

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
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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 one guest

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 p.m. Mr. Sciria and the Mayor attended the meeting via conference call with the Mayor calling in shortly after the meeting commenced.

APPROVAL OF THE AUGUST 20, 2020 PUBLIC HEARING MINUTES ON THE PROPOSED HIDDEN HOLLOW SUBDIVISION

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission August 20, 2020 Public Hearing Minutes on the Proposed Hidden Hollow Subdivision be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 20, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of August 20, 2020 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 20, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of August 20, 2020 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood expected that by the next Planning Commission meeting he would have received an update from the Law Director or City Council on the status of the proposed Hidden Hollow Subdivision.

REPORT OF MAYOR HRUBY

Mayor Hruby reported that City Council acted on six pieces of legislation, including appropriating the former Dalad property into Valor Acres. They also created a 40C40CTIF on the residential portion of the Valor Acres property in order to use the public utilities designation of the TIF to work on water retention and infrastructure on the residential portion. Sherwin Williams is working on an overall development plan to bring before the Planning Commission, perhaps this fall, with building placement shown as boxes. This very preliminary plan would also include designations for parking, utilities and retention.

The Mayor mentioned the upcoming document shredding day September 12, 2020 from 9:00 a.m. until noon in the muni lot.

REPORT OF CITY ENGINEER - No Report

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

750 ml PATIO/OUTDOOR SEATING – 8903 BRECKSVILLE RD.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **Preliminary** and **Final** approval for an enclosed patio/outdoor seating area to be installed in the rear yard of 750 ml, 8903 Brecksville Road, Permanent Parcel #606-28-001, as described in the attached application dated August 1, 2020 and associated documentation.

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

The Regular Meeting closed at 7:25 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 one guest

Mr. Roman opened the Work Session at 7:05 p.m.

750 ml PATIO/OUTDOOR SEATING – 8903 BRECKSVILLE RD.

Ms. Lauren Carpeta was present on behalf of the 750 ml request, to make their temporary permit for an outdoor patio permanent. The seating area did not take away any parking spaces. It was enclosed by a combination of 6 ft. long pine boxes and iron fencing and had the approval of their landlord and the Ohio Liquor Board. The landlord's only stipulation was that the fence be removed for snow plowing in the winter.

Commission members recognized that not only was an outdoor patio a nice amenity, but more important, economically for businesses to remain viable and provide their patrons with a measure of safety with social distancing in response to the Covid-19 pandemic. The Work Session recessed into the Regular Meeting for a motion.

BARNETT/BUNKLEY LOT SPLIT & CONSOLIDATION CONSULTATION – 8640 DUNBAR LANE & 8580 SETTLERS PASSAGE

Ms. Kathleen Barnett was present for a consultation on annexing a portion of her rear yard neighbor's property on Settlers Passage to her Dunbar Lane property. She has taken care of the heavily wooded strip of land behind her rear yard for many years and would like to purchase it to ensure it remains a wooded buffer between her property and Settlers Passage. Ms. Barnett has given her Settlers Passage neighbor a purchase agreement that he was waiting to sign until he could walk the area.

Mr. Wise had no objection to the land purchase beyond the fact that the annexed piece of land extended behind Ms. Barnett's neighbor's property on Dunbar. She would be creating, in essence, for her Dunbar neighbor the situation she was trying to avoid with her proposed land purchase. What would prevent a shed from being built on her portion of the annexed property that ran behind the neighboring Dunbar lot. Mr. Wise suggested a scenic easement or covenant restricting the building of any structure for the portion of annexed property wrapping around her Dunbar neighbor's lot. Mayor Hruby commented on the possibility that her lot could be devalued because of the restricted use perception of the scenic easement. He just wanted to make sure Ms. Barnett understood a possible negative aspect of her proposal. Ms. Barnett commented that the dogleg strip behind her neighbor on Dunbar was a very small strip located on the ravine and she doubted it was particularly buildable.

Mr. Wise advised that if Ms. Barnett decided to move forward she would need a signed purchase agreement with her neighbor. A surveyor would need to be hired to work up a lot split/consolidation including the scenic easement on her new lot. Consultation of a lawyer might be necessary for the language of the scenic easement. Mr. Harwood indicated it appeared the Commission had no objection to the lot split/consolidation and once she had the required documentation, it could be scheduled on a Planning Commission agenda for formal consideration.

The Work Session closed at 7:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

KIRK ROMAN, CHAIRMAN
DOMINIC SCIRIA, VICE CHAIRMAN
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