

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

In Mr. Roman's absence, Mr. Sciria opened the Regular Meeting of the Planning Commission at 7:00 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 8, 2018

It was moved by Mr. Sciria and seconded by Mayor Hruby that the Planning Commission Regular Meeting Minutes of March 8, 2018 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 8, 2018

It was moved by Mr. Sciria and seconded by Mayor Hruby that the Planning Commission Work Session Meeting Minutes of March 8, 2018 be approved.

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

SIGNS:

MASONIC TEMPLE SIGN PACKAGE – 8918-8926 BRECKSVILLE ROAD (CC Action)

Messrs. David James and Jeff Kopacka, President and Vice President of Brecksville Masonic Temple Company, were present seeking approval of a new signage package as part of the proposed front renovation project for that building. Mr. Brian Becker of Becker Signs was also present. Mr. James described the merchants' signs which would each include a wall sign and a projection sign perpendicular to the building above the wall sign. Sign lettering would not exceed nine inches. Mr. James indicated he had worked with Mr. Packard to keep the deviations requested to a minimum. The third story insignia sign would be a direct replacement of the current sign with the only change being a subtle, soft blue backlighting. Commission members advised that back lighting was generally not permitted. Mr. Kopacka noted that the backlighting would only be turned on twice a month at the times they have meetings. He added that, for their fraternity, it would symbolically comply with a tradition of welcoming members to meetings. There was a consensus that since gooseneck lighting would not be applicable on a third story, the lighting would be subtle and turned on only twice a month and this was not a commercial application, it could be considered.

It was moved by Mr. Sciria and seconded by Mayor Hruby that the Planning Commission approve, and the Building Department issue 9 permits for:

1. A 1.5' x 14', 21 sq. ft. Non-Illuminated, Wall Identification Sign space for 8918 Brecksville Road
2. A 32" x 26", 5.78 sq. ft. Non-Illuminated Projection Identification Sign space for 8918 Brecksville Road
3. A 1.5' x 8', 12 sq. ft. Non-Illuminated, Wall Identification Sign space for 8920 Brecksville Road
4. A 32" x 26", 5.78 sq. ft. Non-Illuminated, Projection Identification Sign space for 8920 Brecksville Road
5. A 56" x 56", 21.78 sq. ft. Illuminated, Wall Identification Logo Sign for 8922 Brecksville Road for Brecksville Masonic Temple
6. A 1.5' x 14', 21 sq. ft. Non-Illuminated, Wall Identification Sign space for 8924 Brecksville Road

7. A 32"x 26", 5.78 sq. ft. Non-Illuminated, Projection Identification Sign space for 8924 Brecksville Road
8. A 1.5' x 8', 12 sq. ft. Non-Illuminated, Wall Identification Sign space for 8926 Brecksville Road
9. A 32" x 26", 5.78 sq. ft. Non-Illuminated, Projection Identification Sign space for 8926 Brecksville Road

8918-26 Brecksville Road, Brecksville, Ohio, as described in the application dated March 6, 2018 and drawing by Becker Signs Inc., contingent upon tenant specific signage to be submitted for Planning Commission approval prior to installation and upon City Council's approval of the following deviations:

- A deviation from Section 1187.06(a)(5) to permit a projection identification sign in the right-of-way on signs 2, 4, 7 and 9
- A deviation from Section 1187.09(d)(6) to permit a projection identification sign in addition to a permitted wall sign for signs 2, 4, 7 and 9
- A deviation from Section 1187.09(c) of the maximum 20.6 sq. ft. unit sign to allow 21 sq. ft. for 8918 Brecksville Road sign 1
- A deviation from Section 1187.09(c) of the maximum 9.75 sq. ft. unit sign to allow 12 sq. ft. for 8920 Brecksville Road sign 3
- A deviation from Section 1187.05(d)(2) of internally illumination may be permitted only on free-standing ground identification signs and limited to business logo or individual letters to allow a wall sign with backlighting for 8922 Brecksville Road sign 5
- A deviation from Section 1187.09(d)(2) of the maximum 3 sq. ft. above ground floor wall sign to allow a 21.78 sq. ft. exterior 2nd floor wall sign/logo for Brecksville Masonic Temple, 8922 Brecksville Road sign 5
- A deviation from Section 1187.09(b)(1) of the maximum 100 sq. ft. total building signage to allow 110.9 sq. ft.

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

REPORT OF MAYOR HRUBY

Mayor Hruby reported that City Council passed unanimously the final plans for The Preserve at Parkside. He advised that the Planning Commission would be welcoming a new member, Michael Bandsuh, at their next meeting.

REPORT OF CITY ENGINEER - No Report

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

ZABKAR FRONT YARD SETBACK – 10279 HIGHLAND DRIVE

It was moved by Mr. Sciria, and seconded by Mayor Hruby, that the Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, April 19, 2018, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 125' for Permanent Parcel #604-21-014, 10279 Highland Drive, Brecksville, Ohio 44141.

ROLL CALL: Ayes: Eric Lahrmer, Mayor Hruby, Ron Payto, Dominic Sciria

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Nays: None
MOTION CARRIED

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

OH EXCHANGE FACILITIES NETWORKS LLC – ROW 8121-8499 CHIPPEWA

It was moved by Mr. Sciria and seconded by Mayor Hruby that the Planning Commission recommend to City Council **Preliminary and Final** approval for OH Exchange Facilities Networks, LLC for the proposed installation of a Non-Switched RF Transport Service within the City of Brecksville Right of Way, 8121-8499 Chippewa Road, as described in the application dated February 12, 2018 and attached plans by TGC Engineering LLC all dated December 6, 2017, contingent on the approval of the City Engineer:

| | |
|------|---------------------------------|
| T-1 | Title Sheet |
| SP-1 | Exhibit Photo & Site Plan |
| EV-1 | Pole Elevations |
| PL-1 | Plumbing & Riser Diagram |
| EQ-1 | Equipment Details |
| EQ-2 | Equipment Details |
| E-1 | Electrical Details |
| G-1 | Grounding Details |
| S-1 | Pole Embedment Details |
| TC-1 | Vehicular Traffic Control Plan |
| TC-2 | Pedestrian Traffic Control Plan |
| GN-1 | General Notes |
| GN-2 | General Notes |
| GN-3 | General Notes |

Approval is further contingent upon the applicant meeting with City safety forces and getting their approval prior to installation.

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

The Regular Meeting closed at 8:10 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: Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria
Absent: Michael Harwood, Kirk Roman
Others: Scott Packard, Gerald Wise, and approximately 7 guests

Mr. Sciria opened the Work Session at 7:23 p.m.

MASONIC TEMPLE FRONT FAÇADE RENOVATION – 8918-8926 BRECKSVILLE ROAD

Messrs. David James and Jeff Kopacka, President and Vice President of the Brecksville Masonic Temple Company, were present seeking approval of exterior façade alternations to the front of the Masonic Temple buildings at 8918-26 Brecksville Road. Mr. James described the project as primarily window replacement, however new doors, awnings, repaired brick and replacement of sandstone with limestone would also be included.

The new windows would be one inch, insulated glass. Mr. Lahrmer questioned the bronze aluminum window framing. Mr. Kopacka noted their window company, Viking Glass, recommended the bronze color. Mr. Payto thought white mullions would look better than the bronze framing. He suggested the butt glazing of the glass was too contemporary. Mr. Payto thought a larger scale rendering of a store front would be helpful to the Commission in assessing the window treatment.

The degraded sandstone on the building front would be replaced with a more durable limestone in the same shade and size as the sandstone. Mr. Payto suggested a water repellant coating for the limestone. The new doors proposed for the building would match the doors installed at the Masonic entrance last year in hollow metal with a wood grained stamped finish. Mr. James described the doors as high-end, stout, commercial doors.

Mr. Lahrmer suggested that seeing samples of the window framing, doors, paint colors, and limestone would help the Commission to visualize the entire project. Commission members wanted to give the consideration due to the project as an important renovation to a historic building. The Mayor commented that the project was a good start to the City's campaign for the revitalization of the downtown area. The applicants would return with material samples and a detailed rendering of one of the store fronts.

ZABKAR FRONT YARD SETBACK – 10279 HIGHLAND DRIVE

Jeffrey and Jennifer Zabkar were present to request the establishment of a front yard setback of 125' for their lot at 10279 Highland Drive. Mr. Sciria noted that the Zabkars were making application to the Planning Commission, because setbacks within 300 ft. of their lot were not at the 125' Code setback criteria, and as part of the process it would be necessary to set a public hearing before establishing a setback. The Zabkars chose a 125 ft. setback because it was the Code requirement and a comfortable distance off the main road. That setback would also permit them to keep some of the existing trees.

Mr. Sciria asked if they had shared their plans with the neighbors on either side, especially since part of their garage drive would be visible from one of the neighbor's back yard. The Zabkars had not yet met any of the neighbors. It was noted that the Commission typically recommends landscaping solutions in situations where homes were offset and there were visual issues. It was also suggested that the Zabkars introduce themselves and their plans to the neighbors who would be receiving notice of the public hearing. The Work Session recessed into the Regular Meeting to set a public hearing.

OH EXCHANGE FACILITIES NETWORKS LLC – ROW 8121-8499 CHIPPEWA

Mr. Robert Knopf was present to request approval of the installation of a 49 ft. 4 inch tall wooden pole with a small cell to be located on the North side of Chippewa Road in front of Creekview Commons. This installation will provide a Non-Switched RF Transport Service in the right of way. He noted at this fourth appearance before the Commission that plans were now in compliance with all requests made by the City.

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Mr. Wise referenced his March 22, 2018 review letter and remarked that the pole would fall in line with existing utility poles in that area. He cautioned that there were many underground utilities in the limited area between the sidewalk and the curb to avoid in the 9 ft. hole depth for installing their pole. Mr. Wise noted he provided for just a small amount of leeway east/west for the pole location, should avoiding utilities necessitate it. Mr. Wise also mentioned the City's "streetrights" provision which might require moving of the pole for City required repairs, maintenance, or replacement of street utilities. Mr. Wise would like to see a maintenance of traffic plan from their contractor and some restoration specifics. Mr. Knopf noted that it was their company's practice about a week or two prior to installation to meet with a city staff and their police chief to review a maintenance of traffic plan.

Mr. Sciria brought up the Commission's previously stated skepticism that the company had no forecast plan for future pole installations in Brecksville as noted by Council President Harwood at a prior meeting, and it was noted for the record, that the Commission's recommendation to approve this installation should not be considered as an indication that the Commission will approve additional proposals for similar installations without such forecasts. Mr. Knopf knew of only two tentative future locations, one on Mill Road and the other further east on Chippewa Road that were even under consideration.

The Work Session recessed into the Regular Meeting for a motion.

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

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
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