

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
February 18, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Carl Opatrny, Gerald Wise, and approximately 4 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:00 P.M.

APPROVAL OF THE FEBRUARY 4, 2016 PUBLIC HEARING MINUTES ON A SCREENED PORCH ADDITION IN WINDWARD HILLS

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission February 4, 2016 Public Hearing Minutes on a Screened Porch Addition in Windward Hills be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 4, 2016

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

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

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

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

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

SIGNS:

AHOLA PAYROLL SERVICES – 6820 WEST SNOWVILLE ROAD

Mr. Lee Rodenfels of Brilliant Electric Sign Company was present representing AHOLA Payroll Services' request for a ground sign. The proposed sign was a replacement face for an existing sign. Sign color, size and location would remain the same and the sign was within Code requirements.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, an internally illuminated, 32 sq. ft. per side, double sided, permanent, ground identification sign for Ahola Payroll Services, 6820 West Snowville Road, as described in the application dated February 1, 2016.

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

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Nays: None
MOTION CARRIED

SIMIC CPA (2 SIGNS) – 10235 BRECKSVILLE ROAD

This agenda item was tabled as there was no representative for Simic CPA present to discuss the proposed signage.

NATIONWIDE INSURANCE – 8920 BRECKSVILLE ROAD

There was no representative present on behalf of the Nationwide Insurance sign request. The Commission chose to move forward with a motion for approval of the requested wall sign as it was within Code requirements.

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 5 sq. ft., three color, wood wall sign with vinyl graphics, as described in the application dated January 28, 2016 and attached drawing.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved the Wall Sign and Façade Renovations for Vertical Runner, the MetroHealth Signage, Additional Parking for Shred-It, and the Screened Porch Addition in Windward Hills.

REPORT OF CITY ENGINEER

Mr. Wise reported he had been contacted by Ryan Homes that they dropped their proposed project for the Nau farm property, tentatively named Waterford Crossing.

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

PETROS HOMES SUB-DIVISION & REZONING – 8203 & 7811 SNOWVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing in the Community Room of Brecksville City Hall 9069 Brecksville Road, at 7:00 P.M., on Thursday, March 17, 2016, to hear the request for a rezoning from Petros Homes for a 24.98 acre property located at 8203 & 7811 Snowville Road, PP #605-14-001, 605-14-004, 605-14-010 and 605-14-016 from R-20 to R-8 consisting of 59 attached and/or detached single family dwelling lots.

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

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The Regular Meeting closed at 7:50 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: Michael Harwood, Robert Hotaling, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Carl Opatrny, Gerald Wise, and approximately 4 guests

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

PETROS HOMES SUB-DIVISION & REZONING – 8203 & 7811 SNOWVILLE ROAD

Mr. Sam Petros of Petros Development was present to request a public hearing be set regarding the rezoning of his 25 acre parcel on Snowville Road from R-20 to R-8. He adjusted the proposed subdivision pursuant to comments from the February 4, 2016 Planning Commission to increase sideyard setbacks from 5 ft. to 7 ½ ft., and increase the front and rear yard setbacks to 25 ft. Lot sizes were increased from 60' x 120' to 65' x 125'. Mr. Petros presented a redesigned site plan with one entrance/exit. The homes would have a Western Reserve look, with the same floor plan as those in his Broadview Heights development. He envisioned a fenced property with a gateway entrance. Several poster board depictions of mounded, lush landscaping were presented. Mr. Petros was asked if the number of units had changed. The proposed plan was decreased by two units in order to provide the additional green space between units.

Mr. Sciria reviewed the Code requirements for a PDA, which he felt would not be appropriate for the proposed development. Mr. Petros indicated his intention now was to pursue rezoning to develop the parcel under R-8 zoning with a request for five variances.

Mr. Harwood indicated the first variance request for a longer cul-de-sac street had been granted by the Commission in the past and would be necessary to accommodate the Commission's preference for a one street entrance/exit. Mr. Petros commented he increased the front and rear setbacks both by 5 foot, mainly to accommodate sidewalks. A 25 foot front yard setback would also provide for a car parked in the driveway not to overhang onto the sidewalk. There was a variance request for 15 ft. between units instead of the Code requirement of 20 ft. It was pointed out that 15 ft. sideyard would be a minimum and could actually be more depending on the unit floor plan.

Mr. Sciria pointed out the variance request for a minimum distance at the rear property line for decks of 15 ft. could create a problem on some of the lots and at a quick glance he mentioned sublots 22, 23, 29, 30, 32, 33, 36, 37, 54 and 55. Mr. Petros felt they would need to review and identify those lots to make restrictions on them. He was also willing to add additional screening to lots where needed. It was pointed out that the sublots at the entrance on Snowville, S/L 1 and 57, might need setback variances. Mr. Wise indicated the ROW on the cul-de-sac needed to be increases five foot to 65 ft.

Mr. Sciria asked if the Commission should discuss provision for visitor parking considering the problems at Hillbrook with parking especially during the holidays. Mr. Roman felt everyone experienced parking problems during the holidays and periodically. In his opinion parking along the street should be sufficient. Mr. Petros commented that his similar Whiltshire development in Broadview Heights had no parking issues. With no further discussion the Work Session recessed into the Regular Meeting to set a public hearing.

The Work Session closed at 7:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
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