

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Robert Hotaling, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Phillip Badalamenti, Michael Harwood
Others: Neil Brennan, Gerald Wise and approximately 12 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:06 P.M. The Mayor arrived just as the Work Session opened.

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 20, 2014

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of March 20, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 20, 2014

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of March 20, 2014 be approved.

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

SIGNS

NAI DAUS – 9225 NOBLE PARK ROAD

Mr. David Smith from A Sign Above was present for a ground real estate sign with a height deviation request. He was unaware of the Code height maximum and was willing to reduce the sign height by one foot to bring the proposed sign within Code requirements.

It was moved by Mr. Hotaling seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for, a two-sided, 20 sq. ft. temporary, ground, real estate sign for NAI Daus, 9225 Noble Park, Brecksville, Ohio as described in the application dated March 17, 2014, and shown in the attached pictures and drawings by A Sign Above

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

REPORT OF THE MAYOR – No Report

REPORT OF THE CITY ENGINEER - No Report

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

LUBRIZOL BUILDING PM/B CONNECTOR – 9911 BRECKVILLE RD.

It was moved by Mr. Hotaling seconded by Mr. Sciria that the Planning Commission approve and recommend to City Council approval of a two story brick and stone addition to create a two-level, enclosed communication

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pathway for Lubrizol Advanced Materials, Inc., 9911 Brecksville Road, Brecksville, Ohio, as described in the application dated March 7, 2014, and the following building plan by Hasenstab Architects:

Cover	Coversheet	3/3/14
G-1	General Information	3/3/14
G-2	General Information	3/3/14
G-3	Special Instructions	3/3/14
SD-1	Site Plan	3/3/14
S1-1	Foundation/Framing Plans	3/3/14
S2-1	Details	3/3/14
S2-2	Details	3/3/14
AO-1	Life Safety Plan - Cafeteria	3/3/14
AO-2	Life Safety Plan - PM Lower	3/3/14
AO-3	Life Safety Plan - PM Upper	3/3/14
AO-4	Life Safety Plan - Corporate	3/3/14
A1-1	Demolition Plans	3/3/14
A2-1	New Work Plans	3/3/14
A2-R	Roof Plans and Details	3/3/14
A3-1	Reflective Ceiling Plans	3/3/14
A4-1	Exterior Elevations	3/3/14
A5-1	Building and Wall Sections	3/3/14
A5-2	Building Details	3/3/14
A5-3	Building Details	3/3/14
A8-1	Door Schedule & Interior Details	3/3/14
A9-1	Finish Plans	3/3/14
MO-1	Mechanical Schedule, Details and Symbols	3/3/14
M1-1	Mechanical Demolition Plans	3/3/14
M2-1	Partial Mechanical Plans	3/3/14
M3-1	Mechanical Specifications Page 1	3/3/14
M3-2	Mechanical Specifications Page 2	3/3/14
EO-1	Electrical Notes Symbols, Diagrams & Specifications	3/3/14
E1-1	Electrical Demolition Plans	3/3/14
E2-1	Electrical Plans	3/3/14

ROLL CALL: Ayes: 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.

CLARIDGE FRONT YARD – 12022 GLEN VALLEY DRIVE

It was moved by Mr. Hotaling seconded by Mr. Sciria that the City of Brecksville Planning Commission hold a Public Hearing at 7:00 p.m. on April 24, 2014 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 40 feet at 12022 Glen Valley Drive, Brecksville, Ohio (PP #605-16-020) for a new single family dwelling contingent upon approval of the Board of Zoning Appeals of two variances:

1. A variance from Section 1151.24 of 5' from the required minimum side yard of 20' to permit 15' side yards.
2. A variance from Section 1151.24 of 10' from the required total of the 2 side yards of 40' to permit the total of 2 side yards to be 30'.

ROLL CALL: Ayes: Robert Hotaling, Ron Payto, Kirk Roman, Dominic Sciria
Nays: Mayor Hruby
MOTION CARRIED

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

WOODLANDS OF SNOWVILLE LANDSCAPING – SNOWVILLE ROAD

It was moved by Mr. Hotaling seconded by Mr. Sciria that the Planning Commission approve and recommend to City Council preliminary approval for the Landscape Woodlands of Snowville, an (R-30) Single Family Major Subdivision Blocks on approximately 31 acres of land on the south side of Snowville Road, west of Dewey Road in the City of Brecksville, Ohio as depicted on the submittal dated March 17, 2014 and the following drawings by Boron Designs:

Sheets 1, 1A, 2, 3 and 4

Final approval of the Landscape Plans to be contingent upon the approval of the:

- City Arborist, which will include, but not necessarily be limited to, the agreements referenced in the letter of April 2, 2014 and confirmed in Mr. Charles Owens' e-mail of April 3, 2014
- City Engineer
- Service Director of the street signs and poles
- And the Board of Zoning Appeals recommending and City Council approval of the following:
 1. A variance from Section 1119.09(d) requiring public sidewalks to the boundaries of the subdivision to not require sidewalks on Snowville Road
 2. A variance from Section 1185.03(b) permitting only a 3' high split rail or post and rail fence on the side or rear property line of a corner lot to allow the construction of a 4 ft. high wrought iron type fence in the front and side yard of a corner lot.

ROLL CALL: Ayes: 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.

AMT PARKING LOT REVISION – 8006 KATHERINE DRIVE

It was moved by Mr. Hotaling seconded by Mr. Sciria that the Planning Commission approve and recommend to City Council approval of the revised General Plan for Applied Medical Technology at 8006 Katherine Blvd., Brecksville, Ohio 44141 as described in the application dated March 28, 2014, and shown in the attached plan by Geis Construction as revised at the April 3, 2014 Planning Commission meeting and contingent on the granting the following:

- A deviation from the requirement of Section 1183.15 (b) 3 that parking areas shall be designed to have no more than twenty (20) cars in an unobstructed line of sight without an intervening landscaped island; to permit the removal of two landscaped islands in the central bay of parking.

ROLL CALL: Ayes: 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.

PROPOSED ZONING CODE CHANGES

It was moved by Mr. Hotaling seconded by Mr. Roman that the Planning Commission recommend to City Council that the proposed revisions to the City of Brecksville Zoning Code listed below be put on the November ballot for approval of the electorate.

PROPOSED CHANGES TO ZONING CODE

1155.03 USE REGULATIONS: OFFICE BUILDING DISTRICTS

- (a)(2) A Administrative, executive, financial, governmental, professional, including, but not limited to, medicine, dentistry, law, architecture, accounting, engineering, insurance, medical laboratories, clinics, hospitals, public utility and real estate offices;

(Commission expanded the list of professions in underlined areas)

- (c)(5) Adult Day Care provided exclusively for the relatives of employees

(Commission added adult day care as underlined above)

- (c)(6) Wellness Center in conjunction with a Health Facility

(Commission added wellness center as underlined above)

1155.04 USE REGULATIONS: LOCAL BUSINESS DISTRICTS

- (a)(1) Office building district uses. Building and uses permitted in Office Building Districts shall be permitted in Local Business Districts except hospitals, mortuaries and conditional uses allowed under § 1155.03(d) shall be prohibited

(Commission added hospitals to the exceptions as underlined above)

- (a)(2) A 2 Serving of food and all beverages. ~~for consumption within the building.~~

(Commission deleted the language crossed out above)

1155.07 USE REGULATIONS: MOTOR SERVICE DISTRICTS

- (a)(2) The serving of food and all beverages ~~in wholly enclosed buildings. Drive through windows or facilities are not permitted.~~

(Commission removed the reference to drive through windows as crossed out above in preference to handling them through a conditional use permit.)

1157.03: USE REGULATIONS: OFFICE LABORATORY DISTRICT

(a)(1) G Medical Laboratories

(Commission added Medical Laboratories)

(a)(1) H Hospitals

(Commission added Hospitals)

(b)(1)A 4 Child day care exclusively for the children of employees

(Commission added Child day care)

(b)(1)A 5 Any other similar services or retail facility engaged primarily in providing service to the office building tenants and their employees.

(With the addition of child day care the previous (b)(1)A 4 is simply renumbered to (b)(1)A 5 with no change in language)

1157.04: USE REGULATIONS: MANUFACTURING-DISTRIBUTION

(a)(1) Buildings and uses permitted in Office-Laboratory Districts excepting hospitals and nursing homes.

(Commission added the underlined exceptions above)

(a)(2) G Medical devices

(Commission added medical devices)

(a)(2) H Electronics

(Commission added electronics)

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

The Regular Meeting closed at 9:30 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
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Present: Robert Hotaling, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Phillip Badalamenti, Michael Harwood
Others: Neil Brennan, Gerald Wise and approximately 12 guests

Mr. Hotaling opened the Work Session at 7:15 p.m.

LUBRIZOL BUILDING PM/B CONNECTOR – 9911 BRECKVILLE RD.

Mr. Tim Mandilakis was present representing Lubrizol's request to replace a single story, glass walkway with a two-story connector that would effectively connect both stories of the PM and B buildings. Both sides of the connector would match the building facades. Mr. Wise mentioned several storm sewer details that he felt were minor enough not to impede approval of the project. The Work Session recessed into the Regular Meeting for a motion.

CLARIDGE FRONT YARD – 12022 GLEN VALLEY DRIVE

Mr. Jeff Claridge and his wife, Becky, were present to request a 40 ft. front yard setback be established for a new home they would like to build in front of their existing home. They live in a unique neighborhood on a private drive where setbacks range from 13 ft. to 300 ft. They plan to raze their current home once the new one is completed. The Claridge's were also asking for a side yard setback of 15 ft., which would be greater than the 13 ft. side yard setback of their current home. Their request to move the home forward on the lot was based on a plan to build a passive solar house, save existing trees, and keep the home well away from the slope at the rear of the lot. The Claridge's had advised their Homeowners Association of their plans and they had letters of support from their immediate neighbors.

Mayor Hruby noted that the Commission would not probably consider the setback request except for the uniqueness of the neighborhood. Mr. Sciria noted the plans showed a backyard pool which would effectively appear in the front yard of the adjacent home. He also commented there might be some issues bringing the debris from the razed home forward between the two properties. Mr. Claridge indicated they had discussed those situations already with the neighbors, who were very supportive. The Commission decided to set a public hearing, however they asked that the proposed home be staked on the property so Commission members could visit the site before the public hearing date. The Work Session recessed into the Regular Meeting to make a motion.

WOODLANDS OF SNOWVILLE LANDSCAPING – SNOWVILLE ROAD

Mr. Chris Bender of Snowville Joint Venture and William Boron, Landscape Architect for Boron Designs, were present for approval of entrance landscaping for the Woodlands of Snowville subdivision. Mr. Boron indicated that Charles Owen had reviewed the landscape plan, including some substitutions just made, and approved of the plan.

Mr. Wise reviewed the following concerns:

- At least three of the proposed columns and a light pole were located on or adjacent to City sewers and would need to be relocated minimally 6 ft. from existing sewers.
- Columns were located within the utility easements. Applicant needed to obtain approval from easement owners.
- The Snowville right-of-way needed to be uniformly graded with approval of the City Engineer
- Obsolete sections of Snowville Road guardrails should be removed.

Mr. Bender had talked to the Service Director about using upgraded, non-City supplied, street and stop signs in the development and he indicated Mr. Weidig had no objection to servicing the signs. He thought they might pattern the signage after those in the Four Seasons development. Mayor Hruby indicated that the street and stop

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signs in Four Seasons were paid for and maintained by their residents. The Mayor said he would check with the Service Director, however he felt there may have been a misunderstanding on the City's obligation for any signage not supplied by the City.

Mr. Bender displayed stone and fencing samples. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

DOLLAR BANK ATM – 8945 BRECKSVILLE RD.

Present: David Mrachko, CBRE
Patrick Christie, Visconsi Construction Services
Craig Stephens, Rare Design Studio, architects

Mr. Mrachko indicated that on behalf of Brecksville Town Center and Dollar Bank they were requesting a consultation on a proposed remote drive through ATM for the bank. He said the bank has been in Brecksville since 1984 and would like to stay in their downtown location. Mr. Mrachko's company has spent several years consulting with the bank on how to achieve a drive through ATM in their current location. He reviewed at least four options with the Commission that were considered and dismissed as unworkable before arriving at the proposed plan. The proposed plan would remove the eastern end of the existing building and replace it with a porte cochere covering an ATM to be installed in the eastern wall of the modified building – all within the footprint of the existing building. Mr. Mrachko commented the bank's lease was up in a year and with the drive through ATM they would probably be willing to commit to a ten year lease.

Mayor Hruby was concerned about the conflict the ATM turnaround would create with large delivery trucks accessing the rear of the shopping center. He pointed out that end of the shopping center was the confluence of a number of drives, with abundant stop signs that were routinely ignored by drivers. The Mayor noted there was little the police could do about the traffic since the area was on private property. Most Commission members felt the area already represented a troublesome traffic situation without making it more dangerous. Mr. Payto suggested they explore other options. Mr. Sciria recommended the proposal be evaluated by the police and fire departments. He wanted more time to study the issue, including the TMS Engineers safety report just distributed. Mr. Stephens offered to walk the area with Commission members to help visualize the proposed project. Commission members would consider walking the site after the completion of the safety forces review.

Mr. Hotaling asked the applicants to consider if there was any way to modify the plans or another option that would better address the safety issues at that site. The issue was tabled pending review by the safety forces.

AMT PARKING LOT REVISION – 8006 KATHERINE DRIVE

Mr. Jeff Elliott was present requesting the removal of three landscape islands to provide more parking for AMT. AMT's employee count was currently 200 with plans to add 30-50 more people. He indicated that removing the landscape islands at the east end of the central bay of parking would provide more close to the building parking, make snowplowing easier and not detract from the property's natural surroundings. Mr. Payto suggested that removing landscape islands in the center of the parking rows instead would provide more parking spaces. There was a light pole that would need to be moved, or not and just a space lost with striping up to the pole. There was a hydrant in another of the central islands so only two of the central islands were identified for removal to gain about 12 parking spaces. Mr. Elliott was given a copy of the parking lot drawing revised to show the central landscape islands for removal. The Work Session recessed into the Regular Meeting for a motion.

DISCUSSION OF PROPOSED ZONING CODE CHANGES

Mr. Brennan reviewed in detail the areas of the Code the Planning Commission discussed both those where no change would be recommended and those areas where the Commission would recommend revision to City Council. He acknowledged that change of use was an area of the Code that would require further review by the

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Planning Commission and the Law Director. In his opinion the Code changes identified would have a good chance of passage by the voters. He thought to add revisions in change of use to the Code revisions proposed would lessen their chance of passage by voters. Mr. Payto suggested a mailing to the voters prior to the election explaining the reasoning behind the proposed zoning code changes on the ballot. Commission members agreed on the Code revisions discussed and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 9:30 p.m.

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