

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, Kirk Roman  
Absent: Dominic Sciria  
Others: Eric Hall, Gerald Wise, and 4 guests

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF OCTOBER 24, 2019 ON SOLAR PANELS FOR 6816 OAKES ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing of October 24, 2019 on Solar Panels for 6816 Oakes Road be approved.

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF OCTOBER 24, 2019 ON A M-D ZONING CODE AMENDMENT – SECTION 1157.04(E)

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing of October 24, 2019 on a Zoning Code Amendment for Section 1157.04(e) be approved.

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF OCTOBER 24, 2019 ON A FRONTYARD SETBACK FOR 5411 VALLEY PARKWAY

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing of October 24, 2019 on a Frontyard Setback for 5411 Valley Parkway be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 24, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of October 24, 2019 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 24, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of October 24, 2019 be approved.

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

APPROVAL OF THE 2020 PLANNING COMMISSION SCHEDULE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission 2020 Planning Commission Schedule be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council approved the Gascoyne Solar Panel Installation, the M-D District Zoning Amendments to Section 1157.04(e), and the Palleschi Frontyard Setback on Valley Parkway. He noted that the Law Director was preparing legislation for the M-D District Zoning amendments.

REPORT OF MAYOR HRUBY

The Mayor reported that the Waterfalls Brewhouse opened and had a good weekend. The gas construction project moving through the center of town has been disruptive, but was nearing completion.

REPORT OF CITY ENGINEER No Report

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, Eric Lahrmer, Ron Payto, Kirk Roman  
Absent: Dominic Sciria  
Others: Eric Hall, Gerald Wise, and 4 guests

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

LULI LOT SPLIT & FRONTYARD SETBACK – 4311 OAKES ROAD

Mr. Tim Luli and his wife, Jeanette, were present to request a split of their 215' x 450' property on Oakes Road into two lots with approximately 100' frontage each. Mr. Luli indicated that of the 20 lots, 10 on each side of their property, 15 of the 20 (75%) had 100 ft. frontages. The proposal was to split the portion of the lot at 4311 Oakes Road with the existing house leaving sideyard setbacks of 30 ft. and 10 ft. The newly created eastern lot could accommodate the footprint of a 3,000 sq. ft. house and maintain the Code sideyard setback requirements. A frontyard setback of 55 ft. would align a new house with other houses along Oakes Road.

Mr. Wise had no engineering issues with the proposal. He differentiated this request, from the Del Rio Edgerton Road request, based on surrounding lot sizes and setbacks. The Edgerton Road request could result in a house almost behind a house, whereas there were many 100 ft. frontage lots along Oakes Rd. aligned at a consistent frontyard setback. Messrs. Bandsuh, Lahrmer and Payto felt they could support a variance given the consistency of lot widths along Oakes. Mr. Roman remarked that he didn't see the difference between the Del Rio request and the Luli proposal enough to justify a vote on the proposal.

Since this evening's consideration was only a consultation, an explanation was made relative to what would be required should they move forward with an application to the Planning Commission requesting a public hearing. The same evening as the public hearing, the Planning Commission would then vote on whether to recommend the lot split to City Council.

ATS EXPRESS – 9240 NOBLE PARK

Mr. Andriy Stodolskiy, Owner/President of ATS Express, and Ms. Alicia Stull, Realtor, were present for a consultation on the proposed use of a property on Noble Park Drive for a transport company that moves automobiles and flatbed trucks. Mr. Stodolskiy said his company often bridges the gap from when a truck arrives at a destination, and when it can be unloaded, by providing a place for the trucks to park until they can be off loaded. He anticipated providing parking for 20-40 trucks to the rear of the building which would be used for vehicle maintenance. No hazardous materials would be involved.

Mr. Wise advised that storm water retention would have to be addressed as the retention on the site currently would not be adequate. He assumed that underground retention tanks might be prohibitively expensive so that approximately 4-8 of the parking stalls might have to be eliminated to provide a retention pond. Mr. Payto wondered if the part of the proposal, labeled Phase II, might have to be used for retention or the required 10% green space required by City Code.

Mr. Stodolskiy commented that his company has been located in Brookpark (16010 Brookpark Road) for the last eight years. One of the reasons he would like to move to Brecksville was the low crime rate. Mr. Bandsuh thought the proposal was reasonable, however said he planned to visit the business to evaluate how it would fit into the Noble Park site. Mr. Wise advised that the next step would be for the applicant to generate detailed plans, compliant with City Code and the requirements of the Building Department, for submission to the Planning Commission.

CENTRAL SCHOOL SITE DISCUSSION

Mr. Payto remarked at the end of the meeting that he had attended a recent community meeting of citizens considering the potential development of the Central School property. He was impressed with the exchange of

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information and the process of moving forward on determining what the community would like to see on that site. He mentioned discussion of results from 1,600 responses to a citizen questionnaire, and comments on some initial renderings depicting both retail and residential development of the site.

Mayor Hruby said that the City was currently waiting for the title transfer of the property. The first step in the redevelopment process would be to have the building assessed for hazardous material removal, and then for structural soundness to see what, if any, portions of the building could be saved for any redevelopment consideration. The Mayor commented that there was a fair amount of citizens interested in preserving, for historical reasons, some portion of the building in redevelopment plans. There could be no assurances, though, that any part of the existing building would be saved. The Mayor pointed out that the several different surveys done on plans for the site generally yielded the same results. Developers would be invited to submit plans for the property, including their consideration of the necessity to rezone the property from its current community service classification. Mr. Payto felt the Commission would have to agree on a plan, to present to voters, to encourage their support to rezone the property.

Ms. Maggie Stumpfl, a resident in the audience, spoke about preserving the school's gymnasium for dance and theater programs. She spoke about a Riverwalk area in Greenville, South Carolina where inexpensive studio space was made available for local artists. The discussion turned to the Center for the Arts, in the former library building, where Ms. Stumpfl had worked in the past. Mayor Hruby was aware of a controversy relating to the program offerings and the high staff expense of running the Center for the Arts. Ms. Stumpfl suggested that the building could be used as a museum, perhaps for police and veterans, and also offer events.

With regard to the Central School site, Ms. Stumpfl mentioned a local college professor, Steven Jurca, who specialized in property redevelopment with a focus on community and cultural considerations. The Mayor offered to set up a meeting with Ms. Stumpfl to discuss her ideas further.

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

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