

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
December 8, 2016 Page 1

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

In Mr. Hotaling's absence Mr. Sciria opened the Regular Meeting of the Planning Commission at 6:55 p.m. Mr. Payto arrived at the meeting just after 7:00 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF NOVEMBER 3, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of November 3, 2016 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF NOVEMBER 3, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of November 3, 2016 be approved.

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

SIGNS

STUDIO MUSE – 8803 BRECKSVILLE ROAD

Ms. Madalyn Reinholz, Co-Owner of Studio Muse, was present to request replacement signage to reflect a name change in the business. The wall sign and multi-tenant panel in the ground sign were in compliance with City Code. Mr. Sciria asked if there was a letter of consent to the signs from the landlord. Ms. Reinholz mentioned she had an e-mail consent which she forwarded to someone at the Building Department. Mr. Sciria advised that the Commission would consider a motion for approval of the signs contingent upon Mr. Packard receiving a document of consent by the landlord.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue permits for a 10 sq. ft. permanent, wall, identification sign and a 1.4 sq. ft. multi-tenant, ground business name replacement sign for Studio Muse, 8803 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated November 15, 2016 and attached sketches contingent on receipt of the property owners approval for the signs..

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

HOME VIDEO STUDIO/FUTURE DIRECTIONS – 8917 BRECKSVILLE ROAD

Mr. Anthony Miklos was present to request approval of a replacement wall identification sign for his business, Home Video Studio. Four deviations from Code were requested: 1) To permit two wall signs, 2) To permit eight colors, 3) To permit a telephone number and listing of services, and 4) To permit a website address.

There was a general consensus to consider the first two deviation requests relating to number of wall signs and colors since the Commission had approved the same request in 2007. Commission members were unwilling to consider the listing of a telephone number, website address, or listing of services. It was also pointed out to Mr. Miklos that the listing of services was in too small a print to be read by passing vehicles. Several Commission members commented that the existing sign in need of replacement was actually a well done advertisement for his business. Mr. Miklos was agreeable to a motion for a replacement sign that would be an exact replica of his existing sign.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approve, and recommend to City Council approval of a 20 sq. ft., single sided, replacement permanent wall identification sign for Home Video Studio, 8917 Brecksville Road, Brecksville, Ohio as describe in the application dated November 10, 2016 and contingent upon City Council approval of the following deviations:

1. A deviation from the requirement in Section 1187.09(c) from the 1 sign per unit for a permanent wall identification sign to allow 2 permanent wall identifications signs.
2. A deviation from Code Section 1187.05(a) which permits four (4) compatible colors to permit a sign with eight (8) colors.

The motion is further conditioned upon the application being revised so that the new sign is an exact replication of the existing sign.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF CITY ENGINEER

Mr. Wise reported that the sub-divisions The Overlook at Hillbrook and Four Seasons Phase 5 had both started construction. He mentioned that consideration of The Village plans on this evening's agenda had been withdrawn for further design work and would probably be resubmitted in January.

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

REAM SOLAR PANEL – 9519 GREYSTONE PARKWAY

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission will hold a Public Hearing on January 5, 2017 at 7:05 p.m. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville Ohio to consider the request for a residential Solar Photovoltaic System which requires deviations regarding the placement and size of the system to be installed at 9519 Greystone Parkway as required by Section 1186.06(b)(1).

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.

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
December 8, 2016 Page 3

ROYALTON ROAD PROPOSED ZONING CHANGE

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission will hold a Public Hearing at 7:10 P.M. on Thursday, January 5, 2017 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville Ohio for consideration of a proposed zoning change of Royalton Road (SR 82) properties, Permanent Parcel Nos. 603-03-014, 603-03-015, 603-03-016, 603-03-017, 603-03-019, 603-03-020, 603-03-021 to be rezoned from R-20 Residential to O-B Office Building with conditional uses of O-L Office Laboratory and M-D Manufacturing Distribution.

ROLL CALL: Ayes: Michael Harwood, Eric Lahrmer, 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

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION  
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December 8, 2016 Page 1

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

In Mr. Hotaling's absence Mr. Sciria opened the Work Session at 7:12 p.m.

REAM SOLAR PANEL – 9519 GREYSTONE PARKWAY

Ms. Candice Brothers was present to request preliminary approval of a solar panel system for a home on Greystone Parkway. Two deviations were requested for 1) solar panels on the front facing roof, and 2) To permit 36% coverage of a given roof area. Mr. Payto noted that the Code sections pertaining to solar panels were written long ago and might need revision. He thought the Commission should be encouraging the installation of such systems.

Mr. Sciria could think of only one situation when the Commission approved solar panels on the front of a home, and that home, which was situated in the woods was located far from the street and the roof was not easily visible. He had visited the proposed location and thought that solar panels on the front of the steeply roofed home were inappropriate for that neighborhood. Ms. Brothers was asked if neighbors had shown support for the solar panel system. She believed several neighbors had been supportive.

Mr. Sciria advised that the Commission could move forward with a public hearing on the request. Mr. Roman suggested neighbors be encouraged to attend the public hearing to show their support or submit written letters of support. Mr. Lahrmer noted that any images depicting the solar panel application would be helpful at the public hearing. The Work Session recessed into the Regular Meeting to set a Public Hearing.

ROYALTON ROAD PROPOSED ZONING CHANGE

Mr. Sciria advised that City Council has asked the Planning Commission to consider making a recommendation to rezone some residential properties along Royalton Road in the vicinity of the Giant Eagle, Metro Health area from R20 to Office Building with conditional uses of Office/Lab and Manufacturing Distribution. The City was approached by the residential property owners in that area, and was asked by those homeowners, to help them protect their investment in those properties by rezoning their land to zoning classifications that might lead to the sale of their home sites for commercial use.

City Council had a first reading of the proposed rezoning legislation on December 6<sup>th</sup>. The Planning Commission was asked to set a public hearing for January on the issue with the objective of putting the rezoning issue on the ballot for the May 2, 2017 election.

The property owners requesting the rezoning were: Jean Vastartis, Mary Wasco, Bruno Wyszynski, Nancy Slusarczyk and Paul Merrill. Only Ms. Vastartis was not present at this evening's Planning Commission Meeting. The residents were asked if they were in favor of the proposed rezoning and all indicated their unanimous support. Mr. Sciria noted that all Commission members had received an e-mail from the Mayor, who could not attend the meeting, providing an explanation of the request, a timeline to get the rezoning request on the ballot and giving his full support to the request.

Mr. Sciria indicated Mr. Hotaling, who was out-of-town on business, sent Commission members an e-mail in support of the rezoning request. He would be against any development along the Rt. 82 frontage that involved retail, motor services, hotels, nursing homes/assisted living, or apartments. He mentioned the possibility of office condo which he planned to discuss at the public hearing.

It was mentioned that the Figueroa property was not a part of the current rezoning request as it was under contract with a developer who planned to come to the Commission during the winter with a plan to be on the

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
December 8, 2016 Page 2

ballot in the fall for a zoning change. There was no further discussion and the Work Session recessed into the Regular Meeting to set a Public Hearing.

The Work Session closed at 7:35 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris