

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Robert Hotaling, Michael Harwood, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Robert Weidig, Gerald Wise, and approximately 6 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:00 P.M.

APPROVAL OF THE 9601 HIGHLAND DRIVE FRONT SETBACK PUBLIC HEARING MEETING MINUTES OF JUNE 19, 2014

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission 9601 Highland Drive Front Setback Public Hearing Meeting Minutes of June 19, 2014 be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 19, 2014

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of June 19, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 19, 2014

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of June 19, 2014 be approved.

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

SIGNS

DALAD REALTY PROJECT SIGN – MILLER ROAD - (CC Approval)

Mr. Joseph Balog, representing the Dalad Group, was present to request a project sign for the 88 acre parcel on Miller Road east of I-77 and west of the VA property. They have been working with the City on a plan that would fall within the City zoning Codes. The Army Corps of Engineers has approved the removal of a portion of the wetlands on property. Dalad has applied to the City for partial clearing of the site and they would like a project sign to help market the property. Mr. Balog said the sign would not face the Interstate. He felt the size of the project warranted the 8 ft. x 8 ft. sign and the deviation requests for sign size and height. Messrs. Sciria and Roman advised that in compliance with City Code a project sign could not be granted without an approved development plan. Mr. Balog requested a short amount of time to review the Code so he would be better informed to discuss the sign later in the meeting.

The topic was discussed again after the conclusion of the Work Session at 7:30 when the Regular Meeting was reopened. Mr. Balog pointed out that in his sign application he had specified a real estate sign, not a project sign.

He commented that the definition of a real estate sign contained in Code Section 1187.03(b) was consistent with their intention to advertise their property for rental, sale or lease. Mr. Balog felt the size of the acreage to be developed warranted the deviations from Code requested for a larger sign size. He mentioned that Code provides for one sign per zoning Code lot, or building unit. His acreage included ten permanent parcels which would entitle him to ten signs. He thought it was in his and the City's best interest to compromise on only one, larger sign.

Mr. Sciria noted that there was precedence for granting the sign size deviations given the large amount of acreage which involved four different zoning areas. He also remarked that the sign would need to be large at the proposed location in order to be legible. Mr. Sciria asked that the map portion of the sign be removed. Mr. Balog proposed that removing the map would allow the lettering for the different zoning classifications to be centered. Mr. Hotaling mentioned that at the proposed location the large sign would have no negative impact on visibility for traffic. Mr. Harwood suggested a specific reference to the number of residential lots be removed in favor of a notation of residential acreage since there was no specific plan at this point and it would be consistent with the reference to acreage in the other zoning areas listed. Mr. Payto suggested that when the Commission returned to reviewing the sign ordinance portion of the Code they consider the issue of permitting larger signs for multi-acre development proposals.

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 64 sq. ft. temporary real estate sign for Miller Road Crossings at Miller Road opposite Southpointe Parkway, Brecksville Ohio as described in the application by Dalad Realty Company dated June 16, 2014, and shown in the attached pictures, conditioned upon the Commission recommending, and City Council approving, the following deviations:

1. A deviation of 44 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 face to be 64 sq. ft.
2. A deviation of 4 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 9 ft. high.

Further contingent upon:

- A) Elimination of the site plan
- B) Changing of the residential portion of the sign to reference acreage instead of home sites
- C) Centering of the text on the sign

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved The Nutek Industrial Systems Wall Sign, the Bradford Dev. Front Yard Setback, the Brecksville Assisted Living Lot Split and Consolidation, and the Nedrich Deck Expansion.

REPORT OF CITY ENGINEER

Mr. Wise reported that beginning next week Dominion East Ohio would be replacing the gas main down the center of Brecksville Road from Sprague Road to Whitewood Road, with some minor replacement on Whitewood and Fitzwater. The project was expected to take four to five months to complete.

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

FURRY NATION – SIMILAR USE – 7590 CHIPPEWA ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a Similar Use Determination for Furry Nation at the Brecksville Towne Center, 7590 Chippewa Road, Brecksville, Ohio, as described in the application dated June 16, 2014.

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

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

AMERICAN LEGION HALL WHEEL CHAIR RAMP – 7400 CHIPPEWA ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that as required by Section 1193.02(a)(2)A the Planning Commission recommend to City Council approval to modify the exterior of an existing building by replacing an existing stairway with a wheel chair ramp to provide handicap access to the American Legion Hall, 7400 Chippewa Road, as shown on the application dated June, 2014 and attached drawings, and to also be in accordance with current ADA standards.

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

The Regular Meeting closed at 7:50 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: Robert Hotaling, Michael Harwood, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Robert Weidig, Gerald Wise, and approximately 6 guests

Mr. Hotaling opened the Work Session at 7:06 p.m.

FURRY NATION – SIMILAR USE – 7590 CHIPPEWA ROAD

Ms. Kat Berger and Mr. Cory Sims were present to request a similar use determination to open a pet supply and grooming salon in the Brecksville Towne Center. Their proposed location would be next to Atlantic Gun & Tackle in the former David's Men's Store location. Ms. Berger said the grooming would be done in a room separate from the retail space. She expected they would groom an average of eight dogs or cats a day. The grooming would involve a stainless tub and the same water requirements as a hair salon.

Mr. Payto suggested it might be safer for the animals and public if they directed the people bringing animals for grooming to use the rear entrance. He also asked that in their remodeling they consider extra drywall/insulation in the common wall between their business and the neighboring business for noise control.

Mr. Hotaling ascertained that they had liability insurance, particularly as it pertained to strike and hostile animal coverage. Ms. Berger indicated that they were prepared to operate as just a retail pet supply store if the similar use was not granted, but she hoped to offer a full service pet care operation with the grooming component. It was noted that the Commission had in the past approved the Wags for Warriors program conducted at the American Legion. Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

AMERICAN LEGION HALL WHEEL CHAIR RAMP – 7400 CHIPPEWA ROAD

Messrs. Michael Lee and Jim Hanna were present proposing construction of a wheel chair ramp at the American Legion Hall. Mr. Lee, a Boy Scout and senior next year at Brecksville High School, would be leading a team of scouts, American Legion members, and people with construction experience in building the deck expansion and ramp. Mr. Hanna mentioned the possibility of a variance request based on their close proximity to the property line with Marianne Candies. The American Legion Hall was constructed in 1948, before the existence of Marianne Candies. He thought the variance might have been granted to Marianne Candies long ago for their parking lot. Commission members had no information on, and no concerns about, the possibility of a variance so long ago.

Mr. Lee remarked that his father prepared the ramp plans before the Commission. Treated lumber would be used and the ramp would be constructed according to ADA guidelines. Mr. Payto confirmed that there would be an ADA compliant railing around the expanded deck. He suggested they consult the Building Department with any questions on the project. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN
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Minutes recorded by Nancy Dimitris