

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
August 4, 2016 Page 1

Present: Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling, Mayor Hruby
Others: Carl Opatrny, Gerald Wise, and approximately 7 guests

In Mr. Hotaling's absence Mr. Sciria opened the Regular Meeting of the Planning Commission at 7:00 P.M.

APPROVAL OF THE WALCOTT COURT DECK EXPANSION PUBLIC HEARING MEETING MINUTES OF JULY 7, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Walcott Court Deck Expansion Public Hearing Meeting Minutes of July 7, 2016 be approved.

ROLL CALL: Ayes: Michael Harwood, Eric Lahrmer, Kirk Roman, Dominic Sciria
Abstain: Ron Payto
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF JULY 7, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of July 7, 2016 be approved.

ROLL CALL: Ayes: Michael Harwood, Eric Lahrmer, Kirk Roman, Dominic Sciria
Abstain: Ron Payto
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JULY 7, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of July 7, 2016 be approved.

ROLL CALL: Ayes: Michael Harwood, Eric Lahrmer, Kirk Roman, Dominic Sciria
Abstain: Ron Payto
Nays: None
MOTION CARRIED

SIGNS:

ORANGETHEORY FITNESS WALL SIGN – 8259 CHIPPEWA ROAD

Mr. Albert Haddad of Ellet Sign Company was present on behalf of a wall sign request for Orangetheory Fitness located in Creekview Commons. He indicated the externally illuminated sign was in keeping with other signs in the complex. The sign would be in compliance with Code requirements and had the approval of the landlord. Mr. Sciria advised that submission of a letter to the Building Department of approval by the landlord would be required.

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for a 17.08 sq. ft. permanent, externally illuminated wall, sign for Orangetheory Fitness as described in the application dated July 15, 2016 and attached drawing conditioned upon receipt by the Building Department of a letter from the landlord approving the sign.

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

RUSSELL REAL ESTATE SERVICES GROUND SIGN – 33 PUBLIC SQUARE – (CC ACTION)

Ms. Marianne Serafino of EasySign was present to request a monument sign for Russell Real Estate. The sign would be on Public Square in the same location as the former Merrill Lynch sign. The proposed sign would be positioned between brick columns and feature a crown molding on the sign board. Mr. Lahrmer asked for the reasoning behind the sign being 17" above the Code height maximum. Ms. Serafino commented that the height was a combination of wanting to keep the sign above any snowfall level and the crown molding design element. Mr. Sciria commented that the Commission's concern was a line-of-sight issue that would cause a safety hazard. The Commission was willing to allow for the crown molding design element, but asked that the height of the sign be lowered 12" to comply with the Code maximum height.

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for a 26.25 sq. ft. per side, 52.5 sq. ft., double sided, non-illuminated ground sign for Russell Real Estate Services, 33 Public Square, Brecksville, Ohio as described in the application dated July 15, 2016 and attached plans conditional on City Council's approval of the following deviation:

- A deviation from the requirement in Section 1187.09(c) of 1 ground sign per lot to allow 2 ground signs.

The recommendation is further conditioned upon revision of the sign plan to lower the sign 12 inches.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that since the Planning Commission last met July 7th City Council approved the Dosen Deck Enlargement, the V.A. Property Mixed Use Rezoning, the Marchetta Lot Consolidation and Final Plans for the Overlook at Hillbrook.

REPORT OF CITY ENGINEER - No Report

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

PAYTO LOT SPLIT/CONSOLIDATION – 11838 PARKVIEW ROAD

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council a subdivision of Permanent Parcel #605-06-007 and a consolidation with Permanent Parcel #605-06-003 and #605-06-009 as shown in the attached sketches contingent upon the City Engineer as well as the Board of Zoning Appeals approving the following variances:

1. A variance to create two irregular shaped lots in lieu of the generally rectangular form shaped lot stipulated in Section 1117.09 Design of Lots.
2. A variance to allow lot depths that are approximately 5 times the lot width at the existing building line which exceeds the 3 ½ times lot width restriction from Section 1117.09(b) Depth of Lots.

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ROLL CALL: Ayes: Michael Harwood, Eric Lahrmer, Kirk Roman, Dominic Sciria
 Abstain: Ron Payto
 Nays: None
 MOTION CARRIED

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

VERIZON CO-LOCATION – CLEV-491 – 6896 MILLER ROAD – WAIVE PUBLIC HEARING

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission waive the requirement for a public hearing to hear the request of Verizon Communications to install new cellular antennas on the existing cell tower located at 6896 Miller Road as permitted under Section 717.03(c).

ROLL CALL: Ayes: Michael Harwood, Eric Lahrmer, 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 CO-LOCATION – CLEV-491 – 6896 MILLER ROAD – WAIVE PUBLIC HEARING

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of plans for the installation of 12 new antennas at the 150 ft. level and construction of a new equipment pad and metal roof deck at 6896 Miller Road, Brecksville, Ohio, 44141, for Verizon Wireless as described in the application dated July 8, 2016, and as indicated on the attached drawings:

T-1/A	Title Sheet	4/18/2016
	Site Survey 1 of 2	1/25/2016
	Site Survey 2 of 2	1/25/2016
C-1/A	Civil Plan	4/18/2016
A-1/A	Site Plan	4/18/2016
A-2/A	Conduit and Lighting Plans	4/18/2016
A-3/A	Tower and Antenna Layout	4/18/2016
S-1/A	Foundation Details	4/18/2016
S-2/A	MISC. Details	4/18/2016
Temp E-1/A	Temporary Power Utility Details	4/18/2016
E-1/A	Utility Details	4/18/2016
E-2/A	Grounding Plan & Riser Diagram	4/18/2016
E-3/A	Grounding Details	4/18/2016
E-4/A	Grounding Details	4/18/2016
E-5/A	Grounding and Misc. Details	4/18/2016
SP-1A	General Notes	4/18/2016
SP-2A	General Notes	4/18/2016
	GPD, 3rd Party Review Report	7/22/2016

The proposal is contingent upon receipt and approval by the City Engineer of a structural report for the tower.

ROLL CALL: Ayes: Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria

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Nays: None
MOTION CARRIED

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

PETVALU – 8249 CHIPPEWA ROAD

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a similar use permit to allow customer use dog washing stations as an incidental use to the retail pet supply sales for PetValu located at 8249 Chippewa Road, Brecksville, Ohio 44141 as described in the application dated July 18, 2016 and the attached information.

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

The Regular Meeting closed at 7:30 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
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Present: Eric Lahrmer, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Michael Harwood, Robert Hotaling
Others: Carl Opatrny, Gerald Wise, and approximately 10 guests

Mr. Sciria opened the Work Session at 7:08 p.m.

PAYTO LOT SPLIT/CONSOLIDATION – 11838 PARKVIEW ROAD

Mr. Jerry Payto was present to request a split of a portion of parcel #605-06-007 to be consolidated with parcel # 605-06-003 to create frontage on Parkview to meet the requirement that a lot have frontage on a dedicated street so that he could build a home on that lot. Mr. Payto had revised plans that incorporated changes suggested by the City Engineer after the proposed project was initially considered by the Commission on June 9, 2016. Mr. Wise noted the changes made and had no further comment on the request. Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

VERIZON CO-LOCATION – CLEV-491 – 6896 MILLER ROAD

Mr. Paul Nichols was present on behalf of Verizon's request for a co-location at the 150 ft. level on the communication tower at 6896 Miller Road. The installation would include a 12' x 20' cabinet on the pad at the base of the structure. Mr. Wise had no comment on the proposal beyond requiring a structural integrity report. Mr. Nichols responded that report had already been submitted. Mr. Sciria advised that two motions would be made, one to waive a public hearing and the other to approve the co-location. The Work Session recessed into the Regular Meeting for motions.

PETVALU – 8249 CHIPPEWA ROAD

Messrs. Jordan Berns and Jonathan Berns were present on behalf of the request of Petvalu, a retail pet supply store, for a similar use permit to permit customers to use dog washing stations at the store. Mr. Jonathan Berns commented that the store sells pet food, accessories, and services. No pet boarding is offered and at no time are dogs left unattended or without their owners.

Mr. Roman asked what precautions were taken relating to waste. Pet owners were expected to pick up their own pet's waste both in and outside the premises. The Petvalu staff would also take responsibility for cleanup if the need arose. Mr. Berns remarked that the 900 Petvalu stores across the country have a good reputation for their facilities and staff. Mr. Roman also asked about whether the store had liability insurance and Mr. Berns assured the Commission the store had insurance coverage.

Mr. Sciria noted that the submittal summary indicated that shopping center was developed as a PDA and, if that is correct, then a public hearing might be necessary to approve the changes to the building that would accommodate the similar use. Mr. Roman suggested the Commission make a motion for approval, and if it was discovered that a public hearing was necessary, then that approval would be rescinded and a public hearing scheduled. Mr. Sciria advised that a public hearing would be only a minor delay in the approval process. The Work Session recessed into the Regular Meeting.

The Work Session closed at 7:30 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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