

PUBLIC HEARING FRONT YARD SETBACK – 5304 VALLEY PARKWAY  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
October 25, 2018 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,  
Dominic Sciria  
Others: Scott Packard, Gerald Wise and approximately 7 guests

Mr. Roman opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the October 11, 2018 issue of the *Sun Star Courier*:

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, October 25, 2018 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 110' for Permanent Parcel #603-17-024, 5304 Valley Parkway, Brecksville, Ohio 44141.

Mr. Nestor Papageorge of Alexandra Fine Homes was present to request a 110 ft. setback for a new home on Valley Parkway. The Commission explained the necessity for setting a front yard setback for the property and also the public hearing process. There was no one in the audience attending for this matter and Commission members had no questions.

Mr. Roman noted that this matter would be considered at the Work Session later in the evening. The Public Hearing closed at 7:04 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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 7 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:04 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 4, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of October 4, 2018 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 OCTOBER 4, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of October 4, 2018 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 2019 PLANNING COMMISSION SCHEDULE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Meeting Schedule for 2019 be approved.

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

SIGNS

CLEVELAND CLINIC EXPRESS CARE CLINIC – 8805 BRECKSVILLE RD.

Mr. Bob Kunzen of Brilliant Electric Sign Company was present to request a wall sign for Cleveland Clinic Express & Outpatient Care to be located in the Millside shopping center. The sign had the approval of the landlord and was within City Code requirements.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission approve a 26.33 sq. ft. permanent, identification, wall sign for Cleveland Clinic Express & Outpatient Care, 8805 Brecksville Road as described in the application dated October 16, 2018 and plans by Brilliant Electric Sign Co., Ltd.

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 City Council, at their last meeting, approved the Niton/Zemito Lot Split and Consolidation.

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER

Mr. Wise invited Commission members to a proof roll for the Preserve at Parkside the following day at 11:00 a.m.

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

SCOTT FRONT YARD SETBACK – 5304 VALLEY PARKWAY

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council the establishment of a front yard setback of 110 feet at 5304 Valley Parkway, Brecksville, Ohio, Permanent Parcel #603-17-024, as described in the application dated September 21, 2018 and shown on the Site Plan by Gutoskey & Associates Inc., dated March 22, 2018.

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

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

CLEAR CHOICE EXPANSION – 7001 S. EDGERTON

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council **FINAL APPROVAL** for a 25,000 sq. ft. Office Building Expansion, 7001 South Edgerton Road, Brecksville, Ohio as described in the application dated October 25, 2018, and plans by Geis Companies and Weber Engineering Services, all dated October 25, 2018 (except as noted):

- A2.0 Rendering
- A.1 Site Plan
- A-300 Elevations
- E-002 Site Photometric
- C100 Title Sheet
- C101 Demolition Plan
- C102 Site Plan
- C103 Utility Plan
- C104 Grading Plan
- C105 Site Details
- C105A Site Details
- C105B Site Details

C105C	Site Details
C106	SWP3
C107	SWP3 Details
C108	SWP3 Details
C108A	SWP3 Details
C108B	SWP3 Details
C108C	SWP3 Details
C109	SWP3 Details
C110	SWP3 Details
C111	SWP3 Details

Stream and Wetlands Foundation Mitigation letter dated February 19, 2018  
Department of the Army Permit #2006+00755 dated February 23, 2018

Conditional upon approval of the City Engineer, City Arborist, and the following variances:

- A variance from Section 1155.32 of 20 ft. from the minimum established 100 ft. to allow an 80 ft. rear yard setback for a commercial addition located at 7001 S. Edgerton Road, PP #604-07-010.

Applicant will extend the 8 ft. wooden fence which has been mentioned in this item to a length of approximately 125 foot or more along the western property line between the parking lot and the residential units leading up to the tree line.

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

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

SPRINT CELL ANTENNA ADDITION – WAIVE PUBLIC HEARING - 6896 ½ MILLER ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission will waive the requirement for a public hearing to hear the request of Sprint to add 3 additional cellular antennas on the cell tower located at 6896 ½ Miller Road as permitted under Section 717.03(c).

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

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

SPRINT CELL ANTENNA ADDITION – 6896 ½ MILLER ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council approval of plans for the installation of 3 new antennas and associated equipment on new mounts at the 209' level at the Diamond Tower II LLC, located at 6896 ½ Miller Road, Brecksville Ohio, 44141, for Sprint in the application dated September 25, 2018, as described on the attached drawings by T-

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Squared Site Services dated January 30, 2018 and Structural Analysis Report by Paul J. Ford & Company dated August 28, 2018, contingent on the approval by City Council.

T-1	Title Page
C-1	Overall Site Plan
C-2	Site Elevations
C-3	Antenna & Equipment
C-4	Specifications & Signs

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

The Regular Meeting closed at 7:57 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN  
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ERIC LAHRMER, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION  
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 7 guests

Mr. Roman opened the Work Session at 7:10 P.M.

SCOTT FRONT YARD SETBACK – 5304 VALLEY PARKWAY

Mr. Nestor Papageorge of Alexandra Fine Homes was present to request a 110 ft. setback for a new home on Valley Parkway. He acknowledged the Commission's suggestion from their October 4<sup>th</sup> meeting that the front yard setback could be greater than the 110 ft. requested, considering the setbacks of the adjacent homes. Mr. Papageorge indicated that the property owners would like to have the setback established at 110 ft. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

CLEAR CHOICE EXPANSION – 7001 S. EDGERTON

Mr. Greg Seifert of Geis Company was present to request final plan approval of an office expansion for Clear Choice on South Edgerton Road. He indicated their variance setback request on the north side of the building had been approved by the BZA. The parking count had been verified and submitted to the Building Department. References to signage were removed from the plan and they understood signage would be a separate application before the Commission. Mr. Seifert indicated Geis would plan to extend the fence along the west property line abutting Grand Bay along with appropriate landscaping.

Mr. Bandsuh asked about landbanked parking. Mr. Seifert explained that land was set aside for future parking development if needed. The determination to develop parking spaces in the future from landbanked space could be made by either the property owner or requested by the City.

Mr. Wise provided Commission members with a copy of his October 22, 2018 letter to Scott Packard relative to outstanding issues with the Miller's Crossing Building and Parking Expansion project. The letter included responses from Geis Company on all the issues contained in his letter. Mr. Wise noted that the final concerns he had, relative to storm water management, were just settled with the project engineer this afternoon. He had no objection to the Commission proceeding with final plan approval consideration. The Work Session recessed into the Regular Meeting for a motion.

SPRINT CELL ANTENNA ADDITION – 6896 ½ MILLER ROAD

Mr. John Sindyla was present for Sprint's request for three new antennas on the Diamond Tower on Miller Road. The new antennas would be at the same level on the tower as their existing equipment. No additional ground equipment or cabinets would be involved. The new antennas were being requested to better serve their customers. Mr. Roman explained that two motions would be required, one to waive a public hearing and the other for approval of the request. The Work Session recessed into the Regular Meeting for the motions.

PEDERSEN SOLAR PANEL INSTALLATION – 9247 WINDSWEPT

Mr. David Zelasko, from Third Sun Solar, was present on behalf of the Pedersen's thirty panel solar system request. He indicated that the original plan featured 20 panels on the south livingroom roof, and 10 panels on the south garage roof. At the Commission's September meeting they suggested an eastern roof orientation be considered for solar panels. Mr. Zelasko said their model of an eastern roof panel installation only accommodated 22 panels and the projected efficiency of the system dropped from the 83% of the original plan to 57% in the eastern roof installation.

Mr. Pedersen indicated one of his neighbors was in favor of the solar system installation regardless of the roof installation orientation. Mrs. Pedersen asked what the Commission felt was displeasing about the appearance of

solar panels. Mr. Sciria said there were no doubt people who felt not every architectural style would look good with a solar installation. The Commission's concern would be with compliance to the City's Solar Ordinance guidelines, specifically focused to amount of roof coverage and roof orientation.

Mayor Hruby asked about the cost of the system and how much of it was subsidized by an outside source. Mr. Zelasko responded that the system was approximately \$25,000 with a 30% Federal tax credit. He also mentioned a County bulk purchase arrangement where 100 individuals interested in solar system installations were offered a discounted price by selected solar system installers.

Mr. Sciria commented that the next step in the process would be setting a public hearing. Since the application was being presented in its original submission format, Mr. Sciria said he could not support it. He felt supporting the original proposal would be setting a precedent which would lead to other non-Code compliant requests. Mr. Sciria noted that traditionally the Commission does not set public hearings for submissions they would not vote favorably for approval. Further discussion revealed no Commission support for the original proposal based on roof orientation.

Mr. Harwood confirmed with the applicant that the system would work with an alternate roof installation, just not as economically as the original proposal. It was pointed out that the Commission did not make decisions based on the economic feasibility of submissions for applicants, but strictly based on City Code requirements. The original solar ordinance for the City was enacted about 2010 and was currently under review for updating. Mr. Zelasko pointed out that technology and aesthetics have changed since that time for solar systems. He would be willing to provide a rendering of the system for the Commission, something he has done for submissions in other cities. Mr. Bandsuh said he was willing to support a submission with greater roof coverage than the Code restriction of 25%, but was unwilling to support the original submission based on roof orientation. He cautioned the applicant not to invest too much money on submitting a rendering of the original proposal.

Mr. Payto quickly sketched and provided Mr. Zelasko with another possible roof orientation that the Commission might be more willing to consider. He advised that if they chose to consider his sketched roof orientation the neighbors should be consulted as that orientation would be visible to them. The Pedersen's chose to table their request and possibly come back with a revised plan for consideration to set a public hearing.

The Work Session closed at 7:57 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Nancy Dimitris