

PUBLIC HEARING FRONT YARD SETBACK – 10193 BARR ROAD
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
June 20, 2019 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Eric Lahrmer
Others: Gerald Wise, and approximately 6 guests

Mr. Roman opened the public hearing at 7:00 p.m. by reading the following legal notice published in the June 6, 2019 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 p.m. on Thursday, June 20, 2019, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 97.5' for Permanent Parcel #604-14-012, Parcel B, located at 10193 Barr Road, Brecksville, Ohio 44141.

Mr. James Todt, property owner, and Mr. Ben Rogers of Finch & Soil Services Inc. were present on behalf of Mr. Todt's request for a lot split and front yard setback for his property at 10193 Barr Road. Mr. Finch was employed by Mr. Todt to work with the County to approve the new house layout and proposed septic system.

Mr. Todt would like to split his lot to gain a buildable lot to the south of the existing home. Both lots would be just over two acres each. He proposed to build a three bedroom ranch home on the new lot with a well and septic system.

Ms. Laura Tecca, 10233 Barr Road, asked what the normal setback was for homes in that area. Mr. Wise responded that for an existing street such as Barr Road the setback for homes was established by the Planning Commission after a public hearing and consideration of adjacent property setbacks. Ms. Tecca questioned the frontage for the lots and whether a home would fit on the new lot. Mr. Wise noted that the frontage for the lots would be about 100 ft., however the lots widen at the setback point. Mr. Todt shared with her a layout depicting the proposed lot split, existing home and proposed new home.

Mr. Wise asked about a soil report. Mr. Rogers confirmed that the soil had been tested and he received a verbal clearance through the county that the property was suitable for a septic system. Mr. Harwood advised that submission of a soil report would be required before City Council would consider the matter.

There was no further discussion and Mr. Roman advised that this issue would come up again in the Work Session later in the evening. The public hearing was closed at 7:14 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER PORCH AND DECK – 8043 LONG FOREST DRIVE
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Eric Lahrmer
Others: Gerald Wise, and approximately 6 guests

Mr. Roman opened the public hearing at 7:14 p.m. by reading the following legal notice published in the June 6 2019 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:05 p.m. on Thursday, June 20, 2019, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio 44141 to consider the construction of a rear enclosed porch and deck on an existing residence located at 8043 Long Forest Drive, Brecksville, Ohio 44141.

Mr. Gene Lustik was present on behalf of the proposal for a screened porch over an existing deck along with a 10' x 14' deck extension for 8043 Long Forest Drive.

There were no questions from either the public present or Commission members. Mr. Roman advised that this issue would come up again in the Work Session later in the evening. The public hearing was closed at 7:16 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
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Eric Lahrmer
Others: Gerald Wise, and approximately 6 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:16 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 6, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of June 6, 2019 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 6, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 6, 2019 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council passed the lot consolidation for RBS Investments – 8973 Daisy Avenue.

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

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

TODT LOT SPLIT & FRONT YARD SETBACK – 10193 BARR ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council final approval of a lot split of PP #604-14-012 to create Parcel A, 2.3319 acres, and Parcel B, 2.3392 acres and to also establish a front yard setback for Parcel B of 97.5 feet at 10193 Barr Road, Brecksville, Ohio as described in the attached plat drawing by Riverstone Land Surveyors dated May 6, 2019, and contingent upon approval of the City Engineer and approval by the Board of Zoning Appeals of the following variances:

- A variance from Section 1117.09 requiring that a lot design generally be rectangular to allow the creation of two irregularly shaped lots.
- A variance from Section 1151.22 minimum lot width 175 ft. required, to allow 151.2 ft. and 146.3 ft. located at 10193 Barr Road, PP #604-14-012.

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Contingent upon the applicant producing and providing a report from the appropriate government entities concerning the suitability of the septic system which will be utilized at the property.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, 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.

REAR ENCLOSED PORCH & DECK ADDITION – 8043 LONG FOREST DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council construction of a 264 square foot enclosed porch and an attached 140 square foot wooden deck for a total addition of 404 square feet at 8043 Long Forest Drive, Brecksville, Ohio 44141 as described in the application dated May 6, 2019, and attached additional information dated May 6 and May 7, 2019.

- A - Rear Porch Addition to Existing Residence at 8043 Long Forest Drive
- B - Site Plan
- C - Proposed Screen Porch Elevation
- D - Photo of Existing Porch and Patio
- E - Photo of Existing Porch and Patio
- F - Chippewa Hills Design Review and Approval
- G - Existing Site Plan

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, 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

Minutes recorded by Nancy Dimitris

WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Eric Lahrmer
Others: Gerald Wise, and approximately 6 guests

Mr. Roman opened the Work Session at 7:18 p.m.

TODT LOT SPLIT & FRONT YARD SETBACK – 10193 BARR ROAD

Mr. James Todt, property owner, and Mr. Ben Rogers of Finch & Soil Services Inc. were present on behalf of Mr. Todt's request for a lot split and front yard setback for his property at 10193 Barr Road. The lot split would create two, approximately equal, lots of just over two acres each. Two variances were being requested, 1) Two irregularly shaped lots, and 2) Lot width to permit 146.3 ft.

Mr. Rogers had indicated, at a public hearing earlier in the evening, the various bureaucratic snafus that lead to not having a soil report to present to the Commission. He did, however, have verbal approval from the County on the suitability of the soil for the proposed septic system. Mr. Harwood mentioned again the requirement to have a submitted soil report from the County before City Council would consider the proposed lot split for approval. The Work Session recessed into the Regular Meeting for a motion.

REAR ENCLOSED PORCH & DECK ADDITION – 8043 LONG FOREST DRIVE

Mr. Gene Lustik was present on behalf of the proposal for a screened porch over an existing deck along with a 10' x 14' deck extension for 8043 Long Forest Drive. The proposed project had the approval of the Chippewa Hills Design Review Committee. The porch and deck addition was discussed at a public hearing earlier in the evening and Commission members had no issues with the application. 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