

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
August 23, 2018 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Eric Lahrmer
Others: Scott Packard, Gerald Wise, and approximately 2 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 9, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of August 9, 2018 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 9, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of August 9, 2018 be approved.

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

SIGNS:

ANY SEALS – 10391 BRECKSVILLE RD.

Mr. Vince Dilonno, of Blink Signs, was present to request two signs, an illuminated, cabinet, monument, ground sign and a wall sign for Any Seals on Brecksville Road. He noted their deviation request for size on the wall sign at 49.8 sq. ft. when the Code maximum was 37.5 sq. ft. Mr. Dilonno said his client would prefer the larger sign but was willing to reduce the wall sign size to comply with the Code maximum. Commission members preferred the wall sign size be reduced to comply with the Code maximum and they were willing to make a motion for approval based on that change to the wall sign. Mr. Bandsuh asked about lighting for the ground sign which would be illuminated by exterior ground lighting.

It was moved by Mr. Roman and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for a 15 sq. ft. permanent, illuminated, ground identification sign and a 37.5 sq. ft., non-illuminated, wall identification sign for Any Seals at 10391 Brecksville Road, Brecksville, Ohio, as described in the application by Blink Signs dated July 26, 2018 and shown on the attached plans. The original submission included two deviation requests for the wall sign which the applicant has indicated are no longer present due to an agreement that the maximum size of the wall identification sign will be 37.5 sq. ft., which is compliant with Code Section 1187.10(b)(2) and also the wall identification sign will be 3 ft. in height in compliance with Code Section 1187.10(b)(2), thereby eliminating any request for variances.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, 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 approved the Foulkes Home Plans and the St. Basil Restroom Addition. He indicated to Mr. Packard that the Commission has reviewed the citizen group's proposed changes to the Solar Energy Ordinance and was ready to meet with them for discussion. Mr. Packard thought that issue could be put on the Planning Commission agenda for one of the September meetings. Mr. Packard will contact the citizen's group to set it up.

REPORT OF MAYOR HRUBY

Mayor Hruby reported that the City has reached a tentative agreement with Christ the Redeemer Lutheran Church to share their parking lot to provide parking for the Community Center's new outdoor pool area. The Church would require their parking lot on Sunday mornings and beyond that, the parking lot would be available for Community Center parking and controlled by a gate.

The Mayor mentioned an issue discussed with much debate, by City Council, relating to an error in the sewer assessment collected on property taxes for the Four Seasons Development. At the development's inception and for two years the Cuyahoga County property tax sewer assessment was correct and then for the ensuing 15 years it was incorrect. Brecksville has reached an agreement with Cuyahoga County for the County to pay the City a portion of the shortfall, with Brecksville paying a portion when the bonds are due, and the property owners in Four Seasons having their sewer portion of the tax assessment doubled for the next three years to complete the 20 year sewer assessment. By doubling their assessment they are paying what should have been collected the past 17 years. The Council vote on the first reading of the agreement was four "yes" votes, one "no" vote, and two abstentions from Council Reps who live in Four Seasons. There will be two more City Council readings of the agreement and the Mayor encouraged any Commission members interested to attend.

The City is interviewing for a new Planning and Zoning Coordinator and the Mayor hoped that position would be filled soon.

REPORT OF CITY ENGINEER - No Report

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

MILLER CROSSING CLEAR CHOICE EXPANSION – 7001 S. EDGERTON ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood, that the Planning Commission recommend to City Council **PRELIMINARY** approval for a 25,000 sq. ft. Office Building Expansion, 7001 South Edgerton Road, Brecksville, Ohio as described in the application dated August 6, 2018, and plans by Geis Companies and Weber Engineering Services all dated August 6, 2018:

- | | |
|------|---------------------|
| A2.0 | Rendering |
| A2.1 | Parking Level Plan |
| A2.2 | First Floor Plan |
| A2.3 | Second Floor Plan |
| A3.1 | Exterior Elevations |
| L1 | Site Plan |
| L2 | Site Plan |
| A.1 | Site Plan |
| C100 | Title Sheet |
| C101 | Demolition Plan |

C102	Site Plan
C103	Utility Plan
C104	Grading Plan
C105	Site Details
C105A	Site Details
C105B	Site Details
C105C	Site Details
C106	SWP3
C107	SWP3 Details
C108	SWP3 Details
C108A	SWP3 Details
C109	SWP3 Details
C110	SWP3 Details
C111	SWP3 Details

Any reference to exterior signage in any of the plans should be deleted with approval subject to a variance as follows:

- The Board of Zoning Appeals approve a variance to allow the building corner to extend beyond the 100 ft. rear yard building setback line pursuant to Code Section 1155.32.

Conditional upon approval of the City Engineer, and City Arborist.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto,
Kirk Roman, 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
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Eric Lahrmer
Others: Scott Packard, Gerald Wise, and approximately 2 guests

Mr. Roman opened the Work Session at 7:09 p.m.

MILLER CROSSING CLEAR CHOICE EXPANSION – 7001 S. EDGERTON ROAD

Mr. Gregg Seifert of the Geis Company was present seeking preliminary plan approval for an addition to the office building at 7001 S. Edgerton Road where Clear Choice is the major tenant. He provided Commission members with a smaller, easier to read, set of site plans. The existing 28,000 sq. ft. building was constructed in 2008. The proposed 25,000 sq. ft. addition would be on the northeast side of the building and would create a new entrance through the addition. The topography of the land permitted a three story expansion with an underground parking level. The first and second stories would align with the existing building. Exterior addition materials would match the existing building using the same window treatments, precast, banding, with stone running along the base. Responding to commentary from the Building Department, Mr. Seifert noted they would make sure their sidewalks were to Code at 7 ft. He commented it was their intention to continue the existing 8 ft. wood fence along the new parking area for the addition.

Mr. Seifert commented that the civil engineering plans, included with the Commission's plan package of documents, had an incorrect parking count. The parking count on the smaller sized site plan passed out to Commission members this evening was correct at a total of 276 spaces with 45 spaces landbanked. After a cursory count of the spaces on the smaller drawing, Mr. Payto felt they still didn't add up right. Mr. Seifert assured the Commission that the parking count would meet Code and be clearly defined for final plan approval. Mr. Sciria suggested the aisle count also be assessed for conformity to Code. Mr. Wise noted that the final plan would also need to have ADA parking stalls identified.

Mr. Seifert noted that a corner of the new building addition would extend beyond the 100 ft. rear yard setback line along Route 77, for which they would be requesting a variance. The Mayor recalled that the Commission probably established that 100 ft. setback at the time the initial building plans were approved. City Code specifies an 80 ft. rear setback and a 40 ft. side setback. Mr. Geis mentioned that he was on the agenda for the next BZA meeting to request a rear yard variance. No one could recall why the rear setback was established at 100 ft. instead of the 80 ft. Code requirement. Commission members questioned whether there should be a variance request. There was a general agreement that Mr. Seifert should proceed through the BZA with a rear yard variance request.

Mr. Bandsuh noted that landbanked parking was located in the area of the retention basin. Mr. Seifert advised that should the parking need to be developed, the retention would be switched to underground retention. Mr. Wise commented that he would need to see their Army Corps permit and review storm water management plans before final plan approval. There was no further discussion and the Work Session recessed into the Regular Meeting for a motion.

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

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
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Minutes recorded by Nancy Dimitris