

PUBLIC HEARING SCREEN PORCH ADDITION - 6743 ALMOND WALCOTT CT.
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
February 4, 2016 Page 1

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

Mr. Hotaling opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the January 21, 2016 issue of the *Sun Courier*.

The Brecksville Planning Commission will hold a Public Hearing on February 4, 2016 at 7:00 P.M. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of a screened in porch located at 6743 Almond Walcott Court, Brecksville.

Mr. Joe Lull, contractor for Joyce Factory Direct, was present to request consideration of a three seasons porch enclosure at 6743 Almond Walcott Court in the Windward Hills condominium subdivision. The approximately 11' x 10' porch would be built over the exact footprint of the existing deck using materials to match the house. The roofline of the porch at 11 ft. would match the roofline of the existing house. Mr. Lull added that the porch would have removable windows and not be insulated, or heated.

Ms. Elaine Frey, 9011 Cedar Street, was concerned that the porch would extend into the common area. Mr. Lull reiterated that the porch enclosure would be built over the exact footprint of the existing deck, which aligns with other decks along the street and in the development. Mr. George Frey, 9011 Cedar Street, wondered if all the decks in Windward Hills encroached in the common area. Mayor Hruby read from the original site plan for Windward Hills that provided for 40 ft. setbacks for buildings and 10 ft. setbacks for decks and patios. The Freys were advised that there would be further discussion on the issue during the Work Session.

With no further discussion, the Public Hearing closed at 7:14 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
Absent: Eric Lahrmer
Others: Carl Opatrny, Gerald Wise, and approximately 7 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:14 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 21, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of January 21, 2016 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 JANUARY 21, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of January 21 2016 be approved.

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

APPROVAL OF THE 2015 ANNUAL REPORT

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the 2015 Annual Report be approved.

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

SIGNS

VERTICAL RUNNER WALL SIGN – 8929 BRECKSVILLE ROAD (CC Approval)

Mr. Matt Schwartz, Architect, was present to request removal and reinstallation of the 4.5' x 9' Vertical Runner wall sign to the store's new location on Brecksville Road in the former Marianne Candies store front. The sign was considered by the Commission along with the proposed façade renovations at the new Brecksville Road site and Commission members had no issue with reinstallation of the existing sign at that new location.

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 42.09 sq. ft. permanent, wall, identification sign for Vertical Runner, 8929 Brecksville Road, Brecksville, Ohio, as described in the application dated January 13, 2016 and attached drawing conditioned on City Council's approval of the following deviations:

- A deviation from Section 1187.09(c) of 17.64" from the 36" maximum wall sign height allowable to allow a sign height of 53.64".

- A deviation from Section 1187.09(c) of 13.89 sq. ft. from the 28.2 sq. ft. maximum sign face size allowable to allow a sign face size of 42.09 sq. ft.

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

METROHEALTH SITE SIGN PACKAGE – 9200 TREETWORTH BLVD. (CC Approval)

Mr. John Richards of Richards Communications presented a proposed signage package of 27 signs for the MetroHealth site. He began by acknowledging that there were many deviations requested, which he thought were warranted given that the facility provided a 24 hour emergency care service and considering the challenging location and topography of the site. Many of the wall and ground signs were either internally illuminated or reflective vinyl as the facility would operate all night and it would be important to facilitate the movement of patients and ambulances around the site very quickly. Mr. Lull reviewed each sign describing its location, materials, size and function in helping the public easily identify the site and move quickly to their destination.

The Commission spent some time reviewing the proposed 335 sq. ft., 35 ft. high, freeway ground sign. The Mayor noted the Commission had never approved anything like it in the past and would require justification to consider a sign of that magnitude and location. Mr. Richards felt it was critical to identify the facility for vehicles travelling both north and south on I-77 in time for them to take the proper exit ramp. especially in the case of an emergency medical condition. There was a general consensus that because of the urgent care purpose of the facility and the challenging topography of the site it would not be setting a precedent to grant the requested deviations. It was noted that the ground sign along Rt. 82 should include the MetroHealth street address.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue 27 permits for the MetroHealth Sign Package, 9200 Treeworth Blvd., Brecksville, Ohio, as described in the application dated January 15, 2016 and attached drawings conditioned on City Council's approval of the following deviations:

- A deviation from the requirement in Section 1187.05(d)(2) that internal illumination may be permitted only on free standing, ground, identification signs to allow internal illumination wall and canopy signs.
- A deviation from the requirement in Section 1187.05(d)(2) that internal illumination be limited to business logo or individual letters in the business name and shall exclude all background areas of the sign to allow background and edge illumination for Signs #2, 3, 4, 9, 24 and 25.
- A deviation from the requirement in Section 1187.09(c) that the wall identification sign be located on the front of the building to allow signs on the north and west sides of the building.
- A deviation from the requirement in Section 1187.09(c) of 1 wall sign per unit to allow 3 wall signs.
- A deviation from the requirement in Section 1187.05(a) that no more than 4 colors may be used on any sign to allow 6 colors on Signs # 2, 3, and 4, and 5 colors in Signs # 5, 7, 8, 14 and 26.
- A deviation from the requirement in Section 1187.06(c) of 1 ground sign per lot to allow 7 ground signs.
- A deviation from the requirement in Section 1187.06(c) of 2 directional signs to allow 13 directional signs
- A deviation from the requirement in Section 1187.09(c) of a maximum directional sign height of 3' to allow 5' height on Signs # 5, 6, 7, 8, 14, 15, 16, 17, 21, 22, 23, 26 and 27.

- A deviation from the requirement in Section 1187.09(c) of a maximum directional sign face of 2 sq. ft. to allow 5.6 sq. ft. per side on Signs # 5, 6, 7, 8, 14, 15, 16, 17, 21, 22, 23, 26 and 27.
- A deviation from the requirement in Section 1187.09(c) of 1 door sign to allow 3 door signs reading "Main Entrance and Emergency" on Signs # 13 and 19.
- A deviation from the requirement in Section 1187.09(c) that only allows the business name on a canopy sign to allow "Patient Pick-up", "Emergency" and "Ambulance".
- A deviation from the requirement in Section 1187.09(c) of 1 canopy sign to allow 3 canopy signs.
- A deviation from the requirement in Section 1187.09(c) of maximum 8" canopy sign height to allow 19" height on Signs # 10 and 12.
- A deviation from the requirement in Section 1187.09(c) of maximum of 5 sq. ft. canopy sign to allow 25.75 sq. ft. on Signs # 10 and 12.
- A deviation from the requirement in Section 1187.09(b)(2) that the maximum permanent building frontage wall sign square footage of 284.25 to allow 646 square feet.
- A deviation from the requirement in Section 1187.09(b)(1) that the maximum total of all permitted signage square footage of 284.25 to allow 1,637.71 square feet.
- Deviations for Sign #2 (Freeway Ground Sign)
 - A deviation from Section 1187(k) which prohibits "a free standing sign along a freeway that is designed to be visible to freeway traffic" to permit a free standing sign along a freeway.
 - A deviation from Section 1187.06(b)(1) from the maximum ground sign height of 5' to allow a 35' sign.
 - A deviation from Section 1187.09(c) from the maximum ground sign face of 30 sq. ft. to allow 335 sq. ft. per side.
 - If deviations granted, sign shall be a minimum of 25' from the lot line.
- Deviations for Sign # 28 (Retaining Wall Sign)
 - A deviation from the requirement in Section 1187.09(c) that the wall identification sign be located on the front of the building to allow a wall sign to be located on a retaining wall
 - A deviation from the requirement in Section 1187.09(c) of the maximum height of 3' to allow 8'.

As per agreement in this February 4, 2016 Planning Commission meeting, Sign #3 shall include the property address and shall be located a minimum of 5' from the right-of-way.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved preliminary project plans for The Overlook at Hillbrook.

REPORT OF MAYOR HRUBY - No Report

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REPORT OF CITY ENGINEER

Mr. Wise reported that the Jennings site has been cleared of trees. Dirt removal for that project should start in the next week.

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

SCREEN PORCH ADDITION – 6743 ALMOND WALCOTT CT.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval for the rear addition at 6743 Almond Walcott Ct., Brecksville, Ohio 44141 as described in the application dated December 10, 2015 and attached drawings by Joyce Factory Direct. Approval is conditioned upon a letter of confirmation or e-mail from Windward Hills Condominium Association of acceptability. This application is approved with the specific understanding that the space is to be utilized as an enclosed three seasons room only and not year around living space wherein heating and air conditioning would be included. Outside access to the three seasons room is limited to the side, with no rear entrance permitted. Approval is also conditioned on City Council approving a deviation from the approved PDA rear yard setback of 40 ft. to permit a 30 ft. setback.

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.

VERTICAL RUNNER – EXTERIOR FAÇADE ALTERATION – 8929 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval for exterior façade alterations to the front of the building for Vertical Runner at 8929 Brecksville Road, Brecksville Ohio 44141, as described in the application dated January 13, 2016 and plans by Peninsula Architects dated January 13, 2016.

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.

FOGG-BRECKSVILLE DEVELOPMENT – SOUTH EDGERTON

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission hold a Public Hearing on March 3, 2016 at 7:00 p.m. in the Community Room of the Brecksville City Hall, 9069 Brecksville Road, Brecksville Ohio to consider Resubdivision No. 3 Phase 1 of Fogg-Brecksville Development Industrial Park, PP #604-16-007, 008, 004, 010, 009, 005, 013 and 012.

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.

REGULAR MEETING
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SHRED-IT VAN PARKING – 6400 WEST SNOWVILLE

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval to add additional property to be used for additional parking as shown on the submittal by Ray Fogg Building Methods dated, December 21, 2015 and plans by Riverstone dated January 13, 2016 conditioned upon review and approval by the City Engineer of site drainage modifications and the storm water management plan has been submitted

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

The Regular Meeting closed at 9:25 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
February 4, 2016 Page 1

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

Mr. Hotaling opened the Work Session at 7:55 P.M.

SCREEN PORCH ADDITION – 6743 ALMOND WALCOTT CT.

Mr. Joe Lull, contractor for Joyce Factory Direct, was present to request approval of a three seasons porch enclosure at 6743 Almond Walcott Court in the Windward Hills condominium development. The enclosed porch would occupy exactly the footprint of the existing deck. Mr. Lull said that in a communication he had with the Windward Hills Homeowners Association he was told they would not object to the porch if the Planning Commission approved it. Mr. Hotaling advised him that the Commission would like the HOA's approval to be submitted in writing.

Mr. George Frey, 9011 Cedar Street, asked if any trees would be disturbed and if there was a separate entrance to the porch. Mr. Lull did not expect to cut any trees. He added that there would be a south side entrance to the porch. The Mayor commented that even though the porch would not extend beyond the footprint of the deck, it did represent an addition to the living area of the residence. He expected there might be additional requests in the future. Mr. Frey wondered if other residents might want to add a similarly sized space, but intend it for year around living such as a bedroom or family room. After further discussion there was a general consensus that the approval motion make specific reference to the porch addition as an uninsulated, not heated, three seasons room not intended for year around living. The Work Session recessed into the Regular Meeting for a motion.

VERTICAL RUNNER – EXTERIOR FAÇADE ALTERATION – 8929 BRECKSVILLE ROAD

Mr. Matt Schwartz, Peninsula Architects, was present to request renovations to the exterior of the former Maryanne Candies store in preparation for Vertical Runner to occupy that store front. Renovation plans included removing the awning and installing siding and trims that would complement the Vertical Runner wall sign. Mr. Schwartz had paint and material samples to share with the Commission. The Commission found the fire brick, redwood and cloak grey color palette, as listed on the drawings, pleasing. The Work Session recessed into the Regular Meeting for a motion.

PETROS – 8203 & 7811 SNOWVILLE

Mr. Sam Petros was present to discuss a concept plan to develop 24.9 acres on Snowville Road as a PDA with approximately 58 single family and duplex homes similar to the Wiltshire development in Broadview Heights. Also under consideration would be rezoning the land from R-20 to R-8. Mr. Petros believed there was a need for senior housing in the Brecksville community. He pointed out the 12% occupancy at Wiltshire by former Brecksville residents.

Mr. Petros indicated that the property was bounded on three sides by non-residential uses and the proposed development would be a nice transition between those uses and residential zoning. Heavy landscaping, including mounding would be used to screen the mostly single story units from the 50 ft. Snowville Road setback and the non-residential adjacent properties. Fifty percent of the land would be preserved as open space. Side yard setbacks would be five foot (10 feet between units). Mr. Petros expected the units to sell in the range of \$300,000-350,000. He had not yet addressed engineering, wetlands, grading or sewers issues

Mr. Hotaling asked if the existing house on Lot 58 would be renovated to complement the new development and Mr. Petros thought that was possible. He also asked about recreational space. Mr. Petros said the community already had great recreational facilities and he did not anticipate providing anything further other than the 50% green space. There would, of course, be sidewalks. It was suggested the two street, two entrance/exit, plan could be reconfigured to one entrance/exit.

MINUTES OF THE WORK SESSION
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Mr. Sciria commented it appeared a PDA designation was being used to achieve density. He wondered whether the Commission really wanted to consider 60 ft. lots of 7,000 sq. ft. with 20 ft. setbacks. The Code section defining a PDA was read for clarity and comparison to suitability for the proposed project.

Mr. Petros reiterated his feeling that there was a need for such senior housing and that the site was ideal. He felt there would be no problem marketing such a development in the community. Referencing the tower and bus depot, the Mayor said historically the land was supposed to be residential, but before there were zoning codes some conditional uses were permitted that eventually just stayed. Mayor Hruby agreed senior housing was needed and the location was good. He was open to more discussion on density.

Mr. Petros planned to pursue the process of rezoning the land to R-8. He would return to the Commission with a plan redesigned for one entrance/exit, and bring a topo plan and some landscape renderings.

FOGG-BRECKSVILLE DEVELOPMENT – SOUTH EDGERTON

Mr. Mike Merle of Fogg-Development Company was present on behalf of a request for preliminary approval of the Resubdivision Plat No. 3 of Fogg-Brecksville Development Industrial Park. He said the request has changed little from the approved, but expired, preliminary approval on the project approved by the Planning Commission on August 22, 2013. Mr. Fogg noted that the wetlands have changed since the 2013 approval. They currently have reached an agreement on the wetlands delineation that will permit the proposed development of the site. There is about an acre of wetlands impact so there is no guarantee on when they would receive a permit. Fogg decided to move from the previously planned on site retention to a master detention, mainly in the area of the class one wetlands. Mr. Merle described the challenges on the site relating to both the wetlands and the gas easement.

Mr. Wise described the project as the existing right-of-way on paper would be vacated and replaced by a cul-de-sac, public, dedicated street coming off Snowville and extending about mid-way through the property. He said the City was basically agreeing to a cul-de-sac off Snowville midway through the Fogg property with the City holding an easement from the cul-de-sac through to Miller Road. The purpose of the cul-de-sac would be to help market the property and the easement would insure the City's input on development of the land. Mr. Wise advised that updated traffic studies would be required as development projects were identified. He also indicated that the wetlands permit might change the storm water management plan requiring reassessment and approval by the Commission. Mr. Wise asked for an estimate of the completion date for the permitting process and beginning of construction. Mr. Merle indicated his consultant estimated 3-6 more months for permitting with a projected building start of late summer. The Work Session recessed into the Regular Meeting to set a Public Hearing.

SHRED-IT VAN PARKING – 6400 WEST SNOWVILLE

Mr. Mike Merle of Fogg-Development Company was present on behalf of a request for additional route truck parking for Shred-It on West Snowville Road. A lighting plan compliant to City Code was submitted for the project. Drainage calculations were submitted to the City for storm water management. Mr. Merle said the proposed lot would probably not require screening as it was behind a building and not visible from any street.

There were some minor issues with the project that Mr. Wise had already discussed with Mr. Merle that would be accomplished before the beginning of construction. He had no issue with the additional proposed parking lot. The Mayor confirmed with Mr. Wise that the lot and retention for the project was confined to the same parcel. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 9:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

