

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 11 guests

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

APPROVAL OF THE JUNE 21, 2018 PUBLIC HEARING MINUTES ON A FRONT YARD SETBACK FOR 9540 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the June 21, 2018 Public Hearing Minutes on a Front Yard Setback for 9540 Highland Drive 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 JUNE 21, 2018 PUBLIC HEARING MINUTES ON A FRONT YARD SETBACK FOR 6401 MILLER ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the June 21, 2018 Public Hearing Minutes on a Front Yard Setback for 6401 Miller Road 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 JUNE 21, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of June 21, 2018 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 JUNE 21, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 21, 2018 be approved.

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

SIGNS:

BBHCSD SPECIAL EVENT SIGN – 4400 OAKES ROAD

Mr. Packard advised that the school system would like a special events sign for public awareness of the new Pre-K Thru 5 Elementary School project at the Blossom site. Instead of the typical thirty day duration of a special events sign the school would like the sign in place through the duration of that building project. Commission members had no questions.

It was moved by Mr. Roman and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for the installation of a special event ground sign to be installed until the completion of the project for Brecksville Broadview Heights City School District to be located at Blossom Hill, 4400 Oakes Road, Brecksville, Ohio 44141, as show in the pictures and site map.

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

TEST-FUCHS CORPORATION – 10325 BRECKSVILLE ROAD

Mr. Peter Barnhart was present representing Test-Fuchs Corporation, an Austrian owned aerospace company that would like a wall sign on their newly leased building at 10325 Brecksville Road. The sign would be comprised of their logo, a second line “safety in test > safety in flight”, with the address numbers on a third line. Commission members discussed how the proposed sign could be altered to eliminate the size deviation request of 36 sq. ft. to comply with the Code requirement of 25.5 sq. ft.

Mr. Barnhart thought compressing their logo would make the sign unreadable. There were suggestions to drop the second line, and even the address to bring the sign into compliance size. Mr. Barnhart felt that even at its current size the second line was almost unreadable, but still an essential component of the sign. Mr. Packard pointed out that an address was essential for the sign, or posted somewhere on the ground in front of the building. The Commission agreed to a motion for approval of the sign if the “safety in test > safety in flight” second line and the address line could be reduced enough to bring the signage size within the 25.5 sq. ft. Code requirement.

It was moved by Mr. Roman and seconded by Mr. Harwood, that the Planning Commission approve, and the Building Department issue a permit for a 25.5 sq. ft., wall, identification sign for Test-Fuchs Corporation at 10325 Brecksville Road, Brecksville, Ohio, as described in the application by Bob Cutler Signs dated July 23, 2018, and shown on the attached plans. The request should further reflect that the sign submitted with the application shall be adjusted so that the line in amber which states “safety in test > safety in flight”, and also the number 10325 shall be reduced in proportion so that the square footage of the sign meet the Code requirement of 25.5 sq. ft.

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 - No Report

REPORT OF MAYOR HRUBY

The Mayor reported that Joe Maxx Coffee opened on Monday in the former doughnut shop location. The V.A. property was turned over to the developer last week. Asbestos was removed from the houses on the site, which were now ready for demolition. Fencing the site was in progress, which would be followed by an environmental cleanup of the site and demolition of the hospital buildings.

The Cleveland Clinic has announced they will open an express clinic at Millside. Mayor Hruby also commented that Clear Choice announced they would be adding onto their building on Edgerton.

REPORT OF CITY ENGINEER - No Report

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

FOULKES, DOUGLAS W. & TERESA – 9726 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval of specific elevations of a home at 9726 Highland Drive, PP #604-05-020, Brecksville, Ohio as described in the application dated July 19, 2018 and attached sketches labeled:

- 2 pages of site plan dated June 18, 2018
- 3 pages of house plans dated July 18, 2018

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.

ST. BASIL RESTROOM ADDITION – 8700 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 of a 1,213 sq. ft. restroom addition for St. Basil Education Center at 8700 Brecksville Road as described in the application dated July 20, 2018, and attached photos/drawings by HSB Architect dated July 19, 2018.

- A1.0 Schematic Site Plan
- A2.0 Addition Floor Plan
- A3.0 Exterior Elevations

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 8:55 p.m.

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

Minutes recorded by Nancy Dimitris

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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 11 guests

Mr. Roman opened the Work Session at 7:10 p.m.

SALUDE BRECKSVILLE – 9100 TREEWORTH BLVD.

Messrs. Mike Harrington and Paul DiGiorgio were present from the Fillmore Property Group for a consultation on their proposal for a two story transitional care and physical rehabilitation facility to be constructed on a 10.4 acre site at 9100 Treeworth Boulevard. The new facility would transition patients from the hospital to their state of the art facility for a typically two week rehabilitation stay and then back to their homes.

The site layout for the proposed two story building would include three entrances, a main entrance porte cochere patient drop off, an ambulance drop off for more acute case patients, and a delivery and loading area at the below grade garage level. The garage would have approximately 60 spaces combined with 80 surface spaces for a total parking count of 140 parking stalls. The development plan would take advantage of the natural topography of the site with dense woods and wetlands.

Mayor Hruby thought originally the plan was for the building to be located adjacent to the MetroHealth facility. Mr. Harrington commented that through the design evolution the project grew too big in size for the Metro site. Responding to a question on access to the main drive, their plan included a 60 ft. easement. A culvert on their property would cross the stream, and with some grading provide access without necessitating the construction of a bridge or heavier development.

The 60,000 sq. ft. facility would also include a 30,000 sq. ft. below grade parking structure with easy turns and no dead-ends. The first floor would feature a 4,000 sq. ft. treatment area, café, and small intimate dining areas. Their studies have shown that 85% of patients eat in their rooms and those that leave their rooms prefer smaller dining areas vs a huge, institutional looking dining room. While their intention was to have a chef to provide quality food service, they may also have some high end vending just to provide more casual eating options. Each floor would feature two wings accommodating a total of 64 patient beds with private rooms and baths. Each spacious patient room would include a flat screen TV, highend fixtures, and large windows looking out to a naturally landscaped site. There would also be ten beds in a micro hospital setting for more high level, intense care.

Mr. Roman asked if the facility would accept insurance payments from carriers such as Anthem and Medicare. Mr. Harrington said their facility would be geared toward private pay insurance, but would accept contributions from Anthem and Medicare.

Though the exterior of the building was not yet developed, Mr. Harrington commented that their intention was for a clean, modern aesthetic. While they didn't anticipate using the Western Reserve architecture featured in the downtown area, they wouldn't necessarily copy the MetroHealth architecture either. Mr. Payto felt the location was far enough from downtown Brecksville that the architecture would not need to be tied into the Western Reserve look. Mr. Harrington indicated that the average building elevation would be 97 ft. in some areas to provide an open, airy experience in the facility. He recognized that Code limitations were at 90 ft. so he anticipated further discussion with the Commission in that area. Mr. Payto pointed out that their biggest challenge would be with the topography of the site. He thought the terracing of the surface parking shown was a good idea. Mr. Wise pointed out that there were delineated wetlands on the site, but not necessarily flowing water. Mr. Harrington said they were considering some wet detention on the site to provide a water feature. He said they were still working on the massing of the building with the goal of not having a big box, institutional look.

Mr. DiGiorgio noted that they have owned the site for two years and are proceeding at a considered pace to incorporate what they have learned from their very successful other facility in Atlanta, while also anticipating the requirements for the northeast Ohio location. Mr. DiGiorgio explained that the transitional rehab facility represented a new development in health care with only ten such facilities in the country. Fillmore wanted to build

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a state-of-the-art facility, with fine hotel-like amenities, while providing an inviting, comfortable atmosphere for patients and their families. Commission feedback was positive and the applicants were encouraged to proceed with planning.

RG FOOT SPA – 6909 ROYALTON ROAD

Ms. Sandra Noll of Breck Management, LLC was present to request a similar use permit for a prospective tenant, RG Foot Spa, for her building on Public Square behind the Red Brick House. RG Foot Spa provides Reflexology massage which would not be covered by insurance and did not fit into small office, or a medical designation.

Mr. Packard stated that while there were several massage businesses in the Local Business District, providing the requested similar use permit in the Office Building District would open up that classification to any other such application for similar use.

Mayor Hruby felt the use was not an appropriate one for that location. He added, that at the time that parcel with its two buildings was rezoned, a different type of appropriate use was proposed by the applicant, but never materialized. Mr. Sciria explained that they could ask for a vote on their application; however a negative vote would remove the issue from further consideration. They could also choose to table the motion which would allow them to consider other alternatives. Ms. Noll chose to table her request.

FOULKES, DOUGLAS W. & TERESA – 9726 HIGHLAND DRIVE

Mr. Douglas Foulkes was present to request approval of plans for a new home on his corner lot at 9726 Highland Drive. The proposed lot was part of a larger parcel that was approved for subdivision by the Planning Commission in 2000. The Mayor asked if the proposed home would be the last structure on the property and Mr. Foulkes assured the Commission it would be the final development on the property. The Mayor commented that the Foulkes were fine residents in our community and he wished him well. The Work Session recessed into the Regular Meeting.

ST. BASIL RESTROOM ADDITION – 8700 BRECKSVILLE ROAD

Mr. Andre Khawam of HSB Architects & Engineers, was present for St. Basil's application to add a 1,213 sq. ft. restroom addition onto their education building. The new restroom would provide outside access to accommodate outdoor activities at the church. Material for the project would match those used for the existing church. Mr. Wise confirmed that the utilities for the project would be those already within the building. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

CAMBRIDGE VILLAGE LOT SPLIT CONSULTATION

Messrs. Matthew Mau and Bob Kinley, representing the Cambridge Village HOA, were present for a consultation. Cambridge Village would like to split off part of the lot containing their common area to provide a buildable residential lot with frontage on Brecksville Road. Selling the lot would provide the community with funds to update and repair facilities in their common area, which includes a development sign, tennis courts and a pool. The proposal presented three possible configurations, A, B, and C, for splitting the lot.

The Mayor wondered if Cambridge Village, at the time of its inception, was required to have a specific amount of green space. Cambridge Village was developed in the 1960's so there would be nothing like the more formal covenants required in current developments. The Mayor suggested the Clerk of Council be consulted, relating to the minutes of Council when the Cambridge Village subdivision was originally approved, as to what the stipulations might have been back then.

Mr. Wise pointed out that the property experiences frequent flooding that would run across the back portion of the proposed lot. He suggested Option C was not a possibility as it would have no backyard. The applicants favored

Option B. After further discussion the Commission suggested that Option A was the best proposal. Mr. Bandsuh was familiar with the water issues as a resident of Cambridge. While he would not be voting on the issue, he felt through grading or other drainage measures, splitting off a lot was feasible. Mr. Wise advised that if the proposal moved forward some notations would have to be included on the plat relative to restricting any further development in the backyard to not interfere with drainage. Mr. Wise suggested that the surveyor they hired could put a conceptual house on the proposed lot to work out the appropriate property lines in keeping with the surrounding homes on Brecksville Road, which would also then define the backyard area. The applicants felt they had enough feedback from the Commission to present the proposal to their HOA for a vote of their residents.

SMALL CELL FACILITIES & WIRELESS SUPPORT STRUCTURES

Mr. Packard explained that the Law Director drafted a proposed Small Cell Facilities and Wireless Support Structures Ordinance for the City to use in place of the Right Of Way Ordinance used to consider the two transfer poles previously approved by the Commission. The City Council Legislative Committee submitted the proposed ordinance to the Planning Commission for their input.

Mr. Packard advised that 99% of the proposed ordinance followed the mandated requirements of the State of Ohio and could not be changed. Municipalities would have some small amount of control related to design or location, but could not stop the installation of the poles. He indicated the City could soon expect them to appear every 300 ft., including in the downtown area. Each carrier could have their own poles.

The poles are grey metal poles as used by ODOT. Mr. Packard indicated that the City, under design criteria, could for example require green poles in the downtown area or some other decorative design treatment. The City could have some input on location of poles and whether poles needed to be moved for ROW utility repairs or other supportable reason at the cellular company's expense.

SOLAR PANEL – ORDINANCE REVIEW

Planning Commission members were provided with a copy of the current Solar Panel Ordinance with revisions as proposed by a group of residents who were interested in updating that ordinance. Mr. Packard called attention to a proposed change that would require the Commission to approve an application regardless of its compliance to Code if it represented the only panel configuration that would work economically for the resident. Mr. Packard's recommendation was to only remove the 25% maximum per single roof area restriction. He noted that every application for solar panels came before the Commission for approval so any extenuating circumstances that might warrant granting a deviation could be reviewed on a case by case basis.

Mr. Packard was asked to contact the citizen group to review their suggestions with the Commission at a future Planning Commission meeting. Mr. Harwood commented that he has had communications with the group who feel the ordinance should be less restrictive and trust the residents to act responsibly. It was his experience in many other areas that people often don't act responsibly. He was more comfortable with the panel of Commission members reviewing each solar panel submission and making a decision on its merits, which often might include deviations from the Code requirements.

The Work Session closed at 8:55 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
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