

PUBLIC HEARING FRONT YARD SETBACK – 7759 PARKVIEW DRIVE  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
August 22, 2019 Page 1

Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Eric Hall, Gerald Wise, and approximately 27 guests

Mr. Roman opened the public hearing at 7:00 p.m. by reading the following legal notice published in the July 25, 2019 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 p.m. on Thursday, August 22, 2019, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 485.0 feet for lot A, located at 7759 Parkview Drive, Brecksville, Ohio 44141.

Mr. Brian Kauffman, representing the contractor, spoke on behalf of the new property owner on Parkview who would like to build a home with a frontyard setback of 485 ft. from Parkview Drive and positioned on the edge of a ravine to take advantage of the topography and natural beauty of the setting while also preserving trees on the lot.

Mr. Pellegrino Ciccarello, 9701 Brecksville Road, was concerned that the long driveway to the home, set just 17 feet off his rear property line would impact his privacy and ability to enjoy the use of his backyard. He wondered why the house couldn't have a more traditional setback from Parkview since it appeared there was adequate frontage. Mr. Kauffman responded that generous vegetative screening along the drive would be provided, including hardwood and/or pine trees. He also pointed out that the driveway area actually dropped down from Mr. Ciccarello's property line, helping to screen it.

Mr. Sciria quoted from an August 20, 2019 letter directed to the Planning Commission from Mr. Isaac D. Smith, Conservation Program Manager for Cleveland Metroparks:

"Thank you for providing Cleveland Metroparks with the notice of application to establish a front yard setback located at 7759 Parkview Drive, which is adjacent to Cleveland Metroparks Brecksville Reservation. Cleveland Metroparks has reviewed the request and researched deed restrictions related to the property. Cleveland Metroparks does not own deed restrictions upon the property.

Although Cleveland Metroparks does not own deed restrictions upon the property located at 7759 Parkview Drive, Cleveland Metroparks staff respectfully request that Planning Commission carefully consider the impacts that establishing a four hundred and eighty-five (485) foot setback may have on the adjacent park property of Brecksville Reservation and the headwater streams of Chippewa Creek that flow through the property. By establishing a 485 foot setback upon the subject property, the applicant will be required to construct a substantially long driveway with a bridge of culvert over an already impacted headwater stream of Chippewa Creek which is located upon the property."

Mr. Kauffman indicated his firm had done a culvert project in Brecksville in the past working with Mr. Smith and he would have no problem consulting with him on this project.

Ms. Christine Vrooman, 9701 Brecksville Road, was concerned about the impact of her privacy with a driveway so close to her rear property line. She felt the development proposed for that Parkview property, would impact negatively on the tree canopy, drainage off the site, as well as a resident species of endangered bats and stream minnows. Mr. Geis, the property owner, offered to adjust the location of the driveway slightly and provide adequate screening to satisfy the neighbors' concerns. Mr. Kauffman pointed out that the two lots normally could be expected to result in two homes being built, while they were going to consolidate the lots and build only one home. He said that the driveway would be Code compliant.

Mr. Hall mentioned that the City received an e-mail from Mr. Joe Paoletta, 8801 Parkview Drive, indicating he had no objection to the consolidation and setback proposal.

PUBLIC HEARING FRONT YARD SETBACK – 7759 PARKVIEW DRIVE  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
August 22, 2019 Page 2

There were no further comments from the Commission or the Public. Mr. Roman advised that the matter would come up again in the Work Session later in the evening. The Public Hearing closed at 7:18 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 FRONT YARD SETBACK – 9060 HIGHLAND DRIVE  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
August 22, 2019 Page 1

Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Eric Hall, Gerald Wise, and approximately 27 guests

Mr. Roman opened the public hearing at 7:18 p.m. by reading the following legal notice published in the August 8, 2019 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:05 p.m. on Thursday, August 22, 2019, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 346.2 feet for Parcel B, located at 9060 Highland Drive, Brecksville, Ohio 44141.

Mr. Dean Asimes was present on behalf of his request for a lot split, consolidation and frontyard setback for his Highland Drive properties. The proposal was to consolidate two parcels into one rectangular lot. The setback was for a barn house to be constructed to align with the original farmhouse and provide a cohesive appearance for the property.

Mr. Ed Sternad, 9070 Highland Drive, asked about the sideyard setbacks, which Mr. Asimes said were 30 ft. Messrs. Asimes and Sternad approached the Commission and had a private consultation over the plans.

There were no further comments from the Commission or the Public. Mr. Roman advised that the matter would come up again in the Work Session later in the evening. The Public Hearing closed at 7:20 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  
August 22, 2019 Page 1

Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Eric Hall, Gerald Wise, and approximately 27 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:20 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF JULY 11, 2019

Mr. Bandsuh pointed out that for the Cambridge Village Entrance Sign motion at the July 11<sup>th</sup> Planning Meeting he abstained during the motion, whereas the submitted meeting minutes indicated he voted in approval. Mr. Roman advised that the meeting minutes would be amended to include that correction. It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Amended Regular Meeting Minutes of July 11, 2019 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JULY 11, 2019

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission Work Session Meeting Minutes of July 11, 2019 be approved.

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

APPROVAL OF THE JULY 25, 2019 SPECIAL MEETING MINUTES FOR THE ASIMES LOT SPLIT/CONSOLIDATION/FRONT YARD SETBACK AT 9060 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission July 25, 2019, Special Meeting Minutes for the Asimes Lot Split/Consolidation/Front Yard Setback at 9060 Highland Drive, be approved.

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

SIGNS:

BBHCSD STEPPING STONE INTEGRATED PRESCHOOL – 4448 OAKES RD.

Mr. Brian Becker of Becker Signs Inc. was present to request a replacement ground sign and new wall sign for the new Stepping Stone Integrated Preschool, which would be occupying the former Montessori School space at the Blossom site. The proposed ground sign was the same size and in the same location as the existing sign. Commission members had no questions and both signs are Code compliant.

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission approve, and the Building Department issue 2 permits for a 24 square foot, permanent, single sided, ground sign and a 10 square foot wall sign for the Brecksville-Broadview Heights City Schools, Stepping Stone Integrated Preschool, as described in the application and drawings by Becker Signs, dated July 16, 2019.

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
August 22, 2019 Page 2

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

WATERFALLS BREWHOUSE & RESTAURANT – 8934 BRECKSVILLE ROAD

Mr. Tony Budroe, Director of Operations for Waterfalls Brewhouse & Restaurant, was present to request an illuminated wall sign for his new Brecksville Road business. The sign was a natural log with the lettering etched into the wood and painted white. The sign was Code compliant. Commission members had no questions.

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission approve a 16 square foot, permanent, illuminated, wall identification sign for the front of Waterfalls Brewhouse & Restaurant, 8934 Brecksville Road as described in the application dated August 14, 2019, and attached drawings from Oliver Architecture dated July 10, 2019.

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

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.

GEIS LOT CONSOLIDATION & FRONTYARD SETBACK – 7759 & 7837 PARKVIEW ROAD.

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of the consolidation of PP #605-01-014 and PP #605-01-021 to create Lot A, 5.3594 acres, and establish a front yard setback of 485.0 feet at 7777 Parkview Drive, Brecksville, Ohio, as described in the attached plat drawing by Dempsey Surveying Company dated June 27, 2019, and contingent upon approval of the City Engineer and the Cuyahoga County Board of Health. Contingent further upon the driveway being moved from 17 feet to 27 feet from the sideyard property line and a row of pine trees to be planted adjacent to the driveway.

ROLL CALL: Ayes: Michael Bandsuh, 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.

ASIMES FRONTYARD SETBACK – 9060 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval for a lot split and consolidation of PP # 601-32-002 and PP #601-32-017 to create Parcel A, 2.2024 acres, and Parcel B, 2.0746 acres and establish a frontyard setback for Parcel B of 346.2 feet at 9060 Highland Drive, Brecksville, Ohio as described in the attached plat drawing and topographic survey by Cardinal Surveying and Mapping, dated June 6, 2019, and contingent upon approval of the City Engineer and approval of the Brecksville Board of Zoning Appeals of the following variances:

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
August 22, 2019 Page 3

- From Section 1117.09 requiring that lot design be generally rectangular to allow the creation of two irregularly shaped lots.
- From Section 1151.22 a variance of 54.3 feet from the minimum required lot width of 200 feet to allow 145.7 feet for Parcel B.

Contingent upon the house potentially being moved further east from the western property line, and approval by the City Engineer.

ROLL CALL: Ayes: Michael Bandsuh, 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.

LOT SPLIT & CONSOLIDATION – ANDERSON, DEVITO, DIGERONIMO AND SMITH – 9150 & 9164 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval for a lot split of PP #601-32-009, portions of which to be conveyed to PP #601-32-011 and PP #601-32-012 to create Parcel A, 2.3336 acres, and Parcel B, 3.0667 acres at 9150 and 9164 Highland Drive, Brecksville, Ohio as described in the attached application dated July 12, 2019 and plat drawing by C.W. Courtney Company, and contingent upon approval of the City Engineer and also approval of the Brecksville Board of Zoning Appeals of the following variances:

- A variance from Section 1151.22 of 77.34 feet from the minimum required lot width of 200 feet to allow 122.66 feet for Parcel A, PP #601-32-011.
- A variance from Section 1151.22 of 44.2 feet from the minimum required lot width of 200 feet to allow 155.80 feet for Parcel B, PP #601-32-012.

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

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

VERIZON ANTENNA CO-LOCATION WAIVE PUBLIC HEARING – 6896 MILLER ROAD

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission waive the requirement for a public hearing to hear the request of Cellco Partnership DBA Verizon Wireless to install new cellular antennas on the existing cell tower located at 6896 Miller Road as permitted under Section 717.03(c).

ROLL CALL: Ayes: Michael Bandsuh, 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.

VERIZON ANTENNA CO-LOCATION – 6896 MILLER ROAD

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of plans for the installation of 6 antennas at the 150 foot level along with radios, cables, and related equipment on an existing wireless communication facility at 6896 Miller Road, Brecksville, Ohio, 44141, for Cellco Partnership D/B/A Verizon Wireless as described in the application dated June 28, 2019, and on the attached drawings and Structural Analysis Report by Paul J. Ford & Company dated August 28, 2019, contingent on the approval of City Council:

T-1/A	Title Sheet	03/18/19
	Site Survey 1 of 2	01/25/16
	Site Survey 2 of 2	01/25/16
GD-2	Erosion Control and Civil Detail	03/18/19
GD-3	Erosion Control Notes	03/18/19
C-1	Overall Site Plan	03/18/19
C-2	Compound Site Plan	03/18/19
C-3	Tower Elevation and Antenna Detail	03/18/19
C-4	Equipment Pad Foundation Detail	03/18/19
C-5	Equipment Pad/Cabinet Layout	03/18/19
C-8	General Notes	03/18/19
E-1	Utility Routing Plan	03/18/19
E-3	Permanent Power and LLC Detail	03/18/19
E-4	Panel Schedules	03/18/19
E-5	Riser Diagram and Trench Detail	03/18/19
E-6	Equipment Pad Lighting Layout	03/18/19
G-1	Grounding Plan	03/18/19
G-2	Equipment Pad and Grounding Details	03/18/19
G-3	Grounding Details	03/18/19
G-4	Grounding Details	03/18/19
NTC-1	Notice to Contractor	03/18/19
	Structural Analysis Report Paul J. Ford & Company	05/28/19
GPD	3rd Party Review	07/26/19

ROLL CALL: Ayes: Michael Bandsuh, 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.

BRECKSVILLE MEGAFLEX STORAGE – 10060 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Lahrmer that the Planning Commission recommend to City Council **PRELIMINARY** approval for the proposed construction of a 24 unit Storage Facility, as an accessory use, to be built on currently vacant space behind the existing Warehouse/Office building on the property, PP #604-18-009, Brecksville, Ohio, as described in the application dated June 20, 2019 and attached drawings dated June 10, 2019.

SP. 1 – Site Plan	7/17/2019
SK. 1 – Elevations	7/15/2019
SP1 – Site Plan	7/22/2019
SP2 – Drainage and Grading Plan	7/22/2019
Parking Requirements 10060 Brecksville Road	7/22/2019

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room – Brecksville City Hall  
August 22, 2019 Page 5

Response to Questions from the Building Dept.

7/25/2019

Contingent upon relocation of the driveway and approval by the City Engineer and further conditioned upon changes to the building elevation finishes being acceptable to the Planning Commission.

ROLL CALL: Ayes: Michael Bandsuh, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Nays: Mayor Hruby  
MOTION CARRIED

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

BUTLER SOLAR PANEL REVIEW – 7338 CROSSWINDS LANE

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of a solar panel system installation at 7338 Crosswinds Lane, Brecksville, Ohio as described in the application dated July 17, 2019 and attached plans by Yellowlite and the Synergy Engineering Services report dated July 25, 2019, contingent on Utility Company interconnection approval and also contingent on City Council's approval.

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

The Regular Meeting closed at 9:20 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris



Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria  
Absent: Michael Harwood  
Others: Eric Hall, Gerald Wise, and approximately 27 guests

Mr. Roman opened the Work Session at 7:30 p.m.

GEIS LOT CONSOLIDATION & FRONTYARD SETBACK – 7777 PARKVIEW DRIVE (FORMERLY 7759 & 7837 PARKVIEW DR.)

Mr. Alfred Geis was present on behalf of his request for a lot consolidation and frontyard setback. The site consisted of seven acres with a vacant house in disrepair on one of the lots. Mr. Geis planned to bring the existing home up to a habitable status, and consolidate two of the lots to build a home. He stressed that his plan was to maintain the natural, rural setting, disturbing less than 15% of the landscape with development. His intention was to locate his home on stilts on the edge of the ravine, foregoing a grass front lawn but instead planting over 100 birch trees on the front of the property.

Mr. Geis said the driveway was designed with curves to avoid some mature trees. A curved look would also help to integrate the drive into the site better than a straight drive. Mr. Geis was willing to adjust the driveway to help alleviate his neighbor's concerns. Mr. Wise indicated the driveway was currently shown at 17 feet from the side property line at one point. Mr. Geis suggested moving the drive to 27 feet off the side property line, including adding any appropriate mounding, 12 foot pine trees or hardwood trees that would provide screening.

Mr. Geis said he met with Mr. Brian Zimmerman, of Cleveland Metroparks, concerning the impact his development plans would have on the creek. He indicated that stormwater, from the site, would run into the creek regardless of his setback from Parkview. He maintained his development plans were very detailed with respect to storm water management, detention and preservation of the site. Mr. Wise mentioned that an Army Corp. wetlands permit would be expected with the next submittal. Mr. Geis advised that application was already in process. Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

ASIMES FRONTYARD SETBACK – 9060 HIGHLAND DRIVE

Mr. Dean Asimes was present for his request to reconfigure two lots to eliminate a flag lot and create two more rectangular lots pursuant to a recommendation from the Planning Commission at an earlier meeting. Mr. Wise reported that the applicant had complied with all his requests and he had no objection to the proposal moving forward. Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

LOT SPLIT & CONSOLIDATION – ANDERSON, DEVITO, DIGERONIMO AND SMITH – 9150 & 9164 HIGHLAND DRIVE

Ms. Serena Devito and Mr. Simon Devito were present to request a non-conforming, 40 foot lot to be eliminated by conveying parts of that lot to two non-conforming adjacent lots. The lots receiving the additional property would be made wider, but still remain non-conforming lots. Mr. Wise thought that the request made sense and he had no issue with it. Mayor Hruby advised that he would be abstaining on voting for the motion as Ms. Devito was an employee of the City. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

VERIZON ANTENNA CO-LOCATION – 6896 MILLER ROAD

Mr. Nathan Meyer was present on behalf of the Verizon request for the installation of six antennas and associated equipment on the Miller Road communications tower. Mr. Meyer indicated this request was approved by the Planning Commission on August 4, 2016, but not actually installed at that time. The current request represents a reduction from the 12 antennas and associated equipment originally approved in 2016. Mr. Wise had no objection to the request. He advised, however, that a structural report and the signature of a professional engineer would be required. It was noted that a motion to waive a public hearing on the request would precede a motion for approval of the new antennas. The Work Session recessed into the Regular Meeting for two motions.

BBHCSD PK-5 SCHOOL AND FIELD HOUSE - 3500 OAKES RD.

Mr. Ryan Schmit, of TDA Architecture, was present for a preliminary review of the application of BBHCSD PK-5 School and Field House on Oakes Road. His firm has been working over the past year with much input from the schools and public on the development of a new school building and fieldhouse. The fieldhouse portion of the project would be a joint venture with the City, involving shared use with the community.

Mr. Schmit displayed a drawing of the proposed project pointing out the topographic challenges of the site, including a ravine, pond, and significant wetlands. There would be a “bus use only” road off the Metroparks using an existing access road to the water tower, which would be improved to accommodate bus traffic. The bus/emergency access road would be gate controlled at times during the day. The primary entrance road to the school would be off Oakes Road.

Approximately 240 parking spaces were provided which was determined by using State school standards for a school of the proposed size. Mr. Schmit said they wanted to minimize asphalt on the project, which would reduce storm water management and maintenance on the site. On the occasions where there were big events at the school, another approximately 100 spaces could be used in the bus access area on the other side of the building. With the access gates closed the bus access areas could also be used for playground/recess activities. Mr. Schmit outlined the area for detention on the site. He indicated they wanted to keep the dirt on the site rather than truck it off so they might use some landscaped mounding to help balance out the site.

Mayor Hruby mentioned that at some point the project would involve a lot split with a portion of the property deeded to the school system (approximately 25 acres) and the remainder kept by the City. The Mayor also mentioned that the Metroparks had been very cooperative and supportive in helping to make a “bus access only” road possible for safer traffic flow on the site.

Mr. Lahrmer asked if the interior road connecting the City’s Blossom property with the school site would draw traffic from people wanting to avoid heavy traffic on the school entrance road. The Mayor said that road was the City’s responsibility and necessary to a school evacuation program. He expected there would be future discussions with the school and safety services that might include gating the road.

Mr. Schmit noted that the building materials would consist of earth toned, brick and fiber cement paneling that looked like wood. Limited portions of the school building and the entire fieldhouse would be two stories. The field house would be primarily metal paneling to coordinate with the school’s brick tone. Messrs. Payto and Lahrmer felt, in the rendering shown, the field house looked separate and distinct from the school, not a natural, cohesive look. Mr. Schmit expected to have better color choices for the field house by the next time it comes before the Commission.

Mayor Hruby asked for statistics on the size of the project. Square footage for the entire project would be approximately 190,000 sq. ft., with 35,000 sq. ft. of that total in the fieldhouse. The school has a target capacity for 1,500 students, however Mr. Schmit thought actual capacity would exceed that number. Mr. Payto asked about the usage for the fieldhouse, which would include four basketball courts, batting cages, volleyball, physical, walking track, education classes and other athletic events.

BRECKSVILLE MEGAFLEX STORAGE – 10060 BRECKSVILLE ROAD.

Messrs. Dean Asimes and Phil Billick were present on behalf of a proposal for (3) metal panel storage buildings. Since the issue was last considered by the Commission, they have addressed the Commissions concerns relating to:

- Storm water management calculations
- Retention
- Realigning the driveway
- Widening the space between the buildings
- Additional parking for parking equipment behind the building
- Have door openings face each other and not the adjoining properties
- Mounding areas to the south for screening

Mr. Asimes expected the storage rentals to be long term, probably more than a year. He didn't anticipate clients who required an office component. He maintained that the site had more than adequate parking which was established by a prior owner, for a higher traffic use occupation.

Mr. Wise asked if there had been a wetlands review of the swale on the property and there had not. He offered to send them documentation on that process. Mr. Wise pointed out that an adjacent business had an entrance drive right on the property line, which caused the applicant to space his access drive the Code minimum of 200 ft. off the adjacent business drive. That caused the applicant's drive to have a sharp, unsafe curve. Mr. Wise noted he would rather see two driveways together than the unsafe hook to meet Code requirement. Mr. Wise asked about their plans for the front parking area. Mr. Asimes indicated the plan was to repave the front parking lot and add catch basins for drainage. Mr. Wise advised that the next plan submission would need to include an ADA parking provision that met ADA requirements. The drainage outlet emptying directly at the First Energy Building might have to be repositioned more to the south.

The Mayor expressed his disappointment in the use of metal paneling on the buildings. He indicated the movement of new development on the south side of the City was for more quality construction. Mr. Sciria reiterated the comment he made at the April meeting that the development of Valor Acres would no doubt create better development prospects for nearby parcels, especially a site that offered adequate parking.

Mr. Bandsuh pointed out that the usage by service industry businesses for storage of excess inventory might create situations where clients were on the site more and for longer periods of time, thereby increasing the parking usage on the site. Mr. Lahrmer noted that two of the buildings were hidden from the street, but the third building was quite visible. He asked if architectural details, trim or colors could be used to dress up the buildings. There were no further comments from the Commission and the Work Session recessed into the Regular Meeting for a motion.

#### MILLER ROAD SUBDIVISION – WJ BAILEY HOMES – 5324 MILLER ROAD

Mr. William Bailey, developer, and Ms. Kim Kerber, Mackay Engineering & Surveying Company, were present for a consultation on a proposed 16 lot residential subdivision on Miller Road. Ms. Kerber described changes to the plan to address the Commission's comments from an initial consultation on the project at an April Planning Commission meeting. The revised plans now contained information on an electrical easement, storm water detention and a sanitary sewer connection.

Mr. Wise noted that the drawings now included wetlands. He asked about their status in the application for a wetlands permit and whether they had identified any areas for wetlands removal. Mr. Bailey responded that they had not yet made a determination on wetlands removal. Mr. Wise commented that it appeared many of the lots would require a conservation easement for wetlands. He questioned whether a house could be built on Sublot 9 due to the amount of wetlands. Mr. Wise suggested their next plan submission include house footprints to aid in the determination of whether a lot was buildable. He indicated that every lot would require a sewer connection off

Barr Road. He questioned whether the area they set aside for detention was large enough and whether it would fit in the area shown.

Mr. Sciria felt subplot 1 would end up too close to Miller Road to comply with Code setbacks. Mr. Lahrmer noted that subplot 16 didn't appear rectangular. He suggested eliminating that lot and adding the area from that lot to sublots 14 and 15. Even though a subplot was dropped after the first consultation on the plan, Mayor Hruby felt there were still too many lots. Mr. Payto thought the property lines on sublots 12, 13, 14, 15 and 16 could be shifted to make the plan work.

Mr. Sciria advised that consideration needed to be given to how the entrance road to the development aligned with the properties across the street on Miller Road to determine how those properties might be impacted as far as driveway alignments and traffic glare through front windows.

Mr. Lahrmer summarized some of the Commissions concerns:

- Lot shapes for sublots 12-16
- Review subplot 1 setbacks
- Include home footprints to assure adequate setbacks from wetlands to build
- Details on retention pond

#### BUTLER SOLAR PANEL REVIEW – 7338 CROSSWINDS LANE

Mr. Brendan Bower of Yellowlite was present on behalf of a solar system installation for a home on Crosswinds Lane. The proposal included 54 panels, all installed on rear facing roof surfaces with no part of the installation visible from the street. Commission members had no questions. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 9:20 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris