

PUBLIC HEARING TO CONSIDER FOREMAN FRONT YARD SETBACK – 9645 BRECKSVILLE RD  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
June 5, 2014 Page 1

Present: Robert Hotaling, Michael Harwood, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Phillip Badalamenti, Mayor Hruby  
Others: Neil Brennan, Gerald Wise, and approximately 16 guests

Mr. Hotaling opened the Public Hearing at 7:06 P.M. by reading the following legal notice published in the May 25, 2014 issue of the *Plain Dealer*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, June 5, 2014 at 7:00 p.m. 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, PP #605-01-025, on the east side of Brecksville Road.

Mr. Chris Coblentz of Coblentz Homes, was present to request a front yard setback be established for a proposed home on Brecksville Road. Homes in that area were at varying setbacks. Mr. Coblentz displayed a site plan depicting the proposed location of the home as it would align with the homes on either side. The neighbors on both sides of the proposed new home were present and had no objection to the setback for the home being established at 82 feet.

Mr. Hotaling advised that this issue would come up again in the Work Session later in the evening. There were no further questions from Commission members or the public and the public hearing was closed at 7:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER DAVIS SOLAR PANELS – 8515 WHITEWOOD RD.  
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: Neil Brennan, Gerald Wise, and approximately 16 guests

Mr. Hotaling opened the Public Hearing at 7:10 P.M. by reading the following legal notice published in the May 25, 2014 issue of the *Plain Dealer*. The Mayor arrived just as the hearing was beginning.

The Brecksville Planning Commission will hold a Public Hearing on June 5, 2014 at 7:05 p.m. 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).

Mr. Steven LaDelfa of Yellowlite Inc. was present requesting preliminary approval of a solar panel system for a Whitewood Road home. The home was situated 300 ft. from the road and the installation would not be visible from any of the surrounding lots. A site diagram was displayed. The installation would comply with all national standards.

Mr. LaDelfa commented the installation would be on the south facing roofs. Twenty-four panels would be used, 16 for roof B and 8 for roof A, covering a total of 434 sq. ft. The individual panels were 5 ½ ft. by 3 ft. and would be elevated from the roof by 1 ½” to 3”. 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. Steven Sasala asked if Mr. LaDelfa’s company was bonded and had done work in Brecksville. Mr. LaDelfa responded that the company was bonded and had done another installation in the community.

Mr. Harwood asked about any exterior equipment and Mr. LaDelfa responded there would be a meter box about the size of a microwave oven.

Mr. Hotaling advised that this issue would come up again in the Work Session later in the evening. There were no further questions and the public hearing was closed at 7:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER THE BRECKSVILLE SERVICE AND HORTICULTURE BUILDING  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
June 5, 2014 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Phillip Badalamenti  
Others: Neil Brennan, Gerald Wise, and approximately 16 guests

Mr. Hotaling opened the Public Hearing at 7:24 P.M. after the Regular Meeting. The public hearing had been delayed to allow time for the representative from Dimit Architects to arrive. The Public Hearing was opened by a reading of the following legal notice published in the May 25, 2014 issue of the *Plain Dealer*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, June 5, 2014 at 7:15 p.m. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review plans for the proposed Service and Horticulture Building, 6916 Stadium Drive, Brecksville, Ohio.

Mayor Hruby introduced Gary Ogrocki of Dimit Architects, LLC, who had been working for months with the Mayor, Mr. Harwood, the Service Director, Building Commissioner and engineering staff on the requirements for the proposed Service & Horticultural Building. Mr. Ogrocki displayed renderings of the building and described each elevation for the public. The building would be built in the same red brick and Western Reserve style consistent with other City buildings. The large storage portion of the building for City vehicles and equipment would be masked along Stadium Drive by the offices for the Horticultural Department which would also include a conference room, break room, workshop/work room, locker room and restrooms. The restrooms could be closed off from other areas of the building to be used by the public during special events such as Homedays. Mr. Harwood noted that the construction materials and stainless steel fixtures in the restrooms were designed to handle hard, public use. The Mayor mentioned that one of the primary functions of the vehicle storage portion of the building was to preserve and protect the City's investment in equipment. He remarked that Mr. Wedig had meticulously mapped out every sq. ft. of the building relative to the vehicles and equipment to be stored, including vehicles as large as the City's semi-truck. Mr. Ogrocki noted that the existing building, which was in bad shape, would be razed.

Ms. Patti Krawczonek asked if a decorative fence with screening could be used to mask the view of any piles of material or debris. The Mayor responded that a metal, decorative fence, perhaps with some black, screen material, had been discussed for the property along Stadium Drive, although other areas of the fence on the site would for cost reasons be chain link. He indicated the fence would be similar to the fencing at the Community Center and at Blossom. The mass of the new building would also shield some of the activities in the yard. The stone piles she mentioned would soon be gone. The 23 vehicles stored currently outside on the site would be moved into the new building. Mayor Hruby commented that view along Stadium Drive would improve dramatically with the proposed new building. Ms. Krawczonek asked about plans for the City property across the street. The Mayor said the City intended to keep one of the homes primarily for storage, raze the two other homes, and develop some parking. The site, however, would primarily be used for water retention coming from the new development across the street.

The Mayor pointed out that use of the new building would be during daylight hours, including removal of salt from the salt barn. Lighting on the site would also be minimized at nighttime to security levels as no evening usage was anticipated. It was noted that the proposed building represented a consolidation of two buildings included in the original plan. The Mayor anticipated that a simple three or four car, residential type, garage for vehicle storage might be needed in the future which would be built by the City.

Ms. Gretchen Mates, 6828 Old Royalton Road, asked about the timeline for the new building. Mr. Ogrocki expected to bid the project out by mid-June. Mayor Hruby explained the approval and bidding process. He expected breaking ground for construction in the fall.

Members of the Planning Commission and the public present had no further questions and the public hearing was closed at 7:38 p.m.

PUBLIC HEARING TO CONSIDER THE BRECKSVILLE SERVICE AND HORTICULTURE BUILDING  
BRECKSVILLE PLANNING COMMISSION  
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The Public Hearing closed at 7:38 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 5, 2014 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Phillip Badalamenti  
Others: Neil Brennan, Gerald Wise, and approximately 16 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:15 P.M. after the second public hearing.

APPROVAL OF THE PUBLIC HEARING MINUTES OF MAY 22, 2014 TO CONSIDER CHANGE OF USE REZONING

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Public Hearing Minutes of May 22, 2014 to consider Change of Use Rezoning Code Changes be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 22, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of May 22, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 22, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of May 22, 2014 be approved.

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

SIGNS

CHIPPEWA HILLS ENTRANCE SIGN - (CC Action)

Messrs. Craig Metzler and Ken Metti, Trustees for Chippewa Hills, were present to request a replacement of the entrance ground sign for the Chippewa Hills development. Mr. Metzler said the new sign would be located further back from the current sign, but they would still be asking for a deviation for location within the right-of-way. Mr. Metti passed around a sample of the cast aluminum sign that would be affixed to a stone base which would match the stone used on homes in the development.

Mr. Wise spoke to the gentlemen before the meeting about his concern that the proposed sign might be located over a storm sewer. He was assured the sign could be moved further to the west and its location would be coordinated with the Building Department to verify that its placement would not conflict with the sewer.

REGULAR MEETING  
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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 11.25 sq. ft., single sided, permanent, identification, ground sign for Chippewa Hills off of Old Royalton Road, PP #601-28-002, as described in the application dated May 19, 2014, and attached sketches and sign by Eagle Sign & Design dated May 2, 2014, conditioned upon City Council granting the following deviation:

1. A deviation from the requirement of Section 1187.08(b) that the sign be 10 ft. outside the ROW to permit the sign to be placed within the ROW.

Conditioned upon the appropriate distance from the existing sewer lines as approved by the City Engineer.

ROLL CALL: Ayes: Michael Harwood, Robert Hotaling, Mayor Hruby, 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 project sign for Metro Health.

REPORT OF THE MAYOR - No Report

REPORT OF CITY ENGINEER

Mr. Wise advised that Wiese Road would be closed for one day, June 9<sup>th</sup> for a culvert replacement. Riverview Road would be designated as the detour route.

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

FOREMAN FRONT YARD SETBACK – 9645 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council establishment of an 82.0 ft. front yard setback at 9645 Brecksville Road, Brecksville, Ohio, Permanent Parcel Number 605-01-025, as described in the application dated May 1, 2014 and shown on the Variance Map by Howard R. Selee & Associates, Inc. dated April 21, 2014.

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 RD.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council **PRELIMINARY** approval of a solar panel system at 8515 Whitewood Road, Brecksville, Ohio 44141, as described in the application dated April 28, 2014, and shown in the attached plans contingent on City Council's approval of the following deviations:

- A deviation from the Section 1186.03(c)(1) requirement that a roof-top configuration be limited to the portion of the roof which faces the rear yard to allow this configuration to be on the side facing roof section.
- A deviation from the Section 1186.03(c)(1) requirement that a roof-top configuration shall not exceed twenty-five percent (25%) of a given roof area where the system is installed to allow this system which takes about 35% of roof area A and about 46% of roof area B.

Further contingent upon:

- A professional engineer's report stating that the existing building's roof capacity could carry the solar panels.
- Notification of First Energy for interconnection purposes, and approval by First Energy of the installation itself.
- Installation of warning sign per the labeling requirements of Section 1186.03(c)(6)

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 and seconded by Mr. Harwood that the Planning Commission recommend to City Council **PRELIMINARY** and **FINAL** approval of the Brecksville Service & Horticultural Building at 6916 Stadium Drive, Brecksville, Ohio 44141, as described in the application dated May 14, 2014, and shown in the attached plans by Dimit Architects, LLC and Donald G. Bohning & Associates.

AS-01	Architectural Site Plan	5/14/2014
A1-01	Building Floor Plan	5/14/2014
A1-02	Enlarged Horticulture Floor Plan	5/14/2014
A2-01	Building Exterior Elevations	5/14/2014
A2-02	Building Exterior Elevations	5/14/2014
	Rendering	3/18/2014
C-1	Existing Conditions	3/19/2014
C-2	Site Utility Plan	3/19/2014
C-3	Grading Plan	3/19/2014
C-4	Details	3/19/2014
C-5	Details	3/19/2014
C-6	General Notes	3/19/2014

Conditioned upon the Board of Zoning Appeals recommending and City Council approving the following variances:

- A variance of 45.50 ft. fro, the requirement of Section 1155.32 that the minimum front yard be 50 ft. on a collector street to permit a 4.50 ft. front yard on Stadium Drive.
- A variance of 56.64 ft. fro, the requirement of Section 1155.32 that the minimum front yard be 100 ft. on an arterial street to permit a 43.36 ft. front yard on Chippewa 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.

BRADFORD WOODS DEV. CO. LOT CONSOLIDATION – 9601 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council a lot consolidation of PP #'s 603-19-005, 603-19-002, and 603-19-040 to create Parcel A, 6.12128 acres at 9601 Highland Drive as described in the plat by Capitol Survey Company dated April 28, 2014, contingent upon approval of the City Engineer and the recommendation to Council by the Board of Zoning Appeals of the following variances:

- A variance from Section 1117.09 Design of Lots requiring lots to generally be rectangular in shape to permit a non-rectangular lot
- A variance from Section 1119.09(d) requiring that public sidewalks be provided to permit this lot not to have a public sidewalk until such time as the City deems it necessary.

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.

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

The City of 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 to establish a front yard setback for an existing lot, 9601 Highland Drive, PP #603-19-005, 603-19-002 and 603-19-040 on the east side of Highland Drive.

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

The Regular Meeting closed at 8:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
June 5, 2014 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Phillip Badalamenti  
Others: Neil Brennan, Gerald Wise, and approximately 16 guests

Mr. Hotaling opened the Work Session at 7:38 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 proposed home on Brecksville Road. The applicant would like to align the setback with four adjacent homes on one side of the property at an 82 ft. setback. The several homes on the other side of his property were at approximately 28 ft., from the ROW.

Mr. Wise commented that sliding the home 10 ft. forward and to one side would afford the neighbor a better green space backyard view. Mayor Hruby commented he knew the homeowners at 9655 Brecksville Road, Bill and Marilyn Pay. The Mayor felt those homeowners might not favor moving the new home forward which would obstruct their view of other neighbors in the front of the home while offering them the view of a garage corner. The Pays agreed that the 82 ft. setback was preferable. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

DAVIS SOLAR PANELS - 8515 WHITEWOOD RD.

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 for optimal production of the system: 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 at 300 ft. from the street would not be visible. Mayor Hruby remarked that a similar application had been approved for a home on Riverview. Mr. Sciria asked about a structural report and surety bond, which would be part of the final submission. There were no further comments and the Work Session recessed into the Regular Meeting for motion.

STADIUM DRIVE SERVICE AND HORTICULTURE BUILDING – 9616 STADIUM DRIVE

Mr. Gary Ogrocki of Dimit Architects, LLC described the proposed Western Reserve style, red brick Stadium Drive Service & Horticulture Building as a massive storage facility to the rear screened on the streetscape by the Horticulture Department offices which also included a conference room, break room, workshop/work room, lunchroom, locker room and restrooms.

Mr. Payto asked if the future car garage mentioned at the public hearing could be added to the proposed building now. The Mayor responded that because of the traffic flow around the building and limited space it was not considered as part of the proposed building. The small car garage would be tucked into another area on the site sometime in the future.

Mr. Sciria asked about the louvers in the roof gables, which Mr. Ogrocki said were for HVAC/ventilation. The office areas would be air conditioned and the large vehicle storage area would be properly ventilated and also had large overhead doors that could be opened for further ventilation.

Mr. Ogrocki reviewed the durable construction and fixtures planned for the restrooms that would be opened to the public on special occasions. The Mayor and Mr. Harwood reviewed the detailed planning for the building to accommodate every piece of equipment and its location, and every activity station necessary to satisfy the City's

WORK SESSION  
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needs and EPA requirements. With no further discussion the Work Session recessed into the Regular Meeting for a motion.

BRADFORD WOODS DEV. CO. LOT CONSOLIDATION – 9601 HIGHLAND DRIVE

Mr. Chris Tsonton of Pepperwood Homes was present to request a lot consolidation of three parcels to construct one single family home. The site is currently being surveyed topographically and reviewed with the arborist for tree saving purposes. While the proposed 2,700 sq. ft. home would fit on one parcel, the client would like to purchase the other properties to keep them in their natural state.

The Mayor asked about the required wetlands report. Mr. Wise was able to supply a wetlands report commissioned by a past interested party in the property. Without examining the report in detail Mr. Tsonton felt the proposed building envelope would not infringe on the wetlands areas. The lot consolidation proposed was the same as the Commission considered earlier when a group home was interested in the property.

The Mayor asked if the people proposing to build on the property were aware of its proximity to the Interstate and the noise level that entailed. Mr. Tsonton said his clients had been out to the property many times and were not concerned about the “white noise” from the freeway. The Work Session recessed into the Regular Meeting for a motion.

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

Mr. Chris Tsonton of Pepperwood Homes was present to request a front yard setback for the construction of a home at 9601 Highland Drive. He was advised that a public hearing would have to be scheduled. With no further discussion the Work Session recessed into the Regular Meeting to schedule a Public Hearing.

The Work Session closed at 8:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

