

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
September 22, 2016 Page 1

Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman  
Absent: Dominic Sciria  
Others: Carl Opatrny, Gerald Wise, and approximately 3 guests

Mr. Hotaling opened the Regular Meeting of the Planning Commission at 7:06 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 8, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of September 8, 2016 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 8, 2016

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of September 8, 2016 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood commented that there were no items recommended to City Council from the Planning Commission for consideration. He reported that the Law Director has reviewed and developed a procedure according to Section 712 for telecommunication company submissions to the Planning Commission. Each applicant for a telecommunications related submission would first have to address the requirements of that document before appearing before the Planning Commission. Commission members will be given a copy of the document at the first Planning Commission meeting in October.

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.

AHOLA PAYROLL SERVICES – GENERATOR – 6820 W. SNOWVILLE RD.

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a new backup diesel fueled generator at Ahola Payroll Services, 6820 West Snowville Road, Brecksville, Ohio as described in the application dated September 2, 2016 and plans by Mc & A Consulting Engineers dated June 21, 2016:

- E1.0 One Line Power Diagram and Details
- E2.0 Electrical Site Plan

E3.0 Electrical Specifications

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

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

HLABSE LOT SPLIT & CONSOLIDATION – 4602/4598 SILVER CREEK

It was moved by Mr. Hotaling and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a lot split and consolidation of PP # 603-20-032 and # 603-20-033 to create Parcel A, 0.7917 acres at 4602 Silver Creek, Brecksville, Ohio as described in the plat by Mackay Engineering & Surveying Company dated September 12, 2016, contingent upon approval of the City Engineer and Board of Zoning Appeals approval of the following variance:

- A variance from Section 1151.24 of 0.97 ft. from the minimum required 10 ft. side yard setback to allow 9.03 ft. located at 4602 Silver Creek, PP # 603-20-032.

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

The Regular Meeting closed at 7:25 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  
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Present: Michael Harwood, Robert Hotaling, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman  
Absent: Dominic Sciria  
Others: Carl Opatrny, Gerald Wise, and approximately 3 guests

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

AHOLA PAYROLL SERVICES – GENERATOR – 6820 W. SNOWVILLE RD.

Mr. Mark Ahola, one of the owners of the Ahola Corporation, was present to request a backup generator to enable them to continue operations during power outages. He indicated that power interruptions translate into expensive employee overtime and special mailing costs in order to serve their clients' payroll requirements on time. Mr. Ahola noted that outages were averaging three or four a year and they would like the backup security a generator would provide. The Mayor noted other businesses in the area that have been financially impacted by power outages. He speculated that the outages could be related to underground lines that should be replaced by CEI. Mayor Hruby appreciated that Ahola was working around the power issue and staying in the City. The Work Session recessed into the Regular Meeting for a motion.

HLABSE LOT SPLIT & CONSOLIDATION – 4602/4598 SILVER CREEK

Mr. Dick Russ Hlabse was present to request a lot split and consolidation that would rectify an improperly staked property line during the original construction of the cul-de-sac on Silver Creek, a part of the Country Woods subdivision. Mr. Hlabse recently had his property surveyed and discovered his house was just six inches from his neighbor's property line. Mr. Hlabse's neighbor planned to move from the area in the coming year and they decided it would be a good time to realign the property line to bring it closer to the Code required sideyard setback now before the neighbor puts his property up for sale. Mr. Hlabse reached an agreement with his neighbor to acquire a small portion of his property to shift the property line closer to compliance with only a small variance required.

Mr. Wise said only some minor cleanup work was required on the drawings and he had already sent a note to Mackay Engineering & Surveying detailing what would be required. There was a general consensus among Commission members that the proposed split/consolidation made sense. The Work Session recessed into the Regular Meeting for a motion.

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

THE BRECKSVILLE PLANNING COMMISSION

ROBERT HOTALING, CHAIRMAN  
DOMINIC SCIRIA, VICE CHAIRMAN  
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