

AMENDED MINUTES

Present: Michael Bandsuh, Michael Harwood, Eric Lahrmer,
Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Eric Hall, Gerald Wise, and approximately 5 guests

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF JUNE 20, 2019 REGARDING A FRONTYARD SETBACK FOR 10193 BARR ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of June 20, 2019 regarding a Frontyard Setback for 10193 Barr Road be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 20, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of June 20, 2019 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 20, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 20, 2019 be approved.

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

SIGNS:

CAMBRIDGE VILLAGE ENTRANCE SIGN – CAMBRIDGE DRIVE & SPRAGUE ROAD (CC Action)

Mr. Mike Camloh, Treasurer of the Cambridge Village Association, was present on behalf of a request to replace the ground, entrance sign for Cambridge Village. He confirmed, for the Commission, that the new sign would be in the same place as the existing sign, and involve the same deviations approved for the original sign. Commission members had no questions. Mr. Chris Serafino of Easy Sign Custom Shop asked that the record reflect that the sign was 34 ft. off the center line of the street, not the 36.4 ft. shown on the plans on file at the City.

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 19.3 sq. ft. permanent, ground, subdivision entrance identification sign for Cambridge Village as described in the application dated June 17, 2019, and shown in the attached drawings by Easy Sign Custom Shop, contingent on City Council's approval of the following deviations:

- A deviation of 22.1 feet from Section 1187.08(b) to allow the sign to be 12.1 feet inside the right-of-way of Cambridge Drive instead of 10 feet outside the right-of-way.
- A deviation of 3.6 feet from Section 1187.08(b) to allow the sign to be 6.4 feet inside the right-of-way of Sprague Road instead of 10 feet.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved the Todt Lot Split and Frontyard Setback and a Rear Porch and Deck Addition on Long Forest Drive. He mentioned that there had recently been an initial meeting of a volunteer citizens group focused on reviewing development concepts for Valor Acres and the Central School properties. Mr. Harwood suggested Commission members might be interested in attending future meetings of that group.

REPORT OF CITY ENGINEER

Mr. Wise reported on the increasing frequency in use of concrete bin walls in place of traditional retaining walls. Bin walls are typically made of waste concrete, not aesthetically pleasing, but not against Code. A typical bin wall section for stacking would be 2 ft. x 8 ft. In response to a question from Mr. Roman, Mr. Wise noted about five locations within the City where such walls could be viewed from the street.

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

ASIMES LOT SPLIT, CONSOLIDATION & FRONYARD SETBACK – 9060 HIGHLAND DRIVE

It was moved by Mr. Roman, and seconded by Mr. Harwood, that a Special Meeting of the Planning Commission be set for 7:00 P.M on Thursday, July 25, 2019, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the matter of the Asimes Lot Split, Consolidation & Frontyard Setback – 9069 Highland Drive.

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

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

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing at 7:00 P.M on Thursday, August 8, 2019, in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a frontyard setback of 494.2 ft. for lot A, located at 7759 Parkview Road, Brecksville, Ohio 44141.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman,

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
July 11, 2019 Page 3

Dominic Sciria
Nays: None
MOTION CARRIED

The Regular Meeting closed at 7:45 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
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
July 11, 2019 Page 1

Present: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Eric Hall, Gerald Wise, and approximately 5 guests

Mr. Roman opened the Work Session at 7:07 p.m.

ASIMES LOT SPLIT, CONSOLIDATION & FRONTYARD SETBACK – 9060 HIGHLAND DRIVE

Mr. Dean Asimes, property owner of two adjacent parcels on Highland Drive, was seeking a rearrangement of property lines that would maintain the existing farmhouse his daughter resides in on one lot and create a space on the adjacent property for him to build a home. Mr. Wise noted that the land was approved for a lot split in 2006, where the Planning Commission approved the creation of a flagpole lot.

Mr. Wise pointed out several scenarios on the property drawing that would result in a more normal frontage for the flagpole lot. He pointed out that there was a better solution to the lot split that would also locate the sanitary sewer on the correct lot. Mr. Wise wondered if the determination between a grinder pump or a gravity sewer connection somehow figured into the placement of a home on the lot in 2006. He had an interest in Planning Commission's reasoning in 2006 for establishing the flagpole lot, especially since the current proposed plans differed so greatly from those approved in 2006. It was determined that more information was needed before a public hearing could be set. Mr. Asimes indicated that he had hoped to build a home on the lot this year. The Planning Commission offered to set a special meeting on July 25, 2019 where a review of a new plan and additional data might result in the setting of a public hearing for August 8th. The Work Session recessed into the Regular Meeting for a motion.

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

Mr. Alfred Geis was present for consideration of a lot consolidation and frontyard setback for two lots on Parkview Road. He anticipated building a home in the middle of the consolidated lots. He explained that the lots presented a building challenge in that only two acres of the seven total were buildable due to crisscrossing ravines. Mr. Geis would like to preserve as many trees on the lot as possible in addition to planting more. He proposed to build a home with a 494.2 ft. frontyard setback to locate it overlooking a ravine. His focus would be to disturb the natural setting as little as possible. Mr. Geis pointed out the widely varying setbacks along Parkview, which Commission members acknowledged to be acceptable in that rural setting. Mr. Geis indicated that he had spoken to his prospective neighbor who had no problem with the proposed home location.

Mr. Wise had no issues with the survey. He noted that the driveway would have to cross a stream so a wetlands permit would be necessary. Mr. Geis noted he consulted a wetlands expert and expected for the driveway to use a three sided box culvert which would not impact the stream.

Mr. Geis was advised a public hearing would be required. The Work Session recessed into the Regular Meeting to set a Public Hearing.

The Work Session closed at 7:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris