

MINUTES OF THE SPECIAL 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 16 guests

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
Scott Wallenhorst, Director of Design

Mr. Roman opened the Special Meeting of the Planning Commission at 7:00 p.m. Mr. Harwood attended via a teleconference call. The Agenda for this special meeting of the Planning Commission was limited to consideration of Preliminary Plan approval for the Valor Acres Conditional Use & Residential Planned Development Area Requests. Mr. Roman suggested the discussion begin with any changes, to the plan, since it was last discussed with the Commission at their April 8, 2021 meeting.

Mr. DeGeronimo provided a brief recap of changes made to their preliminary plan since it was first presented to the Commission on January 7, 2021:

- Widened buffering between the development and Westview Drive properties
- Moved townhouses from the North side of the road to the South side
- Eliminated some townhouses to improve setbacks
- Increased parking, including providing landbanked parking
- Increased green space
- Worked with Westview Drive residents on their concerns
- Will provide a fund to plant trees on Westview Drive residents' properties for additional screening

In addressing changes to the plan since April 8th, Mr. DiGeronimo began with a slide depiction of the far north side of the apartment building showing a step down from five to four stories of a portion of the building. The peak of the building would be 28 feet further from Westview Drive for a total of 552 feet from the nearest home. The roof stepdown resulted in the reconfiguration of five units and the loss of three apartment units.

Setbacks were increased for Units T3 and T4. A traffic study, of just the residential portion of the entire development, proposed no signal or changes on Brecksville Road. Mr. DiGeronimo expected the traffic study would be updated as other portions of the site develop. Mr. Wise had no new comments to add to those he has already made at past meetings.

Mr. Lahrmer acknowledged that he had asked for a stepdown reduction on the north side of the apartment building, but he didn't think it made the difference he had expected. Mr. DiGeronimo was willing to do some more tweaking, but felt they still needed to stay as close as possible to their 160 unit plan. Mr. Decker described how the stepdown, in that northern corner of the building, helped reduce the mass of the building and improved their plan. Mr. Sciria commented on some units being as small as 598 sq. ft. There were only three units at 598 sq. ft. in the area where the building was stepped back to four stories. The rest of the single units ran 614-650 sq. ft.

Mr. Bandsuh asked if the landbanked parking area would be developed if it was not needed for parking. Early on, there was consideration to having a small commercial building like a medical office. Current thinking was to share that area as a green space entrance with Sherwin Williams.

Mr. Sciria still had concerns about the view of townhouses T3 & T4 from Brecksville Road. He thought the rooftop terraces should be converted back to regular roofs. Mr. Sciria pointed out some setbacks at 30 feet and he would like to see all setbacks at a 50 foot minimum. Areas were pointed out that could be adjusted, like the removal of the calming island, to provide the extra space to increase setbacks. That would also reduce the number of deviations from the 30 now requested. Mr. Sciria read, from City Code, the purpose of a PDA which mentioned in a number of places the preservation of the natural setting. He recently walked along the rear properties of the Westview Drive residents and commented the difference from pre-tree clearing, until now, was startling.

Mr. DiGeronimo remarked that, after each of the last half dozen meetings on the proposed development, they have worked toward compromises that both improve the project, yet preserve their vision of a marketable and high quality product. They have been encouraged from the amount of outside interest expressed in the proposed project. The developer believed the success of the residential component of Valor Acres would stimulate the development of the remainder of the property, as well as surrounding properties.

Mr. DiGeronimo felt planning had reached the point where any changes had to be measured against their determination to provide quality. He was willing to consider eliminating the calming island, but felt it was an important element in providing a unique streetscape. Mr. DiGeronimo commented that with working within a bowling alley property, providing a 50 foot setback would not be workable. Working within three zoning areas has also complicated the planning process.

Mr. Bandsuh summarized his concerns as density, height of the apartment building, as well as townhouses T3 and T4. He was also concerned about the impact on Westview Drive residents.

Mr. Payto suggested some architectural intervention on the attached condos. He said it appeared all attention was given to the front façade, with the backs looking very monotonous. He felt an effort to individualize them with materials and roof pitches would improve the plan. Mr. DiGeronimo agreed that more detailing was needed on the condos. He said they were committed to four sided architecture.

Mayor Hruby spoke about the uniqueness of this development. He pointed out that it would not be setting a precedent and would never happen again in the City. The City entered into an agreement with Sherwin Williams to provide a campus for their R&D building, with the intention there would be a residential component along with a mixed use section, so people could live and work on the site. The Mayor noted the developer had presented a plan in keeping with the City's vision for that site. He felt the revisions, suggested by Commission Members to date, have only improved the plan. Mayor Hruby was supportive of preliminary plan approval.

Mr. Lahrmer wondered if a preliminary plan approval could be voted on and conditioned on a later agreement regarding roof level of the apartment building. Mr. Sciria responded that, typically, preliminary approval was approval of the entire plan and released the developer to proceed to engineering and construction drawings. If the Commission placed a condition on the plan it would hold up the plan.

Mr. DiGeronimo was willing to work with a conditional preliminary approval. The Mayor said that given some Commission suggestions that could be viewed by the developer as detrimental to the project. He asked if there were any further changes to the plan the developer would consider. Mr. DiGeronimo was willing to consider cosmetic changes, but felt they were at the limit of the slice and dice of the plan. Mr. Payto was comfortable moving forward with a motion and working on finessing the plan with the developer. Mr. Harwood felt the Commission should move forward with a motion including a five story apartment building.

The Mayor and Mr. Roman suggested that it was time to either accept or reject the plan.

VALOR ACRES CONDITIONAL USE & RESIDENTIAL PLANNED DEVELOPMENT AREA REQUESTS –
BRECKSVILLE ROAD AND MILLER ROAD

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission recommend to City Council approval of:

1. Approval for R-A Conditional Use on parcel 603-21-088, subject to approval of City Council.
2. Preliminary approval of a Planned Development Area (PDA) as a Conditional Use on parcels 603-21-089 and 603-21-088, and preliminary approval of plans for the PDA, subject to approval by the City Engineer, City Law Director and City Council.

All as described in the application dated January 18, 2021, by DiGeronimo Companies, as part of the development of the Valor Acres site, on parcel 603-21-089 and 603-21-088, located north of Miller Road and west of Brecksville Road, in Brecksville, Ohio.

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Incorporating by reference:

Valor Acres PDP PDA Submission	DiGeronimo Vocon Neff	04/29/2021
Valor Acres Master Plan	Vocon	04/29/2021
C1.0 Existing Conditions Plan	Neff & Associates	04/16/2021
C3.0 Overall Site Mass Grading Plan	Neff & Associates	04/16/2021
C4.0 Overall Site Utility Plan	Neff & Associates	04/16/2021
C5.0 Overall Site Layout Plan	Neff & Associates	04/16/2021
3 of 4 East Preliminary Plat Details	Neff & Associates	04/16/2021
4 of 4 West Preliminary Plat Details	Neff & Associates	04/16/2021
L2.0 Site Landscape Plan	Neff & Associates	04/16/2021
L2.1 Landscape Enlargement Plan	Neff & Associates	04/16/2021
L2.2 Landscape Enlargement Plan	Neff & Associates	04/16/2021
Plant Palette - 5 Pages	Neff & Associates	04/16/2021
AS100 Multi Family Building	Vocon	04/21/2021
A101 Level 1 Overall Plan	Vocon	04/21/2021
A102 Level 2-4 Overall Plan	Vocon	04/21/2021
A103 Level 5 Overall Plan	Vocon	04/21/2021
A104 Roof Level Overall Plan	Vocon	03/25/2021
A201 Exterior Elevations	Vocon	04/21/2021
A202 Exterior Elevations	Vocon	04/21/2021
A203 Exterior Elevations	Vocon	04/21/2021
A204 Exterior Elevations	Vocon	04/21/2021
A210 Exterior Renderings	Vocon	04/21/2021
A211 Exterior Renderings	Vocon	04/21/2021
G102 Townhouses - Life Safety Code Plans	Vocon	04/29/2021
AS100 Architectural Site Plan	Vocon	04/29/2021
A200.T1 T1 Overall Plan	Vocon	04/29/2021
A201.T1 T1 Construction Plans	Vocon	04/29/2021
A202.T1 T1 Construction Plans	Vocon	04/29/2021
A201.T2 T2 Construction Plans	Vocon	04/29/2021
A200.T2 T2 Overall Plan	Vocon	04/29/2021
A202.T2 T2 Construction Plans	Vocon	04/29/2021
A201.T3 T3 Construction Plans	Vocon	04/29/2021
A201.T4 T4 Construction Plans	Vocon	04/29/2021
A201.T5 T5 Construction Plans	Vocon	04/29/2021
A201.T6 T6 Construction Plans	Vocon	04/29/2021
A201.T7 T7 Construction Plans	Vocon	04/29/2021
A201.T8 T8 Construction Plans	Vocon	04/29/2021
A401.T1 T1 Exterior Elevations	Vocon	04/29/2021
A401.T2 T2 Exterior Elevations	Vocon	04/29/2021
A401.T3 T3 Exterior Elevations	Vocon	04/29/2021
A401.T4 T4 Exterior Elevations	Vocon	04/29/2021

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A401.T5	T5 Exterior Elevations	Vocon	04/29/2021
A401.T6	T6 Exterior Elevations	Vocon	04/29/2021
A401.T7	T7 Exterior Elevations	Vocon	04/29/2021
A401.T8	T8 Exterior Elevations	Vocon	04/29/2021
A410	Architectural Renderings	Vocon	03/25/2021
A101.A	Enlarged Plans Unit A	Vocon	04/29/2021
A101.C1	Enlarged Plans Unit C	Vocon	04/29/2021
A101.C2	Enlarged Plans Unit C2	Vocon	04/29/2021
A101.D	Enlarged Plans Unit D	Vocon	04/29/2021
A101.E1	Enlarged Plans Unit E1	Vocon	04/29/2021
A101.E2	Enlarged Plans Unit E2	Vocon	04/29/2021
A101.F1	Enlarged Plans Unit F1	Vocon	04/29/2021
A101.F2	Enlarged Plans Unit F2	Vocon	04/29/2021
A101.A	Attached Homes Construction Plans	Vocon	03/25/2021
A101.B	Construction Plans	Vocon	03/25/2021
A101.C	Construction Plans	Vocon	03/25/2021
A301.A	Construction Plans	Vocon	03/25/2021
A301.B	Enlarged Unit Plans	Vocon	03/25/2021
A301.C	Enlarged Unit Plans	Vocon	03/25/2021
A401.A	Exterior Elevations	Vocon	03/25/2021
A401.B	Exterior Elevations	Vocon	03/25/2021
A401.C	Exterior Elevations	Vocon	03/25/2021
A410.A	Exterior Renderings	Vocon	03/25/2021
A410.B	Exterior Renderings	Vocon	03/25/2021
A410.C	Exterior Renderings	Vocon	03/25/2021
PST-DA	Post Development Drainage Area Map	Neff & Associates	04/15/2021
Valor Acres Phase 1 Preliminary Traffic Impact Analysis		GPD Group	04/22/2021
Valor Acres Zoning Summary		DiGeronimo Vocon	04/16/2021
Valor Acres Homeowners Association Guidelines			02/16/2021

Specific deviations from the zoning code requested are as follows:

1. Section 1117.04(a) requirement of 60 feet minimum road right-of-way width to allow 50 feet.
2. Section 1117.04(e) requirement of 800 feet maximum permitted length of a cul-de-sac to allow 1700 feet.
3. Section 1117.09(d) requirement that side lot lines be radial from a curved street to allow non radial lot lines for sublots 9-13 and 40-46.
4. Section 1119.09(d) requirement that public sidewalks be placed on both sides of a roadway to allow no public sidewalks on the north side Road B.
5. Section 1151.14 required minimum one bedroom apartment area of 900 square feet to allow as low as 598 square feet.
6. Section 1151.22 requirement of 8,000 square feet of minimum lot area to allow a smaller area for lots 2-22 and 27-53 with the minimum area requested of 2,261 square feet.

7. Section 1151.22 requirement of 50 feet minimum lot width to allow widths as small as 21 feet.
8. Section 1151.22 requirement of 120 feet minimum lot depth to allow depths as short as 106 feet.
9. Section 1151.24 required minimum 50 foot front yard to allow as little as 25 feet.
10. Section 1151.24 requirement of 5 foot minimum side yard to allow 0 feet.
11. Section 1151.24 requirement of 125 minimum side yard on a corner lot fronting an arterial street to allow 100 feet.
12. Section 1151.24 requirement of 20 feet minimum combined side yards to allow as little as 18 feet.
13. Section 1151.24 requirement of a minimum 50 foot rear yard to allow 30 feet on lots 10-14 and 40 feet on other single family lots.
14. Section 1151.31(c) requirement of 10 maximum apartment dwelling units per acre to allow 15.7 units per acre.
15. Section 1179.04 gross maximum density requirement of 6 units per acre in a PDA to allow 10.1 units per acre.
16. Section 1179.05(c)(2) minimum 30 feet building spacing requirement for buildings with no primary living windows to allow 18 feet.
17. Section 1179.05(c)(3) requirement of 50 feet minimum building spacing for buildings with primary living space windows to allow 18 feet.
18. Section 1179.05(d) minimum 25 foot building setback from local streets in a PDA to allow 20 feet.
19. Section 1179.05(e) requirement of a maximum of 4 units attached to allow up to 10 units attached.
20. Section 1179.05(e)(1) requirement of 50 feet maximum horizontal length without 10 foot offset to allow offsets less than 10 feet.
21. Section 1179.05(e)(2) requirement of not less than 25 feet average width of each attached unit to allow 21 feet.
22. Section 1179.05(f) 125 foot minimum building setback requirement from an arterial street to allow 100 feet.
23. Section 1179.05(f) required minimum setback from R-8, R-A and other districts of which vary between 57.5 and 67.5 feet to allow a 5 foot parking setback and a minimum 40 foot building setback on buildings T-6, T-7, and T-8.
24. Section 1179.05(f) required minimum setback from R-20 districts of which vary between 44 and 138 feet to allow building setbacks of 86 feet for T-1, 30 feet for T-2, 63 feet for T-3, 54 feet for T-4, 105 feet for T-5 and as low as 33 feet for buildings C1 – C15.
25. Section 1179.05(f) required minimum setback from R-20 districts of which vary between 44 and 138 feet to allow parking setbacks of 135 feet for T-1, 41 feet for T-2 and T-3, 38 feet for T-4, and 75 feet for T-5.
26. Section 1181.11 Class 1 height district maximum height of 30 feet to allow up to 61 feet.
27. Section 1183.04(c) required 10 foot x 20 foot parking spaces to allow 9 feet x 18 feet.
28. Section 1183.05(a)(2) required minimum 353 parking spaces for apartments to allow 347 spaces – including 114 land banked spaces. (2.25 spaces per apartment required)
29. Section 1183.05(a)(2) required minimum 157 enclosed parking spaces for apartments to allow 76 spaces. (1 enclosed space per apartment required)

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

MOTION CARRIED

The Special Meeting closed at 8:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris