

PUBLIC HEARING TO CONSIDER DECK EXPANSION 6739 ALMOND WALCOTT COURT  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
July 7, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Eric Lahrmer, Kirk Roman, Dominic Sciria  
Absent: Mayor Hruby, Ron Payto  
Others: Carl Opatrny, Gerald Wise, and approximately 11 guests

Mr. Hotaling opened the public hearing at 7:00 p.m. by reading the following legal notice published in the June 27, 2016 issue of the *Plain Dealer*.

The Brecksville Planning Commission will hold a Public Hearing on July 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 the expansion of an existing deck located at 6739 Almond Walcott Court, Brecksville, Ohio 44141.

Mr. David Dosen was present on behalf of his request for a deck expansion four feet to the west and five feet to the north. The proposed deck enlargement would be from 295 sq. ft. to 440 sq. ft.

There were no questions from Planning Commission members or the public present. The public hearing closed at 7:03 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER MIXED USE ZONING FOR THE FORMER VA PROPERTY  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
July 7, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Eric Lahrmer, Kirk Roman, Dominic Sciria  
Absent: Mayor Hruby, Ron Payto  
Others: Carl Opatrny, Gerald Wise, and approximately 11 guests

Mr. Hotaling opened the public hearing at 7:03 p.m. by reading the following legal notice published in the June 27, 2016 issue of the *Plain Dealer*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, July 7, 2016, at 7:05 p.m. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio for consideration of a proposed mixed use zoning change at the former VA Property, Permanent Parcel Nos.: 603-21-006, 603-21-007, 603-21-013, 603-21-014, 603-21-015, 603-21-016, 603-21-017, 603-21-018, 603-21-019, 604-09-001, 604-09-002, 604-09-003, 604-09-004, 604-09-005, 604-09-006, 604-09-007, 604-09-008, 604-09-009, 604-09-010, 604-09-011, 604-09-012, 604-09-013, 604-09-015, 604-08-005, 604-08-006, 10000 Brecksville Road, Brecksville, Ohio 44141.

Mr. Harwood reviewed the sequence of events necessitating the scheduling of a second public hearing on the V.A. property. After the Planning Commission's recommendation to City Council that the V.A. property be put on the November ballot seeking to rezone it to specific mixed use zoning classifications the Law Director was asked by Council to draft legislation. It was the Law Director's suggestion that the land remain office/lab zoning with the mixed use zoning classifications recommended by the Planning Commission as conditional uses. Mr. Harwood quoted the following from the proposed new ordinance:

(VA Property) currently zoned Office-Laboratory, to overlay on said parcels the Manufacturing-Distribution District, the Office Building District, the Local Business District, the Motor Service District and the R-A Apartment District and to allow on said parcels the uses permitted in all said overlay zoning districts as conditional uses.

The conditional use modification would give the City some control over the development of the land, even if the City does not acquire the property. Any use other than Office-Lab for the V.A. property would have to be reviewed by the Planning Commission and recommended to City Council. This would protect the City from any scenario where a developer would seek to develop the entire property under only one of the mixed use classifications. Council accepted the conditional use refinement to the Office-Lab zoning for only the 103 acre VA property and had its first reading of the new ordinance as drafted by the Law Director.

Mr. Joe Kosek, 6634 Westview Drive, was concerned about development that would draw business away from downtown Brecksville merchants. He was also concerned about the possibility of unbalanced development of the property, giving the improbable example of the development of 50 restaurants on the site. Mr. Harwood assured him that any proposed development of the 103 acre site would require a master plan to be reviewed by the Planning Commission before recommendation to City Council. If it is determined feasible for the City to acquire the property a City planner would be hired to develop a master development plan.

There were no questions and the public hearing was closed at 7:12 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  
July 7, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Eric Lahrmer, Kirk Roman, Dominic Sciria  
Absent: Mayor Hruby, Ron Payto  
Others: Carl Opatrny, Gerald Wise, and approximately 11 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:12 P.M.

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES ON A FRONT YARD SETBACK AT 8377 RIVERVIEW ROAD OF JUNE 23, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes on a Front Yard Setback at 8377 Riverview Road of June 23, 2016 be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 23, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of June 23, 2016 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 23, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 23, 2016 be approved.

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

SIGNS:

ARROWHEAD ESTATES – 8557 WIESE ROAD

Mr. Harwood said he was contacted by Scott Packard at the Building Department to request review of the proposed refurbishment of an existing sign for Arrowhead Estates. The sign was in disrepair and residents planned to replace the sign board. There were no questions from Commission members.

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 15 sq. ft. permanent, ground, identification sign face replacement for Arrowhead Estates, Brecksville, Ohio as described in the application dated June 30, 2016 and shown in the drawings by Northcoast Signworks.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved the Anselmo Front Yard Setback.

REPORT OF THE MAYOR

In the Mayor's absence Mr. Harwood conveyed Mayor Hruby's appreciation to everyone for a very successful Home Days celebration.

REPORT OF CITY ENGINEER – No Report

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

DOSEN DECK ENLARGEMENT – 6739 ALMOND WALCOTT

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council to increase the size of an existing 295 sq. ft. deck, 145 sq. ft. for a total of 440 sq. ft. at 6739 Almond Walcott Court South, Brecksville, Ohio 44141 as described in the application dated June 1, 2016, and attached drawings..

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

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

PROPOSED ZONING CHANGE-FORMER VA PROPERTY – 10000 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council the rezoning of Permanent Parcel Numbers: 603-21-006, 603-21-007, 603-21-013, 603-21-014, 603-21-015, 603-21-016, 603-21-017, 603-21-018, 603-21-019, 604-09-001, 604-09-002, 604-09-003, 604-09-004, 604-09-005, 604-09-006, 604-09-007, 604-09-008, 604-09-009, 604-09-010, 604-09-011, 604-09-012, 604-09-013, 604-09-015, 604-08-005, 604-08-006, in accordance with the described uses at 10000 Brecksville Road, Brecksville, Ohio 44141, the V.A. property currently zoned Office-Lab to overlay on these parcels the following conditional uses:

- 1157.04 Manufacturing and Distribution
- 1155.03 Office Buildings
- 1155.04 Local Business
- 1155.07 Motor Services
- 1151.04 RA Apartments – only for second floor and above

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

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

MARCHETTA – LOT CONSOLIDATION – 10611 LAUREL LANE

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 PP# 602-03-071 and 602-03-079 to create Lot A, 0.7918 acres at 10611 Laurel Lane, Brecksville, Ohio, as described in the plat by Howard R. Selee & Assoc. Inc., dated June 8, 2016,

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
July 7, 2016 Page 3

contingent upon approval of the City Engineer and receipt of the correct City of Brecksville Approval Clauses dated July 7, 2016.

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

THE OVERLOOK AT HILLBROOK FINAL APPROVAL – 8747 BRECKSVILLE ROAD

It was moved by Mr. Harwood and seconded by Mr. Harwood that the Planning Commission recommend to City Council **FINAL** approval of an R-20 Residential Planned Development Area on the 6.8789 acre parcel south of Hillbrook Estates at 8747 Brecksville Road as described in the application dated October 5, 2015, and shown on the following improvement plans by Polaris Engineering and Surveying Company.

Sheet	Title	Date
1/14	Title Sheet	4/16
2/14	Existing Conditions	2/3/16
3/14	Utility Plan	2/3/16
4/14	Final Grading Plan	2/3/16
5/14	SWP3 Grading Plan	2/3/16
6/14	Plan and Profile	2/3/16
7/14	General Notes	2/3/16
8/14	Sanitary Sewer Notes	2/3/16
9/14	SWP3 Notes	2/3/16
10/14	SWP3 Details	2/3/16
11/14	SWP3 Details	2/3/16
12/14	Details	2/3/16
13/14	Water Details	2/3/16
14/14	Retaining Wall Details	2/3/16
01 of 02	Approval Sheet	5/16
02 of 02	Sublot Plan	5/16

- Letter from Enviro-Science to U.S. Corps of Engineers filing for a Pre-Construction Notification
- State of Ohio certificate for a Domestic Non-profit Corp.
- Bylaws of the Estates of Hillbrook
- Exhibit A Legal Description
- Exterior elevation drawings for 2-story / 2 car, 2 story / 3 car ranch / 2 car, and 3 car ranch

Subject to the following deviations:

DEVIATIONS FROM REQUIRED IMPROVEMENTS:

1. A deviation from Section 1119.09(d) Public Sidewalks, to eliminate requirements for public sidewalks.

DEVIATIONS FROM R-20 REQUIREMENTS

(NOTE: Lot dimensions are shown to the centerline of the ingress/egress easements)

1. A deviation from the requirement of Section 1151.21(d) which requires that each lot abut a dedicated street to permit a lot to abut an ingress/egress easement.
2. A deviation from Section 1151.22 of 15 ft. from the required minimum lot width of 100 ft. to permit a minimum lot width of 85 ft. for lots 1, 2, 3, 4, 5, 6, 7 and 8.
3. A deviation from Section 1151.22 of 2,935 sq. ft. from the required minimum lot area of 20,000 sq. ft. to permit a 17,065 sq. ft. lot for lot 1.
4. A deviation from Section 1151.22 of 2,870 sq. ft. from the required minimum lot area of 20,000 sq. ft. to permit a 17,130 sq. ft. lot for lot 2.
5. A deviation from Section 1151.22 of 2,949 sq. ft. from the required minimum lot area of 20,000 sq. ft. to permit a 17,051 sq. ft. lot for lot 3.
6. A deviation from Section 1151.22 of 3,000 sq. ft. from the required minimum lot area of 20,000 sq. ft. to permit a 17,000 sq. ft. lot for lot 4, 5, 6, 7 and 8.

DEVIATIONS FROM PDA REQUIREMENTS:

1. A deviation from Section 1179.04(a)(e) minimum site area of 23.1212 acres from the required 30.00 acres for a PDA in an R-20 district to 6.8788 acres.
2. A deviation from Section 1179.07(a) Open Space Requirements to eliminate the requirement for active or passive recreations.
3. A deviation from Section 1179.08(e) from the requirement that no more than 32 dwelling units to be located off of one access to a dedicated street to allow 44 units to be located off of one access to a dedicated street.
4. A deviation from Section 1179.09(h) Pedestrian Circulation to eliminate the requirement for pedestrian circulation.

Further conditioned on the use of the following exterior finish materials, in any combination chosen by the individual owners:

Masonry Veneer:

Product: Dutch Quality Stone  
Colors: Tan Weather Ledge & Natural Blend LedgeStone

Siding:

Product: Norandex Woodsman Select Premium Vinyl Siding  
Colors: Sandstone, Sierra Khaki, Tumbleweed, Mocha & Russet

Roof Shingles:

Product: GAF Timberline High Definition Roof Shingles  
Colors: Weathered Wood & Charcoal

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

The Regular Meeting closed at 8:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
July 7, 2016 Page 5

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

Minutes recorded by Nancy Dimitris

WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
July 7, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Eric Lahrmer, Kirk Roman, Dominic Sciria  
Absent: Mayor Hruby, Ron Payto  
Others: Carl Opatrny, Gerald Wise, and approximately 11 guests

Mr. Hotaling opened the Work Session at 7:16 p.m.

DOSEN DECK ENLARGEMENT – 6739 ALMOND WALCOTT

Mr. David Dosen was present on behalf of his request for a deck expansion from 295 sq. ft. to 440 sq. ft. This request was discussed at an earlier public hearing. Planning Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

PROPOSED ZONING CHANGE-FORMER VA PROPERTY – 10000 BRECKSVILLE ROAD

Mr. Harwood reviewed at the public hearing earlier in the meeting a refinement in the new ordinance for the V.A. property written by the Law Director which would maintain the VA property in the Office-Lab zoning classification and permit the mixed use classifications recommended by the Planning Commission all as conditional uses. City Council accepted the modification recommended by the Law Director and had its first of three readings of the new ordinance. Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

MARCHETTA LOT CONSOLIDATION – 10611 LAUREL LANE

Ms. Debbie Marchetta was present on behalf of a request for a consolidation of two adjacent parcels. Her home was located on the front parcel and her rear yard on the other parcel. Mr. Wise commented that the consolidation would be consistent with what her neighbors have done. He asked that the correct approval clauses be added to the plat. The Work Session recessed into the Regular Meeting for a motion.

THE OVERLOOK AT HILLBROOK FINAL APPROVAL – 8747 BRECKSVILLE ROAD

Mr. Sam Cannata, attorney and developer and Mr. Bill Kramp, builder, were present to discuss final approval for the proposed eight subplot Overlook at Hillbrook subdivision. He had shared with Mr. Harwood an e-mail from the Army Corps indicating approval of the wetlands delineation plan, however the actual permit was expected in the mail next week.

Mr. Cannata, along with Messrs. Wise and Matty, had completed work on the Developer's Agreement, Escrow Agreement, Roadway Maintenance Guarantee, HOW Bylaws, Storm Water Management Agreement and Sanitary Sewer Easement. Some of those documents were signed and ready, and others would be ready next week. Most of the governmental approval letters had been received; however Mr. Cannata understood that no construction could begin without the submission of all the required documentation.

Mr. Wise said he was working with Mr. Cannata's engineer to expand the staging area to accommodate all the personal cars of the construction workers so that no cars relating to the construction would be parked on Hillbrook

Mr. Kramp brought renderings of different home front elevations to address the Commission's suggestion for a little variety in the home facades. He also brought examples of sidings, stone and shingles. Mr. Lahrmer liked the subtle beige tones, but thought there should be some amount of contrast from the stone to the siding. Commission members selected a number of options from among the material samples provided that would be specified in the motion for final approval.



Mr. Sciria mentioned that normally the Commission would not approve final plans without reviewing the HOA bylaws. He noted that because Mr. Matty supported the bylaws that were not yet completed, and because they replicate the existing Hillbrook HOA, he would consider a motion for final approval.

Mr. Harwood asked that the documents outstanding, mentioned in Mr. Wise's July 7, 2016 letter to Mr. Packard, should be submitted to the City next week. If all documents were not submitted next week Council could not consider final approval the following week. The Work Session recessed into the Regular Meeting for a motion.

#### FOUR SEASONS PHASE 5 – 10222 HIGHLAND DRIVE

Mr. Sam Petros was present to request final approval of a 31 subplot extension of Summer Wind Drive in the Four Seasons subdivision. Mr. Wise reported on the status of the submission of documentation in his July 7, 2016 letter to the Commission as follows:

1. The Army Corp permit is in the process of being submitted
2. HOA documents and the Subdivision Agreement have not been submitted.
3. Storm Water Management
  - a) Working with developer's engineer to finalize the report
  - b) Approval from Ohio Turnpike still required
4. Dedication Platting
  - a) Working with developer's engineer to finalize report
  - b) City Acceptance Clauses, Signature Lies, Utility Easement Clauses, and other items still to be addressed
5. Improvement Plans
  - a) They are modifying plans according to our comments
  - b) The following items have changed from previous submissions:
    - i. Setbacks on sublots 29 & 30
    - ii. Elimination of storm water management facility on western portion of site. All runoff managed by one facility
  - c) The following governmental agency approvals required:
    - i. County Department of Public Works
    - ii. NEORS
    - iii. Ohio EPA (NPDES, PTI Wastewater Management)
    - iv. Army Corp of Engineers

Mr. Sciria commented that he was in favor of the development plans, but felt too many documents were outstanding to consider final approval this evening. Mr. Petros indicated he hoped to pave the street in the fall. Mr. Harwood suggested reviewing the project for final approval at a second meeting in July when more of the required documentation would be submitted. Mr. Petros acknowledged construction could not begin without all documentation submitted. He said that while not all documents would be received for the next meeting in July, outstanding items 1 – 5 (b) could be completed. It was noted that the Commission will have to recommend variances for the setbacks on Sublots 29 & 30 with the motion for final approval. The variances are needed because of existing gas line utility easements. The Commission tabled the matter until the July 21<sup>st</sup> meeting.

The Work Session closed at 8:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN  
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WORK SESSION  
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July 7, 2016 Page 3

KIRK ROMAN, SECRETARY

Minutes recorded by Nancy Dimitris