

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
October 3, 2019 Page 1

Present: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Kirk Roman, Dominic Sciria  
Absent: Mayor Hruby, Ron Payto  
Others: Eric Hall, Gerald Wise, and 2 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 19, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of September 19, 2019 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 SEPTEMBER 19, 2019

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of September 19, 2019 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council approved the installation of a piece of artwork on the front of the Center for the Arts at their last meeting. In the Mayor's absence Mr. Harwood mentioned that he would be advising the Commission soon on the next meeting date for the citizen's group discussing the development of Valor Acres as well as the Central School site.

REPORT OF CITY ENGINEER - No Report

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

PALLESCHI FRONT YARD SETBACK – 5411 VALLEY PARKWAY

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing at 7:10 P.M. on Thursday, October 24, 2019 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 34 feet for Permanent Parcel #603-12-013, 5411 Valley Parkway, Brecksville, Ohio 44141.

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

The Regular Meeting closed at 7:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
October 3, 2019 Page 2

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
October 3, 2019 Page 1

Present: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Kirk Roman, Dominic Sciria  
Absent: Mayor Hruby, Ron Payto  
Others: Eric Hall, Gerald Wise, and 2 guests

Mr. Roman opened the Work Session at 7:04 p.m.

PALLESCHI FRONT YARD SETBACK – 5411 VALLEY PARKWAY

Mr. Michael Burianek of Modern Home Concepts was present on behalf of a request for the establishment of a frontyard setback for a lot which abuts Valley Parkway. A setback of 34 ft. was requested, which would match the existing setback of the adjacent house to the east. Mr. Burianek said the proposed home was in compliance with the park's setback requirement and also had the County's approval for a septic system. Commission members had no questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

SAINATO CATERING BUSINESS CONSULTATION – 10010 BRECKSVILLE ROAD

Mr. Luciano Sainato was present for his proposal to renovate an existing office use space on the southwest corner of Brecksville Road and Miller Road to establish a food preparation/catering business which would deliver food to local businesses. Mr. Sainato indicated the business would only be open during the day, with no evenings or weekends involved and no retail sales anticipated. Commission members were in general agreement that the business could be considered a similar main use in an M-D District. It was also the consensus of the Commission that Mr. Sainato could continue with his planning process. Mr. Harwood suggested he contact the Building Department for guidance on how to proceed with the planning process and document submission requirements.

The Work Session closed at 7:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris