

PUBLIC HEARING DECK EXPANSION – 6770 WINDWARD HILLS
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
February 22, 2018 Page 1

Present: Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby, Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 9 guests

Mr. Roman opened the public hearing at 7:00 p.m. by reading the following legal notice published in the February 8, 2018 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on February 22, 2018 at 7:00 P.M. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of an expansion of an existing deck and installation of new patio located at 6770 Windward Hills, Brecksville, Ohio 44141.

Mr. Steve Demko was present on behalf of his request for a replacement deck, slightly larger than the existing deck, with a new concrete patio below. Planning Commission members had no questions and there were no comments from the public.

Mr. Roman advised that this issue would come up again in the Work Session later in the evening. The public hearing was closed at 7:02 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER FRONT YARD SETBACK – 10077 BARR ROAD
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
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Present: Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby, Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 9 guests

Mr. Roman opened the public hearing at 7:02 p.m. by reading the following legal notice published in the February 8, 2018 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:05 p.m. on Thursday, February 22, 2018, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 80' for Permanent Parcel #604-13-020, 10077 Barr Road, Brecksville, Ohio 44141.

Mr. Jon Russell of Prestige Homes was present to request an 80 ft. setback to be established for a new home at 10077 Barr Road. Mr. Payto noted that the plat description indicated 81 ft. It was agreed that the Commission would be considering the setback at the 80 ft. dimension. There were no further comments from the Commission and none from the public present.

Mr. Roman advised that this issue would come up again in the Work Session later in the evening. The public hearing was closed at 7:04 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER FRONT YARD SETBACK – 9304 FITZWATER RD.
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
February 22, 2018 Page 1

Present: Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby, Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 9 guests

Mr. Roman opened the public hearing at 7:04 p.m. by reading the following legal notice published in the February 8, 2018 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:10 p.m. on Thursday, February 22, 2018, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 110' for Permanent Parcel #601-10-004, 9304 Fitzwater Road, Brecksville, Ohio 44141.

Mr. Kurt Zawacki was present on behalf of his request to establish a 110 ft. front yard setback for a new home on his property at 9304 Fitzwater Road. The proposed 110 ft. setback would represent an average of the adjacent home setbacks.

Mr. Roman advised that this issue would come up again in the Work Session later in the evening. There were no questions and the public hearing was closed at 7:06 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 Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby, Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 9 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 8, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of February 8, 2018 be approved.

ROLL CALL: Ayes: Mr. Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 8, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of February 8, 2018 be approved.

ROLL CALL: Ayes: Mr. Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

SIGNS:

TRUSTED EDGE & ROBERT GILLESPIE, CPA – 8921 BRECKSVILLE ROAD

Messrs. Matt Zamecnik and Robert Gillespie were present on behalf of their request for permanent, window signage for their businesses. Mr. Zamecnik described the two window signs being requested to identify their businesses. Commission members had no questions on the signs. Mr. Harwood pointed out the signs could be considered wall signs, which would eliminate a size deviation for window signage.

It was moved by Mr. Roman and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for:

1. A 6.83 sq. ft. permanent window sign for Trusted Edge
2. A 3.18 sq. ft. permanent window sign for Robert Gillespie, Certified Public Accountant.

The signs will be treated as wall signs in a single window area for each tenant unit located at 8921 Brecksville Road, Brecksville, Ohio as described in the application dated February 2, 2018, and attached plans.

ROLL CALL: Ayes: Mr. Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

CHASE BANK SIGN PACKAGE – 8889 BRECKSVILLE ROAD (CC Action)

Present: Jennifer Carr, Chase Signage Manager
Tracey Pichierri, Signtech
Dan Bertke, Archer Sign Corp.

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Ms. Carr noted that they were returning with the same number of signs as their previous submittal, however the signs with internal illumination were changed to external illumination per the Planning Commission's request. Mr. Lahrmer questioned the designation for 200 watt lamps. Ms. Carr noted 200 watts was the maximum for the fixtures, which actually would receive lower wattage bulbs. Mr. Roman asked that the record reflect that 200 watt bulbs would not be used in the signs. There were no further questions.

It was moved by Mr. Roman, and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue 11 permits for

- 1) E.14 32 sq. ft. temporary project sign
- 2) E.4 25.6 sq. ft. externally illuminated permanent wall sign
- 3) E.9 4 sq. ft., 2 sq. ft. per side directional sign "
- 4) E.6 2.3 sq. ft. informational height bar sign
- 5) E.7 6.2 sq. ft. internally illuminated permanent ATM wall sign
- 6) a 1 sq. ft. externally illuminated ATM machine sign
- 7) E.12 2 sq. ft. directional sign
- 8) E.13 2 sq. ft. directional sign
- 9) E.8 4 sq. ft., 2 sq. ft. per side directional sign
- 10) E.3 36.9 sq. ft. externally illuminated permanent wall sign
- 11) I.29 4.3 sq. ft. window sign

for Chase Bank, 8889 Brecksville Road, Brecksville, Ohio as described in the application submitted December 6, 2017 by Archer Sign Corp., dated May 2, 2017 and attached plans by Signtech dated April 4, 2017, contingent upon City Council's approval of the following deviations:

Sign E.14

- A deviation from the requirement in Section 1187.13(b)(2) of maximum 20 sq. ft. temporary project sign to allow 32 sq. ft.
- A deviation from the requirement in Section 1187.13(b)(2) of maximum 5 ft. temporary project sign height to allow 7 ft.

Sign E.4

- A deviation from Section 1187.09(c) of the maximum of 1 wall sign to allow 2 wall signs
- A deviation from Section 1187.09(c) of wall signs must be on the front of the building (north side) to allow a wall sign on the West side facing Brecksville Road/SR 21.

Sign E.7

- A deviation from Section 1187.05(d)(2) of internally illumination may be permitted only on free-standing ground identification signs and limited to business logo or individual letters to allow an internally illuminated wall sign on the ATM structure.

Signs E.12 & E.13

- A deviation from Section 1187.09(c) of the maximum of 2 directional signs to allow 4 directional signs.

Signs E.3

- A deviation from Section 1187.09(c) of wall signs must be on the front of the building (north side) to allow a wall sign on the South side facing Chippewa Road/SR82.

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Sign I.29

- A deviation from Section 1187.09(c) of window signs shall be in lieu of a wall sign on the front of the building to allow a window sign in addition to the proposed wall signs.

ROLL CALL: Ayes: Mr. Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

THERAPY & WELLNESS CONNECTION – 10010 BRECKSVILLE RD.

Mr. Robert Bottomley of Fastsigns was present to request a wall sign for Therapy & Wellness Connection. The sign was compliant with Code requirements and Commission members had no questions.

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 14.8 sq. ft., non-illuminated, permanent wall sign for Therapy and Wellness Connection, 10010 Brecksville Road, as described in the application dated February 5, 2018, and attached sketches.

ROLL CALL: Ayes: Mr. Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council approved Preliminary Plans for the Preserve at Parkside, a sign for Nekter Juice Bar and a Bike Rack Area for Brecksville United Methodist Church.

In the Mayor's absence Mr. Harwood reported City Council, at their next meeting, would have a third reading on legislation to take over the deed to the V.A. property. Also scheduled for a third reading by City Council was a Memorandum of Understanding between the Brecksville Community Improvement Corporation and DiGeronimo Development LLC regarding the development of the V.A. property. Mr. Harwood stressed that there were no development plans associated with the Memorandum of Understanding. DiGeronimo Development would have two years to raze the buildings and ten years to develop the site.

Mr. Harwood noted that the balance of the Route 82 improvements would begin in the next week. The Mayor suggested that whenever possible people choose an alternate route other than through the center of town. This project was expected to be finished approximately the end of June.

At his State of the City address Mayor Hruby spoke about the upcoming plan of the school system to build one new elementary school to replace Chippewa, Hilton and Highland Elementary Schools, along with the Central School. The City was proposing to offer property at Blossom Hill for the new school in the currently vacant Tree Farm section in exchange for the City acquiring the Central School site and the Stadium Drive property. Initial reaction from the school administration has been positive to the proposal. Mr. Harwood commented that there was still the intention to build a field house on the Blossom property, which might end up being a shared facility with the school system. He noted that plans for a pool involve only the site of the current Community Center facility property along Brecksville Road. TDA Architects have done plans for the pool project and would also be the architect for the proposed new elementary school.

REPORT OF CITY ENGINEER - No Report

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

DEMKO DECK ENLARGEMENT & PATIO – 6770 WINDWARD HILLS

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council the removal of an existing 10' x 20', 200 sq. ft. deck to be replaced with a 12' x 24', 288 sq. ft. deck and installation of a 288 sq. ft. concrete patio below the deck with a connection sidewalk to the side man door at 6770 Windward Hills, Brecksville, Ohio 44141, as described in the application dated January 2, 2018, and attached drawings

ROLL CALL: Ayes: Mr. Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

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

ARTH FRONT YARD SETBACK – 10077 BARR ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council establishment of a front yard setback of 80.0 feet at 10077 Barr Road, Brecksville, Ohio, Permanent Parcel #604-13-020, as described in the application dated January 8, 2018 and shown on the Site Improvement Plan by R.M.Kole, dated January 2, 2018..

ROLL CALL: Ayes: Mr. Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

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

ZAWACKI FRONT YARD SETBACK – 9304 FITZWATER ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council the establishment of a front yard setback of 110.0 feet at 9304 Fitzwater Road, Brecksville, Ohio, Permanent Parcel #601-10-004, as described in the application dated January 8, 2018 and shown on plans by R. M Kole dated December 21, 2017.

ROLL CALL: Ayes: Mr. Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Nays: None
MOTION CARRIED

The Regular Meeting closed at 7:31 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
February 22, 2018 Page 1

Present: Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby, Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 9 guests

Mr. Roman opened the Work Session at 7:25 p.m.

DEMKO DECK ENLARGEMENT & PATIO – 6770 WINDWARD HILLS

Mr. Steve Demko was present on behalf of his request for a replacement deck at 12' x 24', along with a new, concrete patio of 288 sq. ft. to be located at ground level beneath the deck. It was noted the Windward Hills HOA approved of the project. This item was discussed at a public hearing earlier in the evening and the Commission Members had no further questions. The Work Session recessed into the Regular Meeting for a motion.

ARTH FRONT YARD SETBACK – 10077 BARR ROAD

Mr. Jon Russell of Prestige Homes was present to request an 80 ft. setback to be established for a new home on Barr Road. He commented that the setback would be 100 ft. for that road; however most of the homes on the Road were at less than 100 ft. Mr. Harwood mentioned that he spoke to Mr. Balogh, a neighbor, who had no objection to the 80 ft. setback. This issue was discussed at a public hearing earlier in the evening and there were no further questions. The Work Session recessed into the Regular Meeting for a motion.

ZAWACKI FRONT YARD SETBACK – 9304 FITZWATER ROAD

Mr. Kurt Zawacki was present on behalf of his request to establish a 110 ft. front yard setback for a new home on Fitzwater Road. The proposed setback would be an average of the setbacks of the surrounding homes. He has shared his home plans with his neighbors and they have no objections. This issue was discussed at a public hearing earlier in the evening and there were no further questions from Commission members. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:31 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris