

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby, Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 2 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 23, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of August 23, 2018 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 23, 2018

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of August 23, 2018 be approved.

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

SIGNS:

GETRONICS – 6955 TREELINE DRIVE

Mr. Ron Inabnit of Art & Sign Studio Corp. presented a proposed wall sign for Getronics at 6955 Treeline Drive. The sign was within Code requirements and 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 a 32.72 sq. ft. permanent, wall identification sign for Getronics, 6955 Treeline Drive as described in the application dated August 20, 2018, and attached plans by Art&Design Studio Corp. dated August 17, 2018.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council granted preliminary approval for the Clear Choice Expansion. In the Mayor's absence Mr. Harwood spoke about the Cuyahoga County Master Plan presentation scheduled for September 11th. He would make sure Planning Commission members receive an invitation.

REPORT OF CITY ENGINEER - No Report

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

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JOE MAXX COFFEE EXTERIOR ALTERATION – 7305 CHIPPEWA ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval for the proposed dumpster enclosure, which has been changed in that the man door portion of the enclosure shall open inward instead of outward, and also said door shall not be on the east side of the enclosure, but rather on the west side of the enclosure, a 36 sq. ft. storage shed and 4' black aluminum fencing for Joe Maxx Coffee at 7305 Chippewa Road, Brecksville, Ohio 44141, as described in the application dated August 20, 2018 and attached plan by HSB.

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

The Regular Meeting closed at 7:30 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
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Present: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby, Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 2 guests

Mr. Roman opened the Work Session at 7:03 p.m.

JOE MAXX COFFEE EXTERIOR ALTERATION – 7305 CHIPPEWA ROAD

Messrs. Bob Bajko, Architect, and Frank Caparso, owner of Joe Maxx Coffee, presented a proposal for a small storage shed addition, a dumpster enclosure at the existing dumpster location in the rear north east corner of the lot and decorative fencing. Mr. Caparso explained that because of the small size of the building they could use the extra storage space the shed would provide. With the amount of activity on the site he felt the fencing would provide some protection for pedestrians moving about the site.

Mr. Lahrmer questioned whether access to the dumpster enclosure involved walking on the neighboring property. Mr. Bajko responded that access to the dumpster would be along a dedicated driveway. Mr. Caparso noted that the little used man door access on the east side of the enclosure along the neighboring property would primarily be for disposal of cooking oil a couple times a year. In the interest of promoting good relations with the neighboring property owner, the Commission asked if the man door could be flipped to the other side of the enclosure. Mr. Sciria pointed out that the Code requirement was for a masonry dumpster enclosure; however, he thought the Commission could approve the proposed chain link fence with vinyl inserts at their discretion. There was a general consensus that the proposed improvements to the property were well done.

Mr. Packard observed that he asked the applicant to note on the drawing that exterior seating would not be installed without City approval. He did so to make sure they understood that outside seating would need Planning Commission consideration. The Work Session recessed into the Regular Meeting for a motion.

PEDERSEN SOLAR PANEL INSTALLATION – 9247 WINDSWEPT DRIVE

Mr. David Zelasko of Third Sun Solar was proposing two south facing roof arrays for a solar power installation for the Pedersen home on Windswept Drive. He said they chose not to use the west, street facing, roof exposure for reasons of aesthetics and shade issues.

Mr. Packard noted that the proposed installation, because of the orientation of the house on the property, would be a sideyard installation fully within view of the adjacent property owner whose house was also taller than the proposed installation home. Mr. Lahrmer asked if there had been any communication with neighbors. Mr. Zelasko responded that he could ask the Pedersen's to inform neighbors.

Mr. Sciria characterized the proposed installation as really a front yard installation because of the house's orientation on the street. It would be within view of all the neighbors, including from directly across the street. He commented that the proposed installation did not meet the standards applied by the Commission to other solar installations in the City. Even if there were no objections from neighbors, Mr. Sciria thought the installation would set a precedent and encourage other non-compliant requests. He would not recommend a public hearing be set for a proposal he could not support.

Mr. Harwood reviewed the Code requirement for rear yard installations. He mentioned that City Code on solar installations was currently under review and that the restriction of a maximum of 25% roof coverage of any single roof would probably change. Mr. Zelasko commented that a rear yard installation would not be economically feasible for the Pedersen location. He pointed out that the panels are non-glare and have been used in airports throughout the country. Mr. Harwood indicated that residential application was far removed from commercial application. He did mention that the new solar policy might take into consideration new products such as more roof shingle appearing panels.

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Mr. Bandsuh asked if an east (rear) facing roof gable with some sun exposure could be considered for the panels currently shown on the front facing roof line. Mr. Zelasko indicated that roof line was somewhat shaded and would result in lower production, but they could review it and revise their proposal. Mr. Zelasko asked if a positive response from neighbors on at least some panels on the western exposure to provide the Pedersen's with a reasonable return on their investment could be considered. Mr. Roman noted the Commission tried to accommodate residents' requests, but also had to consider the many other residents in the community. The issue was tabled until such time as the applicant would choose to return with a revised proposal.

The Work Session closed at 7:30 p.m.

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