

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
October 9, 2014 Page 1

Present: Michael Harwood, Robert Hotaling, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Neil Brennan, Gerald Wise, and approximately 6 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:03 P.M.

APPROVAL OF THE PUBLIC HEARING MINUTES OF SEPTEMBER 25, 2014 FOR A DECK AND THREE SEASONS ROOM – WOODCREST DRIVE

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission September 25, 2014 Public Hearing Minutes for a Deck and Three Seasons Room – Woodcrest Drive be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 25 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of September 25, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 25, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of September 25, 2014 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved: the Randal Deck/3 Seasons Room Addition, the Hyson Products Garage Door, the Treeworth Lot Splits/Consolidations, Lubrizol Renovations, and the Woodlands of Snowville Landscape Plan Revision

REPORT OF CITY ENGINEER

Mr. Wise reported on an inspection of the Woodlands of Snowville subdivision site resulting in some changes. The developer, who would like a stockpile on the site to remain, was informed that issue would have to be presented to the Planning Commission.

DOSEN RENOVATIONS – WINDWARD HILLS

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission 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, Brecksville, Ohio 44141.

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

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

CROWN CASTLE – WAIVE PUBLIC HEARING – 9069 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission waive the requirement for a public hearing to hear the request of Crown Castle to upgrade cellular antennas on the cell tower located at 9069 Brecksville Road as permitted under Section 717.03(c)

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

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

CROWN CASTLE – 9069 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of plans for the removal of 12 existing Verizon Wireless antennas and installation of 12 new Verizon Wireless antennas and supporting equipment at the 124 ft. level of the tower at 9069 Brecksville Road, Brecksville Ohio 44141, for Verizon Wireless as described in the Structural Analysis Report by Jacobs Engineering Group, Inc. and on the attached drawings dated September 15, 2014 and attached drawings by Fullerton Engineering.

T-1	Title Sheet	10/7/2014
C-2	Elevations & Details	10/7/2014
C-2	Antenna Layouts	10/7/2014

Contingent upon the approval by the City Engineer or designee of the construction drawings and a submitted structural analysis report and approval by City Council. Contingent finally on receipt of a letter directed to the Building Department from Vasu Communications stating the new antennas will not impact safety forces' antenna reception.

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

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

VERIZON WIRELESS – WAIVE PUBLIC HEARING – 8015 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission waives the requirement for a public hearing to hear the request of Verizon Wireless to add one equipment shelter on a concrete pad and the addition of twelve antennas at the 160' 0" level on the CVCC Tower located at 8015 Brecksville Road, as permitted under Section 717.03(c).

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

MOTION CARRIED

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

VERIZON WIRELESS – 8015 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of the addition of an equipment shelter and additional 12 antennas and supporting equipment at the 160' level on the tower located at 8015 Brecksville Road Brecksville, Ohio 44141, for Verizon Wireless as described on the application dated September 25, 2014 and attached drawings by Harper Engineering, Inc.

T-1	Title Sheet	9/11/2014
SURV-1	Site Survey	6/25/2014
SURV-2	Overall Site	6/25/2014
SURV-3	Legal Description	6/25/2014
C 1/0	Civil Plan	9/11/2014
A 1/0	Site Plant & Elevation	9/11/2014
S- 1/0	Foundation Details	9/11/2014
S- 2/0	Shelter Details	9/11/2014
Temp E-1/0	Temporary Power Utility Details	9/11/2014
E-1/0	Utility Details	9/11/2014
E-2/0	Grounding Plan & Riser Diagram	9/11/2014
E-3/0	Grounding Details	9/11/2014
E-4/0	Grounding Details	9/11/2014
E-5/0	Grounding Details	9/11/2014
SP-1/0	General Notes	9/11/2014
SP-2/0	General Notes	9/11/2014

Structural Analysis by Crown Castle dated August 6, 2014 and Fibrebond: State of Ohio Plan Approval pages 1-85 dated 4/30/2013.

Contingent on the approval by the City Engineer or designee of the construction drawings, a submitted structural analysis report, and that the exterior cabling be shrouded.

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

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

THE BRECKSVILLE PLANNING COMMISSION

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

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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, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Neil Brennan, Gerald Wise, and approximately 6 guests

Mr. Hotaling opened the Work Session at 7:06 p.m.

DOSEN RENOVATIONS – WINDWARD HILLS

Messrs. Dave Sobal, Architect, and Dave Dosen were present to request a small addition to Mr. Dosen's condominium in Windward Hills. The addition involved a small addition to the dining room area and a new bay window in the kitchen. Exterior materials would match those of other units. Mr. Dosen submitted a written letter of approval for the proposed addition from the Windward Hills Condominium Association. Mr. Hotaling advised that a public hearing would be necessary to consider the addition request. Commission members had no questions and the Work Session recessed into the Regular Meeting to set a public hearing.

COUNTY LINE TAVERN – 13077 CHIPPEWA ROAD

Mr. Milt Gozelanczyk was present to discuss a change in the parking improvement plans for County Line Tavern. They would like to change the underground detention tanks previously approved in favor of a dry basin for retention. The basin would be elevated, and not visible, from Chippewa Road. There were no longer plans for an addition to the building. Mr. Wise indicated he had already reviewed his comments on the plan with Mr. Gozelanczyk, who planned to address the engineer's concerns and submit revised plans for the next Planning Commission meeting in October.

CROWN CASTLE – 9069 BRECKSVILLE ROAD

Messrs. Jeffrey Race and Michael Bryant were present. Mr. Race explained that the proposal involved updating existing equipment by replacing twelve antennas and the addition of two new cables to the exterior of the monopole. Mr. Race noted the new cables could be included in the existing exterior shroud on the pole. Mr. Bryant added that the new equipment was necessary to handle the new smart phone technology. He distributed revised plans dated October 7, 2014 to replace the previous plans dated September 15, 2014. The Work Session recessed into the Regular Meeting for motions to waive the public hearing and approve the submittal.

VERIZON WIRELESS – 8015 BRECKSVILLE ROAD

Messrs. Jeffrey Race and Michael Bryant were present. Mr. Bryant indicated their proposal involved the installation of an equipment shelter on a pad inside the existing fence, and twelve additional antennas mounted on the exterior of the existing tower at the 160' level. Mr. Bryant said the existing cables were shrouded and he expected the additional cables could be included in that shrouding. He acknowledged that a structural analysis report was required and would be submitted. The Work Session recessed into the Regular Meeting for a motion to waive a public hearing and a motion for approval.

LASTORIA'S BP – 8889 BRECKSVILLE ROAD

At the September 4, 2014 Planning Commission meeting plans for renovations to the BP Gas Station on Brecksville Road were approved with the provision that Mr. Lastoria work with Planning Commission member Ron Payto on final architectural drawings. Mr. Payto reviewed a revised façade plan for the gas station, dated October 1, 2014, that he felt better assimilated the new addition into the architecture of the existing station. Planning Commission members were in agreement that the revised plan should be considered the approved final plan.

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

THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Nancy Dimitris