

PUBLIC HEARING FRONT YARD SETBACK – 10279 HIGHLAND DR.
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 24, 2018 Page 1

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

Mr. Roman opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the May 10, 2018 issue of the *Sun Star Courier*:

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, May 24, 2018 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 98' for Permanent Parcel #604-21-014, 10279 Highland Drive, Brecksville, Ohio 44141.

Jennifer and Jeffrey Zabkar were present on behalf of their request that a front yard setback be established for a new home they plan to construct at 10279 Highland Drive. They originally requested a front yard setback of 125 ft. at the April 19, 2018 public hearing meeting, however the Commission asked the Zabkar's to consider a setback of approximately 100 ft. in order to better align with adjacent homes.

There were no questions from the public and no one who had come specifically for the public hearing on the Zabkar property. Mr. Roman noted that this matter would be considered at the Work Session later in the evening. The Public Hearing 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

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
May 24, 2018 Page 1

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

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:02 P.M.

APPROVAL OF THE APRIL 19, 2018 PUBLIC HEARING MINUTES ON A FRONT YARD SETBACK FOR 10279 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the April 19, 2018 Public Hearing Minutes on a Front Yard Setback for 10279 Highland Drive be approved.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 19, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of April 19, 2018 be approved.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF APRIL 19, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of April 19, 2018 be approved.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

SIGNS

BRECKSVILLE EVENT SIGN. - (CC Approval)

Mr. Packard said the City currently had fence posts at the Community Center on which they posted special events signs. The City would like to install permanent columns between which would be changeable copy special event signs. The columns would match in appearance the existing brick Community Center Sign. Mr. Roman asked about the height deviation request. Mr. Packard said the 9 ft. height would match the temporary signage currently in use.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for the installation of a permanent ground changeable copy bulletin board sign at the Brecksville Community Center, One Community Drive, Brecksville, Ohio 44141, as shown in drawings dated October 23, 2018 by Becker Signs and location map contingent upon City Council's approval of the following deviation:

- A deviation from Section 1187.11(b) of the maximum 6 ft. height to allow a 9 ft. height.

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ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood had no report beyond mentioning that the Aquatics Facility plans would come before the Planning Commission at their first meeting in June.

REPORT OF CITY ENGINEER

Mr. Wise reported that the county went out for bids on the Wallings Road pump station and received no bids. Mr. Wise would be meeting with County representatives in the next week to discuss modifications to the plans and would notify the Commission if the plans had to come back before the Planning Commission.

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

ZABKAR FRONT YARD SETBACK – 10279 HIGHLAND DRIVE

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 98 feet at 10279 Highland Drive, Brecksville, Ohio, Permanent Parcel #604-21-014, as described in the application dated March 5, 2018 and shown on the House Setback Exhibit dated April 25, 218 by Aztech Engineering and Surveying and Area GIS map.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

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

DREES HOMES FRONT YARD SETBACK – 9540 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, June 21, 2018, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 56' for Permanent Parcel #603-14-018, 9540 Highland Drive, Brecksville, Ohio 44141.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

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

TSENG FRONT YARD SETBACK – 6401 MILLER ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission will hold a Public Hearing at 7:05 P.M. on Thursday, June 21, 2018, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 210' for Permanent Parcel #604-06-012, 6401 Miller Road, Brecksville, Ohio 44141.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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Nays: None
MOTION CARRIED

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

AT&T ANTENNA UPGRADE WAIVE PUBLIC HEARING – 9001 BRECKSVILLE ROAD.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission waive the requirement for a public hearing to hear the request of AT&T to upgrade cellular antennas on the cell tower located at 9001 Brecksville Road as permitted under Section 717.03(c).

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

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

AT&T ANTENNA UPGRADE – 9001 BRECKSVILLE ROAD.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council approval of plans for the removal of three antennas and the installation of three new antennas, 3 RRH's and 1 Raycap at the 189' level at the Crown Castle Tower at 9001 Brecksville Road, Brecksville, Ohio 44141, for AT&T in the application dated April 19, 2018, as described on the attached drawings by Crown Castle and Structural Analysis Report by GPD Group dated December 19, 2017, contingent on the approval by City Council.

Plan pages T-1, T-2, C-1.1, C-1.2, C-2, C-3, C-4.1, C-4.2, C-5, C-6, G-1, S-1 and S-2, all dated March 19, 2018.

The antenna exterior cables should be covered as is the custom on past antenna installations at this location.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

The Regular Meeting closed at 7:20 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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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, Eric Lahrmer, Ron Payto, Kirk Roman
Absent: Mayor Hruby, Dominic Sciria
Others: Scott Packard, Gerald Wise and approximately 5 guests

Mr. Roman opened the Work Session at 7:05 P.M.

ZABKAR FRONT YARD SETBACK – 10279 HIGHLAND DRIVE

Jennifer and Jeffrey Zabkar were present on behalf of their request that a 98 ft. front yard setback be established for a new home they plan to construct at 10279 Highland Drive. The 98 ft. setback was suggested by the Planning Commission at a public hearing on April 19, 2018 and agreeable to neighbors at that hearing. A setback at 98 ft. would put the house in a reasonable alignment with adjacent homes. Mr. Harwood asked about a buffer of trees suggested by Mr. Sciria when the issue was discussed on April 19th. Ms. Zabkar said it was their intention to provide some pine tree buffering. This issue was discussed at an earlier public hearing this evening and there were no further questions raised. The Work Session recessed into the Regular Meeting for a motion.

DREES HOMES FRONT YARD SETBACK – 9540 HIGHLAND DRIVE

Ms. Jennifer Zabkar, a representative for Drees Homes, was present to request a 56 ft. setback for a property at 9540 Highland Drive. There had been a home on that lot at a considerable setback that was in disrepair and razed by the Zabkars. Due to the angle of the road, narrowness of the property and the surrounding homes a setback at 56 ft. would bring the home in alignment with existing homes along that stretch of Highland Drive. Ms. Zabkar was advised that developing a home at that setback would require side yard setback deviations. The general consensus of Commission members was that a setback at 56 ft. made sense aesthetically. The Work Session recessed into the Regular Meeting for a motion to set a Public Hearing.

TSENG FRONT YARD SETBACK – 6401 MILLER ROAD

Mr. Scott Vitt was present representing Mr. Tseng's request that a front yard setback of 210 ft. be established for 6401 Miller Road. A setback at 210 ft. would align the home with adjacent homes on those large lots. Mr. Harwood also pointed out there was a creek in front of the property. Commission members had no questions. The Work Session recessed into the Regular Meeting to set a Public Hearing.

AT&T ANTENNA UPGRADE – 9001 BRECKSVILLE ROAD.

Ms. Amanda Rok was present representing AT&T's request to modify the cell tower located at 9001 Brecksville Road. AT&T proposed the replacement of three antennas with updated antennas, three small amplifiers, and the addition of one new antenna all at the 189 ft. level. Mr. Packard advised that the new exterior cables being installed with the equipment would need to be shielded as were the existing exterior cables. There were no questions from Commission members and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:20 p.m.

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