

PUBLIC HEARING FOGG-BRECKSVILLE DEVELOPMENT INDUSTRIAL PARK  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
March 3, 2016 Page 1

Present: Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Carl Opatrny, Gerald Wise, and approximately 6 guests

Mr. Hotaling opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the February 18, 2016 issue of the *Sun Star*:

The Brecksville Planning Commission will hold a Public Hearing on March 3, 2016 at 7:00 P.M. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of Fogg-Brecksville Development Industrial Park properties, PP #604-15-004 between Miller Road and W. Snowville Road as indicated in the application filed January 18, 2016.

Mr. Mike Merle of Fogg-Development Company was present on behalf of a request for preliminary approval of the Resubdivision Plat No. 3 of Fogg-Brecksville Development Industrial Park. He noted that preliminary approval for this project was granted by the Planning Commission in 2013, however the project was unable to move forward at that time and their preliminary project approval expired after a year. Mr. Merle was requesting preliminary approval again for the unchanged Phase I project to build a cul-de-sac road on their 40 acre property between Miller and Snowville Roads.

Mr. Tom Collin, 7879 Oakhurst Drive, asked for a description of Phase II. Mr. Merle commented that Phase II involved a hypothetical optimum development of the property that would require an easement to extend the road out to connect with Miller Road. Mr. Collin inquired about the probable timeline for Phase II. Mr. Merle responded that Fogg currently had no prospects identified for development of the property. He added that the market for industrial property was cyclical and currently approaching the end of a good cycle. From Fogg-Development's perspective, developing the infrastructure of the cul-de-sac road into the land should help market the property for industrial/office development.

There were no further questions from the Commission or the public and the Public Hearing closed at 7:10 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  
March 3, 2016 Page 1

Present: Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Carl Opatrny, Gerald Wise, and approximately 6 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:10 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 18, 2016

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of February 18, 2016 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 18, 2016

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of February 18, 2016 be approved.

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

SIGNS

HANNA COMMERCIAL REAL ESTATE – MILLER & I-77

Ms. Hiedi Winston of Hanna Commercial Real Estate was present to request a temporary ground, real estate sign. The sign was within Code requirements and Commission members had no questions.

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission approve a temporary real estate, ground sign for Hanna Commercial at the North East corner of Miller and I-77, as described in and shown on the application dated February 12, 2016, and attached sign and location sketches.

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

PETROS HOMES SUB-DIVISION & RE-ZONING AMENDED PUBLIC HEARING MOTION

Mr. Hotaling advised the Commission that an amended motion was required to change the date of the public hearing for the proposed Petros subdivision re-zoning. There were no questions from Commission members.

It was moved by Mr. Hotaling and seconded by Mr. Sciria that 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 & 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.

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

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
March 3, 2016 Page 2

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.

FOGG-BRECKSVILLE DEVELOPMENT – SOUTH EDGERTON

It was moved by Mr. Hotaling and seconded by Mr. Sciria that the Planning Commission recommend to City Council **Preliminary** approval of Re-subdivision Plat No. 3 Phase 1 of Fogg-Brecksville Development Company Industrial Park and re-subdivision of Fogg-Brecksville properties between Miller Road and W. Snowville Road, Brecksville, Ohio as indicated in the application filed January 18, 2016 and in the following drawings by Riverstone Surveyors:

13-155      1 of 2 & 2 of 2      Re-subdivision No. 3 Phase 1      8-14-2013

Contingent upon approval of the City Engineer.

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

The Regular Meeting closed at 7:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
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March 3, 2016 Page 1

Present: Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Carl Opatrny, Gerald Wise, and approximately 6 guests

Mr. Hotaling opened the Work Session at 7:15 P.M.

FOGG-BRECKSVILLE DEVELOPMENT – SOUTH EDGERTON

Mr. Mike Merle of Fogg-Development Company was present on behalf of a request for preliminary approval of the Resubdivision Plat No. 3 of Fogg-Brecksville Development Industrial Park, which was discussed at a public hearing earlier in the evening. Mr. Sciria asked if there was a timeline for construction on the cul-de-sac street. Fogg-Development was waiting for a wetlands permit with no idea when it would come. The developer was hoping to begin construction in late summer or early fall of this year. It might more realistically be spring 2017, at which point Fogg-Development's preliminary approval granted tonight would have expired and they would need another preliminary approval of the plan.

The Mayor asked if Fogg-Development still believed a cul-de-sac street was the best development of the property. Mr. Merle responded they felt the cul-de-sac street provided the most flexibility to attract the widest range of prospective users.

Mr. Wise noted that to move forward the project would need a wetlands permit, an easement in place from the cul-de-sac to Miller Road and a traffic study. He was prepared to review the final plans upon their submission. The Work Session recessed into the Regular Meeting for a motion.

PETROS HOMES SUB-DIVISION & REZONING – 8203 & 7811 SNOWVILLE ROAD

Mr. Sam Petros was present to discuss rezoning a 24.9 acre parcel on Snowville Road from R-20 to R-8 to permit the development of a senior housing subdivision. He provided a revised concept plan of the proposed development incorporating suggestions from the Commission's review of the plan on February 18, 2016, including:

- Radius of the cul-de-sacs increased to 65 ft.
- Center point of southern cul-de-sac shifted ten feet to the west to increase the open space east of the cul-de-sac.

Mr. Petros cited each proposed variance as follows:

1. A variance from Section 1117.04(e) to permit a cul-de-sac street to be greater than 800 feet.
2. A variance from Section 1151.24 from the required minimum front yard of 50 feet to permit a minimum front yard of 25 feet.
3. A variance From Section 1151.24 from the required rear yard of 50 feet to permit a minimum rear yard of 25 feet.
4. A variance from Section 1151.24 from the required minimum total of the two side yards of 20 feet to permit a minimum total of two side yards of 15 feet.
5. A variance from Section 1151.26 to permit decks to be constructed with a minimum distance of 15 feet from the rear property line on those lots which abut open space.
6. A variance to permit a minimum 50 foot, landscaped buffer, owned by a Home Owners Association in lieu of the requirement of Section 1151.24 that the side yard of a corner lot adjacent to a collector road to be a minimum of 125 feet.

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
March 3, 2016 Page 2

Mr. Petros asked if sidewalks were necessary on both sides of the street. There was a general Commission consensus that the streets have sidewalks on both sides. Mr. Petros commented they planned to eliminate the possibility of a deck for those lots that did not back up to open space. Commission members had no further comments.

The Work Session closed at 7:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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