

ORGANIZATIONAL MEETING
BRECKSVILLE PLANNING COMMISSION
City Council Chambers - Brecksville City Hall
January 6, 2022 Page 1

Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Others: Scott Packard, Gerald Wise, and approximately 14 guests

Mr. Brian Stucky introduced himself as a newly elected member of City Council and the Council's representative member on the Planning Commission. He opened the Organizational Meeting at 7:00 P.M. and then proceeded with the election of Planning Commission officers for the coming year by requesting nominations for the position of Chairman of the Planning Commission.

Mr. Stucky nominated, and Mayor Hruby seconded, to elect Mr. Lahrmer as Chairperson of the Planning Commission.

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

Mayor Hruby nominated, and Mr. Lahrmer seconded, to elect Mr. Sciria as Vice Chairperson of the Planning Commission.

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

Mayor Hruby nominated, and Monica Bartkiewicz seconded to elect Mr. Bandsuh as Secretary of the Planning Commission.

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

The Organizational Meeting was closed at 7:05 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING FOR PRELIMINARY PLANS FOR PHASE 2 & 3 OF THE WOODLANDS OF
SNOWVILLE
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Others: Scott Packard, Gerald Wise, and approximately 14 guests

Mr. Lahrmer opened the Public Hearing at 7:05 P.M. by reading the following legal notice published in the December 23, 2021 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 p.m. on Thursday, January 6, 2022 at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to hear the proposal of Phase 2 & 3 for The Woodlands of Snowville a 40 lot Major Subdivision on approximately 59.40 acres on the south side of Snowville Road, PP #605-23-002, 605-23-007 and 605-24-045, Brecksville, Ohio 44141.

Mr. Chris Bender, of Snowville Joint Venture, and Mr. Travis Crane, were present to discuss the proposed Phase 2 & 3 of The Woodlands of Snowville. The 40 sublots on 59 acres would complete the Woodlands of Snowville Subdivision. Phase 1 of the development consisted of 55 homes that were completed and occupied. All road improvements and utilities would be handled by the developer.

Ms. Nancy Woelfl, 10134 Village Lane, asked if there would be any connection of River Birch Run with the new Parkside development off Dewey Road. Mr. Bender responded that the 22 lot Parkside development was a stand alone subdivision that would not connect with The Woodlands of Snowville. He mentioned there were substantial category III wetlands between the two developments, which represented a significant barrier to any connection of the two.

Mr. Zach Papp, 10912 Snowville Road, and his brother Joshua Papp, 11034 Snowville Road, were both concerned about how the retention ponds would affect them. Were they being built to 100 year storm requirements and would their proximity to the Papps' homes cause them to have to purchase flood insurance? Mr. Crane responded that there were three basins on the property which should have a positive effect on stormwater management on and from the site. Mr. Bender noted that only the north pond drained to the north. The other two ponds drained towards Summit County. Mr. Craine described the function of the ponds to collect water running off the houses and pavement, slow it down, and then release it at a much slower rate.

Mr. Kris Scott, 10605 Snowville Road, was concerned about how runoff during the development of the last phase of The Woodlands would affect a pond on his property. He described how the run-off and sludge from the initial development of The Woodlands effectively ruined his pond. He had, through the last several years, dredged and brought the pond back to a pristine condition and now would be facing the same destruction and costly restoration procedure again. Mr. Bender offered to visit the pond with the City Engineer to address his concerns.

Ms. Amy Colligan, 10531 Snowville Road, described herself as an "environmental nerd" who grew up in the area and spent ten years scouting for a piece of property in Brecksville to meet her environmental parameters. She was concerned about the possibility of sludge running through her property and what effect it would have on wildlife. Mr. Bender assured her they would be complying with Brecksville's very stringent stormwater management regulations. He mentioned the results of an environmental study of the Snowville Road property done twenty-five years ago that showed no contaminants on the site. Mr. Bender also noted there would be no septic tanks on the property.

Mr. Zach Papp, 10912 Snowville Road, said it was not unusual for six inches of water to drain off his property toward the proposed development area. Mr. Bender commented it would be an easy matter to divert that run-off via a swale onto an undevelopable area. Mr. Joshua Papp, 11034 Snowville Road, asked who would be responsible for the retention basins and Mr. Bender responded The Woodlands of Snowville Homeowners Association would be responsible.

PUBLIC HEARING FOR PRELIMINARY PLANS FOR PHASE 2 & 3 OF THE WOODLANDS OF
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Mr John Woelfl, 10134 Village Lane, asked if the open areas would be public or private. Mr. Bender said they fell under the responsibility of the development's HOA. He indicated that there was a third party monitoring company for the conservation easement areas. Mr. Woelfl asked about an area which appeared to have a walking trail, which Mr. Bender advised was a service drive to the retention ponds.

There were no further questions from the public and no further discussion. The Public Hearing closed at 7:26 p.m.

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Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Others: Scott Packard, Gerald Wise, and approximately 14 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:26 P.M. Mr. Sciria had to leave the Work Session early.

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF DECEMBER 9, 2021 FOR A FRONTYARD SETBACK AT 11703 CHIPPEWA ROAD

It was moved by Mr. Lahrmer and seconded by Mayor Hruby that the Planning Commission Public Hearing Meeting Minutes of December 9, 2021 for a Frontyard Setback at 11703 Chippewa Road be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 9, 2021

It was moved by Mr. Lahrmer and seconded by Mayor Hruby that the Planning Commission Regular Meeting Minutes of December 9, 2021 be approved.

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

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

It was moved by Mr. Lahrmer and seconded by Mayor Hruby that the Planning Commission Work Session Meeting Minutes of December 9, 2021 be approved.

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

SIGNS:

BBHCSD ELEMENTARY SCHOOL & FIELD HOUSE – 3500 OAKES ROAD

Mr. Ryan Schmit, of ThenDesign Architecture, was present for the BBHCSD Elementary & Field House's request for two ground signs and three wall signs:

- Oakes Road Monument Ground Sign: brick base and metal sign to match building material colors
- Valley Parkway Ground Sign: wood sign designed by MetroParks to match park signage
- Wall Signs at entrances to: Elementary School, Field House, Stepping Stones Pre-School

Mr. Schmit was aware some deviations were being requested and Mr. Lahrmer listed them asking for the hardship to support them:

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1. A deviation from Section 1187.11(b) requirement for a maximum of 30 sq. ft. per side ground sign to allow 89 sq. ft.
2. A deviation from Section 1187.11(b) requirement for a maximum of 5' high ground sign to allow 7'10"
3. A deviation from Section 1187.11(b) requirement for a minimum of 15' from right of way to allow 9'6"
4. A deviation from Section 1187.11(b) requirement for a maximum of 25 sq. ft wall sign to allow up to 44 sq. ft.

Mr. Schmit commented that the sign size requests had a lot to do with making the lettering large enough so the sign was legible from the street. Distance from the right of way was a judgment dependent on the area as far as surrounding trees or line of sight issues.

Several Commission members asked if the lighting fastened to, and projecting from, the wall signs at a 4-5' level might be a safety concern with students touching them. Mr. Schmit noted the signs were not near playgrounds or along walkways. Mr. Payto suggested the signs be moved up to 6 foot for safety reasons. Ms. Bartkiewicz thought the signs might be more legible at the 6 foot height. The Mayor asked if MetroParks agreed to the sign requested for Valley Parkway. Mr. Schmit responded that they did agree and had actually designed the proposed sign. Mayor Hruby remarked that large signs often result from large properties. He reviewed the signs with the school and thought the designs were appropriate to the size of the project.

Mr. Lahrmer advised that a public hearing would be required. He requested they bring revised drawings to the public hearing to show the pre-school wall sign mounted higher as discussed with the Commission.

It was moved by Mr. Lahrmer, and seconded by Ms. Bartkiewicz that the Planning Commission will hold a Public Hearing on Thursday February 3, 2022 at 7:00 PM at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to review proposed sign deviations for BBHCSD located at 3500 Oakes Road, Brecksville, Ohio 44141.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Stucky reported that City Council approved, at their last meeting, a Lot Consolidation/Frontyard Setback at 11703 Chippewa Road, Tide Cleaners Conditional Use Permit, and Cupkovic Architecture Rezoning for 10909 Chippewa Road. Mr. Stucky welcomed Monica Bartkiewicz to the Planning Commission.

REPORT OF MAYOR HRUBY

The Mayor thanked Mr. Lahrmer for his contributions to the Planning Commission to-date and he looked forward to Mr. Lahrmer's leadership in his new role as Chairman. He thanked Dominic Sciria for the support he has provided in his role of Vice Chairman and a valuable resource for the Chairman. Mayor Hruby acknowledged the years of service on City Council and the Planning Commission of Michael Harwood, who made valuable contributions from his background as an architect and project manager. The Mayor acknowledged Kirk Roman's ten years on the Commission and his role as Chairman. As Chairman, Kirk did an outstanding job of keeping the meetings orderly and respectful. Mayor Hruby welcomed Monica Bartkiewicz to the Planning Commission. He noted her background in city planning should be a valuable resource. The Mayor also welcomed Brian Stucky to City Council and the Planning Commission. He anticipated Brian would have a wealth of knowledge to contribute from his role running Suburban Construction.

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REPORT OF CITY ENGINEER – No Report

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

DIGERONIMO COMPANIES RESIDENTIAL PDA PHASE 1 PUBLIC STREET – BRECKSVILLE ROAD NORTH OF MILLER ROAD

It was moved by Mr. Lahrmer, and seconded by Mayor Hruby that the Planning Commission recommend to City Council **FINAL** approval of Phase 1 of the public street and lot split on Parcels #603-21-089 and 603-21-088 located north of Miller Road and west of Brecksville Road as described in the application dated October 15, 2021 and submitted plans listed below by DiGeronimo Companies, subject to approval by the City Engineer, City Law Director and City Council

Valor Acres Subdivision Phase 1 FDP Submission	11 pages	9/17/21 & 10/15/21
Map of Survey & Subdivision Phase 1	3 pages	Undated

ROLL CALL: Ayes: Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Brian Stucky
Nays: Michael Bandsuh
MOTION CARRIED

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

DIGERONIMO COMPANIES RESIDENTIAL PDA VALOR ACRES MULTIFAMILY – BRECKSVILLE ROAD NORTH OF MILLER ROAD

It was moved by Mr. Lahrmer, and seconded by Mayor Hruby that the Planning Commission recommend to City Council **FINAL** approval including exterior façade of the Residential PDA Multifamily Building on Parcel 603-21-088 located north of Miller Road and west of Brecksville Road as described in the application dated October 15, 2021 and submitted plans listed below by DiGeronimo Companies, subject to approval by the City Engineer, City Law Director, and City Council.

Valor Acres Multifamily FDP Submission	22 pages	9/17/21, 10/15/21 & 10/22/2021
Site Improvement Plans for Valor Acres – Multifamily Bldg.	33 pages	11/19/21

ROLL CALL: Ayes: Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto,
Nays: Michael Bandsuh, Brian Stucky
MOTION CARRIED

The Regular Meeting closed at 10:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Scott Packard, Gerald Wise, and approximately 14 guests

Mr. Lahrmer opened the Work Session Meeting at 7:50 p.m. Mr. Sciria had to leave the meeting early.

WOODLANDS OF SNOWVILLE PHASE 2 & 3 – SNOWVILLE ROAD & DEWEY ROAD

Mr. Chris Bender, of Snowville Joint Venture, was present requesting preliminary approval of the final Phase 2 & 3 of The Woodlands of Snowville Major Subdivision. Forty homes were proposed on 59 acres. He mentioned that Phase 1 was completely built out at 55 homes with a strong, well-funded Home Owners Association which would also serve the 40 homes in the final phase of Woodlands.

Mr. Bender confirmed that all lots met minimum size requirements with many lots exceeding minimum requirements. The new homes were expected to price out at substantially more than those in Phase 1. The Law Director has reviewed the HOA documents with the only change being the addition of maintenance of the mailbox kiosks under the HOA responsibilities. Mr. Lahrmer asked about a revised plan document passed out to Commission members this evening. The minor changes to the cul-de-sac street on the revision were required for their application to the BZA. Mr. Packard confirmed that the write-up provided to the Commission was updated.

Mr. Wise referenced his December 9, 2021 letter to Mr. Packard at the Building Department, reviewing the Woodlands of Snowville Phase 2 & 3 plans submitted. Mr. Wise noted no JD letter, from the Army Corps, had been received. The developer made an application for a JD letter based on the one made initially for the entire development. The Army Corps wanted to inspect the land for Phase 2 & 3 to make sure there was no increase of wetlands. The Army Corps made their inspection in November, confirming that the mapping done of the property was correct. Mr. Bender was expecting the JD letter at any time.

Mr. Sciria pointed out there were many areas of conservation easements in rear yards too close to the rear of homes, and some areas where the conservation easements extended up sideyards, and a few where conservation areas extended through front yards. He wondered about the viability of sublots 6, 12, 14, 15, 16, 21, 33 due to the encroachment of wetlands or grade issues. He cited S/L 14 as one with wetlands on three sides of the buildable area. Mr. Sciria commented that variance requests had to be supported by a demonstrated hardship and were not granted simply to create more lots.

Mr. Stucky had recently walked the property and questioned, because of grade issues, how three homes could fit within Code requirements on the land identified for sublots 14, 15 and 16. He suggested the use of temporary basins as an additional precaution to protect the land downstream from the runoff caused during the clear cutting phase. Mr. Bender indicated that they have used sediment traps for runoff, which Mr. Stucky felt were not adequate during the clear cut phase. Mr. Wise commented that, at the time a clearing and drainage plan was submitted, the Commission could work out those details. He mentioned a phased clearing as another option for consideration. Ms. Bartkiewicz asked about a soil report. Mr. Bender responded that they planned to take soil samples once the land was cleared.

Mr. Bender remarked that in their graphics they have depicted the largest buildable area for a house on each subplot. He acknowledged that a purchaser of a lot would have to make sure the home they want would fit within the buildable area of the lot. Mr. Bandsuh agreed with other Commission members that the water flowing around sublots 13-16 would make it very challenging to develop into four lots. Mr. Payto felt S/L 14 would be especially tight. He thought they may have to combine and split the lots differently to reach a better solution that might involve losing a lot. Mr. Bender said they would give that area further study and he hoped they could identify an engineering solution. Mr. Lahrmer thought S/L 13 was a unique buildable lot. He expected a lot might be lost in a reconfiguration of sublots 14, 15 and 16. Mr. Lahrmer cited a steep grade drop-off on S/L 21 and felt a lot might have to be given up among sublots 21-26. Ms. Bartkiewicz noted that not everyone cared about the functionality of a backyard. A steep grade change in the backyard would not be a problem for her. Mr. Bender mentioned that most people were more concerned about the grade of their driveway than the backyard.

Mr. Lahrmer said that with a number of homes having effectively no backyard because of the wetlands, what assurances would there be that those conservation easement areas would remain undisturbed. Mr. Bender responded that the third party monitoring company, employed for Phase 1 of The Woodlands, comes out twice a year to inspect the area and in the 4-5 years of their monitoring there have been only two issues – one for dumping of grass debris and the other for planting evergreen trees which were removed.

Mr. Wise reiterated that preliminary approval of Phase 2 & 3 of The Woodlands of Snowville would require submission of the Army Corps JD letter and final approval of the project would require the actual Army Corp permit. Mr. Lahrmer asked if the applicant, based on the conversation this evening, wanted to review the layout of the street further. Mr. Bender responded they planned to address the issues brought up by the Commission and return with a revised plan.

ROSALES LOT SPLIT CONSULTATION – 2412 EDGERTON ROAD

Mr. Otto Schmidt was present on behalf of a request for a lot split of a parcel on Edgerton Road. The property has a house, garage and barn. The elderly property owners would like to split off a lot with 100 ft. frontage to construct a single family home. This proposal had been before the Commission as a consultation previously with a request for less than 100 ft. property width on the new lot. At that time the Commission recommended the new lot width would be more acceptable at 100 ft. and the sideyard setback from the barn could be reduced to 10 ft. The lot split would result in the existing lot with buildings at 137 ft. frontage and a new, buildable lot of approximately 100 ft. frontage.

Mr. Schmidt was advised that the entire property would need to be surveyed. A lot split drawing should be developed with a 10 ft. sideyard setback from the barn for the new lot. The Commission recognized that the new lot width might vary slightly after the survey to just under or over 100 ft. Returning to the Commission the applicant would be requesting approval of the lot split and a public hearing to establish a 60 foot frontyard setback.

RHUE, KARR & DOSKOEIL LOT SPLIT & CONSOLIDATION – 11511 SNOWVILLE ROAD & 605-18-001

Ms. Tiffany Hattendorf appeared on behalf of a lot split and consolidation application on Snowville Road with a variance request to permit a lot of irregular form. Mr. Lahrmer asked about the hardship that would require the need for a variance. Ms. Hattendorf responded that the property owners, on the lot to the rear, needed street access to their property where they plan to build a single family home. She had no documents to support the variance request and demonstrate why a driveway could not be established on the front parcel. Ms. Hattendorf was asked to consult the Building Department on the documentation needed to support a variance request.

DIGERONIMO COMPANIES RESIDENTIAL PDA PHASE 1 PUBLIC STREET – BRECKSVILLE ROAD NORTH OF MILLER ROAD

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

Mr. DiGeronimo said that the issue of lighting along the residential street had been held back for further discussion when the Commission gave final approval for the public street on November 4, 2021. Mr. Decker reviewed a PowerPoint presentation featuring several acceptable light fixtures. The preferred fixture had the light source in the top of the fixture with the light shining downward. The fixture contained a lens which would eliminate most of the light to dark issues. Mr. Payto asked if he could see the light source walking along the street. Mr. DiGeronimo responded that people close to the lights could see the source, but not people off site. He remarked that the first fixture selection best met their goals for warm lighting with balance and consistency. Mr. Payto felt their first option was the best as it met all the requirements and was the better looking fixture. Mr. Lahrmer was also satisfied with their number one choice.

Mr. Stucky questioned the ability of the detention pond collecting only run-off water to maintain an adequate level of water. He didn't want the public to have the impression it was a lake being fed by a stream or other outside water source. A dry spell could leave the level of the basin visibly too low and covered with pond scum. Mr. Stucky wondered if a grassed, parklike area instead of the pond might be a better option. Mr. Wise said the basin would be fed by 25 acres of run-off which should be enough for a sustainable pond. Mr. DiGeronimo mentioned the pond at Pinecrest that has sustained a good water level with runoff. He pointed out the pond would have a fountain so pond scum shouldn't be an issue. He had every confidence the pond would be sustainable. Mr. DiGeronimo said there were funds allocated and a contingency plan to deal with issues involving the pond. The Mayor asked if the project could meet stormwater control guidelines without the basin. Mr. Wise thought elimination of that basin would require an entirely new layout for stormwater management.

Mr. Stucky asked if the stream on the property, already being rerouted, could be routed into the pond. Mr. Wise advised that would involve the Army Corps of Engineers who had already reviewed and approved a rerouting of the stream. Mr. Wise thought it might be easier to intercept a storm sewer to drain into the pond. Mr. Stucky asked if the adjacent land earmarked for future development could drain into the pond and Mr. DiGeronimo thought that was a possibility. Mr. DiGeronimo stated that he would review the drainage plan to see if the 48" sewer from the adjacent property could be routed into the detention pond in phase 1, and he would look at future corrections to maintain the water level in the detention pond, maintain water quality and protect against storm water problems. The Mayor brought up the issue of too much water and thought they also had to make sure any plan involving the sewers would have to consider flood situations and how to handle them. There was a general consensus that the pond issue would require further consideration, but it should not impact final approval for the project. The Work Session recessed into the Regular Meeting for a motion.

DIGERONIMO COMPANIES RESIDENTIAL PDA VALOR ACRES MULTIFAMILY – BRECKSVILLE ROAD NORTH OF MILLER ROAD

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

Mr. Vrooker used a PowerPoint presentation to illustrate the changes to the Multifamily building since it was last discussed in November. Major changes were made to the east elevation along Brecksville Road where bays were added, along with balconies. A light grey, tonal change in coloring was added to the insets which would match the light gray primary coloring on the town homes. More of the town homes were now being done in a lighter brick which would, in effect, lighten the entire development. Messrs. Lahrmer and Payto expressed appreciation for how their concerns about the multifamily building and its integration with the town homes were addressed.

Discussion turned to the use of EIFS (stucco) on the multifamily building exterior. Mr. Vrooker described, in detail, the composition of the exterior of the multifamily building and in which areas white brick, metal panel and stucco were used. Mr. Stucky remarked that there were questions on the cleaning and durability of stucco. He would like to see more color used in the town house exteriors. Ms. Bartkiewicz asked why stucco was chosen and if other materials were considered. Fiber cement panels were mentioned, but not suitable for the scale of this project. Mr. Vrooker noted that stucco was versatile in use with other materials and mimicked limestone. He pointed out the timelessness of white buildings, listing buildings in Cleveland and around the country as examples. Ms. Bartkiewicz was agreeable with the stucco as long as it remained clean and fresh looking. There were no further comments and the Work Session recessed into the Regular Meeting for a motion.

DIGERONIMO COMPANIES RESIDENTIAL PDA VALOR ACRES T-1 TOWNHOMES – CANVAS PARKWAY & BRECKSVILLE ROAD

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive

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Denver Vrooker, Vocon

Mr. Vrooker introduced the T-1 townhouse as an eleven unit building at the entrance to the development directly aligned with Parkview Road. All units were three stories except the corner two story unit. Garages were all rear loading and every unit included a roof deck. A selection of brick for the town houses was presented, with the comment that they were rustic looking compared to the multifamily brick.

Mr. Payto reiterated a comment he has made before, that all the design interest and brickwork was confined to the streetside of the structure, while the rear of the building was plain fiber cement. He wondered if anything could be done architecturally, or with materials, to individualize the rear of the building to provide some character. Mr. Vrooker pointed out the size of the rear overhead garage doors was very limiting in terms of changing materials or different architectural elements. It was pointed out that the rear garage elevation was visible to the town house owners, as well as the multifamily residents every day. Several other Commission members also thought some design effort, to the rear of the town house building, should be considered. There was a general consensus that the building was acceptable, with a little more work needed on the rear elevation.

Ms. Bartkiewicz asked about refuse collection. Residents will set their garbage out in individual cans at prescribed locations for pickup. She asked about the adequacy of parking for the site. Mr. Lahrmer said parking was at 329 spaces plus and additional 85 land banked spaces. Ms. Bartkiewicz asked if spillover parking for retail was considered. Mr. DiGeronimo said the retail area would be too far to the south to consider using the development's parking.

The Work Session closed at 10:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris