

PUBLIC HEARING TO ESTABLISH FRONT YARD SETBACK – 9601 HIGHLAND DRIVE  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
June 19, 2014 Page 1

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

In Mr. Hotaling's absence Mr. Sciria opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the June 8, 2014 issue of the *Plain Dealer*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, June 19, 2014 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio 44141 to establish a front yard setback for an existing lot, 9601 Highland Drive, PP #603-19-005, 606-19-002 and 603-19-040, on the east side of Highland Drive.

Mr. Chris Tsonton of Pepperwood Signature Homes was present to request a 122 foot front yard setback for the construction of a home on Highland Drive. His client purchased three parcels backing up to the Interstate and planned to consolidate them into a six acre property. A single family home of about 2,700 sq. ft. would be built on the site with the majority of the property left in its natural, wooded state.

Commission members had no questions. Mr. Sciria explained that the issue would be discussed again at the Work Session. With no further discussion, the Public Hearing closed at 7:06 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  
June 19, 2014 Page 1

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

In Mr. Hotaling's absence, Mr. Sciria opened the Regular Meeting of the Planning Commission at 7:06 P.M.

APPROVAL OF THE PUBLIC HEARING MINUTES OF JUNE 5, 2014 TO ESTABLISH A FRONT YARD SETBACK FOR 9645 BRECKSVILLE ROAD

It was moved by Mr. Sciria and seconded by Mr. Payto that the Planning Commission Public Hearing Minutes of June 5, 2014 to Establish a Front Yard Setback for 9645 Brecksville Road be approved.

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF JUNE 5, 2014 TO CONSIDER DAVIS SOLAR PANELS - 8515 WHITEWOOD ROAD

It was moved by Mr. Sciria and seconded by Mr. Payto that the Planning Commission Public Hearing Minutes of June 5, 2014 to consider the Davis Solar Panels be approved.

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF JUNE 5, 2014 TO CONSIDER THE BRECKSVILLE SERVICE AND HORTICULTURE BUILDING

It was moved by Mr. Sciria and seconded by Mr. Payto that the Planning Commission Public Hearing Minutes of June 5, 2014 to consider the Brecksville Service and Horticulture Building be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 5, 2014

It was moved by Mr. Sciria and seconded by Mr. Payto that the Planning Commission Regular Meeting Minutes of June 5, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 5, 2014

It was moved by Mr. Sciria and seconded by Mr. Payto that the Planning Commission Work Session Meeting Minutes of June 5, 2014 be approved.

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

SIGNS

NUTEK INDUSTRIAL SYSTEMS – 10325 BRECKSVILLE ROAD - (CC Action)

Ms. Lauren Dormody of Nutek Industrial Systems was present to request a replacement wall sign of the same size and in the same location as the existing sign. Nutek is a machine building business that has recently moved to Brecksville. Ms. Dormody was aware of the two deviations requested for sign size and height. She indicated there were fade marks behind the current sign that would be covered by a new sign of the same size. Also, a sign of the same size would allow them to use the fasteners already in place. Mr. Sciria had no issue with the request as the deviations had already been granted to the previous business. Commission members had no questions.

It was moved by Mr. Sciria and seconded by Mr. Payto that the Planning Commission approve, and the Building Department issue a permit for, a 32.5 sq. ft., wall, identification sign for Nutek Industrial Systems at 10325 Brecksville Road, Brecksville, Ohio, as described in the application by Lauren Dormody, dated June 3, 2014, and shown in the attached pictures contingent on City Council's approval of the following deviations:

1. A deviation of 7.5 sq. ft. from the Section 1187.10(b)(2) requirement that the maximum size of a wall identification sign be 25 sq. ft. (W x .5) to permit a 32.5 sq. t. sign.
2. A deviation of 12.5 inches from the Section 1187.10(c) requirement that the maximum height of a wall sign be 36 inches, to permit the sign to be 40.5 inches high.

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

REPORT OF CITY COUNCIL REPRESENTATIVE

In Mr. Harwood's absence the Mayor reported that City Council at their last meeting approved:

Chippewa Hills Entrance Sign  
Foreman Front Yard Setback  
Davis Solar Panels  
Preliminary & Final – Service & Horticulture Building  
Bradford Woods Dev. Co. Lot Split

Council also had the final reading, and passed on to the ballot, the proposed zoning code changes. The Mayor reported that Mr. Badalamenti resigned from the Planning Commission necessitated by a career move out-of-state. He invited any suggestions Planning Commission members might have for a replacement. The Mayor anticipated no problem filling the vacancy as there were always citizens volunteering for boards and commissions.

REPORT OF MAYOR HRUBY – No Report

REPORT OF CITY ENGINEER

Mr. Wise reported that a representative from Ryan Homes had met with him and Mr. Brennan to discuss the NAU farm property. There are three properties between Four Seasons and the turnpike. Ryan Homes would like to build a residential development on one of those properties. Mr. Wise estimated that perhaps 40± homes could be built on that parcel.

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

BRADFORD WOODS DEV. CO. FRONT YARD SETBACK- 9601 HIGHLAND DRIVE

It was moved by Mr. Sciria and seconded by Mr. Payto that the Planning Commission recommend to City Council the establishment of a front setback of 112 ft. at 9601 Highland Drive, Brecksville, Ohio, Permanent Parcel Numbers: 603-19-005, 603-19-002, and 603-19-040, as described in the application dated May 16, 2014 and shown on the drawing by Capitol Survey Company dated May 16, 2014.

ROLL CALL: Ayes: 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.

BRECKSVILLE ASSISTED LIVING LOT SPLIT & CONSOLIDATION- 8734 BRECKSVILLE ROAD

It was moved by Mr. Sciria and seconded by Mr. Payto that the Planning Commission recommend to City Council approval of the consolidation of PP # 601-30-034 – 8736 Brecksville Road, PP # 601-30-003 – Mill Road and a portion of PP # 601-30-035 – 8700 Brecksville Road for the Brecksville Assisted Living Facility as described in the application dated June 2, 2014, and on the attached drawing and legal descriptions by Rolling & Hocevar.

ROLL CALL: Ayes: 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.

NEDRICH DECK APPROVAL- 7033 WINDWARD HILLS

It was moved by Mr. Sciria and seconded by Mr. Payto that the Planning Commission recommend to City Council approval for the deck expansion at 7033 Windward Hills Drive, Brecksville Ohio 44141 as described in the application dated June 2, 2014, and attached drawings.

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

The Regular Meeting closed at 8:05 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
June 19, 2014 Page 4

KIRK ROMAN, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
June 19, 2014 Page 1

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

Mr. Sciria opened the Work Session at 7.10 P.M.

BRADFORD WOODS DEV. CO. FRONT YARD SETBACK- 9601 HIGHLAND DRIVE

Mr. Chris Tsonton of Pepperwood Signature Homes was present to request a 122 foot front yard setback for the construction of a home on Highland Drive. It was determined there was a mistake in the setback request which was amended to 112 ft. Mr. Tsonton reported they had made some progress working on the wetlands issue and he shared some paperwork with Mr. Wise. Mr. Wise advised that the wetlands would have to be shown on the plot plan and markers would have to be in place so the resident would know it was a protected area. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

BRECKSVILLE ASSISTED LIVING LOT SPLIT & CONSOLIDATION- 8734 BRECKSVILLE ROAD

Mr. Daniel McCabe was present to request a lot split and consolidation of the parcels necessary for the planned assisted living facility. He noted that the plat would not be recorded until the voters approved the zoning change and the church property was purchased.

Mr. Wise understood and had no objection to the lot split and consolidation, however he noted some issues that would have to be addressed. He said verification was needed that the County accepted the format of the parcel. He noted that their plan showed only the consolidated parcel and not the property it was split from. Mr. Wise requested information on the tie-in from Brecksville Road. He added that there were some other minor issues and noted that he would send Mr. McCabe a letter detailing all the outstanding issues. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

NEDRICH DECK APPROVAL- 7033 WINDWARD HILLS

Ms. Anita Nedrich, a new resident in Windward Hills, was present to request the expansion of an existing deck. She noted they had three sliding glass doors, some of which had no deck under them. All the paperwork had been submitted to the City and the Windward Condominium Association approved the plans. Mr. Brennan commented that the deck was consistent with historic plans they researched, but it had never been built as planned. At a glance Mr. Wise had no issue with the plans and he was confident the Building Department would let them know if there were any problems. There were no further comments and the Work Session recessed into the Regular Meeting for a motion.

DOLLAR BANK ATM – 7500 CHIPPEWA ROAD

Present: Dave Mrachko, CBRE  
Greg Barrow – Visconsi Companies Ltd.  
Denise Blank – Snider Co.

Mr. Mrachko spoke about their efforts over the last two years to improve the functionality of the Brecksville Dollar Bank branch. This branch was the only suburban one in Northeast Ohio without an ATM. The bank felt providing their customers with a drive through ATM was vital to their operation as banking is currently conducted.

Mr. Mrachko handed out a portfolio of documents to each Commission member. Included were depictions of about a half dozen different options that were considered and dismissed for an ATM. Mr. Mrachko outlined each of those options including why they would not work to illustrate the progression of consideration taken to arrive at the proposed plan before the Commission. They were proposing a drive through ATM at the northern end of the western most part of the parking lot. The proposed ATM drive through would start at Chippewa Road and run

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
June 19, 2014 Page 2

south along the east side of the last, one-way south, drive aisle. Thirteen parking spaces would be eliminated to provide the drive through with stacking for three cars. There would still be half a dozen parking spaces left in that aisle closest to the shopping center. Mr. Mrachko commented that in their observation of parking patterns in the northwestern end of the parking lot there was only light parking use. A lot of the people using that end of the lot were walking over to do business in the adjacent shopping area that starts with Subway. The Mayor mentioned the shopping center was already short of the Code requirement for parking. Mr. Brennan confirmed that Code parking requirement for the lot was 753 spaces, yet the actual count was 392 spaces.

Mr. Payto had concerns about safety. He asked how many cars would be expected to be stacked waiting for the ATM. Mr. Mrachko explained that only room for two or three cars was necessary as most transactions took less than two minutes. Mr. Payto thought a right, over the shoulder, merge into the drive aisle after using the ATM was awkward. He suggested the drive through should be extended down the rest of the aisle to the stop sign in front of Dollar Bank. In that way both the ATM user and the car using the drive aisle would be required to stop. Mr. Roman suggested the landscape island at the north end of the aisle for the ATM drive through could be reduced to allow more room for stacking. Mr. Sciria noted that any option the Commission would be willing to recommend would first have to be reviewed by the City safety forces.

Mr. Wise pointed out there was no dimensioning on their drawing to show the distance between cars traveling on the drive aisle and those cars in the proposed ATM drive through lane. He was also concerned about the bad angle for cars using the ATM to merge to the right into the drive aisle, as well as the quick left and right turns necessary for cars traveling east on Chippewa Road and entering the parking lot at the first driveway.

Mr. Payto suggested the best solution that would not impact the parking count or traffic patterns would be to have the Dollar Bank ATM installed in the same drive through lane at the Key Bank ATM. He realized that a customer for one bank might have to wait for a car accessing the other bank ATM, but felt it was less of an inconvenience and safer than any other option proposed. The point was made that if the bank put in an ATM drive through that their customers perceived as unsafe they would not use it. Mr. Payto also realized that if the banks could use the same drive through there would need to be consideration given to the best placement of the ATM's to provide adequate stacking and a safe exit. It was suggested that placing the Dollar Bank ATM immediately after the Key Bank ATM would minimally impact the stacking. Since its inception there had only been one accident at the Key Bank ATM drive through. It represented an option already in place that drivers were familiar with.

The point was made that while the original location proposed for the drive through had too many obstacles with the turning radius, delivery semi traffic, and the confluence of driveways, locating it to the north seemed like just moving a problem to another location. Mr. Roman thought that regardless of usage on any given day it was not in the best interest of the shopping center to reduce parking. There was a general consensus that the Commission would like Dollar Bank to investigate the feasibility of using the Key Bank drive through for their ATM. Two Commission members were out-of-town for this meeting, and Mr. Payto thought the full Commission should be present next time the issue was discussed, especially if there was the prospect of a vote.

The Work Session closed at 8:05 p.m.

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