

PUBLIC HEARING FRONT YARD SETBACK – 8067 PERSHING RD.
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
April 5, 2018 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria
Absent: Kirk Roman
Others: Scott Packard and approximately 5 guests

In Mr. Roman's absence Mr. Sciria opened the Public Hearing at 7:02 P.M. by reading the following legal notice published in the March 22, 2018 issue of the *Sun Star Courier*:

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, April 5, 2018 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 75' for Permanent Parcel #601-07-025, 8067 Pershing Road, Brecksville, Ohio 44141.

Mr. Kosek, who planned to build a house on his Pershing Road lot, was present to request a 75 ft. front yard setback to be established at 8067 Pershing Rd. He originally considered building at the location of the existing home which would be razed. It was determined, however, that digging a foundation several feet deeper than the existing basement would be impractical. He then estimated that a 110 ft. front yard setback would be necessary to locate his new home behind the existing home. After consulting an architect it was determined that a 75 ft. setback would provide a minimal, but adequate clearance from the existing home for construction. The driveway, which originally was shown running along the north side of the lot would, with the new home plans, run down the middle of the lot, providing more privacy for the neighbor to the north. Mr. Kosek shared the new house plans with the neighbors to the north, who thought them an improvement over his original plan.

Mr. Sciria asked how the proposed setback compared to the immediate neighbor and Mr. Kosek responded that they were within several feet of each other.

Mr. Neil Brennan, 6845 Farview Road, thought the new plans were much better than the original plans and he thanked Mr. Kosek for his efforts to make that improvement. He made the suggestion that the Commission consider accepting neighbor opinions in a written form, especially for those not able to be present at a public hearing.

There were no further questions from the Commission or the public. Mr. Sciria noted that this matter would be considered at the Work Session later in the evening. The Public Hearing closed at 7:12 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
ERIC LAHRMER, SECRETARY

Minutes recorded by Nancy Dimitris

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria
Absent: Kirk Roman
Others: Scott Packard and approximately 5 guests

In Mr. Roman's absence Mr. Sciria opened the Regular Meeting of the Planning Commission at 7:12 P.M. He introduced new Planning Commission member, Michael Bandsuh. Mr. Harwood gave a brief history of Mr. Bandsuh's long involvement in the Brecksville community. Mr. Sciria provided Commission members with a letter from Mr. Hotaling advising of his resignation from the Commission and his appreciation for that involvement and the friendship of Commission members.

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 22, 2018

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of March 22, 2018 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 22, 2018

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of March 22, 2018 be approved.

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

SIGNS

TRUSTED EDGE WINDOW SIGN – 8921 BRECKSVILLE RD. - (CC Approval)

Mr. Matt Zamecnik, owner of Trusted Edge, a skate shop, was present to request two signs and a logo banner across his storefront. He noted that recently a glare tinting was installed across the front window preventing any view into the store interior. Mr. Zamecnik would like approval for a vinyl cling banner with their logo depicting what the store offers across the entire storefront. Above that banner would be the printed signs for Trusted Edge and Robert Gillespie, CPA.

Mr. Sciria read the four deviations requested relating to number of signs and size and commented that they were significant deviations.

Mr. Zamecnik noted that he shares space with Mr. Gillespie. There is a single entrance for the entire storefront. Mr. Zamecnik built a dividing wall separating his area from Mr. Gillespie whose space is in the rear. Mr. Gillespie has an interior sign directing clients to his area. There was also a small common area paid for by Mr. Zamecnik that Mr. Gillespie's clients could also use. Mr. Lahrmer was confused by the pictorial skate logo stretching across the entire storefront, including under Mr. Gillespie's CPA sign. Mr. Zamecnik explained that he pays for the entire storefront area. He felt that adequate direction to Mr. Gillespie's quarters was provided once people enter the common door to the store area.

Mr. Sciria noted that the vinyl panel height could be reduced to 12" to eliminate several deviations and reduce another. Mr. Payto felt that reducing the panel so much would make it lose its impact. It was determined that since Mr. Zamecnik pays for and controls the entire store front the banner sign, even though it was divided by a mullion, would be considered one sign, thus removing a deviation.

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for, two 17.8 sq. ft. permanent widow signs for Trusted Edge, 8921 Brecksville Road, Brecksville, Ohio, as described in the application dated March 19, 2018, and attached plans, contingent upon City Council's approval of the following deviations:

- A deviation from the requirement of Section 1187.09(c) of window signs are permitted in lieu of a wall sign to allow window signs in addition to a wall sign.
- A deviation from Section 1187.09(c) of the maximum of 5 sq. ft. window sign to allow 17.8 sq. ft. for each window sign
- A deviation from Section 1187.09(c) that the total of all window signs to not exceed 25% of the total window area to allow 33.8%.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahmer, Mayor Hruby, Ron Payto,
Dominic Sciria
Nays: None
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved the Masonic Temple Sign Package and the Ohio Exchange Facilities Network's Non-Switched RF Transport Service.

REPORT OF MAYOR HRUBY - No Report

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

KOSEK FRONT YARD SETBACK – 8067 PERSHING ROAD

It was moved by Mr. Sciria and seconded by Mr. Harwood, that the Planning Commission recommend to City Council the establishment of a Front Yard Setback of 75 feet at 8067 Pershing Road, Brecksville, Ohio, Permanent Parcel #601-07-025, as described in the application dated February 20, 2018 and shown on the Site Improvement Plan by R M Kole Exhibit 1, dated February 19, 2018 and GIS Mapping Exhibit II A, B & C.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahmer, Mayor Hruby, Ron Payto,
Dominic Sciria
Nays: None
MOTION CARRIED

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

MASONIC TEMPLE FRONT FAÇADE RENOVATION – 8918-8926 BRECKSVILLE ROAD

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval for exterior façade alterations to the front of the buildings located at 8918-26 Brecksville Road, Brecksville, Ohio, as described in the application dated March 6, 2018 and drawing by Brecksville Masonic Temple Company contingent upon the windows being Kawneer Permandie Anodized Medium Bronze No. 28, the

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doors being ASSA Abloy Cabernet, the stone being limestone buff, and the blade sign brackets also being medium bronze to match the windows.

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

The Regular Meeting closed at 7:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
ERIC LAHRMER, 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 Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria
Absent: Kirk Roman
Others: Scott Packard and approximately 5 guests

In Mr. Roman's absence Mr. Sciria opened the Work Session at 7:35 P.M.

KOSEK FRONT YARD SETBACK – 8067 PERSHING ROAD

Mr. Joseph Kosek, was present requesting a 75 ft. front yard setback be established for a new home he would like to construct on his lot at 8067 Pershing Road. The new home would be located immediately behind the existing home which would be razed. Mr. Kosek originally proposed a 110 ft. setback at a public hearing before the Commission on January 25, 2018. Several neighbors voiced opposition to a 110 ft. setback. After meeting with an architect and developing a house and site plan it was determined that the house could be located at 75 ft. and the driveway relocated from the north side of the property to the middle of the property providing more privacy for the neighbor to the north. This matter was discussed also at a public hearing earlier in the evening. Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

MASONIC TEMPLE FRONT FAÇADE RENOVATION – 8918-8926 BRECKSVILLE ROAD

Messrs. David James and Jeff Kopacka, President and Vice President of the Brecksville Masonic Temple Company, were present with some changes to their original plans for exterior façade alterations to the front of the Masonic Temple buildings at 8918-26 Brecksville Road.

Mr. Payto appreciated the additional information they provided which demonstrated to him there was no consistent theme of window treatment in the downtown area, so he had no preference to recommend. Mr. James commented that after further studying their material choices they felt a lighter, medium bronze would be a better color than the darker shade they originally planned. Messrs. Payto and Lahrmer suggested the blade sign brackets also be in the same medium bronze as the windows. Sign lettering would remain black.

In reviewing the store front window options presented Mr. Payto found that he favored the butt glazing of the glass they originally proposed. Mr. Lahrmer agreed that the windows unobstructed by mullions was better for retailers and provided a clean, light, open look. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris