

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
November 4, 2021 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto,
Kirk Roman, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 11 guests

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF OCTOBER 28, 2021 ON A FRONTYARD SETBACK
FOR 8819 SNOWVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of October 28, 2021 on a Frontyard Setback for 8819 Snowville Road be approved.

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF OCTOBER 28, 2021 ON REZONING 8897 HIGHLAND
DRIVE FROM R-8 TO C-F

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of October 28, 2021 on Rezoning 8897 Highland Drive from R-8 to C-F be approved.

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF OCTOBER 28, 2021 ON CONDITIONAL USE PERMIT
FOR SHERWIN WILLIAMS

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Public Hearing Minutes of October 28, 2021 on a Conditional Use Permit for Sherwin Williams be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 28, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood, that the Planning Commission Regular Meeting Minutes of October 28, 2021 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 28, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of October 28, 2021 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

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.

LOT CONSOLIDATION & FRONT YARD SETBACK- 11703 CHIPPEWA ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M on Thursday, December 9, 2021 at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a Front Yard Setback of 80' for Permanent Parcel #603-13-002 and 602-13-003, located at 11703 Chippewa Road, Brecksville Ohio 44141

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

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

FADDOUL SOLAR PANELS – 6555 SUMMER WIND DRIVE

It was moved by Mr. Roman and seconded by Mayor Hruby that the Brecksville Planning Commission will hold a Public Hearing on Thursday, December 9, 2021 at 7:05 P.M at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to consider the request for a residential Solar Photovoltaic System which requires a deviation regarding the system location to be installed at 6555 Summer Wind Drive, Brecksville, Ohio 44141.

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

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

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

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It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville 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. This application and approval does not address or include lighting. Lighting will be addressed in the future.

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: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman
Nays: Michael Bandsuh, Dominic Sciria
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. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council **FINAL** approval 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. This application and approval does not address or include the configurations and/or the façades, the appearances of, or the sizes and locations of the buildings. The configurations and/or the façades, the appearances of, and the sizes and locations of the buildings will be addressed in the future.

Valor Acres Multifamily FDP Submission	28 pages	Dated: 9/17/21 & 10/15/21 & 10/22/21
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ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman
Nays: Michael Bandsuh, Dominic Sciria
MOTION CARRIED

The Regular Meeting closed at 9:16 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto,
Kirk Roman, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 11 guests

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

LOT CONSOLIDATION & FRONT YARD SETBACK- 11703 CHIPPEWA ROAD

Mr. Don Sylvis, property owner of 11703 Chippewa Road, was present seeking the consolidation of two vacant parcels on which he would like to build a home. He was also requesting the establishment of an 80 foot frontyard setback which would align the new home with those on surrounding properties.

Mr. Wise thought an 80 ft. frontyard setback was reasonable. He advised that a signed letter of approval from Cuyahoga County would be required. Mr. Wise suggested the home align parallel to the property line to be consistent with the surrounding homes and Mr. Sylvis agreed. In answer to a question from Mr. Bandsuh, Mr. Sylvis planned to center his home on the lot. Mr. Roman noted a public hearing would be required and the Work Session recessed into the Regular Meeting to set a Public Hearing.

FADDOUL SOLAR PANELS – 6555 SUMMER WIND DRIVE

Mr. Matthew Herko, District Manager for PowerHome Solar, was present requesting approval for a 52 solar panel system in an east/west orientation for a home on Summer Wind Drive. He commented that over the last twelve months a study was conducted, on the home's actual power consumption, to design a solar system that would eliminate that utility bill. Upon further discussion Mr. Herko said he had not been to the site and was unaware of the City Code restriction of solar panels to the rear roof. The Commission identified 15 panels, 9 on the front (West) and 6 on a northwest corner, which would not meet the Code requirement. Mr. Herko felt the removal of the 15 panels would not substantially affect the installation. Mr. Roman mentioned the requirement of a public hearing and Mr. Herko committed to having a revised system plan for that public hearing. The Work Session recessed into the Regular Meeting to set a Public Hearing.

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

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

Mr. DiGeronimo acknowledged receipt of Mr. Wise's comments on the status of the plans for the residential portion of the Valor Acres Development Plan. He believed most, if not all, of the issues identified would be worked out during the engineering process of the plan development. He indicated they wanted to advance the plan forward because of anticipation of supply chain issues with materials and labor. They would also like to replace temporary stormwater management with the development of the permanent retention pond.

Mr. DiGeronimo recalled there were questions relating to street lighting from the Commission at the September 23, 2021 meeting. The development plan specified street lighting in the right-of-way for safety and activity considerations. Installation and maintenance of the street lights would be the responsibility of the builder until maintenance was turned over to the development HOA with no cost burden to the City. The lights were designed to feature a downward facing warm glow with the bulb recessed into the fixture. There would be no spillover of lighting from the property.

The street light poles were between 14-16 ft. in height, with all placed below the height of any residential window. Mr. Lahrmer was concerned about the possibility of too much lighting in the parking lots. The developer was asked to consider whether some of the lower level, waist high, bollard lighting featured in some areas of the

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development, could also be used in the parking lot. Mr. Lahrmer was also interested in statistics relating to the lighting transition levels between under a light pole (hot) to the space halfway between street lights (cold). Mr. Decker thought the light level under a light was about 3.5-4 foot candles down to nearly zero at the point halfway between light poles. There was also the transition from areas of lantern type fixtures, where the source of the lighting was visible and radiated out, to the downward focused lighting. Mr. Lahrmer's concern was with the eye's adjustment from a bright to dark ratio. Mr. DiGeronimo noted they would need to review the lighting issue with their lighting consultant. It was mentioned that the Illuminating Engineering Society would have printed guidelines on lighting also.

Mr. Wise stated that under consideration tonight was just the public roadway. He reviewed his November 4, 2021 three page letter to Mr. Packard, at the City Building Department, touching briefly on some of the 25 areas of outstanding issues. He mentioned that as planning progressed more information would be required from Sherwin Williams to assure there would be no conflicts on the transition of improvements between the properties. Mr. Wise pointed out the developer would need to concisely detail in plan drawings what was included in Phase 1 and clearly indicate where Phase 1 ended and progressed into Phase 2.

Some refinements in the stormwater management plans were discussed. The need for an area of private sewers around the retention pond because of the inability of access by a County truck was discussed. Maintenance of those sewers would be the responsibility of the HOA.

Mr. Sciria was still expecting to see the calculations that confirmed the development complied with the PDA Code requirement of 20% green/open space. He remarked on the tree clearing along Westview Drive and asked that Commission members walk that property line to see how those residents have been impacted. Mr. DiGeronimo confirmed that an amount of \$25,000 was being set aside for consideration of additional landscaping on Westview Drive residents' properties after the development landscaping was completed. He intended to honor a commitment to Westview Drive residents to return after the end of the clearing season (October 15th) with the arborist to determine if some trees on residents' properties at the tree line were dead and could be removed. With consideration to any wetlands and legal restrictions the developer was willing to remove dead trees for Westview Drive residents.

Mr. Lahrmer still had concerns about the lighting and was reluctant to approve the plan while there were unresolved lighting issues. It was suggested a clause related to lighting be added to the motion to permit the roadway plans to move forward. The clause would eliminate lighting from the motion, and provide for its consideration at some time in the future. There were no further questions from Commission members and 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. DiGeronimo was present with a revised visual presentation of the multifamily building on Valor Acres. The technical aspects of the plan remained unchanged. Arrayed for the Commission to view were actual samples of the materials proposed for the building. A new PowerPoint presentation was shown that they felt more accurately presented the multi-family building in its setting and how it would be viewed from traffic driving south along Brecksville Road. Mr. DiGeronimo pointed out that a high percentage of the multi-family building was partially screened by the earth toned townhouse buildings.

Mr. Vrooker addressed the east facing, larger façade of the multi-family building which now included, recessed sections done in a soft grey. The windows between the fourth and fifth floor have had some vertical striations added. Mr. Vrooker reviewed the building materials and described how classic and timeless they were. The PowerPoint presentation had examples of notable buildings locally and around the country using the same materials specified for the multi-family building.

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Mr. Wise reviewed his November 4, 2021 letter to Mr. Packard at the City Building Department with eight issues of concern related to the multi-family building. He reiterated a comment made earlier on the roadway aspect of the plan that more information was required from Sherwin Williams to show how those two projects would interconnect.

Mr. Payto didn't think the grey color on the front of the building was necessary. He didn't like the common practice of investing more dollars on the front of the building at the expense of the other three sides. Mr. Payto asked if they could replicate some design element from the townhouses on the multi-family building to unify the looks of the buildings. Mr. Vrooker pointed out that all the buildings feature the classic building material of brick. Each townhouse had a transitional entry section to the next town house in white fiber cement. The attached townhouses were done in different tones of brick to help their identity as single family units. In the groupings of townhouses one of them was a tonal white to help tie into the multi-family building. Mr. DiGeronimo noted that it was never their intention to have the townhouses and the multi-family building match.

Mr. Lahrmer said that integration of the buildings was still an issue for him. He felt that there was a disconnect between the buildings. They just didn't mesh. He suggested either they continue the new treatment of the front façade of the multi-family building to all sides of the building, or just leave it white. Mr. Lahrmer felt sure there was a way to integrate the buildings yet preserve their own identities. Mr. Vrooker felt the memorial park, network of streets and continuity of landscaping would help to unify the development. He admitted the buildings were clearly different. Mr. DiGeronimo added that it was their intention to have the buildings have their own identity.

Mr. Sciria liked the white look and the terra cotta and thought they would look good on Euclid Avenue. He felt the multi-family, big white block of a building would look out of place in Brecksville. Mr. Sciria reiterated his concern about whether the development could meet the PDA Code requirement for 20% recreational open/green space. He questioned whether the retention pond could be factored into the 20% open/recreational calculation of space.

Mr. DiGeronimo mentioned his concern for supply chain issues in regard to materials and labor. Materials that used to take only a couple months to procure now took six to eight months or more.

The Mayor asked Commission members to consider if the locations of the buildings was appropriate and if the materials proposed were suitable. He described the site as unique in the City. There would be no other similar site in Brecksville again. He reminded everyone of the 1950's style VA Hospital buildings that stood on that site for so many years. Mayor Hruby remarked that the residential part of the overall plan for the site looked good to him. He thought the developer had done a good job of integrating the development into the surrounding properties. In his opinion the overall development would be good for the property and serve the community well into the future. Mr. Lahrmer approved of the overall building, but felt the materials needed to be figured out. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 9:16 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris