

PUBLIC HEARING TO CONSIDER REZONING TWO PARCELS FOR AN ASSISTED LIVING FACILITY
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 8, 2014 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Dominic Sciria
Absent: Phillip Badalamenti, Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 27 guests

Mr. Hotaling opened the Public Hearing at 7:05 P.M. by reading the following legal notice published in the April 24, 2014 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will 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 RDI Architects, Inc.

Messrs. Peter McCabe, Lake James Ltd., and Howard Shergalis, Architect for RDL Architects were present to discuss plan refinements to a proposed assisted living facility that were made in response to public input. Mr. Shergalis had a PowerPoint presentation showing the previous plan and how plan refinements improved the proposed project. Lake James Ltd. Recently negotiated the purchase of a small strip of property from St. Basil's so a stepped retaining wall could be constructed. The wall would then permit the reworking of grading on the site to provide level parking and reduce the building mass to one level in that area. Regrading also removed a retaining wall at the south side of the site. The parking lot to the west was reduced and more landscape buffer provided. The noise level would be reduced for Mill Road residents by the relocation of the service drive from the back of the building to the front and the movement of the building closer to Brecksville Road. Mr. Shergalis reviewed briefly a grading plan, increased landscaping plan, and the floor plan. Mr. Shergalis indicated the project elevation originally at 904 ft. had been lowered approximately 6 ft. to 892.5 ft. The pitch of the roof was lowered from 48 ft. to 44 ft. He reviewed the elevations of the building from every direction.

Mr. Hotaling questioned how the removal of a retaining wall on the south side would impact storm water drainage in that area. Mr. Wise suggested the wall was able to be eliminated because they dropped the building elevation. He added that plans were still in the preliminary stages and he would be expecting more definitive calculations on storm water management to review in the future.

Mr. Shergalis reviewed the variances being requested as described below:

1. A variance from Section 1119.09(d) requiring public sidewalks to eliminate sidewalks
2. A variance from Section 1181 to permit a building in a Class One district to not exceed 30 feet, except not more than 10% of the ground floor may be a height not exceeding 40 feet, to permit 44 ft.
3. A variance from Section 1155.32 of 20 ft. from the required 100 ft. front yard from an arterial street to permit an 80 ft. front yard setback.
4. A variance from Section 1155.32 of 13 ft. from the required 40 ft. side yard from an R-20 district to permit a 27 ft. side yard.
5. A variance from Section 1155.32 of 12 ft. from the required 20 ft. to permit a drive to be 8 ft. from an R-20 district.
6. A variance from Section 1155.32 of 68 ft. from the required 100 ft. to permit a 32 ft. rear yard from an R-20 district.
7. A variance from Section 1183.17(c) of 39 ft. from the requirement that the centerlines of driveways to arterial streets be 200 feet apart to permit 161 ft. between centerlines.

Mr. Payto asked if there were any adjacent properties with less than a 100 ft. front yard setback and he was provided with an aerial map showing the nearby office building at setback of probably less than 80 ft.

PUBLIC HEARING TO CONSIDER REZONING TWO PARCELS FOR AN ASSISTED LIVING FACILITY
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 8, 2014 Page 2

Mr. Ronald Tomczyk, 7501 Hillbrook Oval, asked about parking. Total parking count was 68 spaces for 29 staff and 39 residences.

Mr. Dominic Minadeo, 6959 Mill Road, presented a drawing depicting a six foot man in his rear yard looking at a 40+ foot wall. He said the reduction of the building height from 48 to 44 foot didn't lessen much the devastating impact the building would have on his enjoyment of his property and his property value. Mr. Richard Polcen, 6935 Mill Road, had no reason to expect anything other than residential development to the rear of his property when he moved to Brecksville 21 years ago. He commented that the proposed development would ruin his quality of life and property value. Mr. Polcen noted that he and Mr. Minadeo would be the residents most adversely affected by the proposed facility.

Mr. Louis Elsaessr, 6958 Mill Road, was concerned about deteriorating property values, noise levels, and drainage/flooding issues. He thanked the applicant for the changes made, but still felt that there would be noise issues with people coming and going at all hours. He felt the building was just too obtrusive for the site. Mr. Shergalis responded that the building would be serviced during regular business hours.

Ms. Kathy Thomas, 6952 Mill Road, thought the building was too big for the site. She was also concerned about drainage, noise and lighting issues. Ms. Thomas didn't think landscaping and trees could do much to disguise a 44 ft. building, especially in the winter. She was concerned that the character and peace and quiet of the neighborhood would be disrupted by the project.

Mr. Dan Schreiber, 6928 Mill Road, felt the residents wouldn't know the total impact of issues like drainage and lighting until the structure was complete. He didn't feel because there were commercial buildings nearby it was okay to add more. He asked if the facility could add a driveway to Mill Road, or more lighting in the future and was told they would have to appear before the Planning Commission to request any changes.

Mr. Harwood advised that lighting on the site would have to meet minimum Code requirements. Mr. Shergalis, with respect to the lighting, noted that developers today favored less lighting and were concerned about energy conservation. He commented that the site would have underground storage tanks for water runoff which would be released at a controlled flow. They would be required to not increase run-off from the site post construction. He expected drainage to be better than it was currently.

Mr. Payto suggested the discussion should focus on the rationale for rezoning. Mayor Hruby commented that the property was always considered a step-down area from the residential and business areas. He recalled the reasons presented by the developer against residential development relating to 1) Topography of the land, 2) Lot width, and 3) Proximity of the commercial district. The Mayor said there was evidence of the need for assisted living in the City supported by the three prospective plans in different locations within the City for assisted living. Mr. McCabe noted the commercial and office use surrounding the property and felt that a house next to strip shopping was not a good fit. He indicated that the assisted living facility was residential in nature, would be very welcomed by the church and provide a good transition from residential to the business district. Mr. Shergalis said that typically assisted living residents don't want to live in isolated locations. The proposed location would be an ideal buffer between residential and commercial and would provide assisted living residents with convenient access to the church, the downtown retail, library, and community center. Mayor Hruby mentioned that Hillbrook was approved in much the same way, as a buffer between commercial and residential.

Council Harwood noted that the developer could, by petition, put the rezoning issue on the ballot, and if it were approved by voters, the facility could be built without Planning Commission input as long as the plan met Code requirements. While there was no denying that the assisted living facility would have an impact on the surrounding area, the developer had responded to residents' concerns and revised the plan to lessen that impact.

Mr. Hotaling explained that the issue would be discussed again at the Work Session. With no further discussion, the Public Hearing closed at 8:12 P.M.

PUBLIC HEARING TO CONSIDER REZONING TWO PARCELS FOR AN ASSISTED LIVING FACILITY
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 8, 2014 Page 3

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
May 8, 2014 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Dominic Sciria
Absent: Phillip Badalamenti, Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 27 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 8:12 P.M.

APPROVAL OF THE PUBLIC HEARING MINUTES OF APRIL 24, 2014 TO ESTABLISH A FRONT YARD SETBACK FOR 12022 GLEN VALLEY DRIVE

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve the Public Hearing Minutes of April 24, 2014 to Establish a Front Yard Setback for 12022 Glen Valley Drive be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 24, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve the Regular Meeting Minutes of April 24, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF APRIL 24, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve the Work Session Meeting Minutes of April 24, 2014 be approved.

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

SIGNS

KELLER WILLIAMS REALTY – 7670 CHIPPEWA ROAD

Mr. Dave Sterrett of Medina Signs Post, Inc. was present to request a wall sign for Keller Williams Realty. The sign was within Code requirements. Mr. Sterrett had with him a letter from Shopping Center Management approving the proposed sign. There were no questions from the Commission.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a 11.76 sq. ft. permanent, wall, identification sign for Keller Williams Realty, 7670 Chippewa Road, Brecksville, Ohio as described in the application dated April 7, 2014 and attached sketch by Medina Signs Post, Inc., dated April 5, 2014.

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

OAKS OF BRECKSVILLE - 8757 BRECKSVILLE ROAD

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 8, 2014 Page 2

Mr. Jim Briola of North Coast Sign & Lighting Services, Inc. was present on behalf of a request for a canopy sign for The Oaks of Brecksville. The sign was within Code requirements and Commission members had no questions.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, a 19.2 sq. ft., permanent, wall, identification sign at 8757 Brecksville Road, Brecksville, Ohio 44141 as described in the application dated April 21, 2014 and attached drawings by North Coast Sign and Lighting dated August 16, 2013.

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

REPORT OF CITY COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council at their last meeting approved:

Vertical Runner Real Estate Sign
Claridge Front Yard Setback
Verizon Antenna Upgrade
Parking Expansion Miller's Crossing
6500-6600 W. Snowville Road Lot Split

REPORT OF MAYOR HRUBY

Mayor Hruby reminded everyone of the Memorial Day parade stepping off at 9:00 a.m. and concluding at Highland cemetery with a ceremony.

The Mayor reported that City Council's Legislation Committee reviewed the zoning use changes recommended to City Council by the Planning Commission at their April 3, 2014 meeting. The Legislation Committee reduced and prioritized the zoning use change requests to be put on the ballot and referred them back to the Planning Commission to set a public hearing as required by the mandatory referral section of the Charter. The Mayor expected City Council would take the six zoning use changes under consideration at their May 20, 2014 meeting to refer back to the Planning Commission for a public hearing. Mayor Hruby thought the proposed zoning changes not being put on the ballot this year could be reconsidered next year. There were no questions from the Commission and a motion was read by the Mayor.

PROPOSED CHANGES TO ZONING CODE

The City of Brecksville Planning Commission will hold a public hearing at 7:00 p.m. on May 22, 2014 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to consider the recommendation of legislation referred to the Planning Commission by City Council for the following changes of zoning use of property:

1155.03 USE REGULATIONS: OFFICE BUILDING DISTRICTS

(a)(2) A Add: "hospitals"

1157.03: USE REGULATIONS: OFFICE LABORATORY DISTRICT

(a)(1) G Add: "medical laboratories"

(a)(1) H Add: "hospitals"

(b)(1)(A) 4. Add: "including child day care exclusively for the children of employees"

1157.04: USE REGULATIONS: MANUFACTURING-DISTRIBUTION

(a)(2) G Add: "medical devices"

(a)(2) H Add: "electronics"

1155.04 USE REGULATIONS: LOCAL BUSINESS DISTRICTS

(a)(2) A 2 Remove: "for consumption within the building"

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

REPORT OF CITY ENGINEER - NO REPORT

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

BRECKSVILLE ASSISTED LIVING 8736 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council **preliminary** approval of Brecksville Assisted Living Facility and the rezoning of two (2) parcels: PP #601-30-034 – 8736 Brecksville Road & 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 attached drawings submitted by RDL Architects, Inc. and contingent upon compliance with the May 6, 2014 letter from the City Engineer, the April 25, 2014 letter from the City Arborist, and the April 29, 2014 letter from TMS Engineers:

Topo 1	Topographic Survey	March 12, 2013
C-1	Site Plan	April 18, 2014
C-2	Grading/Utility Plan	April 18, 2014
C-3	Utility Plan	April 18, 2014
L-1	Landscaping Plan	April 18, 2014
TS-1	Tree Saving	April 18, 2014
A-1	Architectural Site Plan	April 18, 2014
A-2	First Floor/Ground Floor Plan	April 18, 2014
A-3	Second/Third Floor Plan	April 18, 2014
A-4	Elevations	April 18, 2014
A-5	Section A-A	April 18, 2014
A-6	Section B-B	April 18, 2014
SRW1	Retaining Wall	February 24, 2014
SRW2	Retaining Wall	February 24, 2014
SRW3	Retaining Wall	February 24, 2014
	Garbage Truck Maneuverability Study	February 28, 2014

Also contingent upon the following variances:

1. A variance from Section 1119.09(d) requiring public sidewalks to provide that a public sidewalk is not required along Brecksville Road
2. A variance from Section 1181 to permit a building in a Class One district to not exceed 30 feet, except not more than 10% of the ground floor may be a height not exceeding 40 feet, to permit 44 ft.
3. A variance from Section 1155.32 of 20 ft. from the required 100 ft. front yard from an arterial street to permit an 80 ft. front yard setback.
4. A variance from Section 1155.32 of 13 ft. from the required 40 ft. side yard from an R-20 district to permit a 27 ft. side yard.
5. A variance from Section 1155.32 of 12 ft. from the required 20 ft. to permit a drive to be 8 ft. from an R-20 district.
6. A variance from Section 1155.32 of 68 ft. from the required 100 ft. to permit a 32 ft. rear yard from an R-20 district.
7. A variance from Section 1183.17(c) of 39 ft. from the requirement that the centerlines of driveways to arterial streets be 200 feet apart to permit 161 ft. between centerlines.

Final approval shall be contingent upon approval of the Police Department, Fire Department, City Arborist and City Engineer of final drawings. This recommendation is also contingent upon additional landscaping for residents adjacent to the development to assist with screening of the building from their property.

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

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

WOODLANDS OF SNOWVILLE - SNOWVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood to extend preliminary approval of Phase 1B of the Woodlands of Snowville to May 30, 2014.

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

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

WOODLANDS OF SNOWVILLE PHASE B1 – SNOWVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council **FINAL** approval for Phase 1-B The Woodlands of Snowville an (R-30) Single Family Major Subdivision consisting of 26 interior lots and 1 exterior lot on Snowville Road on approximately 30.3 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 April 7, 2014 and the following drawings by Michael Benza and Associates, Inc. Consulting Engineers and Surveyors:

Phase 1-B Plat	Sheets 1-3	April 2014
Phase 1-B Improvement Plans	Sheets 1-27	April 4, 2014

Descriptions for Conservation Areas 4, 6, 7, 8
Description Preservation Easement Area 2
Storm Drainage Calculations and Drainage Map

July 20, 2009
July 20, 2014
April 3, 2014

Final approval of the subdivision is also contingent upon

1. Approval of the City Engineer
2. Approval of the City Arborist
3. Approval by the Law Director and City Engineer of the signed agreement with Ohio Stream Preservation for the conservation areas as provided for in Article VIII of the Declaration and indicated as Exhibit "B"
4. Posting of a Performance Construction Guarantee

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

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

TREELINE DRIVE – LOT CONSOLIDATION – 6955 TREELINE DRIVE

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a lot consolidation of PP #604-27-012 and PP #604-27-013 (Sublots 3 & 4 in Boodjeh Subdivision Phase 2) to create Parcel A, 8.1801 acres at 6955 Treeline Drive as described in the plat by GPD Group dated April 21, 2014, Job #2014038.00 contingent upon approval of the City Engineer and the requirements depicted in his letter of May 8, 2014.

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

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

6955 TREELINE DRIVE PARKING LOT

It was moved by Mr. Hotaling and seconded by Mayor Hruby that the Planning Commission recommend to City Council FINAL plan approval of a Parking Lot Expansion/Improvement plan at 6955 Treeline Drive, Brecksville, Ohio 44141 (the consolidated Parcel "A" of PP #'s 604-27-012 & 604-27-013) as described in the application dated April 21, 2014 and the plans listed below by GPD Group, dated April 21, 2014, and contingent on approval by the City Engineer and City Arborist. It is also conditioned on City Council granting the following deviation:

- A deviation of 2' from the 24' aisle width required of Section 1183.04 to permit a 22' aisle width in a 90° parking layout.

T-001	Title Sheet	April 21, 2014
C-001	General Notes	April 21, 2014
C-101	Boundary & Topographic Survey	April 21, 2014
C-102	Detailed Demolition Plan	April 21, 2014
C-111	Site & Utility Plan	April 21, 2014
C-112	Existing Parking Lot Re-Striping Plan	April 21, 2014
C-121	Grading Plan	April 21, 2014

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 8, 2014 Page 6

C-122	Detailed Grading Plan	April 21, 2014
C-131	SWPP Plan	April 21, 2014
C-132	SWPP Plan Notes and Details	April 21, 2014
C-501	Site Details	April 21, 2014
L-001	Landscape Notes & Details	April 21, 2014
L-101	Landscape Plan	April 21, 2014
E-001	Electrical General Notes and Details	April 21, 2014
E-101	Electrical Site Plan	April 21, 2014
E-501	Electrical Specifications	April 21, 2014

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

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

VERIZON GENERATOR ADDITION – WAIVE PUBLIC HEARING

It was moved by Mr. Hotaling and seconded by Mr. Harwood to waive the requirement for a public hearing to hear the request of Verizon Communications to upgrade cellular antennas on the cell tower located at 6896 W. Snowville Road as permitted under Section 717.03(c)

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

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

VERIZON GENERATOR ADDITION – 6896 W. SNOWVILLE RD.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of plans for the installation of a 48 KW Diesel Generator with a sub-base fuel tank on a 5' x 9' concrete pad at the Crown Castle Tower, located at 6896 West Snowville Road, Brecksville, Ohio 44141, for Verizon Wireless as described in the application dated April 22, 2014, and the attached drawings by New Horizon Site Services:

T-1	Title Sheet	04/21/2014
A-1	Elevation & Antenna Layouts	04/21/2014
E-1	Grounding and Utility Details	04/21/2014
S-1	General Pad Details	04/21/2014
Crown Castle	Structural Analysis Report	03/10/2014

Contingent upon the approval of the City Engineer or designee of the submitted structural analysis report.

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

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 8, 2014 Page 7

The Regular Meeting closed at 9:45 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
May 8, 2014 Page 1

Present: Robert Hotaling, Michael Harwood, Mayor Hruby, Ron Payto, Dominic Sciria
Absent: Phillip Badalamenti, Kirk Roman
Others: Neil Brennan, Gerald Wise, and approximately 27 guests

Mr. Hotaling opened the Work Session at 8.24 P.M.

BRECKSVILLE ASSISTED LIVING 8736 BRECKSVILLE ROAD

Messrs. Peter McCabe, Lake James Ltd., and Howard Shergalis, Architect for RDL Architects were present to request rezoning of two parcels and preliminary approval of plans for a proposed assisted living facility. Mr. McCabe outlined the zoning surrounding the proposed project to illustrate how unsuitable the property was under its current residential zoning. He noted the need for assisted living in the community and how welcomed it would be by St. Basil's and its parishioners. Mr. McCabe described briefly the plan changes made to accommodate concerns voiced by residents. He was able to confirm that vendors would not begin servicing the facility daily until between 7:30-8:00 a.m.

Mr. Payto asked if the 16 parking space lot along the residential side of the property could be moved or eliminated. Mr. McCabe responded that those spaces were needed for staff during shift changes. He thought the plan was too tight on the site to be able to move the lot. Mr. Richard Polcen, 6935 Mill Road, said he was quite impacted by the 16 space parking lot and would appreciate any change that would reduce the visibility of that lot. It was agreed that the lot lighting for that lot could be turned off early at night, totally eliminated, or just ground lighting provided.

Mr. Wise reported:

1. A lot split and consolidation would be required for the additional property added.
2. A traffic engineer assessed the project and determined that sight distance would not be a problem
3. Regardless of whether the 16 space lot is moved or eliminated a driveway in the back must be maintained for fire department vehicles to turn around.
4. The elimination of sidewalks would need to be added to the list of variances

Father Walt Jenne of St. Basil's felt there was a real need for assisted living in the community. He understood the adjacent residents' concerns, but hoped the Commission would consider the great need of the community for this type of facility. Ms. Amy Hudec of 8057 Amber Lane, spoke from personal experience of how important location was for assisted living residents. She said that the location within a small community next to a church was ideal for family visits.

The Commission reviewed how the plan had changed since the original submission. The over 80 units originally proposed were reduced to 74, the mass of the building reduced and the height lowered, the driveway onto Mill Road was eliminated, the service area moved away from the residential side, the building moved up toward Rt. 21, the grading reworked and more landscaping added. Mr. Shergalis discussed how important the 16 space lot was from an operations standpoint. He felt the lot wouldn't fit anywhere else on the plan unless more land was acquired from the church which would be cost prohibitive as well as probably not possible. It was agreed that lighting for that lot could be eliminated or switched to ground lighting. The Mayor suggested that mounding by the lot and trees could effectively screen the lot also. Mr. Sciria mentioned that developers have been asked in the past to provide landscaping screening on adjacent properties which could be another possibility.

Mr. Sciria felt that an assisted living facility was a good step-down transition from local business to residential. He saw a demonstrated need for those services in the community and felt that this would be a far better location than other potential sites at the far west or south areas of the City. He thought the developer had worked hard to accommodate residents' concerns and that it wouldn't be right for the Commission to support rezoning of the property, but then make demands that would make the project economically unfeasible. Mr. Sciria also felt that Councilman Harwood had made an important point during the public hearing when he noted the possibility that the property could be rezoned by the voters without Planning Commission review. It was noted that, if that were

to happen, it could result in a more massive project with driveways onto both Brecksville and Mill Roads. Commission members wanted the nearby residents to know that the City was doing its best to look out for their interests, as well as the interests of the community, as a whole. The Work Session recessed into the Regular Meeting for a motion.

WOODLANDS OF SNOWVILLE - SNOWVILLE ROAD

Mr. Tom Read of Snowville Joint Venture was present seeking final approval for Phase 1B of the Woodlands of Snowville. Mr. Wise reported that 90% of the issues he had with the plan had already been addressed. He mentioned the dedication of the existing Snowville Road right-of-way was still outstanding. After final plan approval by the City the project approvals would still be required by: City of Cleveland Division of Water, Ohio EPA for water and sewer, Cuyahoga County Department of Public Works, and receiving pending approvals from the CWD, EPA Water, EPA Sanitary, NEORS, and Cuyahoga County. Bonding needed to be in place and signage for wetlands designations.

Mr. Sciria brought up the potential issue of preliminary approval running out by several days. It was decided to make a motion to extend the preliminary approval before make a motion for final plan approval. The Work Session recessed into the Regular Meeting for two motions.

TREELINE DRIVE – LOT CONSOLIDATION – 6955 TREELINE DRIVE

Messrs. Tim Smith, representing the property owners and Mathew Neff, Civil Engineer, were present to request a lot consolidation for a parking lot expansion. The current tenant in the building occupies 75% of the building now and plans to shortly take over the entire building and hire more people. That tenant has 75 employees parking across the street as parking on the building property is inadequate.

Mr. Wise reported the following issues:

1. Provide wetland delineation or a letter from a wetland biologist stating that there are no wetland impacts in the project area.
2. Provide an approved storm water management report. Check 100 year flood route from the water quality BMP and prove that it is routed to the storm water management basin. Indicate the 100 year flood route on the plans if it is overland.
3. Submit a permanent Maintenance Agreement for the Water Quality Infiltration Trench
4. Plans approved by our office should be submitted to the Cuyahoga County Department of Public Works for their review.
5. Additional plan markups were sent to GPD Group for revision.

Mr. Matt Neff provided Commission members with copies of the revised lot consolidation plans. Mr. Smith gave Commission members a copy of a May 7, 2014 letter from Flickinger Wetland Company, LLC. Mr. Wise advised that his office would need time to review the wetlands study. Mayor Hruby asked if it was known what the owner intended for the remaining 2.5 acre lot. Mr. Smith had no knowledge of what would happen to the remaining property. The Work Session recessed into the Regular Meeting for a motion.

6955 TREELINE DRIVE PARKING LOT

Messrs. Tim Smith, representing the property owners and Mathew Neff, Civil Engineer, were present to request a lot consolidation for a parking lot expansion. The current tenant in the building occupies 75% of the building now and plans to shortly take over the entire building and hire more people. That tenant has 75 employees parking across the street as parking on the building property is inadequate. It was noted Mr. Wise's comments on the

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 8, 2014 Page 3

parking lot project were contained in his May 8, 2014 letter and detailed in the discussion of the lot consolidation for this project detailed above. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

VERIZON GENERATOR ADDITION – 6896 W. SNOWVILLE RD.

Mr. Greg Thompson was present on behalf of Verizon's request for a backup generator. He described the unit as self-contained, recycling once or twice a month, and requiring bumping out of the existing fence so the generator could be located within the fence perimeter with the other equipment. It was noted that a motion to waive a public hearing would be required. Commission members had no questions and the Work Session recessed into the Regular Meeting for two motions.

The Work Session closed at 9:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris