

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
November 3, 2016 Page 1

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

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:05 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 22, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of September 22, 2016 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 22, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of September 22, 2016 be approved.

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

SIGNS

VERIZON/GOWIRELESS – 8263 CHIPPEWA ROAD - (CC ACTION)

Mr. Doug Clarke of Ace Lighting Services was present on behalf of a sign package application by Verizon/GoWireless. The four signs requested, two wall signs, one monument sign and a door sign, were replacement signs representing a rebranding by the company. The proposed signs were in compliance with the landlord's criterial and Commission members had previously approved the signs in place with the same deviations.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue 4 permits for, two 16.6 sq. ft., replacement permanent, wall identification signs, one, two-sided 5.9 sq. ft. per side, replacement monument sign and one 4 sq. ft. door sign for Verizon Wireless 8263 Chippewa Road, Brecksville, Ohio as described in the application by Ace Lighting Services, dated October 17, 2016 and attached plans by Identiti Resources dated August 13, 2016 contingent upon City Council approval of the following deviations:

- A deviation from the requirement in Section 1187.09(c) from the 1 sign per unit for a permanent a wall identification sign to allow 2 permanent wall identification signs
- A deviation from the requirement in Section 1187.09(c) that the wall identification sign be located on the front of the building to allow signs on the north and east sides of the building.
- A deviation from the requirement in Section 1187.09(c) of a maximum of a 2 sq. ft. door sign to allow a 4 sq. ft. door sign that includes the business name, store hours and additional public information.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

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.

FOUR SEASONS PHASE 5 FINAL APPROVAL – 10222 HIGHLAND DRIVE

It was moved by Mr. Hotaling, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council **FINAL** approval for 30 single family parcels on 63.122 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 requested in the application review dated November 3, 2016 and as depicted on the following drawings by Atwell:

Subdivision Phase 5 All dated June 20, 2016 Rev. 5 October 17, 2016

PL-01	Plat Cover Sheet
PL-02	Overall Plat
PL-03	Lots 1 thru 30
PL-04	Easements

Phase 5 Construction Plans - All Dated June 20, 2016, Submittal 5 October 17, 2016

01	Title Sheet
02	Existing Conditions, Demolition Plans
03	Layout Plan
04	Utility Plan
05	Utility Plan
06	Mass Grading Plan/SWP3 (During Construction)
07	Mass Grading Plan/SWP3 (During Construction)
07A	Earthwork Plan
08	SWWP Notes
09	SWWP Details
10	Final Grading Plan/SWP3 (Post Construction)
11	Final Grading Plan/SWP3 (Post Construction)
12	Summer Wind Drive Plan and Profile STA.0+00 -STA. 7+00
13	Summer Wind Drive Plan and Profile STA 7+00 -STA. 14+00
14	Summer Wind Drive Plan and Profile STA 7+00 -STA. 14+00
15	Auxiliary Storm Profiles
16	Auxiliary Storm Profiles
17	Cul-de-sac Pond and Outlet Structure Details
18	City Standard Details
19	City Standard Details
20	City Standard Details
21	Cleveland Water Details
22	Cleveland Water Details

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23	Standard Details
24	Standard Details
25	Standard Details
26	Standard Details

Contingent upon approval by the Law Director of the easement and Home Owners documents, and approval by the City Arborist and City Engineer.

ROLL CALL: Ayes: Michael Harwood, Robert Hotaling, Eric Lahrmer, 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.

The Regular Meeting closed at 8:35 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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

Mr. Hotaling opened the Work Session at 7:10 p.m.

FOUR SEASONS PHASE 5 FINAL APPROVAL – 10222 HIGHLAND DRIVE

Messrs. Sam Petros and Gary Naim were present to request a conditional final approval for the development of Four Seasons Phase 5. The Army Corps of Engineers in their evaluation of the project determined the new development, as a continuation of Summer Wind Drive instead of going through to Highland Drive, might actually be considered part of the existing Four Seasons development which would involve an extension of that Army Corps permit, and thus would require more time for their review of the project. The Army Corps provided the developer with a letter advising that the wetlands area could be fenced off and construction could proceed on the other areas until the Army Corps finished their review. Mr. Petros proposed to do the earthmoving and infrastructure for the development over the winter and spring to be ready for construction in the summer of next year. To wait for the completion of the Army Corp review and permit, which could take six months or more, would mean the loss of the next construction season.

Mr. Wise was satisfied with the status of the development plans at this point. He indicated there were still some outstanding governmental agency permits, which was fairly typical. Mr. Wise noted that the signing of the plat would probably occur sometime in late summer at which time the Army Corp Permit should be submitted. Mr. Harwood pointed out that in the worst case scenario several lots could be lost, and in any event all the risk would be to the developer. To Mr. Sciria's concern about setting precedent for allowing construction to proceed without an Army Corps permit, Mr. Hotaling thought the letter from the Army Corps advising that construction could begin as long as the wetlands area was protected eliminated the question of setting precedent. Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

OH EXCHANGE FACILITIES NETWORKS LLC – 8889 BRECKSVILLE ROAD ROW, 7460 CHIPPEWA RD. ROW, 7059 MILL ROAD ROW

Mr. Robert Knopf was present on behalf of the OH Exchange Facilities Networks, LLC's request to install small cell telecommunications equipment on an existing CEI pole at 8889 Brecksville Road, and on two new, 85 ft. utility poles in the two other requested locations on Chippewa Road and Mill Road. Mr. Knopf indicated revised plans had been submitted for only the Chippewa and Mill Roads locations involving the installation of two, new wooden utility poles. He mentioned that their clients include Sprint, T-Mobile and AT&T.

Mr. Wise said the plans submitted were no improvement over the previous plans submitted. They were only a schematic and not the detailed survey plan requested. Mr. Wise noted that all public and private underground utilities needed to be shown on an engineering plan. He indicated that both poles would involve overhead wires crossing the two major roads in the City. Mr. Knopf commented that the utility poles were no different than the typical utility poles seen around the City. He said that probably Commission members didn't have the revised plans submitted to the Building Department the previous day that could include a more detailed map of the area. He didn't even have a copy of the revised submission as he had just returned from out-of-town. Mr. Wise advised him that the revised plan, showing only a water main, was inadequate.

Mr. Hotaling inquired about the criteria for the placement of the poles and asked why they couldn't be located closer to the power source. Mr. Knopf responded that placement was based on propagation studies as well as any physical limitations at the site, or other impediments in the ROW that might dictate a different location such as across the street. Commission members were concerned not only about the aesthetics of power lines crossing the two major streets in Brecksville, but also the increased liability and potential hazard of such an installation. They wanted to see some documentation supporting the necessity of poles in the proposed locations. Mr. Lahrmer recalled the Commission asked when this issue was discussed previously for consideration of alternate locations, yet the submission locations had not changed. He wondered if any consideration was given to other

locations. Mr. Knopf said he received no feedback from the previous presenters that he would have to justify the locations. He only knew of the immediate need for the two poles. Mr. Knopf mentioned that his calls in to the Law Director were not returned so he was unable to get better information on the City's requirements. He commented that 3,000,000 poles were being installed across the U.S. and there were differing requirements in most cities.

Mr. Knopf said the higher poles were necessary for better coverage. He commented that lower poles could be used, but there would be many more of them since their coverage was limited by physical features such as buildings, trees, etc. Mr. Harwood said the City asked at the last submission for a two year plan so the City could get an idea of future installations. Mr. Roman thought documentation justifying need, such as logs of dropped calls, was also requested. Mr. Knopf understood a propagation study and detail site survey of each proposed location would be required for the next submission.

The Mayor indicated that utility lines were installed underground in the City neighborhoods. He asked if they were prepared to bore underground. Mr. Knopf responded that they would first try to find a different location, but if required could bore underground. Their equipment, however, could not be installed underground.

Mr. Harwood indicated he would have the City Law Director call Mr. Knopf to detail exactly what the City would require before the matter was presented again to the Planning Commission. Mr. Packard advised that the Commission would have to take some action on the proposal as the application was at the sixty day expiration deadline. Mr. Knopf read the City Code section pertaining to the sixty day application period for the filing of a **completed** request. Mr. Roman asked for the status of the application submission, which Mr. Knopf determined to be incomplete. He asked that the matter be tabled until he could fulfill the Commission's submission requirements, at which time the sixty day time limit would commence. The issue was tabled.

VERIZON SMALL CELL ROW INSTALLATION – (4) ROW LOCATIONS

Messrs. Andrew Crouch, Conner Hart and Brent Shiney, were present for a consultation on behalf of proposed Verizon small cell ROW installations. When the proposal was last discussed with the Commission in August Verizon was asked for documentation supporting their current needs and a two year plan for future pole installations. The submission packet contained renderings of the types of poles Verizon uses, an engineering design justification report, and a plan for the pole locations proposed in the coming year. Mr. Crouch mentioned that they differed from the OH Exchange presentation in that they could be more flexible in pole locations. Their objective was to fill communication gaps of dropped calls in specific areas.

Mr. Wise asked if Verizon had a PUCO license to locate in the ROW. Verizon has no license. They would bid their job out to a vendor with a license and rent space. Mr. Crouch commented they hoped to come away with an idea of what the City would like for next year and 2018. He was asked if every pole would be the same. Mr. Crouch responded that most small cell poles were wood and sized at 35 ft. He envisioned an installation of poles over two years in perhaps two phases.

Mr. Wise was invited to join a representative from Verizon on a walk of the proposed pole locations for his input. Mr. Wise indicated a detailed survey of every location for utilities on both sides of the street would be required and some flexibility in exact placement, including the other side of a street. Mr. Roman asked if there was a difference in cost between surface and underground installation. Mr. Hart responded that boring underground was more expensive, but they do it if required at about a 36" depth. Mr. Payto asked about the responsibility for repairs, which Mr. Crouch responded would be incurred by the vendor.

Mr. Crouch knew a ROW permit was required, and he asked about other permits/legal documentation. Mr. Harwood said at the time he talked to the Law Director about OH Exchange Facilities Network's situation he would also get the information necessary for Verizon.

The Work Session closed at 8:35 p.m.

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Minutes recorded by Nancy Dimitris