

ORGANIZATIONAL MEETING
BRECKSVILLE PLANNING COMMISSION
City Council Chambers - Brecksville City Hall
January 9, 2020 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Dominic Sciria
Others: Eric Hall, Gerald Wise, and approximately 20 guests

Council Representative Harwood opened the Organizational Meeting at 7:00 P.M. He noted that Mr. Bandsuh had been sworn in at the last City Council meeting for a second term on the Planning Commission. Mr. Harwood then proceeded with the election of Planning Commission officers for the coming year by requesting nominations for the position of Chairman of the Planning Commission.

Mayor Hruby nominated, and Mr. Sciria seconded, to elect Mr. Roman as Chairman of the Planning Commission.

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

Mr. Harwood nominated, and Mayor Hruby seconded, to elect Mr. Sciria as Vice Chairman of the Planning Commission.

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

Mr. Sciria nominated and Mr. Harwood seconded to elect Mr. Lahrmer as Secretary of the Planning Commission.

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

The Organizational Meeting was closed at 7:05 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING FOR PRELIMINARY PLANS FOR BBHCSD ELEMENTARY SCHOOL AND FIELD HOUSE
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Others: Eric Hall, Gerald Wise, and approximately 20 guests

Mr. Roman opened the Public Hearing at 7:05 P.M. by reading the following legal notice published in the December 26, 2019 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will 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 preliminary plans for the BBHCSD Elementary School and Field House proposed to be constructed at 3500 Oakes Road in Brecksville, Permanent Parcel 603-09-004.

Mr. Ryan Schmit, ThenDesign Architecture, used a PowerPoint presentation to illustrate the site for the proposed elementary school building and attached field house. The buildings would be constructed on a 25 acre parklike setting, set back about 500 ft. from Oakes Road in the front and approximately 1,000 ft. from Valley Parkway to the rear. An important objective in the development process would be to preserve the wooded parklike setting of the site. The field house and elementary school building would be joined, however, with a property line running between the buildings defining the field house on City owned property and the elementary school building on School District property. The field house would be used by the City and the School District according to a shared use agreement.

Access to the site would include a single drive off Oakes Road for parents and visitors, along with a second drive strictly for school bus access off of Valley Parkway. An independent traffic study done by a third party recommended a traffic light at the Oakes Road entrance. Widening of Oakes Road in the proximity of the school entrance to provide a third turning lane both ways was another recommendation of the study. Visitor and parent parking would be located at the front of the buildings. A rear parking lot separated by gates from the front area, was designated for bus traffic and also playground use during the school day. A focus of site planning on the parcel was to provide adequate parking while also trying to minimize hard surface development.

Mr. Schmit reviewed very conceptually the interior space within the school, including instructional space and common areas. He did not review, but did assure the public that safety and security measures were a high priority. A rendering of the field house interior, with its equipment requirements, was provided in support of a roof height variance, based on use, already granted by the BZA. Mr. Schmit commented that lighting on the site and in the parking lots would be kept to a minimum, and focused downward with no bleedout off the site. A retention area was identified on the site with all Federal and local stormwater management regulations observed for the project.

The design objective of the project was focused to using warm, earthy tones while carrying some school district specific design elements both outside and throughout the building. A portion of the front exterior featured a honeycomb pattern, relating to the "bees" school district theme, which was also replicated in interior treatments throughout the building. Mr. Schmit remarked that they were asked, by the school system, to incorporate some district specific, playful design elements into the project specifically to appeal to young children.

Discussion of the project was opened up to questions from the public present. Mr. Bruce Baylor, 12562 Snowville, wondered why there was a request for a variance from the code compliant 10'x20' parking spaces. Mr. Schmit responded that their objective was to minimize hard surface development in that natural setting. To provide the larger parking space would, at this point, require the paving of more natural space to accommodate 40-50 more spaces.

Mr. Mike Schumacher asked why the project was located to the West of the Blossom property and not toward the northeast where the land was already cleared. Mr. Schmit commented that the northeast portion of the Blossom property was designated for athletic fields with at least a ball field already developed. He pointed out there was a

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significant study done on the best location for the project on the Blossom site with input from the City, school system and the public. The proposed site provided the best location for the opportunity of including an attached field house with a shared use by both the City and school system.

Mr. Andrew Sickle, 3810 Oakes Road, was concerned whether the sewer work now in progress on Oakes Road would be accommodating the extra 2,500 people on the school site daily. He also asked if more setback would be required for sidewalks. Mr. Schmit responded that the current sewers would accommodate the school project; however the sewer work being done currently would only help their project. He mentioned that there would be some disruption on Oakes Road at the time the road was widened at the entrance to the school. Their development plan did not include sidewalks along Oakes. Mr. Sickle asked if the increased traffic on the parkway was of concern for the park system. Mr. Schmit said there were continuing discussions with the park on that issue.

Mr. Mike Krenisky, 949 Mill Road, asked if the land to the west of the project would remain wooded and untouched. Mr. Schmit did not, at this time, anticipate any further development on the school's portion of the site. Mayor Hruby commented that of the 100 acre Blossom site the City's intention was to only develop about 40 acres. Twenty-five of those acres were deeded over to the school district, with 10-15 remaining acres for possible development. He pointed out, however, that included with the remaining acreage was significant wetlands that could not be disturbed. Mr. Sickle asked whether the Army Corps of Engineers had set any definite limit to the development on the site and what portion of the property needed to remain natural drainage. Mr. Wise remarked that the Army Corps responds to applications for development of specific areas, so they would not be making a ruling on vacant land with no proposal to consider.

There were no further questions from the public and no further discussion. The Public Hearing closed at 7:32 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
City Council Chambers - Brecksville City Hall
January 9, 2020 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Others: Eric Hall, Gerald Wise, and approximately 20 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:32 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 5, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of December 5, 2019 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF DECEMBER 5, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of December 5, 2019 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reminded Commission members of a special Planning Commission meeting on Thursday, January 16, 2020, where the Law Director would review certain sections of City Code.

REPORT OF MAYOR HRUBY

The Mayor wished everyone a happy new year and thanked Mr. Bandsuh for volunteering to serve another term on the Planning Commission. He advised that Mr. Harwood was elected again to head City Council, with Laura Redinger serving as Vice President. Mayor Hruby expected a busy year with development plans for the downtown area and Valor Acres.

REPORT OF CITY ENGINEER – No Report

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. Harwood that the Planning Commission recommend to City Council **PRELIMINARY** approval of plans to construct a new Elementary School and Field House at 3500 Oakes Road, Brecksville, Ohio, 44141, for the City of Brecksville and the Brecksville – Broadview Heights City School District as described in the application dated November 14, 2019, and shown in the attached drawings by ThenDesign Architecture, contingent on approval of the following deviation:

- From Section 1183.15(b)(3), a deviation for parking areas to have no more than 20 cars in an unobstructed line of sight without an intervening landscape island to allow up to 30.

And also contingent upon approval of the Board of Zoning Appeals of the following:

1. A variance from Section 1181.11(a) maximum roof area over 30 feet is limited to 10% of ground floor area to allow 26%.
2. A variance from Section 1183.04(c) requirement that parking spaces be 10'x20' to allow 9'x18'.
3. A variance from Section 1119.09(d) that would require sidewalks along Oakes Road to permit no sidewalks.

And also contingent upon approval of the City Engineer and City Council of the foregoing:

C100	Demolition Plan	12-09-19
C101	Site Plan	12-09-19
C102	Pavement Plan	12-09-19
C103	Pavement Marking Plan	12-09-19
C104	Utility Plan	12-09-19
C105	Drainage Plan	12-09-19
C106	Grading Plan	12-09-19
C107	Driveway Plan	12-09-19
C108	Driveway Plan	12-09-19
L100	Landscape Plan	12-09-19
L101	Landscape Plan - North Driveway	12-09-19
A100.1	First Floor Plan	12-09-19
A100.2	Second Floor Plan	12-09-19
A101.1	First Floor Plan - Area 1	12-09-19
A101.2	First Floor Plan - Area 2	12-09-19
A101.3	First Floor Plan - Area 3	12-09-19
A101.4	First Floor Plan - Area 4	12-09-19
A101.5	First Floor Plan - Area 5	12-09-19
A101.6	First Floor Plan - Area 6	12-09-19
A102.1	Second Floor Plan - Area 1	12-09-19
A102.2	Second Floor Plan - Area 2	12-09-19
A102.3	Second Floor Plan - Area 3	12-09-19
A400	Elevation Plan	12-09-19
A401	Elevation Plan	12-09-19
A402	Elevation Plan	12-09-19
E001	Exterior Lighting Plan	12-09-19
E111	First Floor Lighting Plan - Area 1	12-09-19
E112	First Floor Lighting Plan - Area 2	12-09-19
E113	First Floor Lighting Plan - Area 3	12-09-19
E114	First Floor Lighting Plan - Area 4	12-09-19
E115	First Floor Lighting Plan - Area 5 and 6	12-09-19
	Exterior Finish Details - 2 pages	Undated
	Interior Finish Details - Gymnasium	Undated
		10/2/201
	Roof Height Detail	9

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It is further reflected and stipulated that TDA Architecture will consider an alternative to the finishes of the field house and advise the Planning Commission of the result of those considerations.

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

The Regular Meeting closed at 8:42 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
City Council Chambers - Brecksville City Hall
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Dominic Sciria
Others: Eric Hall, Gerald Wise, and approximately 20 guests

Mr. Roman opened the Work Session Meeting at 7:35 p.m.

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

Mr. Ryan Schmit, ThenDesign Architecture, was present to request preliminary approval for the new Elementary School and Field House on Oakes Road.

Mr. Eric Hall, representing the Building Department, reviewed the variances requested and granted by the BZA for the project, which included: 1) Roof height to allow 26% instead of the 10% Code maximum, 2) Parking space size of 9'x18' instead of the 10'x20' Code requirement, and 3) Elimination of the sidewalk requirement for Oakes Road. Mr. Hall indicated that a lot split would be required, for the project, to split the Field House to a City owned parcel and the school portion to School District ownership. That split would then create some additional variance requests, mostly regarding setbacks. A variance from creating a lot that does not abut a dedicated roadway could be solved by annexing the south lot to the City owned parcel to the east. The suggestion to the Commission would be to treat the lot split as a separate request in order to not delay the approval process for the construction plans.

The deviations to be considered by the Commission include: 1) To allow up to 30 cars in a row without an intervening landscape island instead of the Code requirement of 20 cars, and 2) Permit a slated, non-masonry wall around the trash receptacle. Mr. Hall advised that a separate signage application would be required at some point during the development.

Mr. Wise reiterated his comments, made at an earlier in the evening public hearing, that a traffic signal would be required on Oakes Road at the entrance to the school. Oakes Road would be widened to a third lane in the proximity of the signal to provide a turning lane, both ways, into the school driveway. He indicated that the County was doing routine sewer work on Oakes Road, but also in anticipation of the school project.

Mr. Payto expressed again the concern he voiced when the project was last considered by the Commission in August, that the field house did not seem to fit in with the design of the school. He asked if any design alternatives had been considered for a more cohesive look. Mr. Schmit noted that the field house design was a pre-engineered construction that would only support metal panels. He said regular construction methods and materials would vastly impact the cost of the building. It was pointed out that the intention for the field house was never to have a red brick, Western Reserve building, which would be cost prohibitive. Mr. Schmit had a sample of the school simulated wood siding and the coordinating field house metal panel color. Mr. Payto felt the opportunity was now to get the building right. He asked if the materials were chosen to be cost effective or meet a certain budget. Mayor Hruby commented that the direction, to the architect, included both of those criteria along with creating an efficient building. It was pointed out that the setback from both Oakes Rd. (507 ft.) and Valley Parkway (1,062 ft.) was enough that the building would not be "glaringly" on display. Mr. Harwood commented that both new and older field houses were visited to gather "lessons learned" information to help in the design of the proposed field house.

Mr. Lahrmer asked if his request for a less literal interpretation of the honeycomb, front facing wall had been considered. Ms. Joelle Magyar, Superintendent of the Brecksville-Broadview Heights School District, responded that the honeycomb pattern was a very purposeful design theme suggested to the architect to use on the exterior as well as throughout the building interior. She remarked that in visiting other elementary school buildings she came away feeling they were designed for adult, college aged students. The intention with the project was to design a building with some playful design elements to encourage students to interact with the building. Mr. Bandsuh asked about community reaction to the honeycomb wall. Mr. Harwood said it was well received in public hearings at School Board meetings discussing the school project. Ms. Magyar indicated a rendering of the proposed project has been on the school website with no negative reactions. Mr. Harwood had no issue with the honeycomb wall since it was a school driven request.

MINUTES OF THE WORK SESSION
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Mr. Schmit indicated there were many meetings between the School District, City, and TDA Architects to discuss the flexibility and joint uses of the building. As an example, Mr. Harwood pointed out the cafeteria in the school had an area for concessions that would be used in conjunction with events at the field house.

Mr. Lahrmer asked why chain link fencing was specified instead of the masonry Code requirement at the trash receptacle area. Mr. Schmit indicated the chain link provided more flexibility in movement considering all the activity in that confined area relating to mechanical systems and materials.

Mr. Sciria asked about landscaping and lighting for the project. Mr. Schmit expected minimal lighting impact for Oakes Road residents. The Mayor pointed out that driveways into and out of the school were angled to prevent direct glare on residential property. Driveways would have minimal, subdued lighting. Parking lots were specified for engineered lighting to stay within the boundaries of the parking areas. No roof lighting was planned.

Landscaping for the site was planned to be extensive, involving trees, earth mounding and a profusion of annual and perennial flowers. Decisions on signage were delayed due to waiting for input specifics from the park system.

Ms. Ann Koepke was concerned about the height of light poles on the site. Mr. Wise indicated the lights would be less than 16 ft. high, well below the height of the trees. Mr. Harwood pointed out that there have been no complaints about the lighting installed on the Blossom soccer field. Ms. Koepke felt the ground sign design would be important.

Mr. Lahrmer maintained that the project looked like three different buildings using three different material treatments. He asked for some more investigation on how the three design elements could be better tied together for a more cohesive look. Mr. Payto liked the elementary school design, but thought the field house design was just okay, but not good enough. He felt the time should be taken to make it better than okay. The Mayor felt the architects satisfied the requirement to build a low maintenance, efficient field house building. The architect was asked if an exterior treatment option for the field house could be considered without holding up preliminary plan approval. Mr. Schmit indicated that anything beyond what was presented would involve extra costs. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 8:42 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Nancy Dimitris