

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
April 7, 2022 Page 1

Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Absent: Monica Bartkiewicz, Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 4 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 24, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission Regular Meeting Minutes of March 24, 2022 be approved.

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Dominic Sciria
Abstain: Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 24, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of March 24, 2022 be approved.

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Dominic Sciria
Abstain: Brian Stucky
Nays: None
MOTION CARRIED

SIGNS

A SPECIAL WISH – 23 PUBLIC SQUARE (CC Approval)

Ms. Eileen Lane, A Special Wish Foundation, and Ms. Jessica Ruff, Ruff Neon and Lighting Maintenance Inc., were present on behalf of a wall sign request. A Special Wish Foundation is an organization that grants wishes to children with life threatening illnesses. Ms. Lane would like a wall sign to help people identify their location between the church and school on public square.

Mr. Lahrmer explained the two deviations being requested: 1) To permit two wall signs, and 2) To allow 7 colors instead of the 4 color maximum. Ms. Ruff responded that the Foundation was leasing space from the church, which had its own wall sign. Ms. Lane indicated the many colors that were part of the logo for their organization. Mr. Sciria noted the Commission has approved more than four colors for a sign if it involved a logo. There were no further questions.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for, a 16 sq. ft. permanent, externally illuminated, wall sign for A Special Wish Foundation, 23 Public Square, Brecksville, Ohio, as described in the application dated March 21, 2022 and shown in the attached plans by RUFF Neon dated March 22, 2022, contingent on approval by City Council including the following deviations.

- A deviation from Section 1187.11(b) requirement for the maximum of 1 wall sign to allow 2 wall signs.
- A deviation from Section 1187.05(d) requirement for the maximum of 4 colors to allow 7 colors on a white background.

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Nays: None

MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE

Mr. Stucky reported that at their last meeting City Council approved preliminary plans for the Rosales Lot Split at 2412 Edgerton. Council also supported a traffic study to be done, by the City, of the South Edgerton/Miller Road area.

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.

T-MOBILE ANTENNAS WAIVE PUBLIC HEARING – 6898 MILLER ROAD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission waive the requirement for a public hearing to hear the request of T-MOBILE of antenna change outs on the cell tower located at 6898 Miller Road as permitted under Section 717.03(c).

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

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

T-MOBILE ANTENNAS – 6898 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval for plans for the antenna change outs along with associated equipment at the 200 ft. level and ground equipment replacement for the T-Mobile site CI 12074A, 6898 Miller Road, Brecksville, Ohio 44141, in the application dated March 10, 2022 as described on the attached drawings by Harper Engineering Inc., dated February 11, 2022 and Structural Analysis Report by Harper Engineering Inc., dated February 24, 2022, contingent on the approval by City Council and structural review approval.

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

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

T-MOBILE ANTENNA UPGRADE WAIVE PUBLIC HEARING – 6896 W. SNOWVILLE ROAD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission waive the requirement for a public hearing to hear the request of T-MOBILE Wireless for antenna upgrade on the existing cell tower located at 6896 W. Snowville Road as permitted under Section 717.03(c).

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Nays: None

MOTION CARRIED

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

T-MOBILE ANTENNA UPGRADE – 6896 W. SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of the antenna upgrade along with associated equipment at the 155 ft. level and ground cabinets at 6896 W. Snowville Road, Brecksville, Ohio 44141, for T-Mobile in the application dated March 10, 2022, as described on the attached drawing by GPD Group, dated February 22, 2022, and Structural Analysis Report by B&T Group dated February 14, 2022, contingent on the approval by City Council and 3rd party structural review approval..

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

The Regular Meeting closed at 7:14 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
MICHAEL BANDSUH, SECRETARY

Minutes recorded by Nancy Dimitris

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Absent: Monica Bartkiewicz, Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 4 guests

Mr. Lahrmer opened the Work Session at 7:06 p.m.

T-MOBILE ANTENNAS – 6898 MILLER ROAD

Mr. John Gainar, representing T-Mobile, was present on behalf of T-Mobile's request to replace antennas at the 200 ft. level and add two new ground cabinets at the Miller Road communications tower. Mr. Wise said the ground equipment would be installed within their existing fenced area and not be visible from the road. Commission members had no questions and the Work Session recessed into the Regular Meeting for both a motion to waive a public hearing and a motion for approval.

T-MOBILE ANTENNA UPGRADE – 6896 W. SNOWVILLE ROAD

Mr. Anthony Kobak was present representing T-Mobile's request to upgrade antennas at the 155 foot level of the West Snowville Road communications tower. The work would also include the replacement of ground cabinets on their existing pad. Mr. Wise indicated that the setback from W. Snowville was so great that nothing would be visible from the Street. Commission members had no questions and the Work Session recessed into the Regular Meeting for both a motion to waive a public hearing and a motion for approval.

The Work Session closed at 7:14 p.m.

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