

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
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Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Michael Bandsuh
Others: Eric Hall, Gerald Wise, and 3 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 8, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of October 8, 2020 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 8, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of October 8, 2020 be approved.

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

APPROVAL OF THE 2021 PLANNING COMMISSION SCHEDULE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission 2021 Planning Commission schedule be approved.

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

SIGNS:

MILLSIDE CENTRE GROUND SIGN – 8801-8805 BRECKSVILLE ROAD (CC Approval)

Mr. Bob Kunzen, of Brilliant Electric Sign Company, was present on behalf of Millside Centre's request for a replacement ground sign. The proposed new tenant sign would be about the same size, in the same location and request the same deviations as the existing old sign. The Code compliant 4 inch lettering would permit eight tenant panels on the sign, which represented less than the number of tenants in the complex. Mr. Kunzen noted the decision on the tenants listed on the sign would be up to the landlord. The Commission discussed the three deviations requested for size, height and distance from the right-of-way. There was a general consensus to move for recommendation of the sign as the deviations requested were the same as those granted with the original sign.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of, and the Building Department issue a permit for, a 34.14 sq. ft., permanent, 2 sided, externally illuminated, ground sign for the Millside Centre, 8801-8805 Brecksville Road, as described in the application

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dated October 10, 2020, and shown in the drawings by Brilliant Electric Sign Company, Ltd., dated May 21, 2020, contingent on City Council's approval of the following deviations and also requiring the removal of the temporary sign approved for the Cleveland Clinic in 2018.

1. A deviation from Section 1187.09(c) 30 square feet maximum size of single face area to allow 34.14 square feet.
2. A deviation from Section 1187.09(c) 5 feet maximum height of sign to allow 7' – 3.6".
3. A deviation of 1.5 feet from Section 1187.09(c), that the setback for a sign be 5' from the right-of-way to allow a permanent, ground identification sign to be installed 3.5 feet from the right-of-way.

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

HUDECE DENTAL - 6700 W. SNOWVILLE ROAD

Mr. Bob Bottomley, of Fastsigns of Broadview Heights, was present to request an internally, illuminated, wall sign for Hudec Dental. The proposed sign would be mounted on the rear of the building facing I-77. The Mayor commented that a sign, facing the freeway on a building, has only been permitted if the main entrance to the building faces the freeway. Mr. Sciria said permitting, what amounted to advertising, signs on buildings along the freeway would be setting a precedent the Commission might not want to consider. Mr. Payto noted the Code prohibition only applied to free standing signs. The Commission has in practice not permitted any signs facing the freeway except if the building front entrance faces the freeway.

The Mayor speculated that some businesses might consider putting in a rear door to obtain a sign. Mr. Hall pointed out that just a door, with a sidewalk leading to it, did not constitute a main entrance. A main entrance had to provide public access and be supported by parking spaces. Mr. Bottomley said his client had a concern for patients being able to find his building. Mr. Bottomley was advised that there was no support by the Commission for permitting signage facing the freeway. The proposal was tabled.

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that the Law Director advised the Administration and City Council that an Administrative Appeal had been filed in the Bailey Development matter. Mr. Roman had been advised of the judge assigned to the case.

REPORT OF MAYOR HRUBY

The Mayor had a conference call with a team from Sherwin Williams, Gerald Wise, Eric Hall, Ron Weidig, Sergio DiGeronimo and Scott Packard. Sherwin Williams' objective was to set a schedule that would have them bringing a preliminary site plan to the Planning Commission at their December 3, 2020 meeting. In looking at their tentative plan, it was noted that on the Dalad property they would be using a small portion of the residentially zoned property. The Mayor offered them his opinion that it would be better to consider rezoning, of that residential property, early in the development process rather than later. While it is uncertain what would be slated for that residential piece, it was relatively close to Westview Drive where residents have been very concerned with development in that area. Sherwin Williams plans to meet with Westview Drive residents soon. The Mayor expected Sherwin Williams would seek rezoning to the overlay, multiple use zoning, the City was granted for Valor Acres.

Mayor Hruby said the contractor, for the Sherwin Williams project, would be Welty Gilbane out of Wisconsin. DiGeronimo would be doing all the sanitary sewer relocation, civil and infrastructure work. The proposed facility

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has grown in size from 400,000 sq. ft. to 568,000 sq. ft. Sherwin Williams was now planning a 2-3 story building instead of the four or five story building originally considered. The expected employee count has expanded from 400 to a projected 700 or more. The amount of property for the campus should provide a generous green buffer and parking should be a good distance from both Brecksville Road and Miller Road. The Mayor expected that once Sherwin Williams came before the Planning Commission, they would be frequently on the agenda in the future.

REPORT OF CITY ENGINEER

Mr. Wise advised that the residents of the 1B Phase of the Woodlands of Brecksville were experiencing water pressure problems. Residents have been quite vocal with the Water Department. The City, together with the Water Department, have been involved in running tests and confirmed that there was a pressure problem. The Water Department plans to make the entire development its own water district to deal with the problem. A contractor was expected in next week to do some exploratory digging, to be followed by finalization of plans. Mr. Wise felt the matter was moving at a good pace for the Water Department.

The Regular Meeting closed at 7:30 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris