

ORGANIZATIONAL MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
January 7, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Dominic Sciria
Others: Carl Opatrny, Gerald Wise, and approximately 31 guests

Council Representative Harwood opened the Organizational Meeting at 7:06 P.M. The Mayor conducted a swearing in of Mr. Lahrmer for another term. Mayor Hruby also introduced Carl Opatrny as the new Planning and Zoning Coordinator. Mr. Opatrny was the building commissioner in Independence and also served eighteen years on Brecksville's City Council. Mr. Harwood proceeded with the election of Planning Commission officers for the coming year by requesting nominations for the position of Chairman of the Planning Commission.

Mr. Sciria nominated, and Mayor Hruby seconded, to elect Mr. Hotaling as Chairman of the Planning Commission.

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

Mr. Harwood nominated, and Mayor Hruby seconded, to elect Mr. Sciria as Vice Chairman of the Planning Commission.

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

Mr. Sciria nominated and Mr. Harwood seconded to elect Mr. Roman as Secretary of the Planning Commission.

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

Mayor Hruby administered the oath of office for service on the Planning Commission to Messrs. Hotaling, Roman and Sciria. The Organizational Meeting was closed at 7:20 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING FOR THE OVERLOOK AT HILLBROOK
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
January 7, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Dominic Sciria
Others: Carl Opatrny, Gerald Wise, and approximately 31 guests

Mr. Hotaling opened the Public Hearing at 7:20 P.M. by reading the following legal notice published in the December 24, 2015 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, January 7, 2016 at 7:00 p.m. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of Elm Investment Trust Ltd. for the preliminary approval of a 8 lot single family PDA subdivision at 8747 Brecksville Road, Brecksville, to be known as The Overlook at Hillbrook, as required in Section 1115.05.

Mr. Sam Cannata, attorney and developer, was present to discuss building eight homes on seven acres adjacent to the Hillbrook development. The zoning would remain R-20; however the homes would be developed under a PDA. As a PDA the City would have significant input into all aspects of the development of the homes including the style and materials used on the homes, grading and storm water management. Over half the seven acre parcel would remain green space, including a 3.5 acre area behind the homes and a 1/3 acre buffer between the homes and Hillbrook. Three of the homes at the end of Hillbrook would be accessed by a private drive. Mr. Cannata described a storm water management detention pond that would channel runoff from the new development into the existing storm sewers. He noted that storm water management regulations mandated that there should be no additional water runoff from the development onto adjacent properties.

The new homes would be in a Western Reserve style with stone trim and siding. They would be sized in the range of 2,500-3,000 sq. ft. and, depending on the market, could be priced starting at \$375,000. Mr. Cannata displayed two renderings of a ranch and a two-story first floor master as examples of the homes he planned that would be consistent in character with the existing Hillbrook homes.

Mr. Daniel Hodous, 7601 Hillbrook Oval, asked about how maintenance issues such as snow plowing would be handled. Mr. Cannata responded that the new homes would be under a home owners association separate from the Hillbrook HOA and, as such, be responsible for plowing and the maintenance of the retention pond. He expected to meet with Hillbrook's HOA attorney to discuss some areas of joint maintenance such as plowing, lighting and landscaping where the two HOAs could share expenses.

Ms. Cynthia Karger, 7717 Hillbrook Oval, asked about garbage collection. The expectation was that the City would collect garbage for the new homes as it does for the rest of Hillbrook. The three homes off the private drive, however, would all have to transport their garbage for collection to the beginning of the private drive on Hillbrook.

Ms. Gayle Rudary, 7713 Hillbrook Oval, wondered if any provision would be made for visitor parking. She felt that potentially the new residents would be younger, and more active putting more stress on a subdivision already short on parking. There was no provision for additional parking, however, the new homes would be set back an additional 15 ft. more than the Hillbrook homes which would provide more driveway parking area. Ms. Rudary suggested that perhaps only six homes be built with additional parking provided on the west and east ends of the development. Mr. Cannata felt her concern for more parking was valid, but he would need to study the plan to see if any additional space could be found. He pointed out that the plan has been before the Planning Commission at public meetings for over a year. The initial plan started out with an additional road and as many as 18 houses. The proposal was eventually reduced to eight lots, the minimum number of lots to be viable economically. Mr. Cannata felt that the collaboration process with the Planning Commission had produced the best development of the land for Hillbrook residents. Ms. Rudary was also concerned that there would be adequate clearance maintained around construction equipment for safety forces to have access. Mr. Cannata speculated that there would need to be one of the eight lots designated for staging where construction equipment could be parked to stay off Hillbrook.

Mr. Brett Thornson, 7556 Winding Way, said in the spring there was significant runoff water flowing from the new development location to his property and he wondered if that would be addressed. He mentioned also that he had a young child and was worried about the prospect of a retention pond so close to his property line. Mr. Cannata described the storm water management plans that should prevent run-off from the site and actually improve the existing conditions. Mr. Wise noted the detention basin would be grass covered and basically dry. Its function was to collect rain water runoff and release it to the sewer system. He said some small pooling of water at the inlet/outlet points could be expected at times. Mr. Payto commented that detention basins have a 3/1 gradual slope to prevent people from falling into them. He added that basins are not typically fenced as fences don't really act as a deterrent. Mr. Wise suggested the location of the basin could be moved perhaps 20 ft. more off the Winding Way property line

Mr. Daniel Hodous, 7601 Hillbrook Oval, asked if Hillbrook was a dedicated street. He was concerned if the Hillbrook residents would have any costs related to repairing the street after construction. Mr. Cannata responded that the street was not dedicated. He didn't remember why it wasn't as the street was constructed to meet public street Code requirements. Mr. Cannata acknowledged that he and/or the construction company would bear the responsibility of repairing any construction damage to the road. Ms. Gizella Hartman, 7610 Hillbrook Oval, asked why all streets were not dedicated. Mr. Cannata said it was not uncommon for roads in PDAs to not be dedicated.

Ms. Cindy Parker asked if there would be sidewalks in front of the new homes. She said there were a lot of walkers in the neighborhood and more sidewalks would help to keep them from having to walk in the streets. Mr. Cannata responded that no additional sidewalks were planned as there was a sidewalk on the side of the street opposite the new homes.

Mr. Dan Quigg, 7709 Hillbrook Oval, asked about the setback of the homes from the road. It was noted that Hillbrook homes were set back 50 ft. from the road and the new homes would be set back 65 ft. from the road, thus permitting driveways 15 ft. longer (50 ft.) than the existing driveways throughout the development.

Mr. Bob Vavrek, 7800 Hillbrook Oval, and Ms. Laverne Reddy, 7606 Hillbrook Oval were confused about the location of the homes and discovered that they would be very close to their houses. Mr. Vavrek asked why Hillbrook had asphalt driveways. Mr. Cannata could not recall, although he thought it might have been a cost issue or ease of repair with asphalt. He thought asphalt and cement were currently about the same price and was open on the issue of whether to use asphalt or cement in the new section.

Ms. Gayle Rudary, 7713 Hillbrook Oval, asked about where the development was in the approval process. Mr. Sciria described the three stage approval process starting with a public hearing, followed by preliminary plan approval recommendation to City Council by the Planning Commission, and then final approval which also involved a recommendation by the Planning Commission to City Council. The entire process could be short, or could involve many months. She asked for an estimate of how long the development of the eight homes could take. Although it was strictly speculation, Mr. Cannata estimated it could take two years depending on the economy. She asked again if he would consider building fewer than eight homes. He responded with an unqualified "no", the plan would not work with less than eight homes. He was willing though to investigate whether there was room for any auxiliary parking.

Mr. Dan Quigg, 7709 Hillbrook Oval, asked if all the homes were speculation homes or if there could be custom homes. He was concerned about continuity of the entire development. Mr. Hotaling responded that the footprint and exterior elevations of the homes would be selections from plans and materials approved by the Planning Commission for the PDA development. Interior treatments would be according to client selections. Mr. Cannata said the development HOA would also be instrumental in maintaining continuity in the development.

Mr. Daniel Hodous, 7601 Hillbrook Oval, brought up the steepness of the road entrance at Brecksville Road and the potential safety hazard. He wondered if there was a chance construction equipment could use the more

PUBLIC HEARING FOR THE OVERLOOK AT HILLBROOK
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
January 7, 2016 Page 3

gradually sloped access road from the Western Reserve Bank. Mr. Hotaling planned to discuss that option during the Work Session.

Mr. Jim Sutton, 7804 Hillbrook Oval, asked about the abandoned house at the west end of the property. Mr. Cannata said that although he did not own that property yet, the plan was to acquire it, demolish the house, and divide the property into two of the eight sublots.

There were no questions from the public and no further discussion. The Public Hearing closed at 8:10 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
January 7, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman
Absent: Dominic Sciria
Others: Carl Opatrny, Gerald Wise, and approximately 31 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 8:15 P.M. Mr. Sciria had to leave just before the conclusion of the public hearing.

APPROVAL OF THE PUBLIC HEARING MINUTES OF DECEMBER 3, 2015 TO ESTABLISH A SETBACK FOR PP# 605-24-007

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of December 3, 2015 to establish at setback on PP #605-24-007 be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 3, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of December 3, 2015 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF DECEMBER 3, 2015

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of December 3, 2015 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council at their last meeting approved the Sainato Front Yard Setback and the Crow Deck.

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.

SOEDER LOT CONSOLIDATION – 4710 Valleybrook Drive

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a lot consolidation of PPN's #604-02-074 and 604-02-075 to create Parcel A,

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
January 7, 2016 Page 2

3.6411 acres at 4710 Valleybrook Drive, Brecksville, Ohio as described on the consolidation plan by Polaris Engineering & Surveying, Inc., dated December 4, 2015, contingent upon approval by the City Engineer and the Board of Zoning Appeals granting the following variances:

- A variance from Section 1151.23 to permit a house within 250 ft. of the turnpike right of way,
- A variance from Section 1117.09 requiring lots to be generally rectangular in shape to permit non-rectangular lots. .

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

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

BOHNAK STICK BUILT GABLE PORCH – 6743 ALMOND WALCOTT CT.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission set a Public Hearing at 7:00 p.m. on February 4, 2016 in the Community Room of the Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider a rear addition at 6743 Almond Walcott Court, Brecksville, Ohio 44141, as described in the application dated December 10, 2015 and attached drawings by Joyce Factory Direct.

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

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

SCG FIELDS PURCHASED LOT SPLIT – 10303 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council a lot split and consolidation of parcels 605-21-003 and 605-21-004 to be used for additional parking. Contingent upon review and approval by the City Engineer, Board of Zoning Appeals and City Council of the following variances:

1. A variance from 1117.09 which requires that lots shall be generally rectangular in shape to permit a non-rectangular lot.
2. A variance of 4.1522 acres from the required 5 acres stated in Section 1157.29 to permit a .8478 acre lot.
3. A variance of 200 ft. from the required 300 ft. minimum lot width stated in Section 1157.29 to permit a 100 ft. lot. (This is an existing non-conforming lot.)

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

The Regular Meeting closed at 9:25 p.m.

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
January 7, 2016 Page 3

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
January 7, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman
Absent: Dominic Sciria
Others: Carl Opatrny, Gerald Wise, and approximately 31 guests

Mr. Hotaling opened the Work Session Meeting at 8:18 p.m.

SOEDER LOT CONSOLIDATION – 4710 Valleybrook Drive

Mr. Mike Soeder was present to request a lot consolidation of two, vacant, adjacent lots on Valleybrook Drive in order to build a house on the resulting 3.6 acre lot. This request was considered at the December 3, 2015 Planning Commission meeting and approval postponed until clauses on the plat could be corrected. Mr. Wise confirmed that the plans were now in order for a vote by the Commission.

The Mayor brought up the requested variance to be closer than 250" from the Turnpike. He advised that there were no sound barriers planned for that area. Mr. Soeder visited the street many times to see his brother who lives on the street and said he had no issues with the noise level. He could build his house on one of the parcels, but preferred to consolidate the parcels and center his home on the cul-de-sac. The Work Session recessed into the Regular meeting for a motion.

BOHNAK STICK BUILT GABLE PORCH – 6743 ALMOND WALCOTT CT.

Mr. Joe Oull of Joyce Factory Direct was representing the Bohnak family as a contractor to construct a stick built porch addition at the rear of their home. The seasonal, roughly 10' x 9', porch would be built in the same colors and material as the house. The new porch would not exceed the footprint of the existing deck to be removed. Mr. Oull was advised that because of the area was a PDA a public hearing would need to be set and he might also have to appear before the Board of Zoning Appeals relating to the encroachment on the 40' rear setback restriction. The Work Session recessed into the Regular Meeting for a motion.

SHRED-IT PARKING LOT EXPANSION – 6400 W. SNOWVILLE ROAD

Mr. Mike Shanahan of Fogg Building Methods was present for the request of Shred-It for the addition of a large truck parking lot. The lot would be located in the back of the building at 6400 Snowville Road. The developer was proposing a bio detention cell installation to handle the additional water runoff that would be installed along the new parking area. Mr. Wise commented that he didn't have the calculations to determine if the storm water management they planned would meet the necessary Code requirements. To the Mayor's question on whether equipment of any sort would be stored on the lot, Mr. Shanahan commented the lot was just for truck parking.

Mr. Wise advised that they would need to supply more engineering details related to the storm water management, a screening plan whether by landscaping or a fence, and an illumination plan to meeting Code requirements. The matter was tabled.

SCG FIELDS PURCHASE LOT SPLIT – 10303 BRECKSVILLE ROAD

Ms. Nancy Gammalo, was present on behalf of her company's request to split off land from a parcel to the rear (north and east) of their property to add to their parcel for parking. Mr. Wise had no objection to the concept of the proposal; however he said the clauses on the survey needed to be changed. He had no engineering issues with the proposal. The Work Session recessed into the Regular Meeting for a motion.

THE OVERLOOK AT HILLBROOK – 8747 BRECKSVILLE ROAD

Mr. Sam Cannata, attorney and developer, was present requesting preliminary approval of eight homes on seven acres adjacent to the Hillbrook development.

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
January 7, 2016 Page 2

Mayor Hruby questioned whether visitor parking was really an issue at Hillbrook as he had never heard a complaint about parking. Ms. Cynthia Karger, 7717 Hillbrook said parking was a problem on holidays and often on Sundays or during programs offered by St. Basil's as people going to the church would park at Hillbrook if the church lot was filled. The Mayor said Hillbrook could always post private property signage to discourage church overflow parking. He was willing to deal with Hillbrook in cooperation with the police department if there was a lot of parking of cars not there visiting residents. The Mayor didn't feel Mr. Cannata should be responsible for the parking problems of the entire development. Mr. Payto pointed out that providing some spaces in one area didn't solve a parking issue as people would not park in an area at the entrance and walk a great distance to visit someone deep within the development. Mr. Hotaling thought any parking problem at Hillbrook pre-existed Mr. Cannata's proposal and he didn't think it was up to Mr. Cannata to solve the parking issue for the entire development.

Mr. Payto felt the real inconvenience to residents would come from the construction parking. Mr. Wise suggested the developer might want to designate the least attractive lot as a staging area for parking of construction vehicles. There was a suggestion that Sublot 1, with its close location to Brecksville Road, would be the logical choice for a construction staging area. There would be some investment in grading and gravel so it would probably be used throughout construction and be the last lot sold. Ms. Karger commented that the idea of a staging area during construction made sense. Mr. Hotaling thought it was important for the City safety forces to be involved in pre-construction meetings and monitoring the parking situation during construction.

Mr. Payto was in favor of adding sidewalks in front of the new homes. Mr. Wise pointed out that sidewalks would reduce the parkable area for those new homes as cars could not block the sidewalk. It was pointed out that a sidewalk in front of the five new homes along the street would not connect to the existing sidewalks so it would require walkers to cross the street to walk on a limited amount of sidewalk.

As mentioned in the public hearing, moving the detention basin off the Winding Way property line and providing some landscape screening was proposed. The Commission advised that specific house plans, consistent with the character of the Hillbrook development, would be required before final approval was considered. Mr. Harwood said Mr. Cannata could explore the visitor parking situation with the Hillbrook residents, but he thought it was not a matter the Planning Commission would be considering. The Mayor thought the owner of the Westfield Bank property should be contacted about the possibility of using their access drive. Mr. Cannata said there might be too tight of a turn at the top of the drive for construction vehicles; however he would investigate it. Mr. Cannata should continue to explore how the two home owners associations could work together to share in the cost of some services common to them both. The Commission had not touched yet on the deviations requested. Mr. Sciria, who had to leave during the public hearing because of a prior commitment, would want to have input on grading and deviations. There was a general consensus to have the proposal brought back to the Planning Commission's January 21, 2016 meeting for consideration of preliminary plan approval.

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