

PUBLIC HEARING FRONTYARD SETBACK – 8819 SNOWVILLE RD.
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
October 28, 2021 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman
Absent: Eric Lahrmer, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 19 guests

Mr. Roman opened the Public Hearing at 7:00 p.m. by reading the following legal notice published in the October 14, 2021 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M on October 28, 2021 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 408.3' for Permanent Parcel #605-15-010, 8819 Snowville Road, Brecksville, Ohio 44141.

Mr. Dan Stafford, Project Manager for Otero Signature Homes, was present on behalf of a request for a 408.3 foot frontyard setback for a new home on Snowville Road. He noted that because of the shape of the lot there was a house in front of the proposed new home which was set back at approximately 70 ft. and a house to the east at a 384 foot setback so they had to start their setback determination from 300 ft. The property to the west side of the house in front is the entrance to The Village development.

Discussion was opened up for comments from the public present. Mr. Philip Danford, 10165 Village Lane, asked about the amount of buffer between the new house property and The Village and if any screening was planned. Mr. Wise indicated it was 63 feet from the property line and about 81 ft. to the edge of the new home. Mr. Stafford commented that mounding was being considered for screening with some trees. Mr. Danford asked if a large tree on the vacant lot would be saved. Mr. Stafford was not sure about the status of the tree.

Mr. Ray Piskula, 10183 Village Lane, said there were some deciduous trees on the southwest side of the lot behind the home to the front that he hoped could be saved. Mr Jeff Close, 10159 Village Lane, said he was told when the Village was developed, there was a nature conservancy around the subdivision graded to handle water runoff. He was concerned about how stormwater management would be handled for the developing lot. Mr. Wise pointed out that the new home lot was downhill from the Village. The site development plan specified swales directing water to a pond at the rear of the lot. Mr. Roman reminded everyone that the public hearing was only to deal with the lot frontyard setback. He commented that the issues being brought up could be addressed as planning progressed.

Mr. Neil Brennan, 10189 Village Lane, remarked that the sanitary sewer, along Snowville Road, was not deep enough to handle the new house at the proposed setback. He wondered if they would be back for a revised setback when that was discovered. Mr. Wise said that while they would have sanitary service for the first floor, they might have to pump the basement water up if they decide to stay at that setback. Mr. Stafford had no comment beyond that they intended to follow City guidelines regarding the sanitary sewer.

Mr. Roman advised that this issue would come up again in the Work Session later in the evening. The Public Hearing was closed at 7:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER REZONING - 8997 HIGHLAND DRIVE
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
October 28, 2021 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman,
Absent: Eric Lahrmer, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 19 guests

Mr. Roman opened the Public Hearing at 7:10 p.m. by reading the following legal notice published in the October 14, 2021 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:05 p.m. on Thursday, October 28, 2021 in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, for the proposed Zoning Map amendment of the City of Brecksville by rezoning PP #601-33-002 and 601-33-003, located at 8997 Highland Drive, Brecksville, Ohio, from R-8 Single Family to C-F Community Facilities.

Mr. Scott Packard, Chief Building Official for the City of Brecksville, noted that the old library building on Highland Drive, that had been serving as a Center for the Arts, was closed two years ago. The City would like to now use that space for the City's Building Engineering Department. The property was currently zoned R-8 Single Family. A more appropriate zoning to house governmental offices would be C-F Communities Facilities.

There were no questions from Commission members or the public present. Mr. Roman advised that this issue would come up again in the Work Session later in the evening. The Public Hearing was closed at 7:12 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT – SHERWIN WILLIAMS CO. – MILLER RD.
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
October 28, 2021 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman,
Absent: Eric Lahrmer, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 19 guests

Mr. Roman opened the Public Hearing at 7:12 p.m. by reading the following legal notice published in the October 14, 2021 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 28, 2021, at 7:10 p.m. in the Community Room of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, for the request of a conditional use permit of an Industrial Park Planned Development Area as permitted under Section 1157.37 for The Sherwin Williams Company, 6701 Miller Road, Brecksville, Ohio 44141.

Ms. Jill Tangeman, Attorney, and Mr. Tim Muckley, Director of Corporate Real Estate for Sherwin Williams Company were present on behalf of Sherwin Williams' request for approval of a conditional use permit of an Industrial Park Planned Development Area. Ms. Tangeman talked briefly about the advantages a PDA designation, under the City's Code provisions, would be for Sherwin Williams in developing the Valor Acres property for their proposed R&D building.

Commission members had no questions and the hearing was opened for discussion from the public present. Ms. Nancy Woelfl, 10134 Village Lane, was confused on how the Sherwin Williams development related to the DiGeronimo project. She was advised that the DiGeronimo development was a separate PDA and not associated with Sherwin Williams' request for a PDA.

Ms. Denise Paulsen, 6834 Westview Drive, questioned whether their request involved further development of the property than was already discussed. Ms. Tangeman responded that their request for a PDA involved a process under the City Code that would streamline the development process and not a request for more land or development.

Mr. Roman advised that this issue would come up again in the Work Session later in the evening. There were no further questions and the public hearing was closed at 7:16 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
October 28, 2021 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman,
Absent: Eric Lahrmer, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 19 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:16 P.M.

APPROVAL OF THE PUBLIC HEARING MINUTES OF OCTOBER 7, 2021 ON A CONDITIONAL USE PERMIT FOR MODERN YOGA

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of October 7, 2021 on a Conditional Use Permit for Modern Yoga be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 7, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of October 7, 2021 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 7, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of October 7, 2021 be approved.

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

APPROVAL OF THE 2022 PLANNING COMMISSION SCHEDULE

It was moved by Mr. Roman and seconded by Mr. Harwood that the 2022 Planning Commission Schedule be approved.

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

SIGNS

BEYOND JUICERY & EATERY – 8869 BRECKSVILLE ROAD

Ms. Jennifer Hoskin was present representing Beyond Juicery & Eatery's request for an illuminated wall sign on the rear of the building. She explained that the building had parking in the rear and they would like identification of the business at the rear entrance. Ms. Hoskin said the proposed sign had the approval of the building owner. Commission members had no questions.

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BRECKSVILLE PLANNING COMMISSION
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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 5.8 square foot, permanent, externally illuminated, rear wall, identification sign for Beyond Juicery & Eatery, 8869 Brecksville Road, PP #601-35-021, as described in the application dated October 4, 2021 and attached drawing from Perfect Impressions Graphic Solutions and contingent on owner's approval.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF MAYOR HRUBY

The Mayor reported that the Masonic Temple had begun their renovations to that building.

REPORT OF CITY ENGINEER - No Report

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

RIZK/AGAIBY FRONT YARD SETBACK – 8819 SNOWVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council the establishment of a Front Yard Setback of 408.3 feet at 8819 Snowville Road, Brecksville, Ohio, Permanent Parcel #605-15-010, as described in the application dated September 20, 2021 and shown on the Site Plan by Schwartz Land Surveying Inc., dated August 30, 2021 and additional plans.

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

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

CITY OF BRECKSVILLE REZONING – 8997 HIGHLAND DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **Preliminary** and **Final** Approval to amend the Zoning Map of the City of Brecksville by rezoning PP #601-33-002 and 601-33-003, located at 8997 Highland Drive, Brecksville, Ohio from R-8 Single Family to C-F Community Facilities to facilitate the use of Governmental Offices, conditioned on approval by City Council and by a vote of the electors of the municipality as required by City Charter, Article IV, Section 12, Mandatory Referral.

Exhibit Mapping
Zoning Map

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

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

SHERWIN WILLIAMS CO. INDUSTRIAL PDA CONDITIONAL USE – 6701 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 recommend to City Council approval of a Conditional Use Permit for an Industrial Park Planned Development Area for the Sherwin Williams project under Section 1157.37, contingent on approval of City Council.

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

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

VERIZON WIRELESS ANTENNA MODIFICATIONS – WAIVE PUBLIC HEARING – 8015 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 Verizon Wireless to remove 3 existing antennas and the installation of 6 new antennas and associated equipment at the 158'0" level on the CVCC Tower located at 8015 Brecksville Road as permitted under Section 717.03(c).

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

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

VERIZON WIRELESS ANTENNA MODIFICATIONS – 8015 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of plans to remove 3 existing antennas and installation of 6 new antennas and associated equipment at the 158'0" level on the CVCC Tower located at 8015 Brecksville Road, Brecksville, Ohio 44141, for Verizon Wireless as described on the application dated October 1, 2021, attached plans by B & T Engineering Inc. dated August 16, 2021 and Structural Analysis Report by Tower Engineering Professionals dated July 14, 2021, subject to approval by City Council and third party structural review.

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

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

TIDE CLEANERS CONDITIONAL USE PERMIT – 10303 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission will hold a Public Hearing on Thursday, December 9, 2021 at 7:00 P.M at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to review a Conditional Use permit for DMS Retail Enterprises, LLC for a dry cleaning and laundry processing plant at 10303 Brecksville Road, Brecksville Ohio 44141.

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

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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The Regular Meeting closed at 7:35 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Community Room – Brecksville City Hall
October 28, 2021 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Ron Payto, Kirk Roman,
Absent: Eric Lahrmer, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 19 guests

Mr. Roman opened the Work Session at 7:15 p.m.

RIZK/AGAIBY FRONT YARD SETBACK – 8819 SNOWVILE ROAD

Mr. Dan Stafford, Project Manager for Otero Signature Homes, was present on behalf of a request for a 408.3 foot frontyard setback for a proposed new home on Snowville Road. He noted that because of the shape of the lot there was a house in front, set back at 70 feet. The house to the East was set back 384 feet, and the property to the West was the entrance to The Village subdivision.

Mr. Wise noted that the requested setback seemed reasonable given the setback of the house to the east and the house in front of the property. He felt they had made the effort to center the house on the lot and make the setback the least intrusive possible for the surrounding properties. This issue was discussed earlier in the evening at a public hearing. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

CITY OF BRECKSVILLE REZONING – 8997 HIGHLAND DRIVE

Mr. Scott Packard, Chief Building Official for the City of Brecksville, explained that the City would like to locate their Building Engineering Department in the former Library/Center for the Arts building on Highland Drive. That property was currently zoned R-8 Single Family and should be rezoned to C-F Community Facilities to more appropriately represent its new use for government offices. The question was asked about when the issue would appear on the ballot and the Mayor responded May, if everything proceeded on schedule. This issue was discussed at a public hearing earlier in the evening. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

SHERWIN WILLIAMS CO. INDUSTRIAL PDA CONDITIONAL USE – 6701 MILLER ROAD

Ms. Jill Tangeman, Attorney, and Mr. Tim Muckley, Director of Corporate Real Estate for Sherwin Williams Company, were present requesting approval of a conditional use permit for an Industrial Park Planned Development Area (PDA) as a logical and more expeditious way to proceed with the construction of the proposed Sherwin Williams R & D building. Mr. Roman noted that the streamlining of the process would have Sherwin Williams making their future presentations to only one body, the Planning Commission, instead of numerous boards and committees. This issue was discussed at a public hearing earlier in the evening. Planning members had no questions and the Work Session recessed into the Regular Meeting for a motion.

VERIZON WIRELESS ANTENNA MODIFICATIONS – 8015 BRECKSVILLE ROAD

Ms. Jennifer Chapman appeared on behalf of a Verizon Wireless request to remove three existing antennas and install six new antennas and associated equipment on the communications tower at 8015 Brecksville Road. She said the installations would be at the same level as the existing antennas and involve no ground equipment. Mr. Roman noted that the Commission would first have to make a motion to waive a public hearing before proceeding with approval. The Work Session recessed into the Regular Meeting for two motions.

TIDE CLEANERS CONDITIONAL USE PERMIT – 10303 BRECKSVILLE ROAD

Mr. Chip Sherman, President of DMS Retail Enterprises, LLC, was present to request a conditional use permit to locate his dry cleaning and laundry processing plant at 10303 Brecksville Road. They would like to repurpose an

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BRECKSVILLE PLANNING COMMISSION
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existing warehouse building into a dry cleaning processing operation. No hazardous chemicals would be involved. No retail business would occur at that site. Commission members had no questions. Mr. Roman advised him a public hearing would be required and Mr. Sherman chose the next available date for a public hearing, December 9, 2021. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:35 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris