

PUBLIC HEARING TO CONSIDER DECK ADDITION – 6963 WINDWARD HILLS DRIVE
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
June 9 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 50 guests

In Mr. Hotaling's absence, Mr. Sciria opened the public hearing at 7:00 p.m. by reading the following legal notice published in the May 26, 2016 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 p.m. on Thursday, June 9, 2016 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to consider the request of a new deck located at 6963 Windward Hills Drive, Brecksville, Ohio.

Ms. Eileen Lane and Mr. Jason Beudert were present to request a deck addition to their Windward Hills condominium. The proposed 14' x 10' deck would be two steps down and slightly lower than the neighboring deck. In all other respects the deck would be consistent in alignment and appearance with other decks in the neighborhood.

Mr. and Mrs. Keith Kotarski, 6943 Windward Hills Drive provided a statement of support for the proposed deck. Mr. Joe Dacek, 6971 Windward Hills Drive, supported the deck and wondered why it had to come before the Commission. Mr. Sciria explained that the Windward Hills community was developed at a Planned Development Area (PDA) which required public hearings for exterior changes.

Mr. Sciria advised that this issue would come up again in the Work Session later in the evening. There were no further questions and the public hearing was closed at 7:05 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 T DEVELOPMENT CO. SUBDIVISION EXTENSION AT SUMMER WIND DRIVE
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
June 9, 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 50 guests

In Mr. Hotaling's absence, Mr. Sciria opened the public hearing at 7:05 p.m. by reading the following legal notice published in the May 31, 2016 issue of the *Plain Dealer*.

The Brecksville Planning Commission will hold a Public Hearing on June 9, 2016 at 7:00 p.m. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of T Development Company for the preliminary approval of a 31 single family parcel development on 59.35 acres on an extension of Summer Wind Drive on the west side of Highland Drive between the Ohio Turnpike and the Four Seasons Subdivision, PP #604-12-007 and a portion of PP #604-12-006, 10222 Highland Drive in the City of Brecksville to be known as Four Seasons Phase 5, as required in Section 1115.05.

Mr. Sam Petros and Gary Naim from Petros Development Corporation were present to request preliminary approval of a 31 subplot extension of Summer Wind Drive in the Four Seasons subdivision. Mr. Petros explained that at the time Four Seasons was developed Summer Wind Drive was left as a stub until the land could be acquired to extend that street. The proposed Four Seasons of Brecksville – Phase 5 would extend Summer Wind Drive with homes commensurate in appearance and quality to the other homes in the development, ending the street in a cul-de-sac. Mr. Petros commented he hoped the new homes could join the existing home owners association, or they could form a new HOA with the same guidelines as the Four Season's HOA.

Mr. Dan Lindner, Attorney for the Zaremba family, was present representing their interests for an easement to be provided for the Zaremba's undeveloped property that would become landlocked by the proposed cul-de-sac street. The Zaremba's had no objection to the proposed development as long as an easement was provided for future access to their landlocked property.

Mr. Sciria advised that this issue would come up again in the Work Session later in the evening. There were no further questions and the public hearing 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 TO CONSIDER MIXED USE ZONING FOR THE FORMER VA PROPERTY
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
June 9, 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 50 guests

In Mr. Hotaling's absence, Mr. Sciria opened the public hearing at 7:20 p.m. by reading the following legal notice published in the May 26, 2016 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:10 p.m. on Thursday, June 9, 2016, 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. Sciria advised the public present that this hearing represented the start of discussions on rezoning the Veterans Administration (VA) property and possible uses for the property. Mayor Hruby began the discussion by saying that the public hearing would **not** be dealing with the Dalad property that abuts many of the properties of the people present. It was his understanding that the Dalad property was under contract to be sold to a developer who did not plan to rezone the property which would then maintain the buffer residential zoning abutting the Westview Drive homes. He added that the City had no interest in changing the residentially zoned buffer area of the Dalad property.

The Mayor advised that the City did not own the VA property, but were currently in negotiations with the VA for the City, or a developer, to acquire the property to develop it with income tax generating uses to support the operations of the City. The property was zoned community use at one time, which Brecksville sought to change to prevent further development with public/government, non-tax generating uses. In 1996 the land was rezoned to office/laboratory which for some time resulted in successful development on the south side of the City. There has for some years been an overabundance of available office space, which has caused development to stagnate. The City would like to propose a change in zoning for the VA property to a mixed use zoning that would open up development opportunities for the property. The City Charter's Mandatory Referral stipulation mandates that all change in use of property must be approved by the electorate. The process of putting a proposal for a change in zoning on the ballot would begin with this public hearing and the gathering of public opinion for the Planning Commission to consider and formulate a zoning change proposal to present to City Council. City Council would subsequently review the rezoning request and make a decision on whether to put it on the ballot.

Comments from residents through the years suggested that the southern side of the City could use restaurants and some small retail. Mayor Hruby noted that the City has discouraged big box retail, or any other development that would negatively impact the downtown area. The focus on development should be uses that mostly serve the community, while not being a destination draw for traffic and congestion from other areas. The City would also like to see more business development like House of LaRose, Rambus and AMT who have combined operations in their buildings to include such areas as research, manufacturing, distribution and offices.

The VA property was currently under an "enhanced use lease" granted to a group called VetDev. One of the principals in VetDev was currently in prison. His former wife, who has control of the VA lease, was willing to sign it over to the City of Brecksville. Brecksville would be unwilling to accept the lease until they have more information on the possible market value of the property, the cost to remove environmental hazards such as asbestos, and the cost of demolishing the buildings. The government would also have to issue the paperwork to declare the VA complex of no use to the VA and the Federal Government.

Mr. Sciria outlined the types of zoning the Planning Commission was considering as listed below. The Mayor added that the intent was to provide a layered, mixed use, zoning for the parcel that would permit any one of the listed zoning uses on any portion of the property.

1157.03 Office/Laboratory

Office buildings for administrative, professional, engineering, executive, financial services, public utility, medical labs, and perhaps hospitals. Conditional uses would include: banking, cafeteria, sit-down restaurant lounge, beauty shop, news stand, research and development facilities and child daycare.

1157.04 Manufacturing and Distribution

Manufacturing limited to specific products and processes performed in wholly enclosed buildings such as clothing, athletic equipment, food/drink products, cosmetics, cameras, clocks, jewelry, electrical appliances, hand tools, wood products, medical devices and electronic devices. Conditional uses: child daycare

1155.03 Office Buildings

Office building, administrative, executive, financial, government, professional services, medical labs and clinics, public utility offices, sales offices assembly halls, maintenance and storage facilities, and real estate. Conditional use: child daycare.

1155.04 Local Business

Building and uses permitted of office districts, limited retail stores and services such as small specialty food and beverage stores, facilities serving food and beverages, books and gifts, household hardware, supplies for appliances, radio and television, clothing, flowers and supplies, sporting goods, musical related instruments, personal services such as barber shop, interior decorating, laundry agency, tailors, shoe repair, photographic and art studios.

1155.07 Motor Services - only as a conditional use

Full service hotels, gas station and car wash.

1151.04 RA Apartments – only for second floor and above as a conditional use

Conditional use to a principal first floor use with residential to be located on the second floor. As a conditional use it would need Planning Commission recommendation to City Council and then their approval.

Mr. Dorsey Bates, 6968 Westview Drive, wondered if the proposed second floor apartment usage would be restricted to second floor, or would there be the possibility of high rise apartments. The Mayor said Code restricted buildings to four floors in most zoning districts, however in reality most buildings did not extend beyond two floors. Mayor Hruby noted that there were no apartments in the City except for a few in Grand Bay. He added that the City presently had no intention of considering an apartment complex.

Mr. Chris Hannigan, 6750 Westview, felt Brecksville needed more entertainment and food service options such as Brentwood Tavern. He thought development like First and Main in Hudson would be appropriate for the City. Mr. Sciria thought residents would like to see small, community based development, with no big box stores, or shopping complexes like Crocker Park or Legacy Village that would draw heavy usage from outside Brecksville. The Mayor has often heard residents on the south edge of the City asking about full service restaurants in that local that don't involve a drive through window. Mr. Hannigan thought parking lots in front of buildings looked bad and he wondered if the Code dealt with that aspect of parking. Mr. Sciria said the Commission considered parking on a case by case basis, but would generally prefer green space in the front of a building.

Ms. Denise Paulson, 6834 Westview, said she moved from a congested area to enjoy the safe and natural setting in Brecksville. She would like to see some of the resources already here repurposed for different uses rather than just build more buildings. Ms. Paulson supported development that emphasized the preservation of green space.

PUBLIC HEARING TO CONSIDER MIXED USE ZONING FOR THE FORMER VA PROPERTY
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
June 9, 2016 Page 3

The Mayor felt preserving green space on the 102 acre VA property would be an important development consideration. He mentioned that 40 acres of the 100 acre Blossom property would be kept as green space.

Dr. Samuel Samuel, 6554 Summer Wind, asked about the purpose in developing the property commercially. He also wondered if a south ramp would be added to I-77. Mayor Hruby responded that the City believed the property at the southern end of the City would ultimately be focused to office, research, lab and distribution more than retail uses. He noted that I-77 would be widened next year from Oakes Road to the county line where the Turnpike and Rt. 21 exits are. ODOT, along with the City, were considering putting a collector street on each side of I-77 at the outer lane with a Jersey barrier and two ramps: 1) exiting at Miller Road, and 2) the other for cars to continue to the Turnpike connector, or return to Rt 21, or continue south. The Mayor said the collector street option wouldn't be a full interchange, and would not be intended to handle a lot of traffic. Dr. Samuel also wondered about the tax effect for the City on the development of the land. Mayor Hruby indicated that as a government entity the property was currently not taxed. Any private development of the property could only enhance the City's tax receipts.

Ms. Amy Nilsen, 9714 Brecksville Road, wondered if there was a possibility the development of the VA property would result in changes to traffic patterns or Rt. 21. Mayor Hruby responded that an extensive traffic study would be done prior to any development of the VA property. It would also be the City's intention to do any required infrastructure changes before development the property.

Ms. Maxine Gluntz, 6828 Westview, wondered if Parkview Road would be opening up by the VA. The Mayor indicated there was an easement from Rt. 21 to the I-77 interchange should the Dalad Group decide to provide access to their property.

Mr. Mike Nilsen, 9714 Brecksville Road, asked how many master plans had been done on the property and whether they would be shared with the public. The Mayor thought as many as 20 plans were done on the property. The VA currently has one from VetDev. If the City were to move forward with a development plan for the property a master plan would be done and shared with the public before any development decisions were made.

Ms. Carmela Sainato, 7000 Westview Drive, was very concerned about preserving the natural view outside her rear bedroom window. The Mayor responded that anyone developing the residential property abutting Westview would need to present a plan for review by the Planning Commission. He indicated a proposal had been presented in the past that was rejected by the Commission for being too tight a fit for the space.

Ms. Denise Paulson, 6834 Westview, asked about the size of a buffer between her property and any building line. Mr. Sciria indicated every section of the City Code required significant setbacks from property lines especially in the transition from residential to any other class of zoning. The Mayor pointed out that the area she questioned could well be designated for water retention, thus providing an even greater buffer. He also pointed out that there was a 60 ft. easement between Westview and Parkview that the City owns for access to Rt. 21. They also purchased a 40 ft. strip alongside the 60 ft. strip, thus providing a 100 ft. strip of land that City Council has committed to leave as green space.

Mr. Sciria advised that this issue would come up again in the Work Session later in the evening. There were no questions and the public hearing was closed at 8:12 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
June 9, 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 50 guests

In Mr. Hotaling's absence, Mr. Sciria opened the Regular Meeting of the Planning Commission at 8:15 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 26, 2016

It was moved by Mr. Sciria and seconded by Mayor Hruby that the Planning Commission Regular Meeting Minutes of May 26, 2016 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 26, 2016

It was moved by Mr. Sciria and seconded by Mayor Hruby that the Planning Commission Work Session Meeting Minutes of May 26, 2016 be approved.

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

SIGNS:

PURE BARRE TEMPORARY BANNER SIGN – 8495 CHIPPEWA ROAD (CC Action)

Mr. Robert Dowdell, Owner of Pure Barre, was present requesting a temporary banner for his new exercise/fitness studio. He indicated the building owner had approved the proposed banner. Although Mr. Dowdell hoped to open his business by mid-August, he was requesting a deviation to have the banner up until October in case for any unanticipated reason the opening was held up. Commission members had no questions.

It was moved by Mr. Sciria, and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for a 24 square foot temporary banner, installed on or around June 22, 2016 until October 1, 2016 for Pure Barre, 8495 Chippewa Road, as described in the application, dated May 16, 2016, and attached sketches contingent on the City Council approving the following deviation:

- A deviation from Section 1187.13(5)A to permit a temporary sign to remain for more than 15 days.

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

PURE BARRE WALL SIGN – 8495 CHIPPEWA ROAD

Mr. Robert Dowdell, Owner of Pure Barre, was present to request a wall sign. The sign was consistent with Code requirements and had the approval of the building owner.

It was moved by Mr. Sciria, and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for a 25.4 square foot permanent, wall, identification sign for Pure Barre, 8495 Chippewa Road, as described in the application, dated May 23, 2016, and attached sketches

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
June 9, 2016 Page 2

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

BRECKSVILLE UNITED METHODIST CHURCH NEW GROUND SIGN – 65 PUBLIC SQUARE (CC Action)

Mr. Scott Campbell, Trustee for Brecksville United Methodist Church, was present to request a new ground sign for the south side of the property facing Public Square to better identify the main entrance to the church. The request included two deviation requests: 1) for a 0 setback from the right-of-way, and 2) a deviation in colors to permit two multi-colored logos. Commission members had no questions.

It was moved by Mr. Sciria, and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for a 5.5 sq. ft. per side, 11 sq. ft., double sided, non-illuminated ground sign for Brecksville United Methodist Church, 65 Public Square, Brecksville, Ohio, as described in the application dated May 20, 2016 and attached plans conditional on City Council's approval of the following deviations:

- A deviation from Section 1187.11(b) of 15 ft. from the permitted 15 ft. location from the right-of-way to permit a sign 0 feet from the right-of-way
- A deviation from Section 1187.05(a) of four colors to permit 2 colors with multi-colored logos.

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

BRECKSVILLE UNITED METHODIST CHURCH UPGRADE EXISTING GROUND SIGN – 65 PUBLIC SQUARE (CC Action)

Mr. Scott Campbell, Trustee for Brecksville United Methodist Church, was present on behalf of a proposal to update the existing ground sign for the church. The current sign was old, dull and hard to read. The proposed sign features larger letters and more illumination. The sign would be mounted on the existing base in its current location.

It was moved by Mr. Sciria, and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for a 26 sq. ft. per side, 52 sq. ft., double sided, externally illuminated changeable copy, ground sign for Brecksville United Methodist Church, 65 Public Square, Brecksville, Ohio as described in the application dated May 20, 2016 and attached plans conditional on City Council's approval of the following deviations:

- A deviation from Section 1187.11(b) of 15 ft. from the permitted 15 ft. location from the right-of-way to permit a sign 0 feet from the right-of-way
- A deviation from Section 1187.05(a) of four colors to permit 3 colors with multi-colored logos.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, 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 the AT & T Antenna Addition on Brecksville Road.

REPORT OF THE MAYOR - No Report

REPORT OF CITY ENGINEER

Mr. Wise reported that Riverview Road had been reopened. A culvert on Edgerton is scheduled to be replaced with Edgerton closed from June 27th between Barr and Broadview Road for thirty days.

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

LANE/BEUDERT WOOD DECK – 6963 WINDWARD HILLS DRIVE

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council for the deck at 6963 Windward Hills Drive, Brecksville, Ohio 44141 as described in the application dated April 18, 2016, and attached drawings by Full Service Construction & Remodeling.

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.

FOUR SEASONS PHASE 5 – 10222 HIGHLAND DRIVE

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council **PRELIMINARY** approval for 31 single family parcels on 59.35 acres on an extension of Summer Wind Drive on the west side of Highland Drive between the Ohio Turnpike and the Four Seasons Subdivision in the City of Brecksville to be known as Four Seasons Phase 5, as depicted on the following drawings by Atwell:

SP-01	Title Sheet	May 9. 2016
SP-02	Site Development Plan	May 9. 2016
SP-03	Utility and Grading Plan	May 9. 2016
SP-04	Existing Conditions Plan	May 9. 2016
SP-05	Detail Sheet	May 9. 2016
SP-06	Aerial Site Plan	May 9. 2016

Conditioned upon City Council approval of the following deviations:

- A deviation from the maximum of 800 ft. for a cul-de-sac street, as required by Section 1117.04(e), to allow a cul-de-sac street of 2,405 lineal ft.
- A deviation from Section 1119.09(d) Public Sidewalks, to eliminate requirements for public sidewalks on Highland Drive.

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.

PROPOSED ZONING CHANGE-FORMER VA PROPERTY – 10000 BRECKSVILLE ROAD

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council that a proposal be submitted to the voters of Brecksville for the November 8, 2016 election to rezone 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 to an overlay, mixed use district to include the following zoning classifications:

1157.03	Office/Laboratory
1157.04	Manufacturing/Distribution
1155.03	Office Building
1155.04	Local Business
1155.07	Motor Service – as a conditional use
1151.04	RA Apartments – second floor and above as a conditional use

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.

FRONT YARD SETBACK – 8377 RIVERVIEW RD. - PUBLIC HEARING RESCHEDULE FROM MAY 26, 2016

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission public hearing previously scheduled for June 9, 2016 on the front yard setback for 8377 Riverview Road be rescheduled to June 23, 2016

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, 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

WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
June 9, 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 50 guests

In Mr. Hotaling's absence, Mr. Sciria opened the Work Session at 8:30 p.m.

PAYTO LOT SPLIT – 11838 PARKVIEW ROAD

Messrs. Jerry Payto, home owner, and Jamie King, engineer, were present to request the consolidation of three lots on Whiskey Lane, a non-dedicated road off of Parkview. The proposal would then split the property into two lots, one with an existing home on it, and the other a buildable lot for Mr. Payto to construct a home.

A title company did an easement search on the property discovering a 30 foot easement from Brooks Farm granted in the 1940's to provide access to a landlocked piece of property. Mr. Payto was prepared to position his home on the lot to avoid the easement. It was suggested that since two public hearings were required, one for the lot split/consolidation, and the other for setting a front yard setback, that they be combined into one public hearing to be set when Mr. Payto was able to submit documentation for the placement of the house. Mr. Wise noted he would review and make comments on the lot split so any issues could be rectified before Mr. Payto brought the issue before the Commission again at a public hearing.

LANE/BEUDERT WOOD DECK – 6963 WINDWARD HILLS DRIVE

Ms. Eileen Lane and Mr. Jason Beudert were present to request a deck addition to their Windward Hills condo. This issue had been discussed at an earlier public hearing. Mr. Sciria ascertained that the couple had submitted a letter of approval from the condominium association. There were no further questions. The Work Session recessed into the Regular Meeting for a motion.

FOUR SEASONS PHASE 5 – 10222 HIGHLAND DRIVE

Mr. Sam Petros from Petros Homes was present to request preliminary approval for a 31 home cul-de-sac extension of Summer Wind Drive in the Four Seasons development. This issue was discussed at a public hearing earlier in the evening. Mr. Wise had no comments as the issues he had were already addressed by the developer.

Mayor Hruby said he mentioned the provision of an access easement to the Law Director, who only commented it could be considered the right thing to do. Mr. Payto wondered if in the future the access was needed would there be any flexibility to shift its location for easier access to Highland Drive. Mr. Petros offered to provide a blanket easement for the land in that area to accommodate any shift in location. He also planned to work with Mr. Wise to get the turning radius right. Mr. Sciria had some concern that access might also be gained through Broadview Heights which would bring more traffic on Highland Drive.

Mr. Petros was aware of the two deviations required for length of cul-de-sac and for elimination of the sidewalk requirement. Dr. Samuel Samuel, 6554 Summer Wind, asked if the homes would be custom designed. He was assured by Mr. Petros that the homes would be of the same standard as the current Four Seasons homes. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

PROPOSED ZONING CHANGE-FORMER VA PROPERTY – 10000 BRECKSVILLE ROAD

This issue was discussed extensively at a public hearing earlier in the evening. Mr. Payto asked how the height limitation for residential was set. Mr. Sciria noted that there were different height limitations for the various zoning classifications, although in application most uses were on second stories. He added that the Commission could choose to consider a deviation from Code requirement for any given proposal.

The Mayor reiterated his view that the current office/lab zoning was too restrictive for the VA property. It would not permit the type of retail and services that area could support. He noted that the motor services zoning did not necessarily mean a gas station would locate on the property. There was also some speculation that the Dalad property would have a gas station. The Mayor noted that the motor services zoning classification could be tweaked by a conditional use provision. He mentioned the possibility of a hotel or hospital. The zoning classifications being proposed were chosen to discourage shopping center and big box retail.

Mayor Hruby acknowledged the strong community sentiment to preserve green space. The City was hoping to develop the land to assure as much green space as possible through setbacks and buffers. It was also suggested that walking paths could be an attractive amenity to offer. It was pointed out that 1/3 of the land in Brecksville was park land.

Ms. Nancy Slusarczyk, 4200 Royalton Road, was interested in the layered, mixed use, zoning classification being proposed. She was part of a group of residents along Rt. 82 across from Giant Eagle trying to sell their properties for commercial development. Ms. Slusarczyk was interested on how the discussion on layered, mixed use zoning could be used to help her situation. The Mayor expected the VA property to develop according to a master plan drawn up for that specific piece of property. He pointed out that the VA property was flat with only one water course, unlike the 23 acres of small lots and restrictive topography the residents had to offer on Rt. 82. He offered to set up a meeting with Ms. Slusarczyk to discuss her options.

Mr. Michael Nilsen, 9714 Brecksville Road, questioned a retention basin along Westview resident's properties. He didn't think they were attractive. The Mayor pointed out that water currently flows through there in a channel, making it a logical retention area. Mr. Harwood indicated in all probability there would be other areas of retention, dry or wet, also on the property. Mr. Nilsen asked how close development along the Parkview extension would be to residents' homes. He was concerned about the prospect of a restaurant on the corner of Parkview and Brecksville Road. The Mayor thought because of sewers in that area the south corner parcel would remain green space.

Mr. Lahrmer asked if a master plan would be developed to present to voters before they were asked to vote on the mixed use zoning. The City has hesitated on developing a master plan until more is known on the status of whether the City would get the opportunity to secure the land. The Mayor said the City's intention would be to have a master plan to share with the public before the election in November. He added that by law the City would need to submit a master plan to the VA so they would know the development intentions of the City.

Mr. Nilsen asked if there was any prospect the VA property would remain vacant for many years to come. The Mayor said the VA was working hard to remove the obstacles, like the criminal case, to arrive at a point where they could effect a disposition on the property. He thought the City had made more progress with the VA in the last several months than in the past six years. There was no further discussion and the Work Session recessed into the Regular Meeting.

FRONT YARD SETBACK – 8377 RIVERVIEW RD. - PUBLIC HEARING RESCHEDULE FROM MAY 26, 2016

A public hearing for the determination of a front yard setback at 8377 Riverview was scheduled at the May 26, 2016 Planning Commission meeting for June 9, 2016. The Building Department has insufficient time to public advertise the public hearing. The Commission made a motion to reschedule the public hearing for June 23, 2016. The Work Session recessed into the Regular Meeting to set a public hearing.

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

WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
June 9, 2016 Page 3

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris