

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
September 23, 2021 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 4 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 9, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood, that the Planning Commission Regular Meeting Minutes of September 9, 2021 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 9, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of September 9, 2021 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council approved a wall sign for Marc's and Revisions to Code Section 1187 Brecksville Sign Regulations.

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

The Regular Meeting closed at 7:05 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Kirk Roman, Dominic Sciria
Absent: Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 4 guests

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

DIGERONIMO COMPANIES BRECKSVILLE ROAD RESIDENTIAL PLANNED DEVELOPMENT AREA – VALOR
ACRES SITE - BRECKSVILLE ROAD NORTH OF MILLER ROAD

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
Denver Vrooker, Vocon

Mr. DiGeronimo began the discussion of the Valor Acres Planned Development Area by saying that the plan has changed very little since the Planning Commission recommended preliminary approval on April 29, 2021. Since that time his company has been working on details of the plan. Mr. DiGeronimo noted a minor change in two requested deviations relating to a refinement of the parking count.

Mr. DiGeronimo acknowledged receipt this evening of two letters dated September 23, 2021 from the City Engineer, Mr. Wise, to Mr. Packard the Chief Building Officer for the City, one relating to the proposed apartment building and the other the proposed roadway. Both letters were the result of Mr. Wise's detailed review of the proposed plan documents. The letter on the multi-family building had numerous questions relating to the categories of site layout, plan clarity and utilities. The three page letter reviewing the public roadway detailed questions relating to missing, required documentation, general site layout, plan clarity, utilities and grading. Mr. DiGeronimo said they would not be expecting final plan approval this evening, but hoped to get more feedback from the Commission. He anticipated no issues in complying with Mr. Wise's requests and hoped to provide some of that information this evening.

Mayor Hruby mentioned some discussion in the community relative to failures in the stormwater measures currently on the site. Mr. DiGeronimo responded that the stormwater management measures, on the site now, were temporary. They have been consistently tweaking those temporary measures, but hope to begin to implement their long term stormwater management plans soon.

Mr. Denver Vrooker, of Vocon, reviewed a PowerPoint representation of the five story apartment building. He explained the orientation of the building on the site and detailed the various entrances, garage area, courtyard and pool areas on the ground floor. The second through fourth floor apartment layouts were identical, however the fifth floor reflected the north side step back with a different layout of apartments. Mr. Vrooker commented that the developer hoped to save the tall trees along Brecksville Road. Heavy emphasis was planned on landscaping to create a park like development. He detailed by name the many types of trees planned throughout the development.

In discussing building exteriors Mr. Vrooker commented that the town houses would be differing masonry colors. To make the apartment building stand out its simple design would be confined to three white materials of brick, block and stucco, with accents of black in trims such as window frames, canopies, trellises, and railings.

Mr. Wise detailed where the roadway plan was deficient in documentation required:

1. Final Storm Water Management Report
2. Army Corp and Ohio EPA Permitting
3. Formal Dedication Platting
4. HOA Documents
5. Subdivision Agreements and Escrow Agreements
6. Water Service Easements

7. Subdivision Names and Street Names
8. Storm Culvert and Storm Sewer Calculations
9. Other governing agencies approvals (i.e., Ohio EPA Permit to Install, NEORSD, Cuyahoga County Dept. Public Work)

Mr. DiGeronimo said many of the documents required were in the process of being completed and he anticipated no problem in complying with those submissions.

Mr. Wise questioned whether the main roadway would be connecting with Sherwin Williams' private drive. He recommended the calming island within the main roadway be included in a landscape easement so its maintenance would be the responsibility of the development HOA. Mr. DiGeronimo pointed out that the depiction of the Sherwin Williams property and the mixed use district on the proposed plan was very preliminary and sketchy. He said it was always their development intention to provide access and interconnection to those areas, but planning was too preliminary for details on those tie-ins.

Mr. Wise discussed in detail the sidewalks, including those of 8 foot width and how they interface with parking areas and at the roadway entrances. Because of the importance of water management on the site there were many questions in Mr. Wise's letter focused to utility requirements and stormwater management. Mr. Wise was now asking for more plan clarity than what the approved preliminary plan provided.

Mayor Hruby asked who would be permitted to use the large pool. Mr. DiGeronimo said that beyond the apartment residents, it could also include all the HOA members. There would be a smaller, gated pool for the apartment residents only. He indicated that other areas, like walking trails and the memorial park, would be available to the general public. In response to a question from the Mayor, Mr. DiGeronimo said they planned to work with Metroparks on a walking trail connecting their property to the park.

Mr. Lahrmer asked about pedestrian access to the multi-use southern part of the overall development. Mr. DiGeronimo said that they have general easements in place with Sherwin Williams for access across their property and they have every intention of providing pedestrian access to the multi-use development area to the south.

Mr. Wise noted that the plan mentioned interior street lighting, which would not be the responsibility of the City. Mr. Decker acknowledged that the interior street lighting would be the HOA's responsibility. Those street lights would provide low level lighting on the face of a building at intersections. There was no information on foot candles of lighting, only that a warm glow was intended. Mr. Lahrmer's concern about lighting was for Westview Drive residents. Mr. DiGeronimo commented that lighting spillover would not extend beyond their property.

Discussion turned to a review of the apartment building. Mr. Wise indicated in his letter that the parcel does not exist until a residential plat was recorded. Mr. Packard said one plat would be ready for the next Commission meeting and the full subdivision plat within the next two Commission meetings. Mr. Wise reviewed various plan refinements necessary, and documented in his September 23, 2021 letter, in the areas of site layout, plan clarity and utilities.

Mr. Lahrmer said the multi-family apartment looked entirely different than it was as presented at the Commission's last meeting. He mentioned the Commission's concern has always been about the massive appearance of the five story building. The previous plan had a deferential of material and tones that helped break up the massiveness of the building. Mr. Lahrmer thought the current rendition would appear as a massive white block along Brecksville Road. The fact that the Sherwin Williams complex was further setback on the site would only accentuate the apartment building. He didn't think the white blocky building was in keeping with the Brecksville community. Mr. Sciria was also concerned about the massive appearance of the all-white building. Mr. DiGeronimo remarked that they were trying to coordinate somewhat with white elements in the Sherwin Williams building, while also trying to stand out. He felt that a 3-D presentation they were working on would provide a better conceptualization of the area from different angles. He noted that the different tones of the town houses and the softening effect of landscaping would enhance the appearance of the building. Mr. DiGeronimo

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commented that they were proud of the apartment building design. He thanked the Commission for the feedback provided and looked forward to addressing the requested refinements to their plans.

The Work Session closed at 8:00 p.m.

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