

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Eric Hall, Gerald Wise, and approximately 3 guests

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF MAY 23, 2019 REGARDING A FRONTYARD SETBACK FOR 8745 RIVERVIEW ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of May 23, 2019 regarding a Frontyard Setback for 8745 Riverview Road be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 23, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of May 23, 2019 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 23, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of May 23, 2019 be approved.

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

SIGNS:

CLEVELAND CHIROPRACTIC AND INTEGRATIVE HEALTH CENTER, LLC SUITE 13-WINDOW SIGNS- 8803 BRECKSVILLE ROAD

Mr. Eric Witzke of Cleveland Chiropractic was present to request two window signs, one in front of their unit and the other at the Creekside Restaurant entrance, to advertise their location on the lower level. 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 0.4 square foot window sign and a 2.2 square foot window sign as described on the applications dated May 6, 2019 and shown on the attached drawings.

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

MILLSIDE CENTRE GROUND SIGNS – 8803 BRECKSVILLE ROAD

Mr. Bob Kunzen, of Brilliant Electric Sign Company, was present to request a replacement, multi-tenant ground sign for Millside Centre. The existing sign was in disrepair and only listed half of the possible sixteen tenants at full occupancy. Mr. Kunzen noted there were deviations with the existing sign for size and distance from the right-of-way. Five deviations were being requested for the proposed sign, most related to accommodating sixteen tenant names on the sign. The proposed sign would be larger in square footage and at 8 ft., about one foot taller than the existing sign. Installation plans would be to cut the existing sign off at the footer and install the new sign just to the north enough from the old sign to pour a new footer. Due to the long length of some tenant names a deviation for lettering size smaller than the Code four inch minimum was requested.

The question was posed on whether all the tenants needed to be listed on the sign. Mr. Kunzen thought that a place on a ground sign was a stipulation in at least some of the leasing contracts. Mr. Lahrmer questioned whether lettering less than four inches in height would be legible from a moving vehicle on Brecksville Road. Mr. Sciria also brought up the issue of setting precedent with granting the requested deviations.

The Mayor was concerned with letting the ground sign, previously granted a size deviation, grow even larger. He thought that only the shopping center designation and addresses would be sufficient for a ground sign as people typically used their phones to electronically reach their designation with only an address. The Mayor recalled that originally Millside had fewer and larger tenants. At that time, for the larger tenants, the City approved marque signs on the buildings that were adequately visible from Brecksville Road. He indicated there were other instances, in the City, of tenant ground signs for a complex not listing all the tenants.

Mr. Kunzen felt that perhaps the sign rendering, before the Commission, did not accurately portray the best lettering height for the 16 tenant names. The general consensus among Commission members, for the proposed sign presented, was that lettering less than the Code four inch minimum would render the sign ineffective. There was no objection to a right-of-way deviation. The direction recommended by the Planning Commission was that the sign be redesigned to better meet the Code's overall size requirements. It was suggested that a smaller sign size might entail the consideration of only the Millside Centre name and addresses, or that only some of the sixteen tenants could be considered for a space on the ground sign.

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council approved a frontyard setback for 8745 Riverview Road. He thanked Commission members for attending the City Council meeting to provide background for the discussion related to the modifications to the Solar Ordinance.

REPORT OF MAYOR HRUBY

Mayor Hruby thanked the Planning Commission for their attendance and input to City Council for the revisions to the City's Solar Ordinance that were approved by Council. The Mayor said work on the pool project was ready to begin without modifications to the approved plan. Construction would begin with the installation of the construction fence next week.

The Mayor reported that demolition of the buildings on the Valor Acres site was proceeding quickly and might be completed before the developer's October schedule. The City has been fielding inquiries from businesses interested in that site. A common layout proposed was for retail on ground level, with residential or offices above. With no specific tenant yet proposed for the Valor Acres site, the developer was working on a generic site plan. Mayor Hruby commented that prospective tenants had three main considerations, 1) Whether there would be a full interchange, 2) Improvements to Miller and Snowville Roads, and 3) What other businesses would be located

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in the complex. The City has made contact with the State's Transportation Review Advisory Council for consideration to making the Rt. 77 interchange complete. Mayor Hruby speculated that the first building could be an office building for a local company that wants to stay in Brecksville.

REPORT OF CITY ENGINEER - No Report

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

RBS INVESTMENTS – LOT CONSOLIDATION – 6973 DAISY AVENUE

It was moved by Mr. Roman, and seconded by Mr. Harwood, that the Planning Commission recommend to City Council approval of a lot consolidation of PP# 601-34-041 and 601-34-042 to create Parcel A, 0.6615 acres at 6973 Daisy Avenue, Brecksville Ohio, as described in the lot consolidation plat by RM Kole & Assoc. Corp., dated March 29, 2019, contingent upon approval of the City Engineer.

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

The Regular Meeting closed at 8:10 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
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Eric Hall, Gerald Wise, and approximately 3 guests

Mr. Roman opened the Work Session at 7:44 p.m.

KROUPA SOLAR PANEL REVIEW – 6918 WESTVIEW DRIVE

Mr. Scott Lawrence of PowerHome Solar & Roofing was present on behalf of a solar system request for the James Kroupa residence at 6918 Westview Drive. The system would include: Roof 1 – Seven panels facing the rear of the home, and Roof 2 – Six panels on the east sideyard side. Two deviations were requested, one for the sideyard roof installation, and the other for more than the Code 25% coverage on one roof.

Mr. Sciria had visited the site and commented that the sideyard panels would be very visible from the street. There were several smaller roof areas on the rear roof and Commission members wondered if they could be utilized. There was also the suggestion that the eastern roof panels could be moved further toward the rear of the home. Mr. Lawrence thought that the proposed position of the eastern roof panels had something to do with avoiding the shade of a large tree to the rear of the eastern side of the house. Due to the revisions to the Solar Ordinance, Commission members had no issue with the proposed percentage of roof coverage. Commission members shared with Mr. Lawrence several sketched suggestions for change that would bring the proposed solar installation into Code compliance. Mr. Lawrence was asked to re-evaluate the position of the six panels on Roof #2 of the proposed system.

RBS INVESTMENTS – LOT CONSOLIDATION – 6973 DAISY AVENUE

Mayor Hruby indicated that Mr. McCreery owned several parcels in the Olde Towne area. He would like to combine his parcel with a house, to his vacant, adjacent parcel in order to build a porch. The Mayor said Mr. McCreery understood that if the City consolidated the two lots there would be no option to subdivide them at a later date. Commission members had no issue with the request and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 8:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
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Minutes recorded by Nancy Dimitris