

MINUTES OF THE REGULAR MEETING
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 5 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 4, 2021

It was moved by Mr. Roman and seconded by Mr. Lahrmer that the Planning Commission Regular Meeting Minutes of February 4, 2021 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 4, 2021

It was moved by Mr. Roman and seconded by Mr. Lahrmer that the Planning Commission Work Session Meeting Minutes of February 4, 2021 be approved.

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

SIGNS:

JUICE LAB – 8215 CHIPPEWA ROAD – (CC Action)

Ms. Jessica Ruff, of Ruff Neon and Lighting Maintenance, was present representing Juice Lab's request for a wall sign in the same colors, style and location as an existing sign in this location at Creekside Commons. The new sign would be slightly smaller than the existing sign. There were no questions.

It was moved by Mr. Roman and seconded by Mr. Lahrmer that the Planning Commission approve, and the Building Department issue a permit for a 13.6 square foot, permanent, wall, identification sign with external illumination for Juice Lab, 8215 Chippewa Road, PP #601-35-002, as described in the application dated January 27, 2021 and attached plans by Ruff Neon Signs and Lighting Maintenance Inc., contingent upon City Council's approval of the following deviation:

- A deviation from Section 1187.09(c) of the maximum 12.45 square foot wall sign to allow 13.6 square 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 - No Report

REPORT OF MAYOR HRUBY

The Mayor reported, on a recent virtual meeting with about 27 Westview Drive residents, to share information about the proposed residential component of the Valor Acres development project. The residents were interested in information related to such topics as the location of the street, issues with the stream and storm water management. Residents commented that they did not want to see any connection, such as a trail, with their Westview Drive neighborhood. Mayor Hruby characterized the conference call with Westview Drive residents as successful and for the most part very positive.

REPORT OF CITY ENGINEER - No Report

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

SHERWIN WILLIAMS COMPANY TREE SAVINGS PLAN – BRECKSVILLE ROAD & MILLER ROAD

It was moved by Mr. Roman and seconded by Mr. Lahrmer that the Planning Commission recommend to City Council **Preliminary** and **Final** Approval of the Tree Savings Plan to support relocation of an existing stream on PP #604-08-008, north of Miller Road and west of Brecksville Road, in Brecksville, Ohio, as described in the application dated February 3, 2021 by The Sherwin Williams Company and contingent on approval of the City Engineer, City Arborist and City Council.

TRCL-1 Tree Clearing Plan Sherwin Williams Company January 15, 2021

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.

VALOR ACRES CONDITIONAL USE & RESIDENTIAL PLANNED DEVELOPMENT AREA REQUESTS – BRECKSVILLE ROAD AND MILLER ROAD

It was moved by Mr. Roman and seconded by Mr. Lahrmer that the Brecksville Planning Commission hold a Public Hearing on Thursday, March 11, 2021 at 7:00 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review a proposed R-A Conditional Use and a Conditional Use Residential Planned Development Area preliminary development plan on PP Numbers: 603-21-088 and 603-21-089, as part of the Valor Acres Development, north of Miller Road and west of Brecksville 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

The Regular Meeting closed at 8:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

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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 7:08 p.m.

CHIPPEWA/WIESE TOWNHOMES PROJECT CONSULTATION – 10909 CHIPPEWA ROAD

Mr. Dru Siley, of Liberty Development Company, was present for a consultation on developing two parcels, totaling 1.78 acres, at the corner of Wiese and Chippewa Roads with townhouses. His company has successfully built townhouses in communities such as Fairlawn, Westlake and Bay Village. A typical townhouse would be approximately 2,000 sq. ft. with a first floor master, 2 additional bedrooms, 2 ½ baths and a 2-car, front loading garage. Two proposed site plans were presented, one with two buildings of four units each with a single entrance off Wiese, and the other with eight semi-attached duplexes. Mr. Siley noted the property had been vacant for nearly two years.

Mr. Wise commented that water and sanitary sewers were no problem, but dealing with storm water management in that area could prove challenging.

The first development option proposed would involve rezoning the property from R20 to R8, which would permit attached and semi-attached homes developed under a Planned Development Area (PDA). City Code specified a minimum PDA as ten acres with a six unit per acre maximum density. Mr. Lahrmer felt the proposed density was too high. He also thought the fifty foot setback from the highly trafficked Chippewa Road was insufficient and not safe. Mayor Hruby pointed out that there was a bend in Chippewa Road at that intersection that over the years has seen cars driving off the road onto that property. In his opinion the setback, on Rt 82, needed to be greater and/or a guardrail installed.

Commission members, in general, questioned whether the density was too great for the size of the site for both options. They were also concerned about whether the houses would fit into the surrounding neighborhood. To a question on pricing Mr. Siley said the units sell from mid \$300,000 to mid \$400,000. There were comments that the option of semi-attached groupings of two townhouses to a unit might be more reasonable for that area than the eight attached units in two buildings. Mr. Payto suggested for the two unit, semi-attached option, making each unit as distinctive as possible.

Mr. Roman commented that it didn't seem likely another church would locate on that site. Beyond just leaving the land vacant, he felt it was reasonable for the Commission to consider residential redevelopment of the land. There was a general consensus that the developer, in readdressing the plan, consider reducing the density, increasing the setback from Chippewa Road and providing only one curb cut on Wiese Road.

SHERWIN WILLIAMS COMPANY TREE SAVINGS PLAN – BRECKSVILLE ROAD & MILLER ROAD

Mr. Tim Muckley was present for Sherwin-Williams' request for approval of their tree clearing plan for the residential area of their Valor Acres development plan. It was pointed out that tree removal had to be completed by March 31st to comply with environmental regulations related to the Indiana bat and long eared bat. US Fish and Wildlife regulations mandated that there could be no clearance of habitat trees on the site from April 1st through October first. Sherwin-Williams was committed to retaining as many trees as possible on the site. The trees, slated for removal, were identified because they were located in the area of the proposed entrance road, buildings, sanitary sewer lines, in the area of the stream relocation and to properly grade areas on the site.

Mr. Muckley spoke about the recent teleconference meeting with Westview Drive residents. Their main concerns included storm water management, noise and lighting issues. He reviewed stormwater management plans, along with the reasoning and benefits of relocating the stream on the site. To address noise the entire development, including a parking lot, was moved farther to the south. Buildings had a "U" shape to encompass their loading dock areas. Mr. Muckley also reviewed, with residents, all the barriers and buffers planned to reduce noise and light pollution.

Most of the 7.6 acres of trees slated for removal would be mechanically removed except for those in wetlands areas that would be hand cut. Mr. Muckley mentioned their contacts with the Ohio Department of Natural Resources, Ohio EPA, US Fish and Wildlife and the Army Corps of Engineers. Mr. Wise commented that he had no objection to the plan. Mr. Hall mentioned that the City Arborist also had no issue with the proposed tree saving plan.

Mr. Bandsuh mentioned that often there were landscaped islands in parking areas and he wondered if a large parking area could accommodate a larger landscaped area to save some trees. Mr. Muckley explained that the site had to be properly graded. He pointed out it would be too difficult to save trees in a parking area because of their varying elevations. He did note that their site plan included planting many new trees and landscaping as development progressed. Mayor Hruby had no objection to the plan. He pointed out that, despite the illusion that the land was flat, it did encompass varying grade changes. He was confident that with the review of the Building Department, City Arborist, together with Sherwin-Williams' and the DiGeronimo's commitment to save trees, the Commission could support the tree savings plan. The Work Session recessed into the Regular Meeting for a motion.

VALOR ACRES CONDITIONAL USE & RESIDENTIAL PLANNED DEVELOPMENT AREA REQUESTS – BRECKSVILLE ROAD AND MILLER ROAD

Messrs. Majeed Makhlof, Legal Counsel, and Joshua Decker, Project Executive, were present to request a public hearing be set for 1) An R-A Conditional Use Permit on PP # 603-21-088 to permit residential development, and 2) Preliminary approval of residential development plans for a Planned Development Area (PDA) as a conditional use on PP #603-21-089 and 603-21-088.

Mr. Sciria suggested a review, of the proposed plan, could begin with an enumeration of the variances that would be required if the plan were not developed as a PDA. Mr. Decker provided a lengthy, detailed, review of the areas in their preliminary plan which were short of City Code standards. Areas that generated further discussion were:

- The townhouses were just depicted as generic boxes on the preliminary plan. The Commission would like to see each unit's lot line defined so that a width was specified for comparison to the 8,000 sq. ft. Code minimum. Mr. Decker said that at this preliminary stage they provided maximums and minimums of best case and worst case scenarios. They expected to provide more specific details as planning progressed. Mr. Sciria expected more definition well before construction documents were generated.
- Code Section 1179.05(f) was discussed relative to the differences in setbacks between the Sherwin-Williams property as R-8 and the Westview Drive property as R-20 zoning. Setbacks would be reconsidered as they applied against the adjacent R-20 Westview property.
- The townhouses would fall under the Code requirement of 30 ft. maximum height, with a small portion of the height being permitted at a higher number. It appeared the town houses were between 36 ft. and 41 ft. in height.

Mr. Wise reviewed his February 18, 2021 three page letter to Eric Hall at the Building Department which would be incorporated and made part of these minutes. Mr. Wise reviewed, in detail, aspects of the plan involving:

1. Right-of-Way
2. Pavement and Entrance Configuration
3. Common Parking
4. Utilities
5. Sidewalks
6. Building Setbacks

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7. Storm Water Management
8. Tree Clearing
9. Information (Reports) Required

Mr. Lahrmer thought the parking count was low at 174 spaces for the multi-family units. It represented only about half the 358 spaces required by Code. For the 158 units, it would provide for less than 20 spaces beyond one space per unit. He asked if spillover parking was provided for residents, or any spaces reserved for visitor parking. It was speculated that residents, in the two and three bedroom units, could easily have more than one vehicle. Even the one bedroom units could be married couples, with a two parking space need. Mr. Decker said they could explore possibilities for more parking spaces. It was mentioned that Sherwin-Williams might be renting out a block of the apartments for their use, so possibly, some units would require no spaces. The point was made that the proposed residential area was not within reasonable walking distance from the center of town and in Brecksville a car was the typical means of traveling. Mr. Payto felt the majority of the apartment units would require two spaces.

Messrs. Lahrmer and Payto were concerned that the townhouse frontyard setback from a highly trafficked Brecksville Road was not enough. Mr. Payto asked if the setback could be pushed 40 ft. further from Brecksville Road. Mr. Decker thought that could reduce their townhouse count by two units. He said that issue would need further review. Commission members had no further questions. Mr. Decker noted they would work on some of the issues brought up before the public hearing. The Work Session recessed into the Regular Meeting to set a public hearing.

The Work Session closed at 8:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Nancy Dimitris