

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
TELECONFERENCE MEETING

June 25, 2020 Page 1

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

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:15 p.m. via a conference call due to the COVID-19 Public Health Emergency. For the safety of staff and the public live audio was available on a listen only basis, however provisions were made to transfer questions from the public to the live meeting through the Microsoft Teams Meeting Moderator, Carolyn Jatsek. Mr. Roman asked her if there were questions from the public at the conclusion of the Commission's discussion of every agenda item.

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 4, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of June 4, 2020 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 4, 2020

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 4, 2020 be approved.

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

SIGNS:

ELLISON TECHNOLOGIES – 6955 TREELINE DRIVE

Mr. Bob Bottomley of Fastsigns was present on behalf of a request for a replacement wall sign for Ellison Technologies. The proposed sign at 9' x 3' would be larger than the existing, but still within Code requirements. Commission members had no questions.

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 27.5 square foot permanent, non-illuminated, wall sign for 6955 Treeline Drive, as described in the application dated April 11, 2020 and attached drawings by Fastsigns of Broadview Heights.

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 City Council, at their last meeting, approved the signage for Tide Cleaners, Final Plans for the BBHCS School & Field House and final approval for removal of the Woods of Brecksville Tennis Court.

REPORT OF MAYOR HRUBY

The Mayor reminded everyone of the cancellation of the Home Days celebration due to COVID-19 considerations. He reported that the Recreation Center and Kids Corner were experiencing increasing usage by residents. The outdoor pool project has experienced delays relating to labor and procuring products due to COVID-19. It could be that it will not be able to open this season. The new indoor facility, however, was expected to open perhaps by October. Mayor Hruby commented that Commission members would be receiving invitations to attend the ground breaking ceremonies in July for the new BBHCSD School & Field House.

REPORT OF CITY ENGINEER - No Report

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

HYSON PRODUCTS PAVILION – 10367 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **PRELIMINARY** and **FINAL** approval, and the Building Department issue a permit, for the installation of a 30' x 30' wooden pavilion on a 35'x 42'5" concrete pad in the rear yard for Hyson Products, 10367 Brecksville Road, Brecksville, Ohio, as described in the application dated March 20, 2020 and attached information by Dover Concrete and Mark Ruby, Architect.

SD-1	Location Map and Site Plan	4/7/2020
A-1	Truss Diagram, Floor Plan and Elevations	4/7/2020

Contingent on approval of the City Engineer and that 1) The project and all its components must be compliant with ADA requirements, and 2) Should additional parking be required it will be necessary for Hyson Products, and be their responsibility, to remove the pavilion to accommodate any needed additional parking.

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.

AT & T ANTENNA MODIFICATIONS – WAIVE PUBLIC HEARING – 9001 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission waive the requirement for a public hearing to hear the request of AT&T to upgrade cellular antennas on the cell tower located at 9001 Brecksville Road as permitted under Section 717.03(c).

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.

AT & T ANTENNA MODIFICATIONS – 9001 BRECKSVILLE 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 plans for the removal of 3 antennas, 3 remote radio heads (RRH’s), associated power cable, coax, and conduit and to install 3 new antennas, 6 RRH’s, two power trunks, one fiber trunk, and one conduit on the existing Crown Castle Tower at 9001 Brecksville Road, Brecksville, Ohio 44141, for AT&T as described in the application dated May 5, 2020, and the attached information, contingent on approval by City Council.

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.

DIGERONIMO SOLAR PANELS – 7800 PLANTATION DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission hold a Public Hearing on Thursday, August 6, 2020, 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 7800 Plantation Drive Brecksville, Ohio 44141 as required by Section 1186.06(b)(1).

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.

KING SOLAR PANELS – 9746 BARR ROAD

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 9746 Barr Road, Brecksville, Ohio as described in the application dated June 12, 2020 and attached plans by Power Home Solar LLC and contingent on Utility Company interconnection approval and also contingent on City Council’s approval.

	Picture of proposed installation	Undated
PV-1	Plot Plan and Vicinity Map	3/6/2020
PV-2	Roof Plan and Modules	3/6/2020
PV-2A	String Layout	3/6/2020
PV-3	Attachment Detail	3/6/2020
PV-4	Electrical Line Diagram	3/6/2020
PV-5	Wiring Calculations	3/6/2020
PV-6	Solaredge Optimizer Chart	3/6/2020
PV7 to PV-10	Equipment Specification	3/6/2020
PV-11 A, B,C	Equipment Specification	3/6/2020
PV-12	Equipment Specification	3/6/2020
PV-12	Side/Elevation Views	3/26/2020
	Roof Load Calculations, Wyssling Consulting	3/9/2020

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
TELECONFERENCE MEETING
June 25, 2020 Page 4

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

The Regular Meeting closed at 9:25 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
TELECONFERENCE MEETING
June 25, 2020 Page 1

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

Mr. Roman opened the Work Session at 7:30 p.m.

HYSON PRODUCTS PAVILION – 10367 BRECKSVILLE ROAD

Mr. Patrick Higgins was present on behalf of a proposal by Hyson Products to construct a 30'x30' picnic pavilion in their parking lot for the use of their employees. Mr. Hall indicated that the parking requirement for that building was 187 spaces, however only 132 were provided when the building was approved in 1996. Hyson's employee count has decreased significantly from the just over 200 employees working several shifts in 1996 to just over 50 employees currently. Hyson believed they have more than adequate parking with the 85 spaces they currently provide. Mr. Higgins suggested the spaces taken up by the pavilion be considered landbanked parking. If there was a need for additional parking, Hyson would remove the pavilion and convert that space back to parking. Mr. Lahrmer asked what would happen in the case of the sale of the property when more parking might be required. Mr. Higgins believed it would be Hyson's responsibility to remove the pavilion and convert the landbanked property back to parking use.

Mr. Wise advised that if the pavilion was designated for employee use it would need to meet ADA requirements for handicapped access. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

AT & T ANTENNA MODIFICATIONS – 9001 BRECKSVILLE ROAD

Ms. Kathy Farina of AT & T was present on behalf of their request for replacement of antennas and associated equipment on the existing Crown Castle Tower. The upgrade in equipment on the tower would also include the ground shelter, however there would be no change in the configuration or footprint of the ground unit. Commission members had no questions and the Work Session recessed into the Regular Meeting to first waive the requirement of a public hearing and then for approval of the proposed request.

DIGERONIMO SOLAR PANELS – 7800 PLANTATION DRIVE

Mr. Stuart Lipp, with Better Together Solar, was present to request a public hearing be set to consider the installation of a solar system on a home at 7800 Plantation Drive. He indicated that the solar installation plans reviewed with the Commission on June 4, 2020 had been revised to incorporate the Commission's suggestion to move panels from a portion of the southwest facing roof to the rear roof. The Work Session recessed into the Regular Meeting to set a public hearing.

KING SOLAR PANELS – 9746 BARR ROAD

Ms. Stephanie Triplett of POWERHOME Solar was present on behalf of a proposal for a solar panel installation at 9746 Barr Road. The proposal involved a 14 panel installation located on the rear facing house roof with no deviations requested. Commission members had no issue with the request and the Work Session recessed into the Regular Meeting for a motion.

INDEPENDENCE CEMENT BUILDING ADDITION

Mr. David Sabol, David Sabol Architect, LLC, was present on behalf of Independence Cement's application for a 7,021 sq. ft. addition with associated parking. The proposed addition would match the existing building in elevation and use of metal siding, split face concrete block exterior, with overhead doors and metal roofing. Forty-one new parking spaces would be provided to satisfy the Code requirement of 40 spaces for the new

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
TELECONFERENCE MEETING
June 25, 2020 Page 2

addition. The main purpose of the addition would be equipment storage. Mr. Hall indicated a deviation was requested for a parking setback from the Code requirement of 50 ft. to allow 33 feet.

Mayor Hruby wanted to know a little bit about the company and what would be happening on their property. Mr. Sabol responded that the company was a contractor for cement work around the city. Their equipment consisted mainly of trucks and trailers that go out during the day to job sites and return to the site later for storage in the building. The Mayor asked if there would be any outside storage of equipment, or materials like stone or used concrete, on the site. He also questioned whether there would be any processes conducted outside, like the crushing of concrete. Mr. Sabol offered to investigate those issues and report back to the Commission.

Mr. Wise had no issue with the proposed project; however, he had not yet received a storm water management plan. Mr. Sabol knew that storm water management had been considered and that the existing underground tanks were in good shape. He just didn't know the status of that aspect of the project. Mr. Sabol indicated he would investigate the status of a storm water management plan and follow up with the engineer on the project and the City engineer. Commission members felt that since no permit could be issued on the project until the stormwater management plan was approved, Mr. Sabol should return with a stormwater management plan before a vote was taken on the project. He would also have time to find out a little more about the use of the property in regard to the questions posed by the Mayor.

CAMBRIDGE VILLAGE LOT SPLIT – 7757 Cambridge Drive

Mr. Matthew Mau, President of the Cambridge Village HOA, was present on behalf of that HOA's request for a lot split of their common property to establish another Cambridge Village residential, buildable lot fronting on Brecksville Road. Their association presented three options for a lot split to the Planning Commission several years ago. The HOA now has a three quarters majority approval vote on their proposed Option B.

The footprint of the proposed home on the new lot would line up with the adjacent house to the south, a small ranch of about 1,200 sq. ft. at a 100 ft. setback. Mr. Wise indicated the proposed new home could not be located at the 100 ft. setback of the other homes to the south because of a drainage corridor where the rear portion of the lot drops off 8 feet at the 100 yard point. He noted a home on that site would need to have the Commission determine a setback closer to Brecksville Road. Mr. Wise suggested the Commission would require a house footprint so they could possibly consider the lot split and frontyard setback at the same time. Mr. Hall agreed that the Commission would need to establish a frontyard setback, and it was very likely a rear yard setback variance would also be required.

Mr. Harwood was concerned about creating a drainage issue, given the many elevation changes in Cambridge Village and the water drainage issues that development has experienced in the past. Mr. Wise recommended that to move forward on the proposal a survey and topo of the lot would be required, along with a house footprint positioned on the lot to avoid the drainage corridor. Mr. Wise said that to consider the plan again as just a concept a full survey would not be required. A surveyor could come up with the concept information required by reviewing county maps. However, before the proposed lot split can be formally considered by the Commission for approval a full survey would be required. Mr. Hall asked that the next drawing submitted include the proposed setback for the house and the width of the lot at the building line.

HIDDEN HOLLOW SUBDIVISION – WJ BAILEY HOMES – 5324 MILLER ROAD

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

Mr. Roman acknowledged for the benefit of the conference call attendees, and the public listening in, that the Commission had received a number of e-mails and some videos relating to the proposed Hidden Hollow subdivision.

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
TELECONFERENCE MEETING
June 25, 2020 Page 3

Ms. Kerber reviewed changes in the proposed plan since the subdivision was last discussed with the Commission on February 20, 2020:

- Subdivision entrance moved to the center of the lot along Miller Road
- Sublots reduced from 15 to 13
- Parcel A defined fronting on Miller Road to be retained by Cindric and not included in the subdivision

The grading was not substantially different. There was concern at the February Commission meeting that the subdivision would not blend in with the surrounding neighborhood so the developer, instead of mounding, now proposed to leave the land along Miller Road untouched woods and wetlands as much as possible to blend in with neighboring properties. On the subject of stormwater, Ms. Kerber commented that those plans were in the preliminary stages and would be refined and engineered as the planning process progressed. She did note that any water flowing to the site from the West to the East would be collected on the site. Ms. Kerber indicated the stormwater management plans would meet all City requirements and the filling of wetlands would satisfy the regulations of the Army Corps and EPA.

Mr. Evenchik commented that his role was to facilitate the consideration of the project so it could move forward to approval, hopefully with the scheduling of a public hearing by early August. He pointed out that a subdivision was a permitted use for the site and the property owner had a right to develop the land. The subdivision layout plan, with the exception of two small variances, generally met City Code requirements. Mr. Evenchik noted that stormwater management on the site should actually improve the flooding problems of the adjacent properties. He acknowledged there would be a loss of some trees, however the high-end homes planned for the site and the improvement in drainage should not negatively impact property values of the neighboring properties.

Mr. Evenchik pointed out that there were a number of resident concerns about increased traffic. He referenced a traffic study already submitted. He thought projections for more traffic were generated by surrounding larger development such as Valor Acres, and not a thirteen home subdivision.

Mr. Wise wanted to defer any comments on the plan until such time as the Commission reached an agreement on a plan layout, as his comments should be focused to a specific layout. Mr. Hall indicated there were two variance request 1) to allow a 1,283 ft cul-de-sac instead of the Code 800 ft. maximum, and 2) to permit non-rectangular lots for sublots 7, 8, 10 and 14. He noted that the developer should submit a tree savings plan before a public hearing date.

Recognizing that the property owner had a right to develop his property, Mr. Payto had no objection to the development at 13 homes. He was confident that the stormwater management could be engineered to improve drainage in that area. Mr. Bandsuh said it appeared the developer addressed many of the issues brought up at the February Commission meeting. He did want to hear more about the why the mounding along Miller road was eliminated.

Mr. Lahrmer felt with the reduction in lots that the density was more acceptable. The plan was also improved by the movement of the entrance to the center. He would like confirmation that all water flowing west to east would be captured at the street. Mr. Lahrmer also wanted to know more about the screening of the Zak property. Ms. Kerber confirmed that all water flowing from the west to east would either be picked up at the road, or by a rear yard storm sewer. Mr. Wise ascertained with Ms. Kerber that the stormwater management would involve the developer running a storm sewer line along Miller Road with an inlet, either a culvert pipe, or catch basin, to the west of the development entrance with the sewer running easterly and tying into the existing Miller Road sewer. Ms. Kerber commented that the mounding created to screen the Zak property was eliminated to reduce the disruption of trees and natural vegetation in response to residents' concerns. The wetlands in the vicinity of the Zak property would be filled and the water directed to the south to be collected by an inlet. It was noted that elements like mounding or swales could be added back depending on public response at a hearing.

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
TELECONFERENCE MEETING
June 25, 2020 Page 4

Mayor Hruby asked when it was determined that Mr. Cindric was going to retain a portion of the property and why. He was concerned about the maintenance of that parcel as well as the entryway to the development. Mr. Bailey indicated he had a meeting with Mr. Cindric and at that time Mr. Cindric said he had a relative interested in moving to the property so he wanted to retain a lot for his family member. The Mayor felt that regardless of who developed the lot, it represented a fourteenth lot. Mr. Wise confirmed the subdivision plat, if approved, would have 14 lots.

Mr. Sciria asked that future drawings of the project include the two parcels across from the entrance (PP# 604-04-012 & 604-04-013) so the development's entrance could be assessed for alignment. Mr. Sciria commented that while specific lot review would come later in the planning, some considerations were important in early planning. He noted there were some steep grades throughout, but particularly with s/l 1 & 2. He mentioned that most homes today have big decks or extensive patios, and wondered how functional lots like s/l 7 & 8 would be with only about 35 ft. to the preservation area. He noted the closeness of the detention basin to the sidewalk and the fact that its spillway crosses a property line. Some driveways were too close to a property line. Some lots have rear yard drains that pose a blockage/flooding problem.

Mayor Hruby was concerned about the question of property ownership. He thought that Mr. Bailey had a confirmed deal with the property owner and now many months later the boundaries of the project were shifting. He still felt the project still represented an overdevelopment of the parcel. The Mayor would prefer to see a smaller development with fewer homes on bigger lots.

Mr. Roman brought up the matter of addressing the many residents' e-mails with questions on the proposed development. Microsoft Teams Meeting Moderator, Carolyn Jatsek, commented that five additional e-mails came in during the course of this evening's discussion on the development. Messrs. Harwood and Roman expressed their opinion that the Commission was not ready to set a public hearing. They felt the conference call format was not conducive to an exchange of information with both the applicant and the public. There was a general consensus among Commission members to consider the proposed subdivision at an in person meeting at City Hall at the Commission's July 9, 2020 meeting.

Mr. Evenchik was frustrated that after six appearances before the Commission the public hearing they need to get the project going was not going to be scheduled. He maintained the layout, with two minor variances, complied with City Code. Mr. Evenchik said they needed to be on the August agenda for a public hearing or know to move forward in a different direction. Mr. Roman pointed out that the Commission just spent over an hour discussing the project giving their due diligence to the important issues being discussed. Mr. Sciria commented that the Planning Commission has not indicated the application complied with Code. He noted the Code was more than measurements and the geometry of a plan.

As the discussion proceeded the Microsoft Moderator continued to collect e-mail questions from residents. Mr. Randy Zak's e-mail asked that the June 22, 2020 e-mail with 18 questions from John Swansinger, Lawyer for Citizens for Sensibility, be addressed this evening. Mr. Evenchik offered to review the 18 question e-mail and provide written responses to the Commission by Monday, July 6, 2020, in advance of the July 9th Planning Commission meeting to facilitate a discussion with residents. The Planning Commission, and Mr. Bailey, agreed to that course of action. It was also noted that though it was beyond the deadline for plan submittal for the July 9, 2020 Planning meeting, the developer could make changes to the layout plan and submit them by July 6th for the Thursday, July 9th meeting.

The Work Session closed at 9:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
TELECONFERENCE MEETING
June 25, 2020 Page 5

Minutes recorded by Nancy Dimitris