

Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Carl Opatrny, Gerald Wise, and approximately 9 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:01 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 4, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of August 4, 2016 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 4, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of August 4, 2016 be approved.

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

SIGNS:

BISTRO 21 82 WALL & PROJECTION SIGNS – 8918 BRECKSVILLE ROAD (CC Action)

Mr. Brian Becker of Becker Signs Inc. was present on behalf of a request by Bistro 21 82 for both wall and projection signs. He said both signs, the projection sign in the front and the wall sign in the rear, were direct replacement signs to reflect new ownership of the restaurant. The new signs would be of the same construction as the existing signs and in the same location. It was noted that the projection sign had a deviation for location in the right-of-way. The rear sign had a deviation request for location at the rear, as well as a deviation for two signs for the business. Since the signage was a direct replacement of signs already approved, the Commission made motions for approval of both signs.

BISTRO 21 82 PERMANENT PROJECTION IDENTIFICATION SIGN – 8918 BRECKSVILLE ROAD (CC Action)

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend approval to City Council and the Building Department issue a permit for, a two-sided, 6.99 sq. ft. per side, non-illuminated, permanent, projection, identification sign on the east side of the building for Bistro 21 82, at 8918 Brecksville Road, Brecksville, Ohio, as described in the application dated July 20, 2016 and drawings by Becker Signs Inc. subject to City Council approving the following deviation:

- A deviation from Section 1187.06 (a)(5) to permit an identification sign in the right-of-way.

ROLL CALL: Ayes: Michael Harwood, Robert Hotaling, Eric Lahrmer, Mayor Hruby, Kirk Roman, Dominic Sciria
Nays: None

MOTION CARRIED

BISTRO 21 82 WALL SIGN – 8918 BRECKSVILLE ROAD (CC Action)

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend approval to City Council and the Building Department issue a permit for, a 15 sq. ft., non-illuminated, permanent, wall, identification sign on the west side (rear) of the building for Bistro 21 82, located at 8918 Brecksville Road, Brecksville, Ohio, as described in the application dated July 20, 2016 and drawings by Becker Signs Inc. subject to City Council approving the following deviations:

- A deviation from the requirement in Section 1187.09(c) wall signs to be on the front of the building to allow a rear wall sign.
- A deviation from the requirement in Section 1187.09(c) of 1 sign per unit to allow 2 signs.

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

BRECKSVILLE ANIMAL HOSPITAL GROUND SIGN – 13019 CHIPPEWA ROAD

Mr. Dan Hopkins of Signs By Tomorrow was present on behalf of a ground sign request for Brecksville Animal Hospital. The proposed foam based sign would be mounted on two poles. Mr. Hopkins had a sample of the foam material which would simulate a brick masonry base. Mr. Lahrmer was concerned that the simulated brick work might look bad. Mr. Hopkins responded that the work was done by hand on the site, hand painted, and mounted over poles. He shared some pictures with Mr. Lahrmer. There was a general consensus that the sign was an attractive replacement for the existing sign.

Commission members agreed that the deviation request for more than four colors was unnecessary as in general appearance there were only four colors on the sign. They did, however, add a condition to the approval motion for the sign to have the business address appear on both sides of the sign.

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend approval to City Council and the Building Department issue a permit for, a 23.82 sq. ft. per side 47.64 sq. ft., double sided, external illuminated ground sign for Brecksville Animal Hospital, 13019 Chippewa Road, Brecksville, Ohio as described in the application dated July 29, 2016 and attached plans, subject to address numbers being included on both sides of the sign.

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

HIGHLAND GLENS GOUND SIGNS (2 SIGNS) – 6589 GLEN COE DRIVE

No one was present on behalf of this sign request. Since the signs were replacement signs in the same location as signage approved in 2000, and within Code requirements, the Commission decided to move forward with an approval motion.

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for, two 15.08 sq. ft. ground sign face replacements for Highland Glen

Subdivision, located in sign easements at 4379 Roxburghe Drive and 6589 Glen Coe Drive, Brecksville, Ohio as described in the application dated August 2, 2016 and attached plan photo.

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

PISON STREAM SOLUTIONS SIGN PACKAGE – 6101 W. SNOWVILLE ROAD (CC Action)

Mr. Carl Rappaport was present on behalf of a signage request of Pison Stream Solutions for a ground sign and six directional signs at their new corporate headquarters. He said the total signage requested was within Code requirements, however deviations were requested for each of the directional signs to permit the Company logo on the signs. The ground sign was a direct replacement of the existing sign and within Code requirements. Mr. Rappaport said their industrial location was not visible from any residential area. The directional signs would barely be visible from the right-of-way and the deviations requested could be justified to direct trucks and visitors to their location.

Mr. Sciria had no issue with the number of signs requested, but asked why the logo was necessary on the directional signs if trucks and visitors were already on the site, especially since it was not a multi-tenant area. Mr. Rappaport maintained there was a corporate identity standard to be met and the requested signage was appropriate for a corporate headquarters. There was a general consensus that since such signage was approved for Lubrizol it would not set precedent to approve the sign package.

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend approval to City Council, and the Building Department issue 7 permits for the Pison Stream Solutions Sign Package, 6101 W. Snowville Road, Brecksville, Ohio, as described in the application dated August 5, 2016 and attached drawings conditional on City Council's approval of the following deviations:

1. A deviation from the requirement in Section 1187.10(c) of 2 directional signs to allow 6 directional signs, 1 ground and 5 wall signs.
2. A deviation from the requirement in Section 1187.10(c) of a maximum directional sign height of 3' to allow 4' height on Sign DI-6
3. A deviation from the requirement in Section 1187.10(c) of a maximum directional sign face of 2 sq. ft. to allow 3.34 sq. ft. on Signs DI-1 & DI-2.
4. A deviation from the requirement in Section 1187.10(c) of a maximum directional sign face of 2 sq. ft. to allow 3.40 sq. ft. on Sign DI-3.
5. A deviation from the requirement in Section 1187.10(c) of a maximum directional sign face of 2 sq. ft. to allow 3.69 sq. ft. on Sign DI-4.
6. A deviation from the requirement in Section 1187.10(c) of a maximum directional sign face of 2 sq. ft. to allow 10 sq. ft. on Sign DI-6.
7. A deviation from the requirement in Section 1187.03 C to allow business identification information on Directional Signs for Signs DI-1, DI-2, DI-3, DI-4 & DI-6.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that since the Planning Commission last met City Council approved the Russell Real Estate Ground Sign, the Payto Lot Split/Consolidation, the Verizon New Antennas on Miller Road and a Similar Use for Petvalu.

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.

FOUR SEASONS PHASE 5 LOT SPLIT/CONSOLIDATION – SUMMER WIND DRIVE

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval of a lot split of a portion of PP #604-12-007 and consolidation with PP #604-20-050 to create Lot A, of 0.972 acres on Summer Wind Drive, Brecksville, Ohio as described in the plat by ATWELL Inc. dated June 20, 2016, contingent upon approval of the City Engineer.

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

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

FOUR SEASONS PHASE 5 LOT SPLIT/CONSOLIDATION – 10222 HIGHLAND DRIVE

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval of a lot split of the rear portion of PP #604-12-006 and consolidation with PP #604-12-007 to create Parcel 1, in Brecksville, Ohio as described in the plat by ATWELL Inc. dated June 20, 2016, contingent upon approval of the City Engineer.

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

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

BRECKSVILLE ANIMAL HOSPITAL ROOF ALTERATION – 13019 CHIPPEWA ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval for a Roof and Exterior Alterations on the Brecksville Animal Hospital at 13019 Chippewa Road, Brecksville, Ohio as described in the application dated August 8, 2016 and attached plans by Paino Associates.

A-0	Title Page	8/8/16
A-1	Roof Plans	8/8/16
A-2	Truss Layout	8/8/16
A-3	Sections and Details	8/8/16

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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A-4 Elevations 8/8/16

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

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

THE VILLAGE PRELIMINARY PLANS – 8203 & 7911 SNOWVILLE ROAD

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council **PRELIMINARY** approval for 58 single family parcels on 24.98 acres on Snowville Road in the City of Brecksville to be known as The Village as depicted on the following drawings by OHM submitted August 8, 2016.:

C1	Title Sheet	8/8/16
C2	Existing Conditions Plan	8/8/16
C3	Site Plan	8/8/16
C4	Aerial View	8/8/16
C5-C7	Profile	8/8/16
C8	Roadway Grading Plan	8/8/16
C9	Utility Plan	8/8/16
C10-C12	Standard Details for the City of Brecksville	8/8/16

In accordance with variances reflected in the Building Department summary dated 8/25/2016

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

The Regular Meeting closed at 8:26 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
August 25, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Carl Opatrny, Gerald Wise, and approximately 9 guests

Mr. Hotaling opened the Work Session at 7:25 p.m.

FOUR SEASONS PHASE 5 LOT SPLIT/CONSOLIDATION – SUMMER WIND DRIVE

Messrs. Sam Petros and Gary Naim were present to request a lot split and consolidation that would split a 10,436 square foot parcel from the Nau Farm and consolidate it with the existing Block 13 B in the Four Seasons Subdivision to create a buildable lot on Summer Wind Drive. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

FOUR SEASONS PHASE 5 LOT SPLIT/CONSOLIDATION – 10222 HIGHLAND DRIVE

Messrs. Sam Petros and Gary Naim were present to request a lot split and consolidation that would split the rear portion of PP #604-12-006 and consolidate it with PP # 604-12-007 to create a buildable lot. The front portion of PP #604-12-006 with frontage on Highland was acquired by the Turnpike. The portion proposed to be split off that lot would otherwise be landlocked. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

FOUR SEASONS PHASE 5 FINAL APPROVAL – 10222 HIGHLAND DRIVE

Messrs. Sam Petros and Gary Naim were present to request final approval for the development of Four Seasons Phase 5. Mr. Wise in his August 25, 2016 letter to the Planning Commission cited the following items still required for final plan approval:

- Copy of the Approved Wetlands Permit
- Final engineering plans
- Details for the gang mail box kiosk
- Documentation supporting the depiction/reduction of the Ashland Marathon Easement
- Copy of the Covenants & Restrictions
- Subdivision & Escrow Agreement – currently being worked on by the City Engineer and Law Director
- The engineer's estimate for complete construction of the project

Mr. Wise did not have any objection to the location of the gang mail boxes, however he needed more information about the installation. Mr. Petros responded that the details pertaining to the construction of the pad and boxes were dictated by the U.S. Postal Service. He planned to landscape the mail box areas in keeping with the entrance landscaping. Mr. Petros commented he had submitted information related to the HOA to the Law Director, but had not heard back. Mr. Wise indicated he needed to draft language relating to the maintenance of retention ponds to be included in the HOA documents which he would then forward to the Law Director.

Mr. Petros asked if final approval could be granted contingent upon the approval of the City Engineer. Mr. Sciria voiced his concern about the Planning Commission approving projects contingent upon the approval of the City Engineer, Law Director, Arborist, etc. He asked if Mr. Petros' schedule was such that he could wait until the next Planning Commission meeting when some of the outstanding required documents might be complete and submitted. Mr. Petros had no problem with consideration for final approval waiting until the first Planning Commission meeting in September.

BRECKSVILLE ANIMAL HOSPITAL ROOF ALTERATION – 13019 CHIPPEWA ROAD

Mr. Peter Paino, Architect, was present on behalf of the Brecksville Animal Hospital's request to replace their flat roof with a pitched roof. The red brick would remain on the front and sides. The masonry block in the rear would be painted a red to match the brick. Any new siding used for repair would be painted dark red. The down spouts, trim and roof would be black. Mr. Paino had asphalt shingles and siding samples to display. He noted they would not be increasing the footprint of the building. Commission members were complementary of the renovation plans. The Work Session recessed into the Regular Meeting for a motion.

VERIZON SMALL CELL ROW INSTALLATION – ROW – LOCATIONS TBD

Messrs. Andrew Crouch and Conner Heart were present for a consultation on behalf of Verizon's request to install four small cell wireless poles with equipment to increase data capacity. Mr. Crouch said the four locations listed below were necessary to address poor cell phone service in those areas:

Highland Drive and Reserve Run
Highland Drive and Barr Road
Miller Road and Katherine Blvd.
Highland Drive and Edgerton Road

Mr. Wise was concerned about the possibility of a proliferation of pole requests with the other various communications carriers in the City. Mr. Heart commented that Verizon's market was about 85% in the Cleveland area, therefore their data usage was much greater than any other carrier. Their need for additional data capacity was restricted to the Highland/Barr/Miller Road area to address customer complaints of dropped calls. Mr. Crouch noted their goal was to blend in with existing structures and landscape. Mr. Wise didn't understand how a pole with the amount of equipment required, some at eye level, could blend in when installed in a front yard ROW. Mayor Hruby also pointed out that their wiring would have to cross Highland Drive, which they responded could be accomplished by boring underground.

Commission members recalled Fibertech's 2015 request for their client, Verizon, for a single small cell pole in the area of the high school. At that time the Commission was assured one pole would be the extent of Verizon's request for Brecksville. Verizon claimed to have no master plan showing any other anticipated data pole installations. Mr. Heart had no association or knowledge of the Fibertech pole request that was confined to one site. Commission members were concerned about the lack of coordination within Verizon. Mr. Heart said they would be working toward a single representative to deal with all Verizon requests in the future.

Mr. Heart said they could only predict their data needs for the next two years. In talking to Mr. Packard about their future plans in the next two years they projected four more possible sites for small data cell poles. Mr. Hotaling asked for the calculations supporting those projections, given that Brecksville was almost totally developed. Mr. Heart quoted a national prediction of 70% increased usage, with Ohio being one of the states with the heaviest data usage. Mr. Hotaling was interested on a focus just to Brecksville, where usage would differ greatly from a heavier populated community like Parma. Mr. Heart said that much of the increase in data use can be traced to the increase of devices within a single dwelling, where each family member might have more than one device. Mr. Crouch explained how his personal usage of his phone increased over the past couple years from just phone calls to address all his business, personal and computer needs throughout the day and evening.

Mr. Harwood asked if Verizon could provide a two year master plan to include current tower installations and projected data pole or tower locations. Mr. Heart planned to also submit radio frequency charts to show the location of dropped calls. Mr. Harwood suggested they also provide more than one example of a pole installation to address varying site situations. They were directed to submit documentation to Scott Packard at the Building Department

THE VILLAGE PRELIMINARY PLANS – 8203 & 7811 SNOWVILLE ROAD

Messrs. Sam Petros and Gary Naim were present to request preliminary approval for a 58 single family parcel development on Snowville Road to be called The Village. Mr. Petros pointed out that the proposed development had been reviewed at the public pertaining to a required zoning change on March 24, 2016. He planned to have final plan documents ready for the Commission after the November election. He hoped to be clearing and grading over the winter months.

Mr. Wise was not opposed to preliminary plan approval, however he reviewed future document requirements included in his August 4, 2016 letter to the Commission as outlined below. Mr. Petros anticipated no problem in gathering the documents outlined in Mr. Wise's letter.

1. Army Corp Permit required
2. Lot Configuration:
 - a) S/L 41 driveway should be flipped to offset from intersection
 - b) S/L 23, 41 & 42 have driveways within 60' of intersection
 - c) Existing Snowville Road house shall be S/L 58 on all final plans
3. Utilities – No objection on preliminary basis
 - a) Sanitary sewer alignment requires easement from the eastern abutting neighbor
 - b) Meeting requested between Wise and designer to review utility design
 - c) Increase sewer easement from 20' to 30' where possible
4. Grading
 - a) S/Ls 12, 13, and 14 to require geotechnical engineering as basement footers above natural ground
 - b) Mounding and grading required along Snowville
5. Storm Water Management – All storm water management to be addressed in the northeast corner of the site.

There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 8:26 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris