

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
February 20, 2020 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Others: Eric Hall, Gerald Wise, and 23 guests

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

APPROVAL OF THE FEBRUARY 6, 2020 PUBLIC HEARING MINUTES ON THE KOREAN CENTRAL PRESBYTERIAN CHURCH CARPORT

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission February 6, 2020 Public Hearing Minutes on the Korean Central Presbyterian Church Carport be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 6, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of February 6, 2020 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 6, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of February 6, 2020 be approved.

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

SIGNS:

THE PRESERVE AT PARKSIDE ENTRANCE SIGN – PARKSIDE & DEWEY

Mr. Chris Bender, of South Brecksville Development Company, was present to request consideration of a permanent, ground, monument sign for The Preserve at Parkside Development at Parkside & Dewey Roads. The sign location would be on the north side of the road in a heavily landscaped common area maintained by the development HOA. The sign was stepped back from the original proposed location to provide a better line of sight for cars approaching from the south. Mr. Wise noted the sign was outside of the right-of-way and there were no line-of-sight issues.

The proposed sign sits atop an earth toned stone base and in total exceeds the Code height limitation of 5 ft. coming in at 7.67 ft. Mr. Bender explained that in designing the sign base, he wanted to have it high enough so piling snow and landscaping did not obscure the sign. The sign would have ground lighting using the same fixtures as the Woodlands of Brecksville. Mr. Payto asked that the developer consider shields on the three LED

lights to minimize glare on the adjacent homes. Mr. Bender commented that heavy landscaping of pines and spruces might effectively screen the lighting from the adjacent home, however he would consider shielding if it was necessary. Mr. Roman noted a public hearing would be required and perhaps the lighting issue could be addressed by the applicant before the public hearing date. There were no further questions from the Commission.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing at 7:00 p.m. on Thursday, March 26, 2020 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review plans to construct an entrance sign for The Preserve at Parkside, at the southwest corner of Parkside Road and Dewey Road, in Brecksville, Ohio 44141.

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

**RUSSELL REAL ESTATE – 33 PUBLIC SQUARE (CC Action)**

Ms. Margaret Halfhill, of Schramm Signs, was present to request the replacement of an existing sign face for Russell Real Estate to update the sign and logo. The sign would remain in its existing location. Commission members had no questions.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission approve, and the Building Department issue a permit for a 17 sq. ft. per side, double sided, illuminated ground sign for Russell Real Estate Services, 33 Public Square, Brecksville, Ohio as described in the application dated February 4, 2020 and attached plans by Schramm Signs, contingent upon City Council's approval of the following deviations:

- A deviation from the requirement in Section 1187.09(c) of 1 ground sign per lot to allow 3 ground signs
- A deviation from the requirement in Section 1187.09(c) for 5 foot maximum height to allow 5.58 feet."

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

**REPORT OF COUNCIL REPRESENTATIVE**

Mr. Harwood reported that at their last meeting City Council approved the Korean Central Presbyterian Church Carport, Luli Lot Split, and the Kobilarcsik Solar Panel installation.

**REPORT OF MAYOR HRUBY**

The Mayor reported that City Council had a first reading of the six ordinances relating to the incentives and agreements that would bring Sherwin Williams to the Valor Acres location. The ordinances would be read again on March 3<sup>rd</sup> and then finally on March 17<sup>th</sup>. Over that period, the public would have an opportunity to review and comment on the proposed legislation. Input and agreement would also be sought from Cleveland, Cuyahoga County and the State of Ohio. Mayor Hruby reminded everyone to vote in the March 17<sup>th</sup> primary which would include the zoning issue for Brecksville, relating to the manufacturing/distribution district.

**REPORT OF CITY ENGINEER - No Report**

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The Regular Meeting closed at 8:20 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, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Others: Eric Hall, Gerald Wise, and 23 guests

Mr. Roman opened the Work Session at 7:13 p.m.

HIDDEN HOLLOW SUBDIVISION – WJ BAILEY HOMES – 5324 MILLER RD.

Present: William Bailey, W. J. Bailey Homes  
Kimberly Kerber, Mackay Engineering & Surveying Company  
Jack P. Mills Jr., Hahn Loeser, Legal Counsel for Bailey Homes  
John Swansinger, Buckingham, Doolittle & Burroughs, LLC, Legal Counsel for Citizens for Sensibility

To address the Commission's concerns after their January 23, 2020 meeting, when this issue was last discussed, Ms. Kerber indicated that:

- The area of wetlands that they would be permitted to disturb would now include filling the small wetlands area next to the Zak property
- A shielding mound has been created along the north side of the Zak property
- A swale on the south side has been created to redirect water, along with a catch basin to drain any residual water
- Houses on sublots 9 & 11 realigned to be parallel to the side property lines
- Soil Report findings positive with no indication of rock or shale in the top 20 ft. of soil
- No response to a letter Mr. Bailey sent to resident directly across Miller Road from the proposed development

Mr. Wise said the only changes to the plan, of any significance since the January meeting, were the mounding along the east side of the entrance and the reorientation of Sublots 9 & 11. While the Army Corps JD designation was acceptable for preliminary planning purposes, an Army Corp Permit would be required with the final development plan. Mr. Wise had no issues with the traffic report, drainage exhibits, grading plan and geotechnical report.

Mr. Sciria indicated that to be in compliance with Code, the street entrance off Miller Road should be relocated so that the center line aligned with the subplot line of the two neighboring properties across Miller Road (PP# 604-04-012 & 604-04-013). Mr. Mills asked for the specific section of the Code reference. Mr. Sciria then quoted from Planning Criteria Code Sections 1117.09(d) Design of Lots and 1117.04(i) Driveways. Mr. Bailey had submitted about a half dozen examples of subdivisions in Brecksville where the subdivision entrance was across from an existing residence. Mr. Sciria found each one to have a mitigating circumstance, such as setback, landscaping, topography and grade, where the impact of headlights was not an issue as it would be for the proposed development. The location of the entrance Mr. Sciria proposed would run between two wetland areas and result in a symmetrical entrance consistent with what has been done elsewhere in the community.

Mr. Sciria observed that all the homes were slated for front loading garages which was not consistent with the neighborhood, and particularly in new construction. He noted that mailboxes were generally located to the right on an entrance street. The proposed plan showed mailboxes in a narrow common area on the left. A resident returning home would have to enter the development, turn around and exit to pick up mail, and then perform a "U" turn on Miller to re-enter the development to head for home. Mr. Sciria remarked on the steep grade in the rear of Sublot 4 and between several other lots in the development. He questioned the functionality of sublots 1, 3, 8, 9 and 10 due to wetlands encroachment. Mr. Sciria said it looked like too much development for that parcel. He suggested five or six estate type homes would respect the topography of the land and be consistent with the neighborhood.

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There was a general consensus, among Commission members, that the proposed layout represented an over development of the property and that the layout needed further consideration before a public hearing could be set. Mr. Mills asked if the proposed lots all met Code requirements. It was pointed out that while the proposed lots met Code size requirements, from a planning standpoint, issues such as drainage and street location were at least as critical as lot size to the Commission. Mr. Payto speculated that relocating the street could mean a reduction of at least one, and maybe three lots. Mr. Harwood commented that other developments in the City have sacrificed lot density to respect the Code and achieve the best plan for the community. Mr. Mills ascertained that the direction, from the Commission, was to relocate the road and work on the lot plan with the Commission's concern for density. Mr. Harwood noted that some options presented as concept drawings for review, would be acceptable. There was no need to go to the expense of CAD drawings.

The meeting was opened for comments from the public present.

Mr. Swansinger, lawyer for the Miller Road residents, was appreciative that many concerns of the residents were being addressed by the Commission. His clients were concerned about the wetlands, drainage, the Furnace Run Water Shed and the impact the development would have on their property values. He had just received some requested records from the City and was happy to have time to review them before the matter was brought forth again. He was looking forward to working constructively with the Commission.

Mr. Dale Piscura, 10155 Barr Road, has lived in his home for 25 years. In 2018 he called the City to see if there was any chance of sanitary sewers on Barr Road before he considered the replacement of his failing septic system. After receiving the assurance of no plans for sewers on Barr Road, he invested \$17,000 in a new septic system. When the sanitary sewer goes in he will be required, by State law, to tie into it. Mr. Piscura thought there were about ten other homes on Barr that would also be required to tie into the sanitary sewer. He said they are among the smallest homes in Brecksville, many of them newly occupied with young families who probably have no idea of the expense about to be levied against their properties. Mr. Wise advised that Mr. Piscura would probably be able to tie in from his side yard and not have to traverse the entire frontage of his lot.

Mr. Mike Valente, 5395 Miller Road, lives directly across from the proposed development entrance and said he did not receive any communication from Mr. Bailey. Ms. Jane Goodman, 4034 Wyncott Road, South Euclid, spoke about the Furnace Run Watershed and the Cuyahoga River. She said the bowl shaped property had to be about the worst location for a housing development, however, the wetlands served an important function for the collection of water from the watershed.

Mr. Patel, 5371 Miller Road, moved to his house in 2014 when traffic was not an issue. Traffic has increased dramatically since then and he was worried about how more development in the area will impact traffic. Mr. Patel was also concerned for how lighting from the development would affect him. He feared his property value would be diminished by the proposed development.

Mr. Mills said the developer would be willing to consider a sanitary sewer from Snowville across Fogg and City properties if that were feasible. Mr. Bailey commented that he had \$25,000 set aside for an easement that could be used for the Fogg and City easements should that be feasible. Mr. Mills asked if the City would advise them if that were a feasible option. Mr. Roman suggested that the exploration and reporting on the feasibility of that option would be up to the applicant.

The Work Session closed at 8:20 p.m.

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