

PUBLIC HEARING ENTRANCE SIGN FOR PRESERVE AT PARKSIDE  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
July 9, 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 14 guests

Mr. Roman opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the June 25, 2020 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, July 9, 2020 in the Ralph W. Biggs Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to review plans to construct an entrance sign for The Preserve at Parkside, at the southwest corner of Parkside Drive and Dewey Road, in Brecksville, Ohio 44141.

Mr. Chris Bender was present to request a ground, entrance identification sign for The Preserve at Parkside. He indicated there was a deviation request for the height of the sign to permit it to exceed the Code requirement of 5 ft. maximum to permit 7.67 ft. The deviation would permit the sign to be higher off the ground to prevent snow or landscaping from obscuring the sign.

Ms. Kelly Stewart, 10408 Dewey Road, wanted to make sure there was no visibility issue for anyone backing out of her drive because of the sign placement or dip in the road. Mr. Bender, in consultation with their landscaper and engineer, felt the angle and placement of the sign should pose no line of sight visibility issue. He offered to erect a mock sign, if necessary, to satisfy her concerns. Mr. Wise felt that at a 40 ft. setback from the road the entrance sign would pose no visibility issues relative to traffic on Dewey Road.

Mr. Jeffrey Lisy, 10303 Dewey Road, had an interest in the lighting of the sign. He was given a copy of the sign drawing and had no further questions. There were no questions from Commission members. Mr. Roman noted that this matter would be considered at the Work Session later in the evening. The Public Hearing closed at 7:07 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  
Council Chambers - Brecksville City Hall  
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman  
Dominic Sciria  
Others: Eric Hall, Gerald Wise and approximately 14 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:07 P.M. Mr. Sciria attended the meeting via conference call.

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 25, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of June 25, 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 JUNE 25, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 25, 2020 be approved.

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

SIGNS:

THE PRESERVE AT PARKSIDE ENTRANCE SIGN- PARKSIDE & DEWEY (CC Approval)

Mr. Chris Bender was present to request a ground, entrance identification sign for The Preserve at Parkside. The proposed single sided, externally illuminated sign was discussed at a public hearing earlier in the evening. Commission members had no issue with the height deviation request or placement of the sign. Mr. Payto made a slight dimension suggestion that Mr. Bender agreed to make.

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 17.23 sq. ft. permanent, single sided, externally illuminated, ground, subdivision entrance identification sign for The Preserve at Parkside as described in the application dated February 3, 2020, and shown in the attached drawings, contingent on City Council's approval of the following deviation:

- A deviation from the Section 1187.08 requirement that the maximum height of the sign be 5 feet to allow 7.67 feet.

Drawings

Monument Sign, Bronze Atlas	January 18, 2020
Monument Sign Plan, TGC Engineering	January 29, 2020
Illumination Specifications, Kichler	Undated

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 Hyson Products Pavilion, AT&T Antenna Modifications, and the King Solar Systems.

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

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

BYRUM – HARTMAN SOLAR PANELS – 6946 OAKES ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **PRELIMINARY** and **FINAL** approval of a solar panel system installation at 6946 Oakes Road, Brecksville, Ohio as described in the application dated June 15, 2020 and attached plans by Better Together Solar contingent on Utility Company interconnection approval.

Site Assessment	BT Solar	June 8, 2020
Street View	Google Map	June 12, 2020
Solar Panel Specifications	Canadian Solar	December 2019
Inverter Specifications	Solar Edge	January 2020
Power Optimizer Specifications	Solar Edge	November 2019
Structural Certification	Ironridge	May 18, 2020

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.

VALOR ACRES MANUFACTURING FACILITY CONDITIONAL USE – 10000 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing on Thursday, August 6, 2020, at 7:05 p.m. in the Ralph W. Biggs Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to review conditional use of manufacturing facilities and operations in an office laboratory district as permitted under Section 1157.03 of the Brecksville Planning and Zoning Code at the Valor Acres Property, located at 10000 Brecksville Road, Brecksville, Ohio 44141

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.

HIDDEN HOLLOW SUBDIVISION – WJ BAILEY HOMES – 5324 MILLER ROAD

REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
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It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission will hold a Public Hearing at 7:00 p.m. Thursday, August 20, 2020, in the Ralph W. Biggs Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to hear the proposal for a new 14 lot major subdivision at 5324 Miller Road, Permanent Parcels #604-14-002, 604-14-006, 604-14-010, and 604-14-014.

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

The Regular Meeting closed at 8:50 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  
Council Chambers - Brecksville City Hall  
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman  
Dominic Sciria  
Others: Eric Hall, Gerald Wise and approximately 14 guests

Mr. Roman opened the Work Session at 7:12 P.M.

BYRUM – HARTMAN SOLAR PANELS – 6946 OAKES ROAD

Mr. Stuart Lipp, of Better Together Solar, was present on behalf of a proposed solar panel installation at 6946 Oakes Road. The solar system would be installed totally on the rear facing roof and would involve no request for deviation from Code requirements. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

VALOR ACRES MANUFACTURING FACILITY CONDITIONAL USE – 10000 BRECKSVILLE ROAD

The Mayor provided a little history of the Valor Acres site which had been granted a six month manufacturing facility conditional use permit by City Council nearly six months ago. Since then the Valor Acres site has grown from the original 103 acres to 190 acres by the addition of the former Crow property, which was purchased from the Dalad Group by the City's CIC. Sherwin Williams would like an extension of the soon to expire conditional use permit, together with inclusion of the new parcels under that conditional use, while they solidify plans for development within Valor Acres. Mr. Matty, Legal Counsel for the City, has reviewed the issue and recommended that a Planned Development Area (PDA), would be the proper means of development for a large, mixed use, phased construction project.

Mr. Hall explained a proposal to have Appendix 1(a) the Valor Acres parcel currently under a conditional use permit and Appendix 1(b) the new Crow parcel, both fall under a conditional use permit for manufacturing distribution facilities associated with office/lab main use. To accomplish this requires a recommendation by the Planning Commission after a public hearing and then approval by City Council. Should such conditional use be approved for all of the parcels currently eligible in the Valor Acres project, it would be in effect for six months under section 1191.10. During that time frame, if a PDA proposal for Valor Acres was to be presented for approval by the Planning Commission, then the time frames for approval of PDA's under section 1195.05 would come into effect instead. Under that section there are longer time frames permitted and there is also a mechanism specified whereby the time frame can be reasonably extended. The first step is to schedule a public hearing for the conditional use approval and that is the current request. The Mayor noted that because of COVID 19 problems, Sherwin William's project planning was almost four months behind their schedule. There was a consensus to move forward with a public hearing. The Work Session recessed into the Regular Meeting to set a public hearing.

HIDDEN HOLLOW SUBDIVISION – WJ BAILEY HOMES – 5324 MILLER ROAD

Present: William Bailey, W. J. Bailey Homes  
Kimberly Kerber, MacKay Engineering & Surveying Company  
Aaron Evenchik, Legal Counsel for Bailey Homes

Mr. Roman asked Mr. Bailey to address the previously submitted questions of various residents relating to the proposed Hidden Hollow Subdivision. Ms. Kerber initiated their response by stating that the developer would be taking control of storm water on their site. As project planning progressed they would be refining storm water management plans to comply with all City Code requirements. Ms. Kerber characterized the storm water concerns, of surrounding residents, as very typical in the case of a new development in a populated area. She mentioned that the traffic study results indicated that the 14 home subdivision would have little impact on Miller Road traffic. Ms. Kerber reviewed changes to the plan layout, involving minor changes in grading and subplot lines, shifting the roadway entrance from Miller Road slightly to the south, adding in a swale by the Zak property, etc.

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Mr. Wise advised that there were not many comments he could make without an approved layout plan. He did mention that a revised landscape plan would be required since the entrance was shifted. He pointed out there were some adjustments needed where setbacks overlapped with preservation easements, and he had some recommendations relative to the location of the swale between the roadway and the Zak property.

Mr. Payto asked what happened to the mounding that was intended to screen the Zak property. It had been removed to satisfy the surrounding residents' concerns for maintaining a natural look. Mr. Wise made some suggestions relative to the possible location of some mounding and a swale. Mr. Payto felt the layout could be reduced by one or two more lots.

Mr. Lahrmer had density concerns. Most new construction in the community involved large houses. He asked if Mr. Bailey had any projection on the size of houses in the development. Mr. Bailey had no desire to be the builder in the subdivision. He hoped to make a deal with a small, local builder, but so far had no prospects. Mr. Lahrmer commented that though a house may fit within the constraints of the building Code, it might fall short in the qualitative expectations of the area. Lots that appeared to be generous in size were severely reduced in buildable area by the wetland preservation areas. He pointed out that the single loaded road would end up with probably three homes looking into the backyards of other homes.

Mr. Bandsuh noted the close encroachment of the preservation areas on sublots 12 and 13. He wondered what would prevent those property owners from building in the preservation area. Ms. Kerber said that normally the subdivision home owners association would monitor encroachments into the preservation areas. Mr. Wise added that sometimes the Army Corps specifies some regulations or even requires third party monitoring. Mr. Harwood noted that the City requires HOA's to maintain their own retention basins. It was Mr. Bandsuh's opinion that the proposed development was too dense. He also felt that "water would find a way" and was not convinced that there wouldn't be water drainage off the site.

Mr. Sciria had both qualitative and functional concerns with the subdivision. He wondered if leaving the entrance "natural" would be an appropriate entrance for possibly \$1million dollar homes. He quoted passages from City Code that grading should be minimized to take advantage of natural contours. Mr. Sciria was concerned about the deep encroachment of the wetlands into some back yards. He gave as examples, sublots 1, 8, 9, 12 and 13 where the preservation easement was only 20-35 ft. from the rear of the house. Mr. Harwood noted the frequent desire of prospective home building residents to push the building envelope for a bigger home. New construction in the City often featured homes with extensive rear patios and decks. Mr. Sciria noted that a number of homes (S/L 3, 4 & 8) have yard drains within 40 ft. of the house. Those types of drains trap debris and quickly flood in heavy rains. Mr. Sciria was not prepared to move forward on the plan layout.

Mr. Harwood commented that the proposed subdivision had been reviewed by the Commission over a half dozen times, starting from 17 sublots to the 14 sublots in the current plan version. He thought the public needed a chance to provide their input. It was noted that probably some of the questions from residents could not be answered at this early point in the planning process.

Mayor Hruby felt the density was still too great. He had concerns for whether the wetlands preservation areas would be respected during the development process. He asked Mr. Bailey if his plans were still to run the sanitary sewer down Barr Road, which the developer confirmed. The Mayor asked about the ownership of the property, to which Mr. Bailey responded he had an option to purchase the property.

Mr. Harwood felt it was time the Commission gave the applicant some direction. Mr. Roman asked if Commission members were prepared to set a public hearing. Mr. Sciria noted that it was the practice of the Planning Commission to set a public hearing only if they were in support of the proposed project. Several Commission members said they would vote to set a public hearing, but it would be no indication of their support for the project.

Mr. Payto asked if Mr. Bailey would consider 13 sublots. Several other Commission members asked if he would reduce the lot count to 12 lots. Mr. Bailey didn't anticipate making any plan changes before a public hearing beyond tweaking some lot lines. Mr. Evenchik pointed out that over the past six times the project has been considered, Mr. Baily has been reducing the number of lots and making plan revisions responding to the

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Commission's suggestions. He asked the Commission to state the density they would support for the subdivision. Mr. Harwood suggested the developer take the time to look at the density and come up with a better layout. He said at this point the Commission would follow the process of setting a public hearing based on the 14 subplot layout submitted and collect the citizens' input. The Planning Commission's responsibility was to consider the layout that was best for the future of the City. Mr. Roman recessed the Work Session into the Regular Meeting to set a Public Hearing.

The Work Session closed at 8:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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