

PUBLIC HEARING EXTERIOR DORMER ADDITION – 8502 CHIPPEWA TRAIL  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
March 21, 2019 Page 1

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

Mr. Roman opened the Public Hearing at 7:09 PM by reading the following legal notice published in the March 11, 2019 issue of the Plain Dealer.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, March 21, 2019 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to hear the request of PFG Properties, LTD. to change the approved house model by the addition of a proposed dormer located at 8502 Chippewa Trail, PP# 60135009, Brecksville, Ohio 44141.

Mr. Patrick Hurst of Hurst Design-Build-Remodeling was present to request a dormer addition for an additional bedroom, similar to other houses on the street. There was no one in the audience for this matter and Commission members had no questions.

Mr. Roman noted that this matter would be considered at the Work Session later in the evening. The Public Hearing closed at 7:14.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Jeanne Magistro

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
March 21, 2019 Page 1

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

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:14 PM.

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 24, 2019

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

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

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

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

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

REPORT OF COUNCIL REPRESENTATIVE – Mayor Hruby noted Michael Harwood was absent and there were no comments or report.

REPORT OF MAYOR HRUBY – No Report

REPORT OF CITY ENGINEER – No Report

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
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The Regular Meeting recessed into the Work Session, and reopened to make a motion.

EXTERIOR DORMER ADDITION – 8502 CHIPPEWA TRAIL

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission recommend to City Council the change of the approved house model by the addition of an exterior dormer at 8502 Chippewa Trail, Brecksville, Ohio, Permanent Parcel #601-35-009, as described in the application dated March 7, 2019 by Hurst Design-Build-Remodeling.

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

The Regular Meeting closed at 7:25.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Jeanne Magistro

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
March 21, 2019 Page 1

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

Mr. Roman opened the Work Session at 7:19

EXTERIOR DORMER ADDITION – 8502 CHIPPEWA TRAIL

Mr. Patrick Hurst of Hurst Design-Build-Remodeling was present to request a dormer addition. He indicated that they had received approval from the HOA and that other homes in the neighborhood have the same dormer.

Mayor Hruby asked who the owner of the property is and was told the owner is Vera Muzzillo.

Mr. Roman commented that the neighbors at 8504 & 8500 have the same dormer.

Mayor Hruby asked if Hurst Design-Build-Remodeling had done any other work in the neighborhood similar to the proposed project and Mr. Hurst explained they had done work in the same house remodeling the basement and installing egress windows.

Mr. Wise indicated he had no questions or comments.

SOLAR PANEL REVIEW

Mr. Roman asked Mr. Packard to bring the Commission up to date on this review. Mr. Packard explained the information in the packet was the proposed revision. The last meeting the Commission reviewed Section 1186.09(a) per the law department and the law director's response to the proposed revision was that it was similar and he didn't see a need to remove or change the section of code. This meeting was an update on the law director's ruling.

Mr. Wise had no questions or engineering comments.

Mayor Hruby recommended rather than taking action at this meeting, there should be a Public Hearing where the public can attend, taking action at that meeting. The audience was asked if anyone had comments and there were none

Mr. Packard commented there was not enough time to publish the notice in the paper for the April 4, 2019 meeting, therefore the Public Hearing was set for the April 25, 2019 meeting.

The Work Session closed at 7:25.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Jeanne Magistro