

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
January 21, 2021 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Dominic Sciria
Others: Eric Hall, Gerald Wise, and approximately 5 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 p.m. Messrs. Payto and Sciria attended this evening's meeting via conference call.

APPROVAL OF THE ORGANIZATIONAL MEETING MINUTES OF JANUARY 7, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Organizational Meeting Minutes of January 7, 2021 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 PUBLIC HEARING MEETING MINUTES OF JANUARY 7, 2021 ON A FRONTYARD SETBACK FOR 9075 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Meeting Minutes of January 7, 2021 on a Frontyard Setback for 9075 Highland Drive 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 PUBLIC HEARING MEETING MINUTES OF JANUARY 7, 2021 ON SOLAR PANELS FOR 9933 HILLSDALE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Meeting Minutes of January 7, 2021 on Solar Panels for 9933 Hillsdale Drive 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 PUBLIC HEARING MEETING MINUTES OF JANUARY 7, 2021 ON A FRONTYARD SETBACK FOR 4900 EDGERTON ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Meeting Minutes of January 7, 2021 on a Frontyard Setback for 4900 Edgerton Road 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 JANUARY 7, 2021

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It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of January 7, 2021 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 JANUARY 7, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of January 7, 2021 be approved.

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

SIGNS:

QUADIENT WALL & DOOR SIGN – 6650 W SNOWVILLE - (CC Approval)

Mr. Dustin James of Advanced Installation & Sign was present to request wall and door signs for Quadient at 6650 West Snowville Road. The request included a deviation for size from the Code maximum of 15 sq. ft. to allow 18 sq. ft. Mr. James confirmed that the sign was a direct replacement in size and location from the previous tenant sign. He added that the sign had the approval of the building owner at Brecksville Corporate Center.

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for an 18 sq. ft. non-illuminated permanent wall, identification sign and a 1 square foot vinyl door sign for Quadient, 6650 W. Snowville Road, Brecksville, Ohio, as described in the application dated January 6, 2021 by Advanced Installation & Sign and attached drawings, subject to City Council's approval of the following deviation:

- A deviation from the Section 1187.10(c) from the maximum area for a wall sign of 15 square feet to allow 18 square feet.

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 reported that at their last meeting City Council had a third reading on the proposed rezoning of Valor Acres. They also approved Frontyard Setback for 9075 Highland and 4900 Edgerton Road, as well as a Solar Panel System for 9933 Hillsdale and 9289 Oxford Trail.

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

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

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

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council **Preliminary and Final** approval of a lot split conveying a portion of land from 10516 Fitzwater, PP #602-03-015 to 10614 Fitzwater, PP # 602-03-014 to create Parcel S/L 5-R, .41 acres and Parcel S/L 20-R, .82 acre, on Fitzwater Road in Brecksville, Ohio, as described in the application dated May 18, 2020 by James Humel and the Plat Drawing dated December 30, 2020 by R. M. Kole & Associates subject to approval of the City Engineer, City Council and approval by the Board of Zoning Appeals of the following variances for Parcel S/L 5-R, 10516 Fitzwater:

- A variance from the Section 1151.22 requirement of 20,000 square feet minimum lot area to allow 17,950 square feet.
- A variance from the Section 1151.22 requirement of 150 feet minimum lot width to allow 118.13 feet.
- A variance from the Section 1151.22 requirement of 250 feet minimum lot depth to allow 155.70 feet.

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

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

CVCC NEW STORAGE BUILDING – 8001 BRECKSVILLE ROAD

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council **Preliminary and Final** approval to construct a 4,198 sq. ft. pre-engineered metal storage building at the Cuyahoga Valley Career Center, 8001 Brecksville Road, Brecksville, Ohio, PP #601-10-034, as described in the application dated January 4, 2021 and attached drawings by GPD Associates, contingent on approval by the City Engineer, and also approval by City Council and the Board of Zoning Appeals of the following variance:

- A variance from the Section 1153.32 requirement for Class E Buildings in Community Facility districts of 200 foot side and rear yards abutting adjacent property zoned R-60 to allow 52.9 feet.

G-001	Title Sheet	12-18-2020
C-001	General Notes	12-21-2020
C-101	Existing Conditions and Demo Plan	12-21-2020
C-111	Overall Site Plan	12-21-2020
C-112	Site Plan	12-21-2020
C-121	Grading Plan	12-21-2020
C-131	Utility Plan	12-21-2020
SWP-1	Stormwater Pollution Prevention Notes	12-21-2020
SWP-2	Stormwater Pollution Prevention Plan	12-21-2020
S-001	General Structure Notes	12-21-2020
S-101	Foundation Plan	12-21-2020
A-101	First Floor and Roof Plan	12-18-2020
A-201	Elevations	12-18-2020
A-601	Door Schedule	12-18-2020
MP-101	Mechanical and Plumbing Plan	12-21-2020
E-001	Electrical Notes	12-21-2020

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E-101	Electrical Floor Plan	12-21-2020
E-200	Electrical Specifications	12-21-2020
	Subsurface Investigation, Timmerman Geotechnical	4-13-2015

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

The Regular Meeting closed at 7:16 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
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 approximately 5 guests

Mr. Roman opened the Work Session at 7:04 p.m.

GAJKOWSKI LOT CONSOLIDATION – 6919 HILTON ROAD

Ms. Brenda Gajkowski was present for a consultation on consolidating two abutting parcels she and her husband own. Their single family home is located on the parcel fronting Hilton Road. They would like to build a shed on the rear, landlocked, parcel which would require a variance unless the lots were consolidated. Mr. Bandsuh pointed out there appeared to be a lot of landlocked rear parcels along Hilton. The Mayor noted they were all saleable lots. If an access point could be acquired someone might propose a small subdivision for that area. Ms. Gajkowski was advised she could proceed with plans for the consolidation.

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

Mr. James Humel was present on behalf of a request to split off a portion of his neighbor's property at 10516 Fitzwater and add it to his property at 10614 Fitzwater. The added piece of property would enable him to plant some landscape buffering to shield headlight glare from traffic on Forestdale Drive which was almost directly in front of his property. Mr. Humel noted that at one time there were tall spruce trees in that area that were an effective buffer, however his previous neighbor at 10516 cut them down before selling her property. Ms. Matta, his new neighbor at 10516 Fitzwater, offered to give him a small piece of her property so he could control the landscape buffering in that area now and into the future.

Mr. Wise advised that Mr. Humel had complied with all the suggestions from the Commission when this issue was considered as a consultation at the Planning Commission's June 4, 2020 meeting. He had no objection to the split/consolidation moving forward. The Work Session recessed into the Regular Meeting for a motion.

CVCC NEW STORAGE BUILDING – 8001 BRECKSVILLE ROAD

Mr. Aaron Rodebaugh, architect, was present to request approval for a pre-engineered, metal storage building in the same location and similar to a building that was approved by the Commission in 2015, but never built. He cited problems with the contractor and a change in the school's superintendent as factors contributing to the failure of that project.

The 4,196 sq. ft. proposed storage building would be in a hunter green color consistent with the Planning Commission's suggestion from 2015. The building would be used for storage of their vans, in addition to other vehicles and equipment. Mr. Wise commented that the applicant had satisfied the requests of the Commission from their July 9, 2015 meeting relating to acquiring a geotechnical report and moving the building away from a sewer line. He had no objection to the project moving forward. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:16 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRPERSON
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Minutes recorded by Nancy Dimitris