

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
February 4, 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 REGULAR MEETING MINUTES OF JANUARY 21, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of January 21, 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 21, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of January 21, 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 2020 ANNUAL REPORT

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission 2020 Annual Report be approved.

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 Matta/Humel Lot Split & Consolidation and the CVCC New Storage Building.

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.

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THE REDEMPTION CENTER FOR DRUG & ALCOHOL TREATMENT - 10217 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing on Thursday, March 4, 2021, at 7:00 p.m. in the Ralph W. Biggs Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to discuss a Conditional Use Permit for PP #605-14-014, The Redemption Center, 10217 Brecksville Road, Brecksville, Ohio 44141.

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

The Regular Meeting closed at 8:10 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.

THE REDEMPTION CENTER FOR DRUG & ALCOHOL TREATMENT - 10217 BRECKSVILLE ROAD

Messrs. John Bradley and Todd Mathews were present on behalf of consideration for an outpatient counseling center for people recovering from drug and alcohol abuse. Mr. Bradley emphasized the facility would not be a rehab center. There would be no in-patient treatment, doctors, or medicines dispensed.

Mr. Bradley outlined the treatment of substance abusers in three phases, 1) Detox – system cleansing, 2) Treatment Centers- typically 10-90 day residential facilities, and 3) Aftercare Programs - out patient counseling. His proposed center would function in the third category of aftercare. Up to ten licensed therapists would be helping clients integrate back into their lives. All clients visiting the center would be seeking their services voluntarily. No substance abuse at the center would be tolerated. Security systems both inside and outside the building would be installed. However, if any behavioral issue occurred at the center, they would seek assistance from the City police department. Mr. Bradley anticipated his center would operate up to five days a week for perhaps three to four hours a day. They did not intend to deal with people actively on alcohol and drugs or riff-raff. Mr. Bradley described himself as a successful business owner who had benefited from treatment in the past. His dream now was to step away from his business to start a new career helping others. The landlord for the building was onboard with their business proposal.

Mayor Hruby questioned whether cases assigned by the courts would be seen. Mr. Mathews indicated they did not anticipate dealing with the court system. He noted that they would provide the counseling required for people after a DUI citation. Mr. Mathews hoped they would be working with local businesses within the community. In response to a question on payment for services, their business would accept insurance payment, including Medicare and Medicaid

Mr. Roman pointed out that the Commission needed to deal with any zoning issues. The Mayor mentioned there was a residential area to the rear of the building. He also commented that, in the planning for the development of the south end of town, a treatment center was not a use that was ever discussed. The Mayor questioned whether it was an acceptable fit for a manufacturing and distribution district. Mr. Sciria suggested the City Law Director be consulted for his input. Mr. Harwood offered to make that contact. The Mayor asked that the applicant be supplied with the relevant Zoning Code section relating to uses in a manufacturing/distribution district. Mr. Hall agreed to supply the applicant with that Code section. Without further discussion the Work Session recessed into the Regular Meeting to set a Public Hearing.

INDEPENDENCE CEMENT NEW BUILDING - 9240 NOBLE PARK

Messrs. Dominic Gangale and David Sabol, Architect, were present for a consultation on a proposed new 11,700 sq. ft. building on the Independence Cement site at 9240 Noble Park. It was noted that the Independence Cement site was approved as an industrial PDA by the Planning Commission in 1999. An addition to the front of the original building was approved by the Commission in August 2020. The proposed new building and associated parking would be located to the rear of the property. The intended use of the new building was to lease multi-tenant space for office/warehouse uses. The building would be a steel frame, masonry, pre-engineered structure.

Mr. Wise said he would need to review their plans for storm water management and sanitary sewers when they submit a complete package of plans for their next submission.

Anticipated tenants could include construction contractors and small business owners such as HVAC or plumbing contractors. Mr. Gangale indicated no outside storage of trucks or materials would be permitted. Mr. Bandsuh remarked that with the departure of the contractor and the passage of time such restrictions tended to be abused.

Several Commission members wondered how long it would be before a fleet of vans or trucks appeared parked on the site. No issues were identified to impede the progress of planning on the project. Commission members had no further questions.

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

Messrs. Kevin DiGeronimo, of DiGeronimo Properties, and Majee Makhlou, Legal Counsel, were present seeking 1) Approval of a tree clearing and mass grading plan for the residential development, 2) A public hearing be set for a conditional use permit in an office/lab district to permit residential development, and 3) A public hearing be set on the establishment of a residential PDA to develop the residential component of the project.

Mr. DiGeronimo stressed the tight time schedule for tree clearing on the site with a March 31st deadline due to restrictions involving Indiana bats. He reviewed an updated, color coded resubmittal of the tree savings plan provided at this evening's meeting, that identified more trees to be saved over the original submission. Mr. DiGeronimo spoke additionally on the sensitivity of grading in the location of trees to be protected. He said it was the developer's intention to save as many trees as possible on the site. They intended to work with the City arborist throughout the site in that regard.

Mr. Makhlou indicated it was his hope that the tree clearing and grading plan could be approved this evening by the Commission and that public hearings for March 4, 2021 could be set for the conditional use request and the preliminary plan approval. Mr. Harwood pointed out the documents required by Code, such as a wetlands permit, anticipated variances, etc. had not yet been submitted to the Building Department to permit further discussion of the project or to set public hearings. Mr. Sciria added that details, on the proposed variances, were an important part of the Commission's review of the project. He advised that a submission of the preliminary plan for review would include a title sheet, listing all the criteria for document submittals and including a listing of variances for the project. Mr. Makhlou thought the purpose of the PDA process was to offer less restrictions on the best development of the property. He assumed they would have more freedom to establish setbacks and such without the constraints of addressing Code requirements in such detail. Mr. Sciria responded that the Commission has dealt with many PDA's and held their review to the same City Codes and standards. Mr. DiGeronimo saw the need to take a step back in the process to acclimate themselves with the City documentation requirements.

The Mayor asked about their schedule for the tree clearing. Mr. DiGeronimo thought, in order to meet the March 31st deadline, they needed to begin clearing by the second week in March. He noted the tree clearing was 90% dictated by the road requirements. Mayor Hruby advised them to make sure their cutting standards complied with the City's density requirements. Once they were satisfied with the plan the City would work with them to meet their schedule.

Mr. Hall gave several examples to illustrate the difficulty the underlying three different zoning codes would have on determining variances for the two parcels. Mr. Sciria mentioned that he had some ideas on how that process could be made easier.

Mr. Makhlou commented that they were not trying to cut corners in the planning process. They came to the meeting not knowing that they were not adequately prepared. In the future they would need to find out before the meeting of the documentation required.

Mr. Roman asked for comments on the residential portion of the plan as far as the layout. Commission members were in agreement on the location of the residential portion of the project. They had no objection to the location of the road through the residential area. Mr. Bandsuh noted the plan looked unchanged from when it was last presented to the Commission. Mr. Wise said that, given the Commission's comments, he would proceed to review the tree clearing, grading and erosion plans. Mr. Harwood asked for a plan that showed drains, elevations, the street profile and surrounding areas. He asked if there was a rough master plan of the entire development that could be shared. Mr. DiGeronimo responded that coordinating, on all aspects and areas of the plan, was happening all the time. He felt like they were very close in many areas to having the documentation required.

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Mr. Harwood suggested they map out their goals, and timetable, so the City could work with them to meet those goals. He assured them that the Planning Commission would work with them, including scheduling special meetings, if necessary. He maintained that the Commission would need to follow the City's planning process. The Mayor described the project as probably one of the most important development projects in the City. He expected the City would be able to work successfully with the developer to meet their timetable. Mayor Hruby was also interested in keeping the public up-to-date on the development process. He expected there would soon be a marketing campaign, from Sherwin Williams and the DiGeronimo Companies, geared to the public. The Mayor suggested, to the developer, that a letter be sent, to Westview Drive residents, apprising them on the residential aspect of the development.

The Work Session closed at 8:10 p.m.

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