

PUBLIC HEARING REZONING SNOWVILLE ROAD - PETROS HOMES SUB-DIVISION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
March 24, 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 9 guests

Mr. Hotaling opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the March 10, 2016 issue of the *Sun Star Courier*:

The Planning Commission will hold a Public Hearing in the Community Room of Brecksville City Hall, 9069 Brecksville Road at 7:00 P.M. on Thursday, March 24, 2016 to hear the request for a rezoning from Petros Homes for a 24.98 acre property located at 8203 and 7811 Snowville Road, PP #605-15-001, 605-15-004, 605-14-010 and 605-14-016 from R-20 to R-8 consisting of 59 attached and/or detached single family dwelling lots.

Messrs. Neil Brennan and Gary Naim were present representing Petros Homes. Mr. Brennan mentioned that after consulting with the City Law Director and his own legal counsel, he had received clearance to represent Petros Homes on this project since the proposal was first presented to the Planning Commission after he concluded his employment with the City. Petros Homes was seeking rezoning of about 25 acres on the north side of Snowville Road from R-20 to R-8. The primarily cluster homes planned would be marketed for empty nesters or active adults, a growing population not adequately served in Brecksville. Mr. Brennan quoted from a "Planning for Future Retirement" article in the AARP bulletin relative to the growing need for affordable senior housing. He cited himself as a long time Brecksville resident with a large house and big lot who would like to remain in the community yet scale down to a maintenance free, smaller home, designed for first floor living on a smaller lot. The proposed development would be very similar to the successful Wiltshire development off Edgerton Road in Broadview Heights.

The 25 acres under the current R-20 zoning could be developed with about 35 on half acre lots. The developer would like to rezone the property to R-8, which could be developed as smaller lots buffered by large common areas controlled and maintained by a home owners association. Overall maintenance, including landscaping, snow removal and grass maintenance would be handled by the HOA, which would be supported by resident fees. Mr. Brennan displayed and discussed the subdivision features on a conceptual drawing of the proposed development.

Mayor Hruby acknowledged there was a need in the community for housing focused to maintenance free living. He had concerns about density, however it was pointed out the development could proceed under the current zoning, and within Code requirements, as a PDA development. The Mayor asked if the overall parking provided would be adequate. Each unit would have a two car garage with spacing for two cars to park in the driveway, and with curb parking along the standard City street.

Mr. Naim expected the 2,000-3,000 sq. ft. homes to sell in the range of the low \$300,000 to \$450,000. He said there would be about a half dozen standard floor plans to choose from, with the prospect of some customization. A fresh architectural theme would be selected for the development exterior.

Mr. David James of Brecksville Road Transit asked about the current house on one of the lots. Mr. Brennan responded that the house lot would be split, and the house then renovated and sold. Mr. James noted that he sometimes has complaints from seniors about the noise from his business. He wondered if any measures were planned to screen the new development from the noise of the businesses in the immediate area. Mr. Naim expected the good quality of the units, along with mounding and landscaping to provide good screening for the residents. Mr. James had some concern related to storm water management, which Mr. Naim said would be engineered to City and EPA requirements.

There were no further questions from the Commission or the public and the Public Hearing closed at 7:14 p.m.

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THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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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 9 guests

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

APPROVAL OF THE PUBLIC HEARING ON FOGG-BRECKSVILLE DEVELOPMENT EDGERTON ROAD MEETING MINUTES OF MARCH 3, 2016

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Public Hearing on Fogg-Brecksville Development – Edgerton Road Meeting Minutes of March 3, 2016 be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 3, 2016

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of March 3, 2016 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 3, 2016

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of March 3, 2016 be approved.

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

SIGNS

SIMIC CPA (2 SIGNS) – 10235 BRECKSVILLE ROAD

Mr. Aldo Dure of BNext Design was present to request the refacing of an existing ground monument sign and a new building wall sign for Simic CPA on Brecksville Road. The ground sign would have Simic listed and a blank area for future tenants. Mayor Hruby noted that the building address should be listed on the ground sign.

Mr. Hotaling remarked that it appeared the signage request was unchanged from the last time it was reviewed with the Planning Commission where the wall sign was denied as not permitted by City Code. Additionally, the wall sign was deemed not complementary to the architecture of the building. Mr. Dure proposed a different treatment of the wall sign lettering. He was advised that the inconsistency of the sign architecturally was only incidental to the fact that it would not be permitted in any case.

Mr. Dure indicated the ground sign was too small and his client needed more visibility from Brecksville Road. He was advised that the ground sign could be larger and still meet Code requirements. Mr. Sciria agreed the current ground sign was ineffective. He felt a better use of Simic CPA's resources for signage would be to focus on an

effective ground sign along Brecksville Road. It was suggested the building owner could also decide to name the building the "Simic Building" and post that over the door entrance to the building. The Commission was agreeable to moving forward with the requested ground sign refacing.

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 1.89 sq. ft. per side business name on an existing 16.04 sq. ft. multi-tenant, identification ground sign for Simic CPA at 10235 Brecksville Road, Brecksville, Ohio as described in the application dated February 1, 2016 and drawings by BNext Design.

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 granted preliminary approval for the Fogg-Brecksville Development Re-subdivision Plat No. 3, Phase 1.

REPORT OF MAYOR HRUBY

Mayor Hruby reported that MacDonald's had gone public with its intention to move their operation to the Broadview Heights location at Route 82 and I-77. He expected a new development proposal for the land at Brecksville Road and Parkview to be presented at the next meeting of the Planning Commission.

REPORT OF CITY ENGINEER

Mr. Wise reported that starting March 28th for sixty days Riverview Road north of Vaugh Road would be closed due to several City projects.

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

PETROS HOMES SUB-DIVISION & RE-ZONING – 8203 & 7811 SNOWVILLE ROAD.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council that parcels PP #605-14-010, 605-14-016, 605-15-001, and 605-15-004, located at 8203 and 7811 Snowville Road be rezoned from R-20 to R-8 and submitted to the voters at the November 8, 2016 election.

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.

MARC'S OUTDOOR PLANTS – 8945 BRECKSVILLE ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council of a finding of similar use to the permitted "outdoor sale of oil and gasoline" to permit the outdoor sales of plants, on a temporary basis, from April 28, 2016 until June 10, 2016, in the parking area south of the American

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Legion Hall as described in the application dated, March 10, 2016, and indicated on the attached drawings contingent upon the owners approval.

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.

OLD STATION CYCLE & ATLAS – 12417 CHIPPEWA ROAD

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a 24 ft. x 27.5 ft. (660 sq. ft.) additional garage building for the storage of new bikes and lawn equipment.

ROLL CALL: Ayes: Michael Harwood, Robert Hotaling, Mayor Hruby, 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
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Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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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 9 guests

Mr. Hotaling opened the Work Session at 7:29 P.M.

PETROS HOMES SUB-DIVISION & RE-ZONING – 8203 & 7811 SNOWVILLE ROAD.

The proposed Petros Homes subdivision was discussed at length earlier at a public hearing. Mr. Neil Brennan requested that the Planning Commission recommend to City Council the rezoning of the four Snowville Road parcels from R-20 to R-8 zoning, and that City Council prepare legislation to put the request on the ballot for the November 2016 election. The Work Session recessed into the Regular Meeting for a motion.

MARC'S OUTDOOR PLANTS – 8945 BRECKSVILLE ROAD

Mr. Jim Kelly, representing Marc's, was present to request a temporary similar use designation so that Marc's could sell outdoor plants from April 28, 2016 to June 10, 2016 in the parking area south of the American Legion Hall. This would replicate exactly what was done last spring, which was agreeable to the parking lot owners and very successful for Marc's. Mr. Kelly provided Commission Members with a copy of the new License Agreement. Mayor Hruby mentioned that the operation ran smoothly last year and any minor issues that occurred were handled by Marc's. Planning Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

OLD STATION CYCLE & ATLAS – 12417 CHIPPEWA ROAD

Mr. Ben DiSante of Old Station Cycle was present to request a 660 sq. ft. storage building to accommodate new bikes coming into inventory. He often has shipments of 35 bikes or more and has insufficient room in the business to store them. Mr. DiSante mentioned that he does not have outside trash containers because he does not want the big truck traffic. He uses some of his interior business space for trash recycling and storage of outdoor equipment such as for snow removal. The storage building would replicate in design and materials the existing structure.

Mr. Sciria pointed out that the conditional use permit for the bike shop granted in 2012 specified that there be no expansion of the business space. He indicated Mr. DiSante had documented his need for more storage space, supported additionally by his use of interior space, rather than outdoor space, for trash containers/recycling and maintenance equipment storage. Commission members had no further questions and were complementary of the proposed design in keeping with the historic architecture of the house. The Work Session recessed into the Regular Meeting for a motion.

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

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