

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
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Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Eric Hall, Gerald Wise, and 19 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 p.m. Mayor Hruby joined the meeting at 7:15 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF NOVEMBER 7, 2019

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of November 7, 2019 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF NOVEMBER 7, 2019

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of November 7, 2019 be approved.

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

SIGNS

COMMUNITY ROOTS FAMILY DENTISTRY – 8998 BRECKSVILLE ROAD

Mr. Jeff Clark, of Easy Sign Group, Inc., was present for approval of a ground sign for Community Roots Family Dentistry. The proposed double sided sign would use the existing brick monument structure approved for the previous owner. Commission members had no questions.

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for, a two-sided, 18 sq. ft. per side, 36 sq. ft. total, permanent, non-illuminated ground sign at 8998 Brecksville Road, Brecksville, Ohio as described in the application dated November 15, 2019, and attached sketches by Easy Sign dated November 14, 2019.

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

REPORT OF CITY ENGINEER No Report

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

KOREAN CENTRAL PRESBYTERIAN CHURCH CARPORT – 8220 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Sciria that the Brecksville Planning Commission hold a public hearing at 7:00 p.m. on Thursday, February 6, 2020 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed construction of a steel carport behind the Korean Central Presbyterian Church located at 8220 Brecksville Road, Permanent Parcel #601-20-007.

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ROLL CALL: Ayes: Michael Bandsuh, 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.

BBHCSD PK-5 SCHOOL AND FIELD HOUSE – 3500 OAKES ROAD

It was moved by Mr. Roman and seconded by Mr. Sciria that the Brecksville Planning Commission hold a public hearing at 7:00 p.m. on Thursday, January 9, 2020 in City Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the Elementary School and Field House preliminary plans with respect to the school to be constructed on Oakes Road.

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

The Regular Meeting closed at 9:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Eric Hall, Gerald Wise, and 19 guests

Mr. Roman opened the Work Session at 7:03 p.m.

KOREAN CENTRAL PRESBYTERIAN CHURCH CARPORT – 8220 BRECKSVILLE ROAD

Mr. Jungnam Kim was present representing the Korean Central Presbyterian Church's application to construct a two vehicle carport in the church's parking lot. A carport would provide some protection from the elements for the church vans and easier access for using the vans. Mr. Jungnam understood there was some concern for adequate parking for the church, however he surveyed the parking lot during a church service and found 69 spaces used and probably over a 100 vacant spaces.

The church's application was made with a single contractor's quote, however the church would like to obtain several other quotes. As long as the same structure was planned in the same location, Commission members had no questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

BBHCSD PK-5 SCHOOL AND FIELD HOUSE – 3500 OAKES ROAD

Mr. Ryan Schmit, of TDA Architecture, was present to discuss preliminary plans for the PK-5 Elementary School and Field House. He first reviewed the site plan which was basically unchanged from when it was presented to the Commission in August. Mr. Schmit spent some time explaining the function of the driveways on the site, along with the designated parking areas around the school. He noted that a traffic study of the site was a resource in developing the parking plan. Mr. Bandsuh confirmed that the driveway, from the Parkway, would be designated for school buses only and controlled by a gate at times during the day. Mr. Sciria asked if 10 ft. parking stalls could be considered. Mr. Schmit said the bigger stalls would add an additional 10% in costs to the project. Mayor Hruby asked the architect to do some calculations on space and costs for the 10 foot parking stalls that he could use as a resource in answering possible questions from the public.

Mr. Schmit displayed some examples of the earth tone building materials. In response to the Commission's concern for white metal paneling on the field house, they were able to locate a simulated wood tone metal paneling product for the upper level of the field house. Mayor Hruby asked about the color and material for the roof of the field house. The field house roof would consist of an insulated metal panel in a warm grey tone.

Mr. Lahrmer brought up a honeycombed appearing exterior wall on the school that was intended to portray the bees theme for the school. He thought the patterned wall was incongruent with the rest of the exterior treatments, looking somehow foreign, and was possibly a too literal attempt at the bees association. Mr. Bandsuh agreed with that assessment. Mr. Lahrmer suggested another option for that wall, with perhaps a change in planes or more subtle treatment. Mr. Schmit noted that in their discussions with the school superintendent they were encouraged to include elements in the building that would appeal to its young occupants such as the honey combed windows and window seats.

In response to a question on size, Mr. Schmit estimated the entire project at 180,000 sq. ft., with the field house representing about 35,000 sq. ft. of that total.

Mr. Payto asked, for the next meeting, to see either a sample, or picture depiction, of the field house simulated wood metal paneling, to compare with a sample of the vertical wood panels that would be used on a portion of the school building, to assess their compatibility. The Mayor commented that the Field House would have four basketball courts. On a question regarding seating, Mr. Schmit said there would be no permanent seating in the field house, they planned to use rolling, moveable seating. A sign on the side of the Field House would designate it as the "Blossom Hill Field House."

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Mr. Schmit pointed out a generous budget was provided for landscaping for the project. The Mayor suggested it was time to set a public hearing to get input from residents on the project. The Work Session recessed into the Regular Meeting to set a Public Hearing.

MILLER ROAD SUBDIVISION – WJ BAILEY HOMES – 5324 MILLER ROAD

Ms. Kim Kerber, of Mackay Engineering, and Mr. William Bailey, of W.J. Bailey Homes, were present for a consultation on a proposed 15 lot subdivision on a single cul-de-sac street off Miller Road. This proposed project was discussed conceptually, at two previous Planning Commission work sessions, on 4/25/19 and 8/22/19. Ms. Kerber noted they have incorporated suggestions, from the Commission, into the revised plans. They also reviewed Mr. Wise's December 3, 2019 letter to Mr. Bailey, which is included in the materials generated regarding this agenda item. Ms. Kerber indicated they would have no problem addressing Mr. Wise's concerns that included, in part, the points listed below. Mr. Wise then provided a detailed review of the issues identified in his letter.

- A development name
- HOA documents
- Sidewalk plan along Miller Road
- Landscaping, buffering, screening and entrance signage plans
- Central mailbox unit area defined
- Development of preservation area including easements
- Storm water and sanitary sewer details and maintenance schedule

Ms. Kerber noted that the builder employed HZW Environmental Consultants, LLC, to do a preliminary study of the wetlands on the site, and then work with the Army Corps of Engineers to obtain the required wetlands permit for the site. Mr. Bailey was asked if he owned the property and he explained he has an option to buy agreement. Mr. Sciria asked that a copy of that agreement be provided for the City

Several Commission members commented on the need for buffering along the Zak's backyard, which abuts the property, to provide some privacy. Mr. Payto mentioned that buffering from headlights entering the development should also be considered for some of the sublots. Mr. Lahrmer mentioned some mounding, along a Snowville Road development, that nicely buffered those homes. Mr. Wise thought any extensive use of mounding would not be possible due to wetlands preservation issues.

Mr. Ray Zak, and his wife, attended the meeting to express their grave concern about how the proposed development could potentially negatively impact the serious water problems they have dealt with on their property. Mr. Zak said his basement has flooded more than thirty times. He felt more pavement would just create further water runoff, adding to the current volume of water running through his property. Mr. Zak asked about the two different wetlands maps he has seen where there was such a disparity in wetlands locations that he thought some duplicity might be involved. Mr. Wise pointed out that the City had no role in the determination of wetlands. He explained that the builder hired an environmental consultant to do a preliminary survey of wetlands on the site, to aide in an initial determination if the property was developable, and for that firm to work with the Army Corps toward obtaining a permit for the site. The Army Corps performed their own examination of the site and provided Preliminary Jurisdictional Determination (JD), identifying water on the site and the approximate location of those wetlands. Mr. Wise said the Army Corps February 11, 2019 letter to HZW Environmental Consultants, with its Preliminary JD, would take precedence over any previous depiction of wetlands on the site. Mr. Zak was offered a copy of the Army Corps February 11<sup>th</sup> letter and JD determination. Mr. Wise also offered to obtain a copy of the Preliminary JD letter directly from the Army Corps of Engineers if necessary. He remarked that the builder had the right to petition the Army Corps for abatement of up to a half acre of wetlands on the site.

In response to a few other comments from the audience on whether the land in question was too wet to be developed, Mr. Wise mentioned that even though the proposed development appeared before the Commission twice, they were just concept consultations. The proposal, before the Commission at this meeting, was the first official consideration of the proposed plan. Mr. Lahrmer explained that this initial meeting was the first step in a process, where other meetings followed, and the project either evolved or did not. Mr. Roman emphasized that no determinations on the development have been made by the Commission.

Mrs. Zak asked how a house could be built on Sublot 6 where there was currently a pond. She didn't understand how anyone could allow expensive homes to be built on land with knee deep water. She did not believe that a pond, or wetlands, could be removed and not come back.

Mr. Wise explained that some of the water on the site would be diverted to the rear of the property and dealt with there, probably into a stream. Water runoff, from the development street, would be collected by the storm sewers. He expected some of the water currently flowing to the Zak's property would be intercepted, thus improving their situation. Mr. Wise commented that without more detailed plans and field work, it was too early to make calculations on stormwater management.

Ms. Anna McCallion, 5554 Miller Road, echoed the Zak's water concerns. She described her property as too wet to even cut the grass until July. She frequently had water up to the top of her knee high boots in her backyard. Ms. McCallion speculated that the property could be part of the Furnace Run watershed and any disruption of the property could have a negative environmental impact. As an aside, Ms. McCallion voiced concern for a recent increase in traffic in the area, and the excessive speed of vehicles, which created a safety hazard for children and school bus traffic in the area. The Mayor thought some of the increased traffic was due to drivers seeking to avoid the Rt. 82 construction. He offered to meet privately with her to discuss the issue further.

Ms. Joyce Milluzzi, 5200 Miller Road, has lived in and loved Brecksville for 38 years. She spoke to the police department about the increased, and speeding traffic, along Miller Road particularly during the rush hour times which has been going on for several years. Ms. Milluzzi was concerned that a full ramp at I-77 would only add to the traffic. The Mayor planned to speak to the police chief about her concerns. He also offered to meet with her to discuss the results of a traffic study of the area and plans for the interchange.

Mr. Sciria felt every lot should have a functional backyard and he wondered whether all the lots would be functional. The Mayor questioned whether gravity sewers could be achieved. He was unwilling to consider a pump station for the area. Mr. Bailey inquired about setting a 50 foot setback instead of 60 foot. He was asked about the probable size of homes for the development, which he felt might range from 4,000-6,000 sq. ft. Mr. Lahrmer didn't think a 50 ft. setback should be considered.

Mr. Sciria wondered if sublots 11-13 would be difficult to market due to the proximity of power lines. Sublots 8 and 9 were mentioned again as being problematic. There was some discussion on whether the road location could be adjusted to ease some of the subplot and wetlands issues. Mr. Payto wondered if tweaking the road location would in any way alleviate the Zak's concerns on any impact on their property. The Mayor noted a utility easement would run right up against the Zak's property.

Mr. Ken Stefanov commented that there were many ponds in the area and it might be beneficial to document the number of ponds. Ms. Almut Teuffel, 1015 Barr Road, was concerned about water drainage from the development into her filter beds. Ms. McCallion was in favor of another meeting to discuss drainage and address the residents' concerns.

Mr. Roman summarized a list of talking points, among others, to be addressed at another meeting.

- Moving the cul-de-sac east to address issues with sublots 8 and 9
- Location of the development street
- Screening along Zak's property
- House footprints in relationship to the wetlands - creating buildable lots – over development
- Drainage on Miller Road as well as the development

Mr. Roman assured the public present, that consideration of this proposed project was the beginning of a process and it was not at a point where any decisions would be made. The proposed development would be considered again when the developer chose to bring it back before the Commission. The meeting was adjourned.

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The Work Session closed at 9:15 p.m.

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