

PUBLIC HEARING TO ADD DECK AND THREE SEASONS ROOM – 9092 WOODCREST DRIVE
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
September 25, 2014 Page 1

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

Mr. Hotaling opened the Public Hearing at 7:01 P.M. by reading the following legal notice published in the September 11, 2014 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, September 25, 2014 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio 44141 to hear the request of Patio Enclosures to add a three seasons room at 9092 Woodcrest Drive, Brecksville, Ohio 44141.

Mr. Robert Fernandez of Patio Enclosures was present on behalf of the Woodcrest resident proposing to replace a deck and add a three seasons room. Mr. Hotaling inquired about an approval letter the Planning Commission requested from the Woodcrest Condominium Association. Mr. Fernandez produced a letter granting approval from the Woodcrest Condominium Association contingent upon the understanding that the Association would have no responsibility for maintaining the structure, no liability in regard to the structure, and further contingent upon receipt of proof from the homeowner that the new construction was covered by the homeowner's personal homeowners insurance, and additionally that the proposed project was approved by the Brecksville Building Department. A copy of the letter was included with the meeting minutes. Mr. Fernandez commented that Patio Enclosures also had insurance. Mr. Hotaling recommended the Randalls, as well as the Woodcrest Condominium Association, be added to the Patio Enclosures' policy as additionally insured parties.

One Woodcrest resident was present. He viewed the plans briefly with no comment. There were no further comments from the Commission and the public hearing closed at 7:07 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
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 8 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:07 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 4, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of September 4, 2014 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 4, 2014

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of September 4, 2014 be approved.

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

SIGN

FURRY NATION – 7590 CHIPPEWA ROAD

Mr. Brad Petro of Cicogna Electric & Sign was present on behalf of a wall sign request for Furry Nation. The sign complied with the signage criteria of the shopping center, including size and colors. The proposed sign was within the City's Code requirements. 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 20.5 sq. ft. permanent, wall, identification sign for Furry Nation, 7650 Chippewa Road, Brecksville, Ohio, as described in the application dated August 29, 2014 and attached sketch by Cicogna Electric & Sign.

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 Lastoria BP Sign and Expansion/Renovation plans, and a Parking Lot Expansion for Cross Country Mortgage.

REPORT OF MAYOR HRUBY – No Report

REPORT OF CITY ENGINEER - No Report

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

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RANDALL ADDITION – 9092 WOODCREST

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of replacement of an existing deck with a new deck and enclosed three seasons room at 9092 Woodcrest Drive, Brecksville, Ohio 44141 as described in the application dated August 18, 2014 as described in the application dated August 18, 2014 and attached drawings by Patio Enclosures dated August 12, 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.

HYSON PRODUCTS – 10367 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval for the installation of a 12 ft. wide by 14 ft. high roll up garage door on the north wall of Hyson Products, 10367 Brecksville Road, Brecksville, Ohio, as described in the application dated September 8, 2014 and the attached information by Mustang Material Handling.

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.

TREEWORTH SUBDIVISION – ROYALTON ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of, contingent upon final approval by the City Engineer of final survey documents of:

1. A lot split of the Brecksville portion of PP #583-20-003, 583-20-008 and 583-20-006 shown on the plat as (A), (B), (C): 0.424 acres to be consolidated into Lot 1 in Broadview Heights; and
2. The lot split of the triangle west of the proposed Treeworth Boulevard in Broadview Heights PP #583-20-001 shown on the plat as (F) to be consolidated into PP #603-03-002 shown on the Plat as (H), as indicated in the application filed September 5, 2014 by Deville Development, LLC and described in the plat labeled 46007C Treeworth Subdivision by GBC Design Inc. dated September 5, 2014.

Contingent upon approval by the City Engineer.

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.

LUBRIZOL – 9911 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council preliminary and final approval for renovations to B Building for Lubrizol Advanced Materials, Inc., 9911 Brecksville Road, Brecksville, Ohio, as described in the application dated September 2, 2014, and the building plan by Hassenstab Architects.

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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.

WOODLANDS OF BRECKSVILLE – SNOWVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of the revision to the Landscape Plans for the Woodlands of Brecksville an (R-30) Single Family Major Subdivision on approximately 31 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 September 17, 2014 and the following drawings by Boron Designs:

Sheet 1	Dated 4-15-2014
Sheet 1A	Dated 3-17-2014
Sheet 2	Dated 9-22-2014
Sheet 3	Dated 9-22-2014
Sheet 4	Dated 4-15-2014

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

The Regular Meeting closed at 7:45 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
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Others: Neil Brennan, Gerald Wise, and approximately 8 guests

Mr. Hotaling opened the Work Session at 7.11 P.M.

RANDALL ADDITION – 9092 WOODCREST

Mr. Robert Fernandez of Patio Enclosures was present on behalf of a Woodcrest resident. He spoke about the proposed replacement of an existing deck which would also include the addition of a three seasons room as described in the earlier public hearing. Mr. Wise ascertained that a new foundation was planned. He asked that, due to the close proximity of the ravine, the foundation plans be reviewed with the Building Department. Mr. Fernandez agreed to have their engineer consult the Building Department to make sure the foundation plans were adequate. He noted that the job was scheduled to take 6-8 weeks. Patio Enclosures would not subcontract any part of the job thereby assuring timely completion of the job in adherence to their standards. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

HYSON PRODUCTS – 10367 BRECKSVILLE ROAD

Mr. Fred Nasrallah of Mustang Material Handling presented a proposal to install a roll up garage door on the north wall of Hyson Products. The door installation would result in the loss of two parking spaces. Mr. Nasrallah pointed out that Hyson Products has 74 employees spread over three shifts with 88 parking spaces currently. They anticipated no problem with the loss of two parking spaces. Planning Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

TREEWORTH SUBDIVISION – ROYALTON ROAD

Mr. Mike Kendall with GBC Design was present seeking approval of a lot split/consolidation plat. Triangles of property in Brecksville within a conservation easement would be consolidated into a lot in Broadview Heights. There would be no creation of any right-of-way in Brecksville. The land abuts land in Broadview Heights where a roadway was planned to provide access to a new building under construction. Mr. Wise briefly described the proposal, which had been reviewed in part by the Planning Commission at an earlier date. The Mayor ascertained that Broadview Heights was in agreement with the proposal. The Work Session recessed into the Regular Meeting for a motion.

LUBRIZOL – 9911 BRECKSVILLE ROAD

Mr. Timothy Mandilakis was present representing Lubrizol for proposed interior renovations to their B building. As part of Lubrizol's master plan to grow, attract talented individuals and retain them, they have planned a six phase renovation of their entire campus starting with the proposed Phase I renovations to their B building. Renovation plans involve 22,000 sq. ft. of office space and would provide new conference rooms, laboratories, etc. Planning Commission members had no questions and the Work Session recessed into the Regular Meeting for a Motion.

WOODLANDS OF BRECKSVILLE – SNOWVILLE ROAD

Mr. Chris Bender, Snowville Subdivision Joint Venture, was present to request a revision to the previously approved landscape plans for the Woodlands of Snowville to include the addition of light fixtures on the top of the decorative columns in the fence line along Snowville Road. He passed out a sheet depicting the proposed light fixture which could accommodate 150 watt bulbs. Mr. Payto suggested if the goal was to provide accent lighting they consider lower wattage bulbs. Mr. Bender said their lighting engineer recommended 75 watt bulbs, and they might even consider reducing the wattage to 60 watt bulbs.

MINUTES OF THE WORK SESSION
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Mr. Bender indicated they were advised by the City to delay the second coat of asphalt until spring. He expected work on the entryway to be complete within two weeks to thirty days. Mr. Harwood was interested in the timetable for completion of the entryway and asked that Mr. Bender assign a target date for completion of his punchlist. Mr. Bender set October 20th as the date he expected the entryway to be completed. Planning Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Nancy Dimitris

Woodcrest Condominium Association



Woodcrest Drive, Brecksville, Ohio 44141

9/23/2014
Mr. & Mrs. Randall
9092 Woodcrest Drive
Brecksville, OH 44141

Dear Mr. & Mrs. Randall:

RE: Sunroom Addition

Your request to install a sunroom at the above mentioned property is approved. In respect to that matter please be advised that the Association shall bear no responsibility of insuring the structural integrity or soundness nor insuring compliance with building codes or government requirements. This approval is contingent upon your plan being approved by the City of Brecksville Building Department.

In accordance with the Declaration, any approved addition and addition's surroundings (lawn maintenance, i.e. mowing, edging etc.) must be maintained and repaired at your expense after the construction is complete. Furthermore the responsibility of the upkeep and maintenance of the addition will be entirely yours. This includes but not limited to roofing, gutters, siding, windows, etc., and that in the event that you should sell your unit the responsibility of such addition will be passed on to the new owner. You must also make sure that the structure is covered by your personal home insurance and provide proof of such to this office for your file.

Should you have any questions please feel free to call my office.

A copy of this letter should be given to the Brecksville Building Department when applying for a permit.

Sincerely,

Cecelia L. Pellegrino

Cecelia L. Pellegrino, CMCA, AMS
Association Manager for Woodcrest Condominiums