

PUBLIC HEARING FRONT YARD SETBACK 8377 RIVERVIEW ROAD  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
June 23, 2016 Page 1

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Robert Hotaling  
Others: Carl Opatrny, Gerald Wise, and approximately 8 guests

In Mr. Hotaling's absence Mr. Sciria opened the Public Hearing at 7:04 P.M. by reading the following legal notice published in the June 8, 2016 issue of the *Sun Star Courier*:

The Brecksville Planning Commission will hold a Public Hearing on June 23, 2016 at 7:00 P.M. in the Community Room of Brecksville City Hall, 9069 Brecksville Road to establish a front yard setback at 8377 Riverview Road, Brecksville, Ohio.

Mr. and Mrs. Christopher Anselmo were present to request a front yard setback of 250 ft. be set for their property on Riverview Road. They plan to raze the home currently on the property and build a new home. The proposed 250 ft. setback was discussed with the neighbors on both sides of the property and they had no objection to the 250 ft. setback.

Mr. Joe Piskac, 8411 Riverview Road, asked for the definition of "setback". Mr. Sciria responded that the setback would be the distance from the right-of-way to the house. The City's Planning and Zoning Code has defined zoning classifications and setbacks to establish uniformity. In older neighborhoods where homes are not aligned at the established setback a prospective home builder could apply to the Planning Commission to establish a setback.

There were no further questions from the Commission or the public and the Public Hearing closed at 7:08 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  
June 23, 2016 Page 1

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Robert Hotaling  
Others: Carl Opatrny, Gerald Wise, and approximately 8 guests

In Mr. Hotaling's absence Mr. Sciria opened the Regular Meeting of the Planning Commission at 7:08 P.M.

APPROVAL OF THE DECK ADDITION – 6963 WINDWARD HILLS PUBLIC HEARING MEETING MINUTES OF JUNE 9, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Deck Addition – 6963 Windward Hills Public Hearing Meeting Minutes of June 9, 2016 be approved.

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

APPROVAL OF THE T DEVELOPMENT SUBDIVISION EXTENSION AT SUMMER WIND DRIVE PUBLIC HEARING MEETING MINUTES OF JUNE 9, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission T Development Subdivision Extension at Summer Wind Drive Public Hearing Meeting Minutes of June 9, 2016 be approved.

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

APPROVAL OF THE CONSIDERATION OF MIXED USE ZONING FOR THE VA PROPERTY PUBLIC HEARING MEETING MINUTES OF JUNE 9, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Consideration of Mixed Use Zoning for the VA Property Public Hearing Meeting Minutes of June 9, 2016 be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 9, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of June 9, 2016 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 9, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 9, 2016 be approved.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria

Nays: None  
MOTION CARRIED

SIGNS

No one appeared on behalf of the sign request for Le Chaperon Rouge and the submittal was tabled.

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved:

- Le Chaperon Rouge Sign
- Cushman & Wakefield Temporary Sign
- AT & T Antenna Addition
- Pure Barre Temporary Banner
- Lane/Beudert Wood Deck
- Brecksville United Methodist Church – 2 Signs
- Preliminary Approval Four Seasons Phase 5
- Proposed Zoning Change Former VA Property

REPORT OF MAYOR HRUBY

The Mayor reminded Commission Members of the Home Days celebration over the coming weekend. He reported the community gardens were open with plants already sprouting in some of the 77 gardens. Mayor Hruby advised the southbound I-77 ramp onto Rt. 82 would be closed over the weekend.

REPORT OF CITY ENGINEER - No Report

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

ANSELMO FRONT YARD SET-BACK – 8377 RIVERVIEW ROAD

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council the establishment of a front yard setback of 250 ft. from the right-of-way for a home located at 8377 Riverview Road per the attachments dated June 13, 2016

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, 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.

DOSEN DECK ENLARGEMENT – 6739 ALMOND WALCOTT CT.

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
June 23, 2016 Page 3

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission hold a Public Hearing on Thursday, July 7, 2016, at 7:00 P.M. in the Community Room of Brecksville City Hall 9069 Brecksville Road, Brecksville, Ohio to consider a plan to increase in size an existing 295 sq. ft. deck by 145 sq. ft. to create a deck totaling 440 sq. ft. for a residence at 6739 Almond Walcott Court South in Brecksville, Ohio 44141.

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

PROPOSED ZONING CHANGE-FORMER VA PROPERTY – 10000 BRECKSVILLE ROAD

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission hold a Public Hearing on Thursday, July 7, 2016, at 7:10 P.M. in the Community Room of Brecksville City Hall 9069 Brecksville Road, to reconsider a motion for recommendation to City Council for 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, 10000 Brecksville Road, Brecksville, Ohio 44141, formerly the VA property, currently zoned Office/Lab, to overlay on this parcel as conditional uses the following uses:

- 1157.04 Manufacturing Distribution
- 1155.03 Office Building
- 1155.04 Local Business
- 1155.07 Motor Service
- 1151.04 R-A Apartments (second floor & above)

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

The Regular Meeting closed at 7:40 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  
June 23, 2016 Page 1

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Robert Hotaling  
Others: Carl Opatrny, Gerald Wise, and approximately 8 guests

Mr. Hotaling opened the Work Session at 7:12 P.M.

ANSELMO FRONT YARD SET-BACK – 8377 RIVERVIEW ROAD

Mr. and Mrs. Christopher Anselmo were present to request a front yard setback of 250 ft. be set on their Riverview Road property so they can build a new house. They reviewed a layout of the proposed home and its juxtaposition to adjacent properties with Mr. Piskac, who had expressed interest in the setback during the earlier public hearing. Letters in favor of the proposed 250 ft. setback from the neighbors on both sides were included with the application packet. Mr. Tony Kucia of Blossom Homes displayed for the public a rendering of the proposed house for the lot. The Work Session recessed into the Regular Meeting for a motion.

DOSEN DECK ENLARGEMENT – 6739 WALCOTT CT.

Mr. Dave Dosen was present to request an expansion of his existing deck in the Windward Hills subdivision. A letter of approval on the deck expansion plans from the Windward Hills Home Owners Association was included in the application submission. There were no questions from Commission members so the Work Session recessed into the Regular Meeting to set a Public Hearing.

PROPOSED ZONING CHANGE-FORMER VA PROPERTY – 10000 BRECKSVILLE ROAD

Mayor Hruby advised that City Council accepted the recommendation of the Planning Commission from their June 9, 2016 meeting to put the issue of rezoning the VA property on the ballot in November. The Law Director was asked to draft the necessary legislation to that effect. As a refinement to the proposed zoning change City Council requested the issue be sent back to the Planning Commission to hold another public hearing to reconsider how applications for development of the property would be considered. City Council suggested the zoning of the property remain as office/lab with the mixed use zoning classifications recommended by the Planning Commission considered as conditional uses that would necessitate review, approval and recommendation to City Council by the Planning Commission of any proposal for development. This refinement of the development process would ensure the City had some control in the use of the land regardless of who eventually owned the property. The City would then be protected from a scenario such as a builder bringing in only retail development for the entire parcel.

During the period while the proposed legislation was being read by City Council at three subsequent meetings, the City proposed to hire a planner to review the VA property and develop a master plan. The Law Director suggested David Heart, whom the City has used in the past. The Work Session recessed into the Regular Meeting to set a Public Hearing.

The Work Session closed at 7:40 p.m.

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