

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
March 20, 2014 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Phillip Badalamenti
Others: Neil Brennan, and approximately 1 guest

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:03 P.M. Mr. Payto arrived shortly after the beginning of the Regular Meeting.

BRECKSVILLE ASSISTED LIVING

Prior to the beginning of the Regular Meeting Mr. Hotaling read a motion to reschedule a public hearing for Brecksville Assisted Living since the one scheduled for January 9th had been cancelled.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Brecksville Planning Commission hold a Public Hearing at 7:00 p.m. on Thursday, May 8, 2014 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio 44141 to consider the Brecksville Assisted Living Facility and the rezoning of two (2) Parcels: PP# 601-30-034 – 8736 Brecksville Road, and PP# 601-30-003 – Mill Road from an R-20 Single Family Residential District to a Planned Overlay District as described in the application dated December 17, 2013, and on the drawings submitted by RDL Architects, Inc.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 6, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of March 6, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 6, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of March 6, 2014 be approved.

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

SIGNS

Mr. Joe Kramer of Doran Signs & Graphics, Inc. presented requests for six CRESCO real estate signs. Each sign was reviewed and motions made on all six signs.

CRESCO – 7005 SOUTH EDGERTON ROAD

The requested sign was within Code requirements and Commission members had no questions.

It was moved by Mr. Hotaling seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a two-sided, 12 sq. ft. temporary, ground, real estate sign for CRESCO at 7005

South Edgerton Road Brecksville, Ohio as described in the application dated March 3, 2014, and shown in the attached pictures and drawings by Doran Signs & Graphics., Inc.

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

CRESCO – 6892 WEST SNOWVILLE ROAD - (CC Approval)

Mr. Sciria asked about the two deviations being requested for the proposed sign relative to a height of 6' instead of the maximum 5', and a setback deviation from the right-of-way. Mr. Kramer indicated that the height deviation was requested in order to set the sign more than a foot off the ground. He pointed out that it looked better higher off the ground and it was more practical given the height of the snow coverage. Mr. Kramer had no problem with moving the sign 8 foot back to comply with Code setback requirements. There was a general agreement to grant the height deviation and remove the requested setback deviation request.

It was moved by Mr. Hotaling seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a 16 sq. ft. temporary, ground, real estate sign for CRESCO, 6892 West Snowville Road, Brecksville, Ohio as described in the application dated March 3, 2014, and shown in the attached pictures and drawings by Doran Signs And Graphics, Inc. contingent upon Planning Commission recommending to Council, and Council approving the following:

- A 1' deviation from the maximum height of 5 feet permitted by Section 1187.13(b) C to permit a maximum height of 6 feet.

Sign approval is further contingent upon removal of the originally requested setback deviation, moving the sign back an additional 8' to comply with the minimum setback specified by Code and submission of revised documentation to indicate that change.

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

CRESCO – 6650-6670 WEST SNOWVILLE ROAD (Snowville) - (CC Approval)

This sign requested three deviations, one relative to a height of 6' instead of the maximum 5', a setback deviation from the right-of-way, and a deviation to have two signs on a parcel. Since the parcel had two buildings on it the Commission had no issue with two signs. They also determined that the height deviation request was reasonable. Mr. Payto asked if the sign could be moved out of the right-of-way. There was some landscaping located at the minimum Code setback, but it was determined that the sign could be moved three foot outside the right-of-way.

It was moved by Mr. Hotaling seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a two-sided, 16 sq. ft. temporary, ground, real estate sign for CRESCO at 6650-6670 West Snowville Road, Brecksville, Ohio as described in the application dated March 3, 2014, and shown in the attached pictures and drawings by Doran Signs & Graphics contingent on Planning Commission recommending to Council, and Council approving the following:

1. A deviation from Section 1187.13(b)(1) which permits 1 sign per zoning lot, to permit 2 signs per zoning lot. (There are 2 buildings on this lot.)
2. A 1' deviation from the maximum height of 5 feet permitted by Section 1187.13(b)(1) C to permit a maximum height of 6 feet.

3. A 12' deviation from the requirement of Section 1187.13(b)(1) C minimum setback from right-of-way to permit a sign 3' from the right-of-way on West Snowville Road.

Sign approval is further contingent upon the application and submittals being drawn to parallel the revised motion.

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

CRESCO – 6650-6670 WEST SNOWVILLE ROAD (Noble Park) - (CC Approval)

Mr. Kramer noted that because of landscaping interference this sign could not be positioned at the Code minimum setback, although the proposed location was out of the right-of-way. Commission members had no problem with the proposed deviation requests for sign location, height, and second sign on one parcel.

It was moved by Mr. Hotaling seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a two-sided, 16 sq. ft. temporary, ground, real estate sign for CRESCO at 6650-6670 West Snowville Road, Brecksville, Ohio as described in the application dated March 3, 2014, and shown in the attached pictures and drawings by Doran Signs & Graphics contingent on Planning Commission recommending to Council, and Council approving the following:

1. A deviation from Section 1187.13(b)(1) which permits 1 sign per zoning lot, to permit 2 signs per zoning lot.
2. A 1' deviation from the maximum height of 5 feet permitted by Section 1187.13(b)(1) C to permit a maximum height of 6 feet.
3. A 11' deviation from the requirement of Section 1187.13(b)(1) C that the permitted minimum setback from right-of-way be 15' to permit a minimum setback from the right-of-way to be 4'.

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

CRESCO – 6600 WEST SNOWVILLE ROAD - (CC Approval)

Mr. Kramer noted that because of the interference of landscaping elements this sign could not be located at the Code minimum setback. The Commission was willing to accept that the physical constraints of the site justified the setback deviation request. The drawing indicated the sign was 5 ft. high, yet the write-up showed 6 ft. It was determined the drawing was correct and the application in error. The deviation request for height was removed from the sign request. There were no further questions.

It was moved by Mr. Hotaling seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a two-sided, 12 sq. ft. temporary, ground, real estate sign for CRESCO at 6600 West Snowville Road, Brecksville, Ohio as described in the application dated March 3, 2014, and shown in the attached pictures and drawings by Doran Signs & Graphics contingent on Planning Commission recommending to Council, and Council approving the following:

- A 7' deviation from the requirement of Section 1187.13(b)(1) C that the permitted minimum setback from right-of-way be 15' to permit a sign 8' from the right-of-way of Noble Park.

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

CRESCO – 10217 BRECKSVILLE ROAD - (CC Approval)

This sign requested three deviations, one relative to a height of 6' instead of the maximum 5', a setback deviation from the right-of-way, and a side yard setback. The applicant was asked if the sign could be brought into compliance with the Code minimum front setback and Mr. Kramer agreed to bring it within the front setback requirement. The Commission was willing to consider the height and side setback deviation requests.

It was moved by Mr. Hotaling seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a 16 sq. ft. temporary, ground, real estate sign for CRESCO at 10217 Brecksville Road, Brecksville, Ohio as described in the application dated March 3, 2014, and shown in the attached pictures and drawings by Doran Signs & Graphics contingent on Planning Commission recommending to Council, and Council approving the following:

1. A 1' deviation from the maximum height of 5 feet permitted by Section 1187.13(b)(1) C to permit a maximum height of 6 feet.
2. A 5' deviation from the requirement of Section 1187.13(b)(1) C that the permitted minimum setback from side lot be 40' to permit a minimum setback from the side lot line to 35'.

Sign approval is further contingent upon the application and submittals being drawn to parallel the revised motion.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council at their last meeting approved the Tonino's Bistro Sign and the Vanadia Lot Split.

REPORT OF THE MAYOR

Mayor Hruby commended Mr. Payto on recognition he received for an 18,000 pound piece of artwork he designed for the Senior Games. At the request of the City of Cleveland, Mr. Payto has donated his work to the City of Cleveland and it will be located on either Mall B or Mall C.

The Regular Meeting closed at 8:55 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
Community Room - Brecksville City Hall
March 20, 2014 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Phillip Badalamenti
Others: Neil Brennan

Mr. Hotaling opened the Work Session at 7:30 p.m.

DISCUSSION OF PROPOSED ZONING CODE CHANGES

Mr. Brennan supplied Commission members with refinements to the proposed Code changes resulting from their initial review at the March 6th Commission meeting. He also distributed a sheet of term definitions from the codes of the cities of Westlake, Fairview Park and Beechwood to help facilitate discussion. There was general agreement that the Commission defer making any motion for recommendation to Council until all areas under consideration had been thoroughly reviewed and a method of presentation to Council determined.

The Work Session closed at 8:55 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris