

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
June 24, 2021 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman,
Dominic Sciria
Others: Eric Hall, Gerald Wise, and approximately 5 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 p.m. Mayor Hruby and Mr. Sciria attended the meeting via conference call.

APPROVAL OF THE JUNE 3, 2021 PUBLIC HEARING MINUTES ON A FRONTYARD SETBACK FOR 8035 PERSHING DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission June 3, 2021 Public Hearing Minutes on a Frontyard Setback for 8035 Pershing Drive be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 3, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood, that the Planning Commission Regular Meeting Minutes of June 3, 2021 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 3, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 3, 2021 be approved.

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

SIGNS:

BRECKSVILLE CHURCH OF GOD OF PROPHECY – 8131 BRECKSVILLE ROAD

Mr. Jim Scherer, of A Sign Above, was present representing Brecksville Church of God of Prophecy's application for a 2 sided, 24 sq. ft., non-illuminated, ground identification sign to be placed in the same location as the existing, damaged sign. The sign was Code compliant and 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 2 sided, 24 square foot, non-illuminated, permanent, ground, identification sign for the Brecksville Church of God of Prophecy at 8131 Brecksville Road, Brecksville, Ohio PP

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#601-08-011, as described in the application dated May 26, 2021 by A Sign Above and including attached pictures.

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

DV FLORA – 6625 W. SNOWVILLE - (CC Approval)

Mr. Bob Kunzen, of Brilliant Electric Sign Company, was present for DV Flora's application to resurface an existing ground sign. The existing ground sign had been approved for internal illumination by the Planning Commission in 1995. The one-sided proposed sign would feature the company name and address on a white, internally illuminated background.

Mr. Payto commented that the Code only provides for the company name and logo to be illuminated, not a background. It was noted that both the lettering and background were translucent, the sign was tastefully done, and the location remote. There was a general consensus to grant the requested deviation.

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 22 square foot, internally illuminated, permanent, ground, identification sign for DV Flora at 6625 West Snowville Brecksville, Ohio, PP #604-16-011 as described in the application by Brilliant Electric Sign Company dated June 4, 2021 and shown in the attached drawings subject to approval by City Council of the following deviation:

- A deviation from Section 1187.05(d)(2) requirement that internal illumination be limited to the business name and logo to allow the background area of the sign to be illuminated.

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

FARINACCI PIZZA – 8189 BRECKSVILLE ROAD

Mr. Joe Farinacci was present on behalf of his request for signage for his new business, Farinacci Pizza, 8189 Brecksville Road. His application included six deviation requests that he proposed to discuss individually:

1. A deviation to permit his business phone number on the sign. Mr. Farinacci remarked that since he doesn't advertise or do Internet ordering it would be helpful to have the phone number on the sign. Mr. Bandsuh pointed out that with the state of modern communications, particularly cell phones, it was unnecessary to include the phone number on the sign. It was agreed to remove this deviation request.
2. A deviation to permit another foot over the three foot maximum sign height. Mr. Farinacci commented he was able to reduce the originally proposed six square foot sign to 4'x 6' and still incorporate the information he needed without crowding the lettering. Commission members questioned whether the mention of beer on tap and beer mugs was necessary. Mr. Farinacci said the sign was the exact one his father used to start the business fifty years ago and it had sentimental importance to him. The suggestion was made that the fact that they offer beer on tap might more appropriately be advertised in print media like local newspapers, or coupon offers. Mr. Farinacci responded that he does no advertising or coupons. Having "Beer on Tap" on the sign also indicated

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to potential customers that his restaurant has seating for dining inside. Mr. Farinacci provided pictures on his phone of the same sign being requested being displayed in his restaurants in Hudson and Macedonia.

3. A deviation to permit a sign on the side of the building instead of the front. Mr. Farinacci indicated that because of the orientation of the building it would not be possible to have a sign facing Brecksville Road
4. A deviation to locate the wall sign at the edge of the building instead of the Code requirement of at least three foot back. Mr. Farinacci noted there was a tree at the car wash next door that would block his sign if he located the sign further back from the edge of the building.
5. Deviation on door sign from one permitted by Code to two door signs. Mr. Farinacci pointed out that one door faces Brecksville Road where he has no sign, and the other door faces the back parking lot where most of his customers would be entering the building.
6. Deviation from Code requirement that the lowest point of a sign over a pedestrian walkway not be less than 8 feet to allow 7.5 feet. The Commission had no problem with this deviation request.

Several Commission members made the observation that while the awning in front looked good the lettering was too small to be effective. Mr. Farinacci said the lettering was as large as it could be for the awning drop. He felt beyond dressing up the exterior of the building, the awning's main function would be to shade diners from the sun. There was a general consensus to move forward with the sign removing only the deviation for a phone number on the sign.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission grant **Preliminary** and **Final** approval, and the Building Department issue a permit for 43 square feet of signage for Farinacci Pizza, 8189 Brecksville Road, Brecksville, Ohio, PP #601-08-026, as described in the application dated May 24, 2021 and listed below:

One wall sign – 24 square feet
Two directional signs – 3 square feet in total
Awning signage – 2 square feet
One ground sign, double sided – 11 square feet in total
Two door signs – 3 square feet in total

And including approval to reduce the size of the existing ground sign for Zak Insurance, 8185 Brecksville Road, by 50% as shown in the attached documentation. All contingent on approval by City Council and including the follow deviations:

1. Section 1187.09(c) requirement for maximum sign height of 3 feet for a wall sign to allow 4 feet.
2. Section 1187.09(c) requirement that wall signs be placed on the front of the building to allow the sign to be placed on the side of the building.
3. Section 1187.09(c) requirement that wall signs be placed 3 feet from the end of the building unit to allow 0 feet.
4. Section 1187.09(c) requirement of no more than 1 door sign to allow 2
5. Section 1187.06(a)(2) requirement that the lowest point of signs over a pedestrian walkway be not less than 8 feet above the ground to allow 7.5 feet

And incorporating, by reference, the following documents:

Farinacci Pizza list of signs and dimensions – 1 page

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Awning Design – 2 pages – by Ohio Awning & Manufacturing Company

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council approved a Frontyard Setback for 8035 Pershing Drive at their last meeting.

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.

BLUE HABANERO REAR PATIO & FRONT FAÇADE – 8934 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 regarding a proposed patio addition in the rear of the building and remodeling the front façade of the building for Blue Habanero, 8934 Brecksville Road, PP #601-34-080, as described in the application dated April 16, 2021, and drawings as shown below.

A-1	Floor Plan, Site Plan	Mark W. Ruby	June 6, 2021
A-2	Retention Wall, Elevations, Drainage	Mark W. Ruby	May 7, 2021

Contingent on Mr. Wise's concerns being satisfactorily addressed.

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

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

THE BRECKSVILLE PLANNING COMMISSION

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

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Minutes recorded by Nancy Dimitris

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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 5 guests

Mr. Roman opened the Work Session at 7:57 p.m.

BLUE HABANERO REAR PATIO & FRONT FAÇADE – 8934 BRECKSVILLE ROAD

Mr. Mark Ruby, Architect, was present on behalf of Blue Habanero's request for a rear patio and front façade renovation to review changes made to the plan since it was last considered by the Commission in May. The plans have been expanded to include a retaining wall, drainage plan and an expansion of the patio by 7 ft. which would permit an increase of tables from 32 to 40. Renovations to the front of the building would include cleaning, masonry repair, tuck pointing, repair of the existing stone cap, along with a new aluminum and glass store front. Mr. Ruby had various material samples which were passed around to Commission members.

Mr. Wise had a few minor comments that he planned to document in writing involving backfilling the trench and the height of the retaining wall to avoid the need for fall protection. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion. Mayor Hruby left the meeting just prior to the vote on this agenda item.

HITMAR SOLAR PANELS – 10801 CHIPPEWA ROAD

Mr. Paul Gabel, of Yellowlite Inc., was present on behalf of a solar panel request for the Hitmar home on Chippewa Road. The proposal was for the solar panels to be mounted on the east and west elevations of the home. Mr. Gabel was aware that the Commission would not consider panels on the front of the home which faces south along Chippewa Road. Mr. Bandsuh remarked that it was unfortunate, due to trees, that there was not a good rear roof exposure for the panels. He thought the east and west roof elevations would be as visible as a front roof exposure.

Mr. Payto commented there was a lower roof possibility in the rear. It was also suggested maybe 8-10 panels on the east and west roofs closer to the road could be removed to make the installation less visible. The proposal would not be approved as submitted. Mr. Gabel was advised to consider how the installation could be reconfigured to be less visible. He commented that he needed to check with his client on whether a reduction in panels would be a worthwhile return on investment.

The Work Session 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