

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 7 guests

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

APPROVAL OF THE ORGANIZATIONAL MEETING MINUTES OF JANUARY 25, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Organizational Meeting Minutes of January 25, 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 PUBLIC HEARING MINUTES OF JANUARY 25, 2018 TO CONSIDER A FRONT YARD SETBACK AT 8067 PERSHING RD.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of January 25, 2018 to consider a Front Yard Setback for 8067 Pershing Road be approved.

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF JANUARY 25, 2018 TO CONSIDER THE PRESERVE AT PARKSIDE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of January 25, 2018 to consider The Preserve at Parkside 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 JANUARY 25, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of January 25, 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 JANUARY 25, 2018

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It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of January 25, 2018 be approved.

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

SIGNS:

NEKTER JUICE BAR – 7815 CHIPPEWA ROAD (CC Action)

Ms. Jessica Ruff of Ruff Neon Signs was present on behalf of a proposed wall sign for Nekter Juice Bar. Mr. Sciria noted the request included a deviation for a larger than Code permitted size. Mr. Packard remarked that size deviations for that area have been granted in the past. The general consensus was that the sign was acceptable.

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 17.42 sq. ft. permanent, wall, identification sign with existing front led illuminated, metallic faced, laminated PVC letters for Nekter Juice Bar, 7815 Chippewa Road, as described in the application dated January 11, 2018 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 sq. ft. wall sign to allow 17.42 sq. ft.

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

VERIZON/MBA WIRELESS – 7590 CHIPPEWA ROAD

Mr. Patrick Hester was present to request temporary flags announcing their new store located next to the Courtyard restaurant. The flags would be installed in the mulch of the landscape island close to Rt. 82 at the head of the first two parking aisles directly across from KeyBank. Mr. Hester said the flags would help to advertise their new location. Mr. Packard pointed out that banners and flags have historically not been permitted in the City. Businesses that put them up have been asked by the Building Department to remove them. He said the Commission could turn down the request, or consider it as a one-time, grand opening advertisement for a very limited period such as 15 days.

Beyond the fact that the flags were not permitted in the City, they were two and three times the Code sign size guidelines. Commission members felt permitting the flags, even for a very limited period, would set a precedent that would encourage other merchants, and flags would start popping up all over the City. It was suggested that Mr. Hester consider a store front temporary grand opening sign or banner that would comply to City Code requirements. The flag request was withdrawn.

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that Mr. Bender and the Law Director presented The Preserve at Parkside to City Council. Currently the Deeds and Covenants were being reviewed by the Building Department and City Engineer. Mr. Harwood expected to present the preliminary plans to Council for approval at their next meeting.

REPORT OF MAYOR HRUBY

The Mayor reported that he received a letter from Mr. McCreery with revised plans for his proposed new home in the Olde Towne neighborhood. The plans were essentially the ones previously presented to the Commission with only minor adjustments that Mr. McCreery thought would unify the outside appearance. Mayor Hruby said the plans appeared to comply with Code requirements. The plans would soon be reviewed by the Architectural Design Review Board. Mayor Hruby intended to send copies of the revised plans to Commission members for their review. Mr. McCreery hoped to begin construction in the spring.

REPORT OF CITY ENGINEER - No Report

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

BRECKSVILLE UNITED METHODIST CHURCH BIKE PAD – 65 PUBLIC SQUARE

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 Bike Rack Area in the front yard of Brecksville United Methodist Church located at 65 Public Square, Brecksville, Ohio 44141, as depicted on the application and plans dated January 23, 2018, contingent on the approval of the City Engineer.

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

The Regular Meeting closed at 7:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

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Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
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Present: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Robert Hotaling
Others: Scott Packard, Gerald Wise, and approximately 7 guests

Mr. Roman opened the Work Session at 7:21 p.m.

BRECKSVILLE UNITED METHODIST CHURCH BIKE PAD – 65 PUBLIC SQUARE

Ms. Jennifer Gee was present on behalf of the Brecksville United Methodist Church's request to install bike racks on both sides of a 14' x 10' patio in the front yard of the church. The racks would be used by parishioners, as well as the general public. A sculpture and a fixit station would also be part of the installation. Mr. Wise had no issue with the proposed plans. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris