

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
June 4, 2020 Page 1

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

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 p.m. via a conference call due to the COVID-19 Public Health Emergency. For the safety of staff and the public, live audio was available on a listen only basis, however provisions were made to transfer questions from the public to the live meeting through the Microsoft Teams Meeting Moderator, Carolyn Jatsek. Mr. Roman planned to ask her if there were questions from the public at the conclusion of the Commission's discussion of every agenda item.

APPROVAL OF THE MARCH 5, 2020 PUBLIC HEARING MINUTES ON A FRONTYARD SETBACK FOR 4311 OAKES ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission March 5, 2020 Public Hearing Minutes on setting a Fontyard Setback for 4311 Oakes Road be approved.

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

APPROVAL OF THE MARCH 5, 2020 PUBLIC HEARING MINUTES ON A FRONTYARD SETBACK FOR 8524 & 8536 WIESE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission March 5, 2020 Public Hearing Minutes on setting a Fontyard Setback for 8524 & 8536 Wiese Road be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 5, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of March 5, 2020 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 5, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of March 5, 2020 be approved.

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

SIGNS:

TIDE CLEANERS – 7034 MILL ROAD (CC approval)

Ms. Linda Nichols was present to request a wall sign, ground sign and two door signs for Tide Cleaners to replace the current Fussy Cleaners signage. The proposed replacement signage would be in the exact location of the existing signage and requesting the same two deviations granted years ago for Fussy Cleaners relating to location from the right-of-way and from a lot line. Commission members had no issue with the sign request.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a 29.7 square foot wall sign, a 19.12 square foot, double sided, illuminated, ground sign and 2 door signs of approximately 1.3 square feet each, for Tide Cleaners located at 7034 Mill Road, Brecksville, Ohio, as described in the application dated April 28, 2020 and attached drawings by Laad Sign and Lighting and subject to approval of the following deviations:

- From the Section 1187.09 requirement that a sign be located 5 feet from the right of Way to allow 1 foot.
- From the Section 1187.09 requirement that a sign be located 25 feet from a lot line to allow 10 feet.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council had been conducting their recent meetings via live streaming/conference call, however their last meeting returned to a normal in person format. He thanked staff for a successful meeting with everyone wearing masks and maintaining safe distancing.

REPORT OF MAYOR HRUBY

Mayor Hruby thanked everyone for their patience with the altered conduction of business necessitated by these unusual circumstances. He reported that while the Community Center had to close, the police and fire departments remained open. City Hall also remained open, although with a few employees working from home and some safety precautions within the building to protect staff and the public. The Mayor described the sequence of the areas within and adjacent to the Community Center that were just now reopening. He mentioned the cancelling of Home Days and the Memorial Day parade. There was, however, a Memorial Day remembrance video shown on the City Website along with a drive through of some City neighborhoods by City administrators and various department vehicles that was enthusiastically received by residents.

The Mayor brought up the recent riots in Cleveland, ostensibly intended to be peaceful, but resulting in violence and property damage. He noted that there was interest, from groups supporting Black Lives Matter, to hold peaceful demonstrations in the suburbs. Such a rally was requested by a resident and scheduled in Brecksville at the Municipal Parking Lot on Tuesday, June 9, 2020, from 4:00-6:00 p.m. The Mayor assured everyone that the situation would be monitored very closely.

REPORT OF CITY ENGINEER - No Report

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

BBHCSD SCHOOL & FIELD HOUSE – 3500 OAKES ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **FINAL** 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

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as described in the application dated March 9, 2020 and shown in the attached drawings by ThenDesign Architecture, contingent on approval of the City Engineer, the Law Director, and approval by City Council of the following deviations:

1. A deviation from Section 1183.15(b)(3) 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.
2. A deviation from Section 1153.31(d)(1) requirement that trash receptacle enclosures be no more than 6 feet high to allow 8 feet.
3. A deviation from Section 1153.31(d)(1) requirement that trash receptacle enclosures have solid masonry walls to allow chain link fence with privacy slats.

And also contingent upon approval of the Board of Zoning Appeals and City Council of the following variances:

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) to not install the required public sidewalks until such time that the City deems appropriate.
4. A variance from Section 1153.32 minimum 50 foot rear yard building setback required to allow 0 feet for Parcel A.
5. A variance from Section 1153.32 minimum 25 foot rear yard building setback required to allow 0 feet for Parcel B.
6. A variance from Section 1153.32 minimum 50 foot side yard building setback required to allow 42.55 feet for Parcel A.
7. A variance from Section 1153.32 minimum 15 foot side yard setback required to allow 10.18 feet for an open use on Parcel A.
8. A variance from Section 1113.14(c) requirements that zoning lots abut dedicated streets to allow a parcel that does not abut a dedicated street for Parcel B.

Information Submitted:

C100-C109	Civil Plans	3-9-20
	Lot Split Survey	March 2020
C900-C905	Sewer Plans	3-9-20
P1001-P1015	Public Infrastructure Plans	3-9-20
L100	Landscape Plan	3-9-20
TSP 1 and 2	Tree Savings Plan	3-9-20
A100-A102	Floor Plans	3-9-20
A400-A422	Elevations	3-9-20
EP001	Electrical Photometrics	3-9-20
Roof Height Detail and Exterior Finishes – 6 pages		Undated
Geotechnical Subsurface Exploration Report, PSI Inc.		3-8-19

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

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

WOODS OF BRECKSVILLE TENNIS COURT REMOVAL – 6830 CARRIAGE HILL DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend **FINAL** approval and the Building Department to issue a permit for the removal of an existing tennis court and the replacement of an existing 8 foot fence with a 4 foot fence as described in the application dated March 10 2020, at 6830 Carriage Hill Drive, Permanent Parcel #601-07-039, and contingent on the approval of City Council.

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

The Regular Meeting closed at 8:10 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
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Kirk Roman, Dominic Sciria
Absent: Eric Lahrmer, Ron Payto
Others: Eric Hall, Gerald Wise

Mr. Roman opened the Work Session at 7:15 p.m.

BBHCSD SCHOOL & FIELD HOUSE – 3500 OAKES ROAD

Mr. Ryan Schmidt, ThenDesign Architecture, was present to request final plan approval for the new PK-5 School and Field House on Oakes Road. He wanted to address the concern expressed by Commission architects relative to a disconnect between the exterior of the field house and school building. The music wing, which featured a four-tone exterior hexagonal masonry pattern was toned down in shading to two tones to coordinate more closely with brick used in other areas of the building exterior. Wood patterned cement board used in the school building has been added to the lower portion of the field house. Metal banding used with the windows in the school building has been replicated in the windows of the office portion of the field house building. The architects tried to break up the mass of the field house wherever logically possible and to relate it more closely to the school building.

Mr. Wise had no issues with the building. He did mention approval of the plans for the civil site, offsite sanitary, and road widening.

Mr. Eric Hall of the Brecksville Building Department, read a letter received from Mr. Jeff Brubaker, 6806 Chaffee Court, commenting on the castle style entrance to the school building. He wondered whether the numerous school shootings, or COVID-19 concerns should have any impact on the entrance design. Mr. Schmidt responded that they strived to combine all the necessary security features while providing a welcoming, friendly atmosphere. He described some basic security measures, while not going into any detail for obvious reasons. He indicated that there were ongoing discussions on how COVID-19 considerations could impact the inside of the building. He thought those discussions were probably very similar to those all school systems were having and probably too recent to come to any conclusions. Mr. Harwood assured the Commission and Public listening that many detailed discussions were held including the topic of security in the public meetings leading up to the design of the building. Mayor Hruby added that security was a key component in planning the school complex. He noted that input was also sought from a security consultant, the police department, along with City residents with backgrounds in security planning.

Commission members expressed their appreciation for the contributions of both Mr. Payto and Mr. Lahrmer, for the betterment of the project plan. Mayor Hruby added appreciative remarks for staff, the public and the school system's contributions during the planning process.

Mr. Hall advised the Commission that the three deviations and eight variances listed in the proposed final approval motion were the same ones the Commission has considered and discussed already for the project. The Work Session recessed into the Regular Meeting.

WOODS OF BRECKSVILLE TENNIS COURT REMOVAL – 6830 CARRIAGE HILL DRIVE

Ms. Denise Bogucki, of Reserve Realty Management, was present on behalf of the Woods of Brecksville Condominium Owner's Association's request to remove a tennis court in disrepair from their common property and to replace it with green space. A vote of residents supported the HOA's request to the City to remove the tennis court as well as replace an 8 ft. fence with a shorter, decorative fence. Commission members had no comment. The Work Session recessed into the Regular Meeting for a motion.

DIGERONIMO SOLAR PANELS – 7800 PLANTATION DRIVE

Mr. Stuart Lipp, of Better Together Solar, was present to request approval of a solar panel system installation at 7800 Plantation Drive. The request included a deviation to permit two roof panels to face the side yard. Mr.

Bandsuh said it appeared, from the drawing, that the rear roof area was not entirely utilized with the panel array. Mr. Lipp did not have an answer to that question. He offered to return to the designer to see if panels could be shifted from the southwest side of the house to the back of the house. He thought there were setback restrictions that might come into play. Mr. Lipp indicated that the panels would not be visible from the street, although the neighbor on the southwest side would see the panels on that side. Mr. Bandsuh said if the neighbors on the south side had no issue with the panels behind the garage on the lower gable he would have no issue with that location, but he could not support the panels on the upper section facing the south side. Messrs. Sciria and Harwood helped to identify the panels that could probably be moved to the rear roof.

Mr. Lipp felt there would be a decrease in the power to be generated by moving the panels, and he might at that point lose his customer. He did agree, however, to go back to their designer to move panels to the rear roof and try to come up with an acceptable panel layout. The matter was tabled.

MATTA/HUMEL LOT SPLIT & CONSOLIDATION CONSULTATION – 10516 & 10614 FITZWATER

Mr. James Humel and his wife, Maria, 10614 Fitzwater, were present for a consultation on a proposed lot split and consolidation. The Humel's home is directly across from Forestdale Road and during the day and evening there is traffic on Forestdale, with headlights shining into their front picture window during the evenings. There used to be tall blue spruce trees on the neighboring property that acted as an effective screen from the Forestdale traffic for the Humel property. Unfortunately, a former neighbor cut the trees down. The current owner of the neighboring property, Lisa Matta, has offered to gift the Humels a small portion of her property, where the blue spruces were, for them to be able to create a landscape buffer again which would restore their privacy. Though Ms. Matta was not on the conference call, Mr. Humel said she was in full concurrence.

Mr. Humel said he was advised to approach the Commission, as a consultation, before proceeding with spending money to accomplish the lot split/consolidation. Mr. Wise advised that if plans proceeded Ms. Matta would be signing all documents to accomplish the lot split. He suggested that a survey of the entire property to make sure the driveway was entirely within the property lines. He also advised that any plantings they made should avoid the City right-of-way.

Commission members had no problem with the proposed split/consolidation project moving forward. Mr. Humel was uncertain what the next steps would involve and Mr. Wise agreed to let him know what documentation would be required.

The Work Session closed at 8:10 p.m.

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Minutes recorded by Nancy Dimitris