

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room - Brecksville City Hall
September 19, 2019 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Kirk Roman, Dominic Sciria
Absent: Eric Lahrmer, Ron Payto
Others: Eric Hall, Gerald Wise, and 1 guest

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 p.m. The Mayor arrived at the meeting shortly after it commenced.

APPROVAL OF THE PUBLIC HEARING MINUTES OF AUGUST 22, 2019 REGARDING A FRONTYARD SETBACK FOR 7759 PARKVIEW DRIVE

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Public Hearing Minutes of August 22, 2019 regarding a Frontyard Setback for 7759 Parkview Drive be approved.

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF AUGUST 22, 2019 REGARDING A FRONTYARD SETBACK FOR 9060 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Public Hearing Minutes of August 22, 2019 regarding a Frontyard Setback for 9060 Highland Drive be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 22, 2019

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of August 22, 2019 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 22, 2019

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of August 22, 2019 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE No Report

REPORT OF THE MAYOR

The Mayor reported that the Cuyahoga County Planning Commission had turned over the Brecksville Master Plan to the City. A steering committee from the City would review the input from the County and would then be making its recommendations to the Brecksville Planning Commission. Our Planning Commission would review the matter and make recommendations to City Council. City Council could then adopt all, some portion of, or none of the

Planning Commission's recommendations. Mayor Hruby offered to provide interested Planning Commission members with a copy of the master plan via a hard copy, online link, or electronic transfer.

REPORT OF CITY ENGINEER No Report

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

BRECKSVILLE CENTER FOR THE ARTS – 8997 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission approve and recommend to City Council the installation of a 20 sq. ft., circular, piece of artwork on the front wall of the building underneath the identification sign at Brecksville Center for the Arts, 8997 Highland Drive, Brecksville, Ohio as shown in the attached pictures and contingent upon City Council's approval.

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

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

GASCOYNE SOLAR PANEL REVIEW – 6816 OAKES ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing on October 24, 2019 at 7:00 P.M in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request for a residential Solar Photovoltaic System which requires a deviation regarding the location of the system proposed to be installed at 6816 Oakes Road, Brecksville, Ohio, 44141 as required by Section 1186.06(b)(1).

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

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

M-D DISTRICT USE REVIEW

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing on October 24, 2019 at 7:05 P.M in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the amendment of legislation numbered and identified as 1154.04 Use Regulations; Manufacturing-Distribution District, specifically the additions to Subsection (e) Conditional Uses Permitted as follows:

1157.04(e)(2) Retail sales and service uses in open yards. Garden equipment and supplies, lumber, garden furniture, and nursery stock can be permitted outdoors provided that this is in conjunction with a main use retail establishment on the same lot and no goods are sold, stored, or displayed in a required front or side yard.

1157.04(e)(3) Any other use not listed above or in any subsequent classification may be permitted if determined by the Planning Commission to be appropriate in accordance with the procedures set forth in § 1191.10.

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

The Regular Meeting closed at 7:30 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, Kirk Roman, Dominic Sciria
Absent: Eric Lahrmer, Ron Payto
Others: Eric Hall, Gerald Wise, and 1 guest

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

BRECKSVILLE CENTER FOR THE ARTS – 8997 HIGHLAND DRIVE

Mayor Hruby indicated that the proposal involved a table painted by one of the artists at the Center for the Arts that they would like to mount on the outside front of the building for their space exhibit that currently was running at the building. It was before the Planning Commission because it represented a temporary alteration to the outside of the building. The Mayor thought the installation would probably be taken down for the winter. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

GASCOYNE SOLAR PANEL REVIEW – 6816 OAKES ROAD

Mr. Jake Hynes was present on behalf of the proposed Gascoyne solar panel installation. The project would involve flush mounted, non-reflective, black panels which would not be visible from the street. Mr. Bandsuh commented that he had studied the multi-faceted roof and presented a rough, alternate solar panel layout that would move some panels from an almost front facing exposure to another less visible portion of the roof. Mr. Hynes noted that alternate layout would involve more wiring and installation costs.

Messrs. Harwood and Sciria observed that there were issues with the drawings. The overhead rendering wasn't even of the house under consideration. The layout drawing of the panels had some discrepancies. Mr. Harwood advised that the Commission would set a public hearing with the understanding that the applicant would correct the inaccuracies in the drawings and review and be prepared to comment on the alternate panel layout suggested by Mr. Bandsuh. The Work Session recessed into the Regular Meeting to set a Public Hearing.

M-D DISTRICT USE REVIEW

Mr. Eric Hall spoke about use regulations, in the City Code, as they pertained to the manufacturing-distribution district. In the current business environment the manufacturing sector is not growing as fast as the retail sector. It may be of benefit to the city to consider potential retail uses in MD districts on a case by case basis as "conditional uses". Mr. Hall indicated that any proposed change to the City Code would need to be put on the ballot and probably should be as simple and straight forward as possible for voters' consideration. Messrs. Packard and Hall drafted the following proposed additions to Code Section 1157.04 Use Regulations; Manufacturing-Distribution District under (e) Conditional Uses Permitted:

1157.04(e)(2) Retail sales and service uses in open yards. Garden equipment and supplies, lumber, garden furniture, and nursery stock can be permitted outdoors provided that this is in conjunction with a main use retail establishment on the same lot and no goods are sold, stored, or displayed in a required front or side yard.

1157.04(e)(3) Any other use not listed above or in any subsequent classification may be permitted if determined by the Planning Commission to be appropriate in accordance with the procedures set forth in § 1191.10.

If the Planning Commission's intention was to consider a Code change for the May 2020 ballot a public hearing should be set by November 7th. After brief discussion the decision was made to set a public hearing for October 24, 2019. The Work Session recessed into the Regular Meeting to set a Public Hearing.

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The Work Session closed at 7:30 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
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ERIC LAHRMER, SECRETARY

Minutes recorded by Nancy Dimitris