

MINUTES OF THE SPECIAL MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
July 25, 2019 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Dominic Sciria  
Absent: Kirk Roman, Ron Payto  
Others: Eric Hall and 1 guest

Mr. Sciria opened the Special Meeting of the Planning Commission at 7:00 p.m.

ASIMES LOT SPLIT, CONSOLIDATION & FRONTYARD SETBACK – 9060 HIGHLAND DRIVE

Mr. Dean Asimes, property owner of two adjacent parcels on Highland Drive, was present to discuss the Lot Split, Consolidation and Frontyard Setback. Mr. Asimes first thanked the Commission for holding a Special Meeting. He went on to explain his daughter and family are currently living in the existing house and his intent is to build a house on the vacant parcel. Mr. Asimes explained the original flagpole lot had several issues and he reconfigured both lots, moving the line as much as possible and still being able to meet setbacks.

Mr. Sciria commented there were a couple of variances required that were similar to what was done when the flagpole lot was originally approved in 2006. He acknowledged they received a comment letter from Mr. Wise finding the plat acceptable if the Planning Commission had no objections.

Mayor Hruby asked Mr. Asimes what will be done with the carriage house and he explained it will be used as a garage, not a rental unit. Mayor Hruby also asked if there were any plans, in the future, to build another house on the property. Mr. Asimes indicated that no other house will be built.

Mr. Sciria commented that there were two different ways to handle this request. After some discussion, the Commission decided to approve the Lot Split & Consolidation and set a public hearing for the Frontyard Setback.

ASIMES LOT SPLIT AND CONSOLIDATION – 9060 & 9054 HIGHLAND DR.

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval of a lot split and consolidation of PP#601-32-002 and PP#601-32-017 to create parcel A, 2.2024 acres and Parcel B, 2.0746 acres at 9060 Highland Dr., Brecksville, Ohio, as described in the attached plat drawing and topographic survey by Cardinal Surveying and Mapping, dated 6/6/19, and contingent upon approval of the City Engineer and approval of the Brecksville Board of Zoning Appeals of the following variances:

- From Section 1117.09 requiring that lot design be generally rectangular to allow the creation of two irregularly shaped lots.
- From Section 1151.22 a variance of 54.3 feet from the minimum required lot width of 200 feet to allow 145.7 feet for Parcel B.

ASIMES FRONT YARD SETBACK – 9060 HIGHLAND DR.

It was moved by Mr. Sciria, and seconded by Mr. Harwood, that the Planning Commission will hold a Public Hearing at 7:00 PM on Thursday, August 22, 2019, in the Community Room of Brecksville City Hall, 9069 Brecksville Rd., Brecksville, Ohio to establish a front yard setback of 346.2 ft. for Parcel B, located at 9060 Highland Dr., Brecksville, Ohio 44141.

MINUTES OF THE SPECIAL MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
July 25, 2019 Page 2

The Special Meeting closed at 7:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Jeanne Magistro