

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
June 7, 2018 Page 1

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Michael Bandsuh
Others: Gerald Wise, and approximately 3 guests

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

APPROVAL OF THE MAY 24, 2018 PUBLIC HEARING MINUTES ON A 98 FT FRONT YARD SETBACK FOR 10279 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the May 24, 2018 Public Hearing Minutes on a 98 ft. Front Yard Setback for 10279 Highland Drive be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 24, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of May 24, 2018 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 24, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of May 24, 2018 be approved.

ROLL CALL: Ayes: 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 approved the Brecksville Events Sign, the Zabkar Frontyard Setback and AT&T's Antenna Upgrade for the City's Cell Tower at 9001 Brecksville Road.

REPORT OF MAYOR HRUBY

The Mayor provided Commission members with an example of a sign the Brecksville-Broadview Heights School District would like to post at Blossom along Oakes Road announcing the future location of a new PreK through 5 Elementary School. The School Board originally submitted the sign with a photograph of children which would be against Code requirements. There was a general consensus among Commission members that the sign example without the photograph could be submitted formally for approval.

Mayor Hruby noted that Brian Stucky, Chairman of the Recreation Commission, was present to hear and comment on a review by thendesignarchitects of the future aquatics center. He mentioned that

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
June 7, 2018 Page 2

thendesignarchitects would also be designing the new PreK through 5 Elementary School. The Mayor said there had been discussion about attaching the field house to the new elementary building and that those plans would be coming before the Commission in the near future.

The Mayor talked a bit about plans for the V.A. property, which will now be called Valor Acres for marketing purposes. He reviewed a schedule in the coming weeks to produce a final Memorandum of Understanding with the developer that could be considered and voted on by City Council. There would be public hearings to review the master development for the property. The Mayor anticipated fencing of the area so razing the buildings could begin about the end of July. He anticipated two building projects to be submitted soon to the Commission which would be located on a vacant land portion of the former V.A. property. The former V.A. property consists of 103 acres. The anticipation is that 85 acres would be developed and the remaining acreage would remain green space. As part of an agreement with the State, a centrally located memorial area would document the historic importance of the site. The Mayor anticipated the land would eventually be designated as a historic place. He remarked on the leading role of the V.A. in providing help for veterans with PTSD, gambling, an outreach drug center and unit prescription dosing. Arming of V.A. guards started at the Brecksville site after the killing of two V.A. guards. The Mayor mentioned some complaints about the tall grass at the V.A. site. He said plans were just to cut in the ROW as the fence would soon be going up and the grassed areas impacted by heavy equipment and the razing of the buildings.

REPORT OF CITY ENGINEER

Mr. Wise reported that work would begin on the median on Rt. 82 which would require the closing of Highland Drive at Rt. 82 starting Wednesday, June 13th, for two weeks. He mentioned that the Preserve at Parkside off of Dewey Road planned to begin construction probably in the next week. Mr. Wise also mentioned a water main shutoff for two hours on Saturday, June 23rd, in the Miller Road, Parkview area.

The Regular Meeting closed at 8:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
June 7, 2018 Page 1

Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Michael Bandsuh
Others: Gerald Wise, and approximately 3 guests

Mr. Roman opened the Work Session at 7:09 p.m.

COB AQUATICS CENTER ADDITION & OUTDOOR POOL – 1 COMMUNITY DRIVE

Mr. Alek Bosoy of the design architects (tda) was present to review plans for a proposed Aquatics Center as part of the Community Center Complex. Mayor Hruby observed that originally the Aquatics Center was planned for the Blossom site; however as planning progressed and input from the community was considered, the advantages of blending the Aquatics Center into the Community Center site became obvious for reasons of financial economy, staffing and keeping families together in that area, where family members could individually partake in the Library, Community Center and Aquatics Center, yet be in the same general area. The Mayor indicated the project was expected to cost about \$6.2 million dollars. Construction was expected to begin later in July with the removal of the outdoor kiddie pool and it was anticipated the Aquatics Center would be ready for use next summer.

Mr. Bosoy described the project as including a new outdoor pool with 9,500 sq. ft. of water area, which would take the place of the current outdoor kiddie pool. There would also be a new building housing a 7,400 sq. ft. of water indoor pool. The project would match in architecture and materials the existing Community Center. The outdoor pool area would include a ticket office, life guard house, zero entry, a current river, open splash and dump areas, climbing wall and three swim lanes. Outdoor lighting would be provided to permit for evening usage. The indoor pool would be connected to the existing building and would include a pool office, equipment storage area, restrooms, a small kitchen, concession stand, storage cubbies, but no additional locker area beyond what is already provided with the existing indoor pool. The pool would be zero entry and contain various slides and water features for all different age groups for entertainment and fitness.

Mr. Harwood spoke about the intricacies involved in review of the exposed roof area materials and construction, along with HVAC and lighting issues, which would all be much impacted by the moisture of the pool area. He mentioned that something as simple as changing a light bulb becomes challenging when the light fixture was high and over a water area. The design of the new Aquatics Center benefited by the City's experience with the existing pool, along with input from other communities on their experiences, both positive and negative, with aquatic centers. Mr. Harwood commented that no variances would be required for the project. He emphasized there was a long reviewed process for the project that involved many revisions.

Mayor Hruby indicated that 44 parking spaces would be lost for the project. He said that the City was currently reviewing some options with the park system where anywhere from 60 to 150 additional spaces could be provided. He mentioned that the bid package would include many alternatives as far as equipment and pool features that could be added in during the bidding process. The outdoor pool deck area would have 96 lounge chairs, in addition to tables, other seating and umbrellas to provide total seating of about 190. A shaded area would be designated for people who want to get out of the sun. Seating for the indoor pool would be approximately 100. Small tiles would be used around the pool areas, as used in the existing pool, for a safer, non-slip surface. The outdoor pool would reach 8 ft. in the big slide area. The various slides would be in primary colors, although the walls would be a neutral color. The large slides would transition from the indoor pool to the outdoor pool. The family slide would provide room for several people to negotiate the slide at one time. No particular theme was designated for the Center. The Mayor remarked it was expected it would take 12 lifeguards to staff the facility.

Mr. Stucky brought up the issue of people accessing the new indoor pool by walking through the existing indoor pool area. He wondered how that would work during an event such as a swim meet in the existing pool. There was some general discussion that resulted in the consensus that it would be an operational issue that would take some review to reach an agreeable solution. There was a suggestion to provide more than the one family changing room that exists for the current pool. Mr. Harwood agreed that was reasonable for families with small children who wanted to keep them together while changing. He mentioned that from the input received from the

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
June 7, 2018 Page 2

public, they were interested in just storage cubbies, some lockable, and not the provision of additional locker rooms.

Mr. Payto asked about access to the HVAC and other equipment systems, which Mr. Harwood assured him would be provided. The Mayor spoke about security of the complex as it involved cameras, decorative fencing and night lighting both inside and outside the facility. In response to a question from Mr. Payto, the Mayor commented that the indoor pool building would feature clear glass kept clear by huge overhead fans that would also circulate the air in the building.

Mr. Harwood mentioned that the access drive to the Human Services building would be maintained as it is currently used. Mr. Payto suggested a traffic study might be helpful. He was concerned about areas within Community Center that were traffic hazards given how residents drive within the complex. The Mayor mentioned that tonight's review was just an initial introduction to the project. He expected there would be a public hearing at some point and further review of the project as construction documents were prepared.

The Work Session closed at 8:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris