

ORGANIZATIONAL MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
January 7, 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 10 guests

Messrs. Payto and Sciria attended this evening's meetings via conference call. Council Representative Harwood opened the Organizational Meeting at 7:00 P.M. Mayor Hruby administered the oath of office to Mr. Lahrmer for another term on the Planning Commission. Mr. Harwood then proceeded with the election of Planning Commission officers for the coming year by requesting nominations for the position of Chairman of the Planning Commission.

Mr. Harwood nominated, and Mayor Hruby seconded, to elect Mr. Roman as Chairman of the Planning Commission.

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

Mayor Hruby nominated, and Mr. Harwood seconded, to elect Mr. Sciria as Vice Chairman of the Planning Commission.

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

Mr. Roman nominated and Mr. Harwood seconded to elect Mr. Lahrmer as Secretary of the Planning Commission.

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

The Organizational Meeting was closed at 7:05 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER PETROS HOMES FRONT YARD SETBACK – 9075 HIGHLAND DR.
BRECKSVILLE PLANNING COMMISSION
City Council Chambers – Brecksville City Hall
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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 10 guests

Mr. Roman opened the Public Hearing at 7:05 P.M. by reading the following legal notice published in the December 17, 2020 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 p.m. on Thursday, January 7, 2021, in the Ralph W. Biggs Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 165 feet for Permanent Parcel #601-33-008, 9075 Highland Drive, Brecksville, Ohio, 44141.

Mr. Gary Naim of Petros Homes was present to request a 165 ft. frontyard setback be established for a new home to be constructed at 9075 Highland Drive. The new house would be positioned approximately at the same location as a previous home on the lot that was razed years ago. The proposed setback represents the best location with respect to the alignment of the neighboring homes. There were no questions from Commission members or the public present.

Mr. Roman advised that this issue would come up again in the Work Session later in the evening. The public hearing was closed at 7:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER SOLAR PANELS – 9933 HILLSDALE ROAD
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
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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 10 guests

Mr. Roman opened the Public Hearing at 7:10 P.M. by reading the following legal notice published in the December 17, 2020 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:05 p.m. on Thursday, January 7, 2021, in the Ralph W. Biggs Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request for a residential Solar Photovoltaic System which requires a deviation regarding the location of the system proposed to be installed at 9933 Hillsdale Road, Brecksville, Ohio 44141.

Mr. Dan Hinman, of Better Together Solar, was present to request consideration of a 24 solar panel system with a deviation request for the installation to be mounted entirely on a side roof of a new home to be constructed at 9933 Hillsdale Road. Due to the orientation of the home there would be no rear facing roof possibility.

Members of the Planning Commission and the public present had no questions and the public hearing was closed at 7:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER FRONT YARD SETBACK – 4900 EDGERTON ROAD
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
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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 10 guests

Mr. Roman opened the Public Hearing at 7:15 P.M. by reading the following legal notice published in the December 17, 2020 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, January 7, 2021 at 7:10 p.m. in the Ralph W. Biggs Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 200 feet for Permanent Parcel #604-03-104, 4900 Edgerton Road, Brecksville, Ohio 44141.

Messrs. Ted Otero, of Otero Signature Homes, and Calvin Palguta, property owner, were present to request a 200 ft. frontyard setback to be established for a new home at 4900 Edgerton Road. The proposal was to build the house toward the southeast corner of the lot at the highest point on the property.

Mr. Dan Bender, 7505 Bristol Lane, was concerned about water runoff. He asked if consideration would be given to a swale or some other means of draining the runoff water towards Edgerton. Mr. Dan Hudak, 5000 Edgerton Road, was also concerned about water drainage issues. Mr. Otero responded that he planned to work with the City on the storm water management aspect of the development plan. Mr. Bender asked if there was a City Arborist to consult with regarding tree preservation on the site. Mr. Wise suggested that a meeting could be arranged with the City Arborist, on the site, to evaluate trees.

Mr. Hall read, into the record, a January 7, 2021, e-mail received from Aenea Connors, 7515 Bristol Lane as follows:

We value our property and especially our privacy and love all the trees we see through our panoramic windows in the back. We love that Brecksville values their tree city awards and hope that they take this into consideration when they may be possibly wanting to cut down a big majority of trees and evergreens. We are also concerned about drainage for the property and runoff into ours and our neighbors' yards.

Mr. Harwood commented that the issue before the Commission was only to establish a frontyard setback. No development plans for the lot had yet been submitted. Once plans were submitted, issues relating to stormwater and tree preservation would be evaluated by the Commission.

Ms. Victoria Beach, Edgerton & Barr Roads, asked how far back the proposed house would be situated. She was invited to approach the developer, along with several other residents, to view a drawing on the proposed placement of the home with respect to Edgerton Road and Bristol Lane. There were no further questions.

Mr. Roman advised that this issue would come up again in the Work Session later in the evening. The public hearing was closed at 7:22 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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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 10 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:22 P.M.

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF DECEMBER 3, 2020 TO REZONE PP #604-08-008 TO OFFICE/LAB

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission December 3, 2020 Public Hearing Minutes to Rezone PP#604-08-008 to Office/Lab be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 3, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of December 3, 2020 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF DECEMBER 3, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of December 3, 2020 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE – No Report

REPORT OF THE MAYOR

The Mayor had no report beyond congratulating Mr. Payto on the beginning of his 37th year of service on the Planning Commission.

REPORT OF CITY ENGINEER - No Report

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

PETROS HOMES FRONT YARD SETBACK – 9075 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission establish a Frontyard Setback of 165 feet at 9075 Highland Drive, Brecksville, Ohio, Permanent Parcel #601-33-008, as described in the application dated November 12, 2020 and shown on the drawing entitled Preliminary Site Plan by RM Kole & Associates, dated November 6, 2020, revised November 11, 2020, pending approval by City Council.

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

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

MARKOVIC SOLAR PANELS – 9933 HILLSDALE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a solar panel system installation at 9933 Hillsdale Road, Brecksville, Ohio, as described in the application dated November 13, 2020 and attached plans by Better Together Solar, contingent on Utility Company interconnection approval, roof structural evaluation and approval by City Council of the following deviation:

- A deviation from Section 1186.03(c)(1) which requires a roof-top solar configuration be limited to the portion of the roof which faces the rear yard to allow the array to face the side yard.

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

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

OTERO SIGNATURE HOMES FRONT YARD SETBACK- 4900 EDGERTON ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission establish a Frontyard Setback of 200 feet at 4900 Edgerton Road, Brecksville, Ohio, Permanent Parcel #604-03-104, as described in the application dated November 13, 2020 and shown on the drawings entitled Site Plan, dated July 17, 2020 and Site Plan dated October 21, 2020 by Gutoskey & Associates Inc., pending approval of City Council.

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

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

WINOKUR SOLAR PANELS - 9289 OXFORD TRAIL

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 solar panel system installation at 9289 Oxford Trail, Brecksville, Ohio, PP #603-01-088, as described in the application dated December 18, 2020 and attached plans by YellowLite, contingent on Utility Company interconnection approval and City Council approval

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Site Plan	YellowLite	Undated
Roof 1 and 2 plan	YellowLite	Undated
Street Views – 3 pages	YellowLite	Undated
System Specifications	YellowLite	Undated
Schematic and Labeling	YellowLite	Undated
Structural Roof Evaluation	Synergy Engineering Services	December 18, 2020

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

The Regular Meeting closed at 8:37 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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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 10 guests

Mr. Roman opened the Work Session at 7:25 p.m.

PETROS HOMES FRONT YARD SETBACK – 9075 HIGHLAND DRIVE

Mr. Gary Naim, of Petros Homes, was present to request a 165 ft. frontyard setback be established for a new home, to be constructed, at 9075 Highland Drive. He reiterated his comment, at the earlier public hearing, on the setback that from an aerial view of the location many years ago, a house was situated on the lot at the same setback being proposed. The 165 ft. setback would align favorably with the two adjacent homes to the south, which were at 175 ft. and 180 ft. Mr. Naim mentioned a buffering ravine, together with the homes to the north, being around a bend in the road. There were no questions and the Work Session recessed into the Regular Meeting for a motion.

MARKOVIC SOLAR PANELS – 9933 HILLSDALE ROAD

Mr. Dan Hinman, of Better Together Solar, was present to request consideration of a 24 solar panel system to be installed on the south facing sideyard roof of a new home. He added that some evergreens would buffer the south facing roof from the adjacent home. Mr. Hinman noted the deviation for the sideyard application was due to the fact there was no rear facing roof pitch to consider. There were no questions and the Work Session recessed into the Regular Meeting for a motion.

OTERO SIGNATURE HOMES FRONT YARD SETBACK - 4900 EDGERTON ROAD

Messrs. Ted Otero, of Otero Signature Homes, and Calvin Palguta, property owner, were present to request a 200 ft. frontyard setback be established for a new home at 4900 Edgerton Road. Mr. Otero commented that the new home would be placed optimally with consideration to Bristol Lane residents and at the high point on the lot.

Mr. Wise asked the developer to review the plat again with the discharge of water to the east and west. He noted that they would need written permission, of the neighbor, to cross their property to tie into the sewer. The neighbor's written letter of approval should accompany the development plans submitted to the Building Department. There were no further comments and the Work Session recessed into the Regular Meeting for a motion.

KIWANIS HONOR/MEMORY FLAG PROJECT – E. ROYALTON & HIGHLAND DRIVE

Mr. Richard Del Roso was present on behalf of the Kiwanis Club of Brecksville's request for consideration of their proposed memorial flag display fund raiser. Up to 100 flags would be designated, for display, from Memorial Day to Veterans Day annually on the south side of East Royalton Road at Highland Drive. The Kiwanis would be responsible for the installation, maintenance and removal of the flags. The flags would be about 5 ft. high, 8 ft. apart and 8 ft. off the road, with each flag having a commemorative sign listing the doner. Each flag would be an initial donation of \$250 with an annual \$180 renewal fee.

Mr. Wise indicated that four possible locations were proposed and there was no objection to the Highland Drive site. Mr. Wise had no engineering concerns and the Service Director had no issue with the request. They were approaching the Planning Commission to make sure the proposed use was appropriate and for recommendations on how to proceed.

Mr. Lahrmer questioned the placement of the flags with consideration to several power poles in that area. Mr. Del Roso said the flags would be positioned well off the power poles with placement to blend in and follow the curve of the road. Messrs. Bandsuh and Harwood were concerned that 80-100 flags might be too dense a concentration in that area. Mr. Harwood suggested a maximum number of flags be determined. Mr. Sciria thought the project should start with a Phase 1 minimum number of flags for the Planning Commission to consider. Mr. Roman agreed, adding that it was important to consider the sensitive and picturesque nature of that area adjacent to the cemetery. Mr. Roman advised that there should be an agreement, between the Kiwanis and the City, as it pertained to liability for property damage and personal injury.

Mr. Bandsuh brought up the matter of providing lighting to honor the dignity of the flag. It was agreed that street pole lighting, in that area, might satisfy the lighting requirement. The suggestion was made that an initial presentation could start with a single row of flags. Mr. Del Roso was asked to come back to the Commission with an initial, single row flag layout, both viewed from the ground and an aerial view. Mr. Lahrmer wanted to hear more about how the lighting would illuminate the display.

WINOKUR SOLAR PANELS - 9289 OXFORD TRAIL

Mr. Paul Gabel, of YellowLite, was present requesting a 25 panel solar installation for a home at 9289 Oxford Trail. The installation would involve two sections, of the rear facing roof, with no deviation from Code requested. There were no questions from Commission members and the Work Session recessed into the Regular Meeting for a motion.

RESIDENTIAL DEVELOPMENT CONCEPT CONSULTATION – VALOR ACRES

Mr. Kevin DiGeronimo, of DiGeronimo Properties, was present with a slide presentation of a very preliminary, conceptual, proposal for the residential development portion, of the Valor Acres property, adjacent to the Westfield Drive properties. A slide/video presentation outlined plans for a single street with 8 single family homes, 38 two or three story townhouses, 32 attached homes, and a two story residential building with 154 units. Development would average out to about four units per acre. The plan included such amenities as a veteran memorial park, pool, community building, residential building pool, private garages, playground and a walking/biking trail connected to the Metroparks.

Mr. DiGeronimo estimated the setback from Westview Drive at 300 ft. The developer's intention was to save as many trees as possible on the site. DiGeronimo Properties planned to develop the entire residential portion, with the exception of the eight single home lots, which would be sold to other builders. It was noted there was a large, wet, retention basin on the site with the possibility of several other small ones. The developer intended to develop the residential portion under a PDA and hoped to break ground in the spring.

One entrance to the residential section off Brecksville Road was anticipated. Another entrance off Brecksville Road to the mixed use portion of the overall development was planned. Mr Bandsuh's concerns about the density of the residential development were addressed by an explanation of the scope of the entire development, including Sherwin Williams R & D Building and a sizeable mixed use section along Brecksville Road. Mr. DiGeronimo commented that tonight's presentation was a very rough approximation of the residential development. He expected to soon return with a much more refined plan.

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BRECKSVILLE PLANNING COMMISSION
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The Work Session closed at 8:37 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris