

PUBLIC HEARING KOREAN CENTRAL PRESBYTERIAN CHURCH CARPORT  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
February 6, 2020 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman  
Dominic Sciria  
Others: Eric Hall, Gerald Wise and approximately 6 guests

Mr. Roman opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the January 23, 2020 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, February 6, 2020 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to review the proposed construction of a steel carport behind the Korean Central Presbyterian Church located at 8220 Brecksville Road, Permanent Parcel #601-20-007/

Mr. Jungnam Kim was present representing the Korean Central Presbyterian Church's application to construct a two vehicle carport in the church's parking lot. Since this issue was discussed last by the Planning Commission on December 5, 2019, the church had acquired a second quote for the carport. The design of the carport for both quotes was very similar, however the second/latest quote featured more roof trussing for added strength and would be the contractor they would be using.

There were no questions from Commission members or the public present. Mr. Roman noted that this matter would be considered at the Work Session later in the evening. The Public Hearing closed at 7:02 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  
February 6, 2020 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman  
Dominic Sciria  
Others: Eric Hall, Gerald Wise and approximately 6 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:02 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 23, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of January 23, 2020 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JANUARY 23, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of January 23, 2020 be approved.

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

APPROVAL OF THE 2019 ANNUAL REPORT

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission 2019 Annual Report be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that at their last meeting City Council passed the recommendations of the Planning Commission related to Language Definition Clarifications to Code Section 1157.03 and Office Lab Main Use with M-D Conditional Use – 1000 Brecksville Road.

REPORT OF MAYOR HRUBY

Mayor Hruby spoke briefly about the announcement made at 8:00 a.m. this morning by Sherwin Williams revealing that they would be building a new Research and Development facility on the Valor Acres site. He mentioned a privacy clause that prevented any discussion on the topic until the news broke this morning. The Mayor remarked that Sherwin Williams was a fine operation that would attract young, talented employees and be a good fit for the City.

The Mayor mentioned that the City had purchased the 88 acre Dalad property (formerly the Crow property) adjacent to Valor Acres. About 40 acres of that property was included in a conservancy that would prevent it from being developed. Sherwin Williams was attracted both by having the large, Valor Acres parcel to lay out their campus and the prospect of being somewhat surrounded by woods from the Dalad property. The Mayor expected the DiGeronimo Company, in the coming months, to bring Phase I development plans to the Planning Commission.

The City was contacted by ODOT relative to their plans to expedite the interchange on Miller Road. The City also just took title to the school property and the stadium drive athletic field property. Included in that property acquisition was the house between the school and the Bourne house. The Mayor advised that the school will soon undergo an asbestos study, Phase I environmental review and a structural analysis.

REPORT OF CITY ENGINEER - No Report

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

KOREAN CENTRAL PRESBYTERIAN CHURCH CARPORT – 8220 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council and the Building Department issue a permit to construct a two vehicle steel carport in the parking lot of the Korean Central Presbyterian Church located at 8220 Brecksville Road, as described in the application dated November 18, 2019 and the attached information.

Quote, American Steel Carports Site Plan	January 14, 2020 September 21, 2009
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ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, 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.

KOBILARCSIK SOLAR PANELS – 3886 BOXELDER DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a solar panel system installation at 3886 Boxelder Drive, Brecksville, Ohio as described in the application dated January 9, 2020 and attached plans by Koby Electric and contingent on Utility Company interconnection approval and also contingent on City Council's approval.

Pictures of proposed installation, overhead, front and rear elevations	Undated
Drawing E1 – 5kW Solar Panel Installation	12/30/19
Overhead Drawing, location of panels, solar disconnect, electric meter	Undated
Roof Load Calculations, John H. Zeit, Registered Architect	Undated
First Energy Interconnect Application	01/09/20
Scope of Work, Koby Electric	11/29/19
EV Charging Single Phase Inverter Specifications, Solar Edge	Undated
60 Cell Monocrystalline PV Module Specifications, Slifab Solar	2018
Structural Certification, Span Tables, Ironridge	09/07/18
Contractor Qualifications and Applications	Various

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto,

Kirk Roman, Dominic Sciria  
Nays: None  
MOTION CARRIED

LULI LOT SPLIT– 4311 OAKES ROAD

It was moved by Mr. Sciria and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of a lot split for Parcel A-1 at 4311 Oakes Road as described on the attached application, and the plat drawing by Neff Associates, both dated January 17, 2020 and subject to approval by the Board of Zoning Appeals of the following variances:

- Section 1151.22 requirement that R-20 lots on a collector street be at least 150 feet in width to allow 111 feet for Parcel A.
- Section 1151.22 requirement that R-20 lots on a collector street be at least 150 feet in width to allow 104 feet for Parcel A-1.

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

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

LULI FRONT YARD SETBACK – 4311 OAKES ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission hold a public hearing at 7:00 p.m. on Thursday, March 5, 2020 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 55 ft. for a lot split located at 4311 Oakes Road, Brecksville, Ohio, PP #603-02-006.

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

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

DIGERONIMO LOT CONSOLIDATION, SPLIT & FRONTYARD SETBACK – 8524 & 8536 WIESE RD.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission hold a public hearing at 7:05 p.m. on Thursday, March 5, 2020 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 307.6 feet for 8524 Wiese Road and 417.9 feet for 8536 Wiese Road located on permanent parcels #602-09-002 and 602-11-001, Brecksville, Ohio 44141..

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

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Community Room - Brecksville City Hall  
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The Regular Meeting closed at 7:40 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  
February 6, 2020 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman  
Dominic Sciria  
Others: Eric Hall, Gerald Wise and approximately 6 guests

Mr. Roman opened the Work Session at 7:08 P.M.

KOREAN CENTRAL PRESBYTERIAN CHURCH CARPORT – 8220 BRECKSVILLE ROAD

Mr. Jungnam Kim was present representing the Korean Central Presbyterian Church's application to construct a two vehicle carport in the church parking lot to park the church's two vans. Mr. Kim described the second of two bids for the carport which featured additional roof support and would be the plan they used for construction. This topic was reviewed at a public hearing earlier in the evening. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

ATS EXPRESS – 9240 NOBLE PARK DRIVE - WITHDRAWN

Mr. Roman advised that no one was present on behalf of the ATS Express therefore, no action would be taken on their application. The applicant did receive a copy of a February 5, 2020 memorandum to the Planning Commission from the City Law Director, David Matty as quoted below:

Based upon my review of ATS's application, codified Ordinance Section 1189.01(j), prior Planning Commission preliminary discussion and Mr. Zumpano's (ATS's Realtor) email to me dated 2/3/20, it is my opinion, that ATS's proposed use for 9240 Noble Park is a prohibited use as a motor freight depot and/or a freight depot and truck terminal.

KOBILARCSIK SOLAR PANELS – 3886 BOXELDER DRIVE

Mr. Steve Kobilarcsik of Koby Electric was present on behalf of a request for a solar panel installation at 3886 Boxelder Drive. A structural review of the roof was done with only minor alteration suggested. The solar panel installation would be confined to the rear facing roof and not be visible from the street. Mr. Wise had no comment and there were no questions from the Commission. The request was within Code requirements and the Work Session recessed into the Regular Meeting for a motion.

LULI LOT SPLIT AND FRONT YARD SETBACK – 4311 OAKES ROAD

Mr. Dan Neff, of Neff Associates, was present on behalf of a request for a lot split and frontyard setback on 4311 Oakes Road. Code requirement for lot width is 150 ft. and a variance was requested for the lots to be 104 ft. and 111 ft. Lots in the vicinity of the parcels have widths varying from 100-130 ft. A setback for lot A-1 of 55 ft. was requested, which would place a proposed house midway between the setbacks of the existing houses on either side. Mr. Wise noted that all his comments on the issue had been addressed. He was awaiting an email approval from Cuyahoga County.

Mr. Roman remarked that this lot split seemed similar to a lot split request on Edgerton Road that the Commission recently denied and so he could not support this request. Mr. Sciria said he could differentiate the requests based on location. The Edgerton Road request would result in a house being built almost behind the adjacent house with a driveway running along the sideyard against Bristol Lane. He noted the Oakes Road properties were, for the most part, bowling alley lots where the homes were for the most part 100 ft. wide with consistent setbacks.

The point was made that the parcel had been split before and then consolidated, all within the same family. Mr. Bandsuh expressed his confliction about the lot split request. He had objected to the Edgerton Road lot split based on a request for variance from Code based on a for profit speculation with no specific home plans. Yet he felt inclined to support the Oakes Road request based on its compatibility with the surrounding neighborhood and the fact the same parcel was split and consolidated in the past, all within the same family. Mr. Payto commented

that it appeared about 90% of the lots along Oakes were 100 ft. lots. The Mayor had no issue with the request. The Work Session recessed into the Regular Meeting for motions on the lot split and the setback request.

DIGERONIMO LOT CONSOLIDATION, SPLIT & FRONTYARD SETBACK – 8524 & 8536 WIESE RD.

Mr. Dan Neff, of Neff Associates, was present on behalf of a request for a lot consolidation/split on Wiese Road. The application was to consolidate two parcels into one and then split the combined lot into two new parcels, each designated for a single family home. There would be a common driveway for the parcels located on Parcel B, along with the utilities for the lots. A variance from the Code lot width requirement of 125 ft. was requested for Parcel A to permit a 60 ft. frontage. Proposed lot sizes were: Parcel A – 10.6 acres, and Parcel B – 4.4 acres.

Mr. Wise advised that both lots would require geotechnical reports due to the topography on the site. He noted that the property owners were relatives who planned to share a driveway. Mr. Wise would like to see a detailed plan of the driveway, which would also be required on the final plat. A plan showing the location of the utilities to the site should also be submitted. Mr. Wise's February 4, 2020 letter to the Planning Commission relative to the subject Wiese Road lot consolidation would be made a part of the minutes.

An existing house and garage on the parcel were to be razed. To a question on the location of the driveway, Mr. Neff said a tree study was done on the parcel and the placement of the drive was to avoid removing some large oak trees on the property. There were no further questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

The Work Session closed at 7:40 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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DOMINIC SCIRIA, VICE CHAIRMAN  
ERIC LAHRMER, SECRETARY

Minutes recorded by Nancy Dimitris