

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Kirk Roman,  
Dominic Sciria  
Absent: Ron Payto  
Others: Eric Hall, David Matty, Gerald Wise, and 6 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 24, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of September 24, 2020 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 24, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of September 24, 2020 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that, at their last meeting, City Council approved the Awning Sign for Brecksville Nutrition, Outdoor Seating for Joe Maxx Coffee, Back-up Generator for Akron Children's Hospital, and AT&T Mobility's Equipment Upgrade for the communications tower on Miller Road. The proposed Bailey subdivision was considered by Council resulting in a unanimous vote against it.

REPORT OF MAYOR HRUBY

The Mayor reported that from sunrise to sunset on Saturday, October 10, 2020 there would be paving along Route 82 from Kenmar to Broadview Road. Motorists were advised to take alternate routes to avoid that area if possible.

REPORT OF CITY ENGINEER - No Report

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

VALOR ACRES LOT CONSOLIDATION & SPLIT

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **Preliminary** and **Final** approval for a lot consolidation of 35 parcels and subsequent subdivision of the combined parcels to create Parcels 1, 2, 3, 4, and 5 as detailed on the application dated September 30, 2020 with parcel numbers as shown in the application subject to approval of City Council.

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- Valor Acres Subdivision Plat Drawing, Neff & Associates, dated October 5, 2020
- Plat Drawing with Zoning Overlay, Neff & Associates and Brecksville Building Department, dated September 24, 2020.

Subject to availability of City Council's approval documentation and presentation of copies of the legal descriptions of the proposed five parcels.

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

The Regular Meeting closed at 7:26 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Kirk Roman,  
Dominic Sciria  
Absent: Ron Payto  
Others: Eric Hall, David Matty, Gerald Wise, and 6 guests

Mr. Roman opened the Work Session at 7:05 p.m.

LOT SPLIT & CONSOLIDATION – 10335 & 10355 BARR ROAD

Mr. Paul Bodmann was present, on behalf of his application for a lot split and consolidation, to add 8 acres of his rear neighbor's property to the rear of his parcel for recreational purposes. Mr. Bodmann commented that he would like to plant some evergreen trees on the new extension of his property to help screen noise from the turnpike.

Mr. Wise advised that the lot split would require a septic field easement with his rear neighbor, along with a letter affirming that easement from the County Board of Health. Mr. Bandsuh indicated he would not want to see the land being annexed to Mr. Bodmann's current lot used for the construction of an accessory building such as a barn or shed. Mr. Bodmann responded that he was currently trying to find a flat area outside the rear yard power easement on his current lot to build a small shed. He reiterated that the only plans for the property added to his current lot was recreation and tree planting.

Mr. Wise remarked, that moving forward, a full survey and a lot consolidation plat would be required. He advised that the land being added to the rear of his property would be considered a preservation area restricted from the addition of any structure. An easement for the neighbor's septic field would also need to be acquired.

VALOR ACRES LOT CONSOLIDATION & SPLIT

Mr. Dan Neff, of Neff and Associates, and Mr. Sergio DiGeronimo, City Prosecutor/Assistant Law Director representing the CIC, were present on behalf of a request for preliminary and final plans for a lot split and consolidation of Valor Acres property into five lots. Mr. Wise indicated that the revised drawing before the Commission addressed all the comments he provided.

Mayor Hruby said the Community Improvement Corporation (CIC) had reviewed the documentation of, and approved, the five lot subdivision of the property. Sherwin Williams had agreed to the proposed consolidation/split which would permit them to develop their parcel to meet the company's needs and keep some property in reserve for future expansion. The Mayor mentioned that originally Sherwin Williams sought 40-50 acres, which then grew to a 75 acre requirement. The CIC was able to acquire the 102 acres of the Dalad property, which when considered with the VA property represented 190 acres of developable City property. Sherwin Williams had recently revised their land requirement to approximately 118 acres. The Mayor expected Sherwin Williams would soon be consulting with the Planning Commission on preliminary plans for their one parcel out of the five being created.

Mr. Dave Matty advised that City Council had already acted on legislation necessary to facilitate two deed transfers in regard to the five parcel PDA. He noted that Sherwin Williams and the DiGeronimo Development LLC. had an appointment with the County next Wednesday, October 14, 2020, for the filing of those deeds. Part of the expediency of the land transfer was due to a TIF financing schedule with a completion deadline of October 20, 2020. Mayor Hruby outlined the scheduled ownership/use of the five parcels as follows:

- Parcel 1 Sherwin Williams 118 acre parcel
- Parcel 2 DiGeronimo Phase I development for retail, hotel, restaurant, office, etc. use.
- Parcel 3 CIC use
- Parcel 4 DiGeronimo Development LLC – 11.5 acres
- Parcel 5 North parcel along Westview Drive – residential development

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Mr. DiGeronimo pointed out that the CIC, as part of the original development agreement, would be receiving \$47,000 per acre for the 70 acres subject to the development agreement, or approximately \$3,300,000.

The Mayor noted that Sherwin Williams has asked for a preliminary meeting with the Planning Commission to talk about the planning process and timetable. They plan to have their out-of-state architect present to explain the proposed project and schedule. Mayor Hruby planned to work with the Planning Commission Chairman to soon establish a date and time for that first consultation. The Work Session recessed into the Regular Meeting for a motion on the lot consolidation/split request.

The Work Session closed at 7:26 p.m.

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