

PUBLIC HEARING DOSEN EXTERIOR RENOVATIONS – 6739 ALMOND WALCOTT COURT SOUTH
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Others: Neil Brennan, Gerald Wise, and approximately 11 guests

Mr. Hotaling opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the October 12, 2014 issue of the *Plain Dealer*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, October 23, 2014 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to hear the request of David Dosen to make exterior renovations at 6739 Almond Walcott Court South.

Messrs. Dave Sabal, Architect, and Dave Dosen were present to describe a small proposed addition to Mr. Dosen's condominium in Windward Hills. The addition would consist of a small bay window on the rear of the home and a window box bay window in the kitchen. The exterior materials used would match those of the existing structure.

Mr. Robert Hasman, 6735 Almond Walcott Court South, had a bedroom and bath that faced the proposed addition. He wondered if the tall evergreen and another tree between the two homes would remain as a buffer. Mr. Sabal said their plan was to try to save those trees. He agreed on the need for buffering which they would address if the trees could not be saved.

There were no further questions or comments from the Commission and the public hearing closed at 7:05 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Others: Neil Brennan, Gerald Wise, and approximately 11 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:05 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 9, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of October 9, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 9, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of October 9, 2014 be approved.

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

SIGN

NEW PARADIGM – GROUND SIGN – 7014 MILL ROAD (CC Action)

Mr. Dave Sterrett of Medina Signs Post, Inc. was present to request a ground sign for New Paradigm Art & Gift Gallery, a new business in the former Gazette location. The proposal was to install the new sign on the existing sign, paint it, and make any structural repairs necessary to the existing sign. Mr. Hotaling noted that the two deviations requested for setback from the right-of-way and sign size would not be an issue as there was no change being sought for a sign already approved in that past at that location in those dimensions. Commission members generally agreed there have been no line of sight issues with the sign.

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 13.25 sq. ft. permanent, 2-sided, ground, identification sign for the New Paradigm Art & Gift Gallery, 7014 Mill Road, Brecksville, Ohio, as described in the application dated October 6, 2014, and shown in the drawings by Medina Signs Post, Inc. conditioned on City Council's approval of the following deviations:

- A deviation of 2' from the Section 1187.09(c) required 5' sign set back from the right-of-way to allow a permanent, ground, identification sign to be installed 3' from the right-of-way.
- A deviation of 2.25 sq. ft. from the Section 1187.09(b)(1) maximum permitted sign area of 25.0 sq. ft. to permit a maximum sign area of 27.25 sq. ft.

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

NEW PARADIGM – AWNING – 7014 MILL ROAD (CC Action)

Mr. Dave Sterrett of Medina Signs Post, Inc. was present to request an awning over the front door for New Paradigm Art & Gift Gallery. A deviation from the Code requirement that only the business name could be printed on an awning, to allow only the number address of the building to appear on the awning was being requested. Ms. Kate Dangler, an owner of New Paradigm, explained that there was a residential tenant in the upstairs of the house and they believed the address on the front door would direct customers to the entrance of their business. She didn't feel the small awning could accommodate the complete name of her business and for legal reasons did not want to use a shortened version of the name which might infringe on the trademark of another business. Commission members were in agreement that because of the multiple tenancy of the building only the address number, 7014, could appear on the awning.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, an approximately .75 sq. ft. permanent, identification, awning sign for the New Paradigm Art & Gift Gallery, 7014 Mill Road, Brecksville, Ohio as described in the application dated October 6, 2014, and shown on the drawings by Medina Signs Post, Inc. conditioned on City Council's approval of the following deviations:

- A deviation from the requirement of Section 1187.09(c) that an awning sign have only the business name to permit an awning sign to have only the address.

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

REPORT OF CITY COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council at their last meeting approved the Crown Castle Additional Antennas and the Verizon Equipment Shelter and Additional Antennas.

REPORT OF MAYOR HRUBY

Mayor Hruby reported that Hudec Dental had moved their administrative offices into the former PMPA building on West Snowville Road just across from Southpointe Parkway. AMT was planning in the next week to move into their new 90,000 sq. ft. building. The landlord of their building space on Katherine Drive was currently under negotiations with another company for a ten year lease. That company was considering several location options and the hope was that they would choose Brecksville. The Mayor reported that the trees from only the developable portion of the Balog property have been removed. He added that Metro Health would also soon be clearing the site for their 90,000 sq. ft. building. He expected there would be a generous buffer of trees remaining on that site.

REPORT OF CITY ENGINEER - No Report

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

DOSEN RENOVATION – 6739 ALMOND WALCOTT COURT SOUTH

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval for exterior renovations at 6739 Almond Walcott Court South, Brecksville, Ohio 44141 as described in the application dated August 18, 2014, and attached drawing SK-4 by David Sabol Architect LLC dated September 23, 2014.

ROLL CALL: Ayes: Michael Harwood, 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.

BRECK MASONIC TEMPLE – 8922 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of the modification to the exterior of an existing building by raising the front (east) parapet wall by at least 4 courses of brick and lowering the south parapet wall by 2 courses of brick on the Breck Masonic Temple, 8922 Brecksville Road, as shown on the application dated October 7, 2014 and attached drawings by EDI Building Consultants dated October 2, 2014.

ROLL CALL: Ayes: Michael Harwood, 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.

COUNTY LINE TAVERN – 13007 CHIPPEWA ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council Final Approval of the parking lot improvements and detention basin at the County Line Tavern, 13007 Chippewa Road, Brecksville, Ohio 44141, as described in the application dated September 23, 2014 and attached drawings by Howard R. Selee and Associates, Inc.:

1 of 3	Site Improvements	October 10, 2014
2 of 3	Details	October 10, 2014
3 of 3	Details	October 10, 2014

Conditioned on approval of the City Engineer of the Site Grading, Drainage Calculations, and Detention Basin; the City Arborist of the Landscaping Plan; and the Board of Zoning Appeals approval and recommendation to City Council for their approval of the following variances:

1. A variance from Section 1183.04(c) from the required 10' x 20' parking spaces to allow 9' x 18' parking spaces.
2. A variance from Section 1183.04(c) of 4' from the required 24' drive aisle in a parking lot to permit a 20' drive aisle.
3. A variance from Section 1183.04(c) of 13.4' from the required 24' drive aisle in a parking lot to permit a 10.6' one way circulation drive aisle.
4. A variance from Section 1183.05 of 5 parking spaces from the required 30 spaces to a permit 25 spaces.
5. A variance from Section 1155.32 of 15' from the required 20' parking setback from a collector street to allow a 5' parking lot setback.
6. A variance from the Section 1119.09(d) requirement that public sidewalks be provided to allow this development without public sidewalks and with the covenant that, at a future date should sidewalks be necessary, that they will be installed at the owner's expense.

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7. A variance from Section 1155.31(d) of 24.9' from the required 40' rear yard to permit a 15.1' rear yard.

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

The Regular Meeting closed at 7:35 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Others: Neil Brennan, Gerald Wise, and approximately 11 guests

Mr. Hotaling opened the Work Session at 7.18 P.M.

DOSEN RENOVATION – 6739 ALMOND WALCOTT COURT SOUTH

Messrs. Dave Sabal, Architect, and Dave Dosen were present on behalf of Mr. Dosen's request for a small addition to his condominium. Mr. Sabal explained that the renovation involved the addition of a two foot, breakfast bay window, a box bay kitchen window along the same side, and replacement of a sliding door and existing wood burning fireplace with a new gas fireplace. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

BRECK MASONIC TEMPLE – 8922 BRECKSVILLE ROAD

Messrs. David James, President of the Masonic Temple Board, and Jeff Kopacka, Master of the Lodge at Breck Masonic Temple, were present. In order to provide an adequate slope for a new roof on the building the applicant proposed to raise the parapet on the frontage of the building by four courses and lower the parapet on the south side of the building by two courses. The bricks salvaged from the south wall would be used on the front wall. It was the general consensus of the Commission that if those renovations were necessary to provide an adequate pitch for the new roof they would be approved. The Work Session recessed into the Regular Meeting.

COUNTY LINE TAVERN – 13007 CHIPPEWA ROAD

Mr. Milt Gozelanczyk was present for final approval of the parking improvement plans for County Line Tavern. The new lot would provide 25 parking spaces. Mr. Gozelanczyk indicated that the issue of handicapped parking had been resolved in consultation with Mr. Wise.

Mr. Wise detailed the following outstanding issues on the project in his October 22, 2014 letter to Mr. Eduardo Villagomez at Form A Architects:

1. Storm water management calculations by a registered engineer shall be submitted for review
2. The 100 year design storm flood route must be contained within the storm sewers or the overland flood route shall be shown on the plans.
3. A landscaping and lighting plan shall be submitted with the final plans. The lighting plan shall show illumination of not less than one-quarter of one lumen per square foot of parking area.
4. Plans are to be submitted to the Cuyahoga County Department of Public Works for review.
5. The ADA parking will be revised per our discussions in a meeting with Milt Gozelanczyk on October 22, 2014. The revised plan will be brought to the Planning Commission meeting.
6. On the details page the Thickened Edge Joint detail must be revised to show No. 5 rebar similar to the concrete apron detail (no wire mesh).

Mr. Gozelanczyk said most of the enumerated items were already in the works. He commented that the plan was, if possible, to pave with asphalt before winter. He asked if the final plan could be approved contingent upon the City Engineer's final review and approval. Mr. Wise commented that even if the Planning Commission approved the submittal this evening, it still had to be approved by the Board of Zoning Appeals and City Council and they would be hard pressed to make a probable mid-November cut-off for asphaltting. The general consensus among Commission members was to grant a conditioned approval. The Work Session recessed into the Regular Meeting for a motion.

MINUTES OF THE WORK SESSION
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The Work Session closed at 7:35 p.m.

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