

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: Michael Harwood  
Others: Neil Brennan, Gerald Wise, and approximately 5 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:02 P.M.

APPROVAL OF THE PUBLIC HEARING MINUTES OF OCTOBER 23, 2014 FOR DOSEN CONDOMINIUM RENOVATIONS

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission October 23, 2014 Public Hearing Minutes for the Dosen Condominium Renovations be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 23, 2014

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of October 23, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 23, 2014

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of October 23, 2014 be approved.

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

SIGNS

AMT GROUND SIGN – 8006 KATHERINE BLVD.

Mr. Todd Ritter was present on behalf of a ground sign request for Applied Medical Technologies which had been previously approved by the Planning Commission. The requested sign had not been changed, only moved off the utility easement area. Commission members had no questions.

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission approve and the Building Department issue a permit for a 20 sq. ft. illuminated, ground identification sign for AMT (Applied Medical Technologies) at 8006 Katherine Drive, Brecksville, Ohio, as described in the application by Geis Companies, dated October 17, 2014, and shown in the attached Drawings A.1 & A.2 by Geis Companies dated October 20, 2014.

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

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HUDEDEC DENTAL (FRONT) – 6700 WEST SNOWVILLE ROAD.

Mr. Brett Smith of North Coast Sign & Lighting was present on behalf of a wall sign request for Hudec Dental. Hudec Dental had purchased the former PMPA building and were the only occupant of the building which would serve as their administrative headquarters. Commission members had no question on the sign which was within Code requirements.

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission approve and the Building Department issue a permit for a 36.5 sq. ft., permanent, wall identification sign at 6700 West Snowville Road, Brecksville, Ohio 44141, as described in the application dated October 22, 2014, and attached sketches by North Coast Sign & Lighting dated October 22, 2014.

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

HUDEDEC DENTAL (REAR) – 6700 WEST SNOWVILLE ROAD.

Mr. Brett Smith of North Coast Sign & Lighting was present on behalf of a wall sign request for Hudec Dental on the rear of the building facing the freeway. He explained that the office processed insurance claims and patients frequently came to the office to drop off forms. Hudec Dental felt their office was hard to find within the business park and without frontage on Snowville Road. Mr. Smith explained that one of the reasons Hudec Dental purchased the building was for its exposure to the freeway. They were currently working with ODOT to remove trees for a clear view of a wall sign on the rear of the building. Mr. Sciria advised that among the six deviations being requested was one from Code Section 1187.10(c) which required wall signs to be located on the building front. He added that a rear sign would only function as an advertisement since there was no freeway exit by the building and no clear means of access to the building from the freeway.

Commission members suggested a ground sign along Snowville Road would be more useful in identifying the building location. Mr. Smith indicated that the Southpointe Business Park would not permit a sign on their property frontage along Snowville Road. Mention was made that the former owner of the building had signage along Snowville for many years. The Commission had no choice but to uphold the Code on the request for rear wall signage. He was advised to further explore the possibility of signage along Snowville Road.

REPORT OF MAYOR

Mayor Hruby reported the appointment of a new citizen member of the Planning Commission, Eric Lahrmer. Mr. Lahrmer is an architect who has lived in Brecksville for five years. It was expected he would begin his tenure on the Commission at the next meeting.

REPORT OF CITY ENGINEER

Mr. Wise reported First Energy requested a meeting to discuss signs throughout the City that were being placed on utility easements. He would report back on the results of that meeting.

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

AT & T GROUND CABINET

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning recommend to City Council approval for the installation of an above ground cabinet (432 PFP Pad-Mount) for AT&T at 8730 Snowville Road,

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Brecksville, Ohio, as described in the application dated October 14, 2014 and attached listed documents contingent upon an amendment to the width of the pavement drive being reduced from 30' to 24' and further upon approval by the City Engineer and City Arborist.

- Proposed 432-PFP Pad Mount Cabinet
- Cabinet Pad Detail
- Site Plan – UT-9341297 By Richard Kole, P.S.
- AT&T Easement
- Landscaping Plan – Varga’s Landscaping

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.

CVCC RAMTEC ADDITION – 8001 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of a 3,329 sq. ft. Ramtec Machine Shop Addition at the Cuyahoga Valley Career Center, 8001 Brecksville Rd., Brecksville, Ohio as described in the application dated October 20, 2014 and attached drawings by GPD Associates conditioned upon the approval of the City Engineer:

G-001	Title Sheet	10/20/2014
C-111	Site Plan	10/20/2014
C-112	Overall Site Plan	10/20/2014
A-102	First and Second Floor Plans	10/20/2014
A-201	Exterior Elevations	10/20/2014
PR-01	Renderings	10/20/2014

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

The Regular Meeting closed at 7:40 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  
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Present: Robert Hotaling, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Neil Brennan, Gerald Wise, and approximately 5 guests

Mr. Hotaling opened the Work Session at 7:22 p.m.

AT & T GROUND CABINET – 8730 SNOWVILLE ROAD

Mr. Gary Saylor was present on behalf of AT&T's request for an above ground cabinet to serve the Woodlands of Snowville subdivision. Mr. Wise questioned why a 50' apron and 30' driveway width were required. Mr. Saylor indicated they needed space for nose in parking of two trucks. It was suggested because of adjacent residential homes that the apron and driveway widths could be reduced in size. Mr. Saylor agreed that a 24' driveway width would accommodate two trucks. The Work Session recessed into the Regular Meeting for a motion.

CVCC RAMTEC ADDITION – 8001 BRECKSVILLE ROAD

Present: Joseph Dannemiller, Executive Director Cuyahoga Valley Career Center  
Mark S. Salopek, Principal, GPD Group  
Russell Gayheart, Designer, GPD Group

Mr. Dannemiller said Cuyahoga Valley Career Center planned to double their manufacturing technology space with a 3,500 sq. ft. machine shop addition featuring robotic machinery by Ramtec. The addition would be adjacent to CVCC using the same types of finishes as the school. Mr. Salopek noted that their intention was to have the new space blend in with the school and not look like an addition. The school hoped to break ground in April and be ready for classes in January 2016.

Mr. Payto questioned why punch windows were used on the side of the building addition instead of the clearstory windows used in the CVCC building. Mr. Salopek offered to do another optional plan and bid. After a brief discussion Commission members agreed that a motion would be made on the plans as presented. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:40 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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