

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Robert Hotaling, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Neil Brennan, Gerald Wise, and approximately 8 guests

New Planning Commission member, Eric Lahrmer, was welcomed and sworn in by Mr. Harwood prior to the beginning of the meeting. Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:02 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF NOVEMBER 6, 2014

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

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

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

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

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved an AT&T Ground Cabinet and the CVCC Ramtec Addition.

REPORT OF CITY ENGINEER - No Report

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

FIFTH-THIRD BANK ATM – 8801 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council **PRELIMINARY** approval for the installation of an ATM kiosk for Fifth Third Bank, 8801 Brecksville Road, Brecksville, Ohio as described in the application dated October 10, 2014, and attached sketches by Fifth Third Bank dated July 18, 2014, and November 17, 2014, conditioned upon the approval by the City Engineer and Fire Department, and City Council approving the following variances:

- A variance of 2.5' from the Section 1155.31(c) required 12' side yard to permit a 9.5' side yard to the ATM.
- A variance of 4.5' from the Section 1155.31(c) required 12' side yard to permit a 7.5' side yard to the canopy.

Note that final dimensions have yet to be determined.

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ROLL CALL: Ayes: Michael Harwood, Robert Hotaling, Eric Lahrmer, 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

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Present: Robert Hotaling, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Neil Brennan, Gerald Wise, and approximately 8 guests

Mr. Hotaling opened the Work Session at 7:05 p.m.

FIFTH THIRD BANK ATM – 8801 BRECKSVILLE ROAD

Mr. Peter Brumer, Project Manager for the proposed ATM installation at Fifth Third Bank, was present for preliminary approval of the project. The ATM would be located on the northwest corner of the building with access via a drive at the rear of the building. Mr. Brumer stated that the proposed installation was a standard unit consistent with those used by other banks. The ATM would be freestanding, although attached to the bank, and would be serviced by a third party from the front of the unit.

The Commission was provided with a letter from the shopping center owners, Millside Shopping Center, LLC, stating that tenants would not be able to receive deliveries at the rear of the building, as that driveway had to be kept open for ATM access. Mr. Sciria cautioned that if the tenant leases currently in effect provided access at the rear the landlord could have a problem. The owners did mention the need for possible access to an electrical room by utility providers for repairs or maintenance.

It was pointed out that directional signage to guide the ATM users to the drive at the rear of the building would be an important element of the plan. Mr. Roman suggested a gate at the entrance to the drive through might be considered so cars don't have to back out the drive if it is blocked by a utility truck. A sign at the drive entrance noting the canopy height might also be considered so a truck didn't enter the drive to be stopped by the height of the ATM canopy at the drive exit.

Mr. Hotaling asked if the walk up ATM would remain in use. Mr. Brumer said there were no plans to discontinue the walk up ATM unless its usage declined significantly. Mr. Hotaling commented that the walk up ATM would provide an alternative if the drive through ATM were unavailable for any reason.

Mr. Lahrmer pointed out the unit would be very visible from Brecksville Road and he wondered if the blue unit with its blue canopy could be altered to include white trim and shingles to blend into the architecture and look of the surrounding buildings. Mr. Brumer pointed out that the blue unit was very recognizable to users and he was concerned any other look might be interpreted as a drive through for teller transactions. Mr. Payto also wanted to see some more aesthetically pleasing options than the blue canopy. He felt it wouldn't take bank customers long to ascertain the use of the drive through even if it had a different look.

Mr. Wise questioned the adequacy of the drive width at the point the ATM would be installed. Mr. Brumer said the ATM would take 6", leaving a drive width of 8'6". He was willing to move the curb and extend the width if it was necessary.

Mr. Brumer indicated that they were just looking for location approval at this point so they could proceed with construction documents. There was a general consensus to grant preliminary plan approval with the understanding that the stated variances might change with any reconfiguration of the ATM and canopy. The Work Session recessed into the Regular meeting for a motion.

BRECKSVILLE RESIDENCES – 4100-4244 ROYALTON ROAD

Present: Aaron Pechoto, Vice President The NRP Group
Bob Abramovich, Terra Group
Howard Shergalis, Architect for RDL Architects

Mr. Pechoto was present to describe a concept development plan for 24 acres along Royalton Road with the expectation that the Planning Commission at the conclusion of the meeting could recommend a PDA

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development plan to City Council in order for it to be put on the May election ballot. The 24 acres encompassed 9 individual, residential lots the developer had under his control. The developer proposed 7 acres along Royalton Road for retail and 17 acres behind the 7 acres for 250± high-end, multi-family apartments in 3-4 story buildings. The property would be accessed by a public road off Royalton Road that would at some point become a private road on the property. The plan differed significantly from the plan the Commission reviewed September 4th, which included a hotel, a senior living facility, some retail and apartments.

Mr. Pechoto suggested that in the absence of multi-family zoning in Brecksville, the Commission could consider developing the plan under a PDA designation. He understood that the concept plan presented to the voters would require a lot of work on their part to meet the plan submission requirements of the Commission working toward final plan approval. Mr. Pechoto believed the apartment buildings on the drawing were depicted at a setback and orientation with sensitivity to adjacent residential property owners. Parking would meet the requirement with 520 spaces (64 of them garages) provided for the 250 units. The property has a stream and some wetlands on the southern portion of the site. Their plan was to use to the topography of the site to minimize the profile of the buildings. Every effort would be made to preserve trees on the property.

Mr. Harwood noted that there were no specific designations for the retail space, which would be very important to voters. He added that historically applicants have presented detailed drawings for the Commission's review before recommendation to City Council. He observed that from the developer's perspective the first step was getting on the ballot for rezoning, while the Planning Commission felt their first step should be a wetlands delineation and permit to see if the project was feasible on the property. Mr. Brennan stated that a positive vote at this evening's Planning Commission meeting would be necessary to meet the timetable of getting on the May ballot. The next opportunity would be the November ballot. There was a general consensus among Commission members that this review would be a first consultation on a concept plan with no prospect of a vote by the Commission.

Mr. Sciria suggested more information was needed on whether the plan was right for the location and for the City. He wanted to know why they felt the plan would be successful, and both the positive and negative economic impact the project would have on the City. He wondered, as an example, whether people would want to live in high end apartments across from Ohio Machinery in an area that had some light industrial development. Mr. Lahrmer suggested the developer needed to do a broader review, not only of similar type development in Brecksville, vacancies, the need for apartments and how they would interact with surrounding development, but also to consider similar development in the surrounding communities.

Mr. Pechoto commented that the location of the property was ideally located in a great, safe community, halfway between Cleveland and Akron with easy freeway access. He expected apartment rental to be approximately \$1,500/month with the average renter annual earnings about \$70,000. Property tax income from the apartments would be about \$800,000 annually. The City could probably expect over \$200,000 in addition income tax revenue.

The Commission pointed out the large number of variances being requested that were driven by the high density of development proposed. Mr. Pechoto indicated the density proposed was significantly less than the plan presented in September. Mr. Harwood felt the plan had too many unknown elements. As an example he pointed out the actual plans state the apartment number as 250-300. Mr. Brennan mentioned that their plan was reviewed under R-8A zoning, the largest residential guidelines in the Code. In that zoning classification the maximum residential density would be 170 units.

It was suggested that a fully developed PDA plan, which the voters would interpret as "what you see is what you get", recommended by the Planning Commission and City Council, had the best chance of passage by the voters. Historically projects approved by the City have been passed by voters, and those put on the ballot by petition have not been successful.

The direction the developer was given by the Commission was to return with

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- A professional report including the costs and benefits to the City of the proposed development and why it is right for the City and that site
- Broaden review of what is already offered in the City, vacancies, how the project would impact the area and what similar developments exist in adjacent communities.
- Address the variances requested with the objective of minimization and elimination
- Consideration to reducing density

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

THE BRECKSVILLE PLANNING COMMISSION

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