Hotaling questioned the deviation request for 30 sq. ft. over the 20 sq. ft. Code temporary sign maximum and the over six foot height deviation from the Code 5 ft. maximum. Mr. Sciria also thought the over 150% size deviation request was not supportable.

Mr. Packard suggested that the "For Sale" sign in place could be approved as a banner, which could be displayed for the 14 day period specified by Code. After the 14 day period Mr. Durdel would have to return to the Commission for approval of a Code compliant temporary real estate sign. Mr. Sciria commented that just whiting out some of the wording on the sign would not bring it into compliance. He explained that the box containing the lettering of the sign had to measure 20 sq. ft. Mr. Durdel thought by folding and slicing and dicing he could bring

his sign into conformance. He decided a 20 sq. ft. sign was a better option than approval of a banner for too short a period and applying again for another sign. The Commission made a motion for a Code compliant temporary real estate sign.

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, 2-sided, temporary, ground, real estate sign for LA-Z BOY Furniture Galleries of Northeast Ohio 10391 Brecksville Road, Brecksville, Ohio, as described in the application dated April 28, 2014 and attached sketches conditioned upon the attached drawings being revised to comply with the 20 sq. ft. requirement per Code.

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

METRO HEALTH – 4768 E. ROYALTON ROAD (CC Action)

Mr. John Richards of Richards Communications, and Brandon Shea of Signet Development, were present to request a temporary project sign for the new MetroHealth and Wellness Center. The proposed two-sided sign would be located halfway back on the property and be positioned to be seen from both the south and north I-77 ramps. Mr. Richards noted that the size and height deviation requests were necessary because of the sign's location deep into the site and for visibility from the highway. He was aware of the Code prohibition for signs facing the freeway, but had been advised that the Law Director noted the Planning Commission could consider a deviation from that Code prohibition. Mr. Richards felt the sign size and location were justified to publicize the project to the community and to possibly promote similar business interests for the available property in the vicinity of the new facility.

Mr. Harwood noted that the frontage of the property was located in Broadview Heights, while the actual site for the hospital facility would be in Brecksville. He expected that the coordination of the project between the two cities would be challenging. Mayor Hruby stressed the uniqueness of the site in that there was no other piece of property divided between two cities. Addressing the Code prohibition of a project sign before project approval, the Mayor advised that the City, through an ordinance passed by City Council, had already entered into an economic development contract committing Metro Health to build on the site. The comment was made that a project at the magnitude of \$50,000,000 warranted the well done project sign proposed. The remark was also made that approving the site of the sign dictated a larger sign for it to be effective.

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 two-sided, 120 sq. ft., temporary, project sign for MetroHealth Health and Wellness Center at 4768 E. Royalton Road, Broadview Heights, Ohio as described in the application by Richards Communications, dated May 5, 2014, and shown in the attached pictures, conditioned upon the Commission recommending and City Council approving the following deviations:

1. A deviation from Section 1187.03(2)A requiring that a project sign is for a project that has final plan approval to permit a sign for a project that does not have final approval.
2. A deviation from Section 1187(k) which prohibits "a free standing sign along a freeway that is designed to be visible to freeway traffic" to permit a free standing sign along a freeway.
3. A deviation of 100 sq. ft. from Section 1187.13(b)(2)B that permits the maximum size of a sign face to be 20 sq. ft., to permit the maximum sign fact to be 120 sq. ft.
4. A deviation of 12 ft. from Section 1187.13(b)(2)B that permits the maximum height of a sign to be 5 ft. to permit the maximum height of a sign to be 17 ft. high.

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

BENJAMIN MEDIA – 10050 BRECKSVILLE ROAD

Mr. Robert Krzys of Benjamin Media was present was present to request a wall sign which was within Code requirements. Commission members had no questions and a motion for approval was made.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, an 8 sq. ft., permanent, wall sign for Benjamin Media, Inc., located at 10050 Brecksville Road, Brecksville, Ohio as described in the application dated May 12, 2014, and shown on the attached drawings.

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

REPORT OF CITY COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council at their last meeting approved:

Brecksville Assisted Living – Preliminary Approval
Treeline Drive Lot Consolidation
Treeline Drive Parking Lot Expansion
Verizon Generator Addition

He mentioned that final approval of Phase 1B Woodlands of Snowville was delayed as the City Engineer was working through some final details with the developer.

REPORT OF MAYOR HRUBY

The Mayor reminded everyone of the Memorial Day parade and the ceremony and speakers following the parade. Mayor Hruby noted that the MetroHealth project, which initially was envisioned at 60,000 sq. ft., had grown to 120,000 sq. ft. and \$50,000,000, with possible further expansion. He commented that an architect was selected and the facility was now in the design phase. An architect has been hired for the new police department. Three firms have been identified for interviews on the construction manager at risk for that project. The new police department building would soon be entering the design phase.

REPORT OF CITY ENGINEER -

Mr. Wise reported that the plat for the Woodlands of Snowville Phase IA has been recorded. There were some final details to work through before building permits could be issued.

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

FOREMAN FRONT YARD SETBACK - 9645 BRECKSVILLE ROAD

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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It was moved by Mr. Hotaling seconded by Mr. Harwood that the City of Brecksville Planning Commission hold a Public Hearing at 7:00 p.m. on Thursday, June 5, 2014 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback for an existing lot, 9645 Brecksville Road, Permanent Parcel Number 605-01-025, on the east side of Brecksville Road.

ROLL CALL: Ayes: Michael Harwood, Robert Hotaling, 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.

DAVIS-SOLAR PANELS – 8515 WHITEWOOD ROAD

It was moved by Mr. Hotaling seconded by Mr. Harwood that the City of Brecksville Planning Commission hold a Public Hearing at 7:05 p.m. on Thursday, June 5, 2014 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 placement and size of the system to be installed at 8515 Whitewood Road as required by Section 1186.06(b)(1).

ROLL CALL: Ayes: Michael Harwood, Robert Hotaling, 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.

STADIUM DRIVE – SERVICE AND HORTICULTURE BUILDING – 6916 STADIUM DRIVE

It was moved by Mr. Hotaling seconded by Mr. Harwood that the City of Brecksville Planning Commission hold a Public Hearing at 7:15 p.m. on Thursday, June 5, 2014 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to review the plans for the proposed Service and Horticulture Building, 6916 Stadium Drive, Brecksville, Ohio.

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

The Regular Meeting closed at 8:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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REGULAR MEETING
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Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Phillip Badalamenti
Others: Scott Packard, Charles Owens, Gerald Wise, and approximately 10 guests

Mr. Hotaling opened the Work Session at 8.16 P.M.

FOREMAN FRONT YARD SETBACK - 9645 BRECKSVILLE ROAD

Mr. Chris Coblenz of Coblenz Homes, was present to request a front yard setback be established for a home he proposed building on Brecksville Road. The proposed setback of 82.0 ft. would be consistent with the surrounding homes. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion to set a Public Hearing.

DAVIS-SOLAR PANELS – 8515 WHITEWOOD ROAD

Mr. Steven LaDelfa of Yellowlite Inc. was present requesting preliminary approval of a solar panel system for a Whitewood Road home. He noted two Code deviations were being requested: 1) A deviation that would permit the panels to face the side of the property rather than the rear facing Code requirement, and 2) A deviation from the 25% roof area maximum to permit 35% of Roof A and 46% of roof B. Mr. LaDelfa noted that the solar system would not be visible from the road. He mentioned that the solar system was reviewed with the immediate neighbors who had no objections. Mr. Harwood said Council and the Commission's concern would mainly be not to have a solar installation face front and be visible from the road. Mr. LaDelfa added that preliminary approval was received from First Energy for the inter-connection.

Mr. Sciria advised that a public hearing would be required and an engineer's structural report would be necessary and should be available for the public hearing. The Work Session recessed into the Regular Meeting for a motion to set a Public Hearing.

STADIUM DRIVE – SERVICE AND HORTICULTURE BUILDING – 6916 STADIUM DRIVE

Mr. Gary Ogrocki of Dimit Architects, LLC was present to present plans for the proposed Stadium Drive Service & Horticultural Building. The existing building on Stadium Drive would be razed. The proposed new building would require setback deviations from both Chippewa Road and Stadium Drive due to the size of the building needed to permit large vehicle storage and the additional turning radius those vehicles require to maneuver within the building. A large portion of the back of the building would be devoted to storage of various large vehicles and off season equipment. The frontage of the building along Stadium Drive would house the offices of the Horticultural Department staff along with a conference room, break room, locker room and restrooms which could be closed off from other areas of the building to be used by the public during special events such as Homedays.

Mr. Ogrocki reviewed renderings of the exterior of the building pointing out that the office building look along the streetscape would mask the large storage area to the rear. He passed out sample bricks and stones to be used on the project which were the same materials used on the new service building at Blossom. He mentioned the plan to use hardy plank on a portion of the building, although the Service Director, Ron Wedig, would favor a better quality vinyl in those areas. Mr. Wedig felt the vinyl would require less maintenance and be longer lasting than the hardy plank. The Mayor remarked that the issue was still being evaluated. Mr. Ogrocki reviewed the entire site, noting the new salt barn and some small buildings in disrepair that would be razed. The Mayor mentioned the possibility of a seven car garage being built on the site someday.

Mr. Harwood commented that the Service Director spent a lot of time mapping out specifications for the new building to make sure it would be adequate to protect the City's investment in vehicles and equipment and also be the best use for the money to be expended on the project. The Work Session Recessed into the Regular Meeting to set a Public Hearing.

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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The Work Session closed at 8:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Nancy Dimitris