

MINUTES OF THE PUBLIC HEARING - CONDITIONAL USE PERMIT SHERWIN WILLIAMS
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
August 26, 2021 Page 1

Present: Michael Bandsuh, Michael Harwood, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman
Dominic Sciria
Others: Scott Packard and approximately 20 guests

Mr. Roman delayed the opening of the public hearing in order to address two brief sign requests. The Public Hearing was opened at 7:05 P.M. by a reading of the following legal notice published in the August 12, 2021 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing Thursday, August 26, 2021, at 7:00 P.M. in the Ralph W. Biggs Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, for the request of a preliminary development plan with a conditional use of manufacturing facilities and operations and a cafeteria in an office laboratory district as permitted under Section 1157.03 of the Brecksville Planning and Zoning Code for The Sherwin Williams Company, 6701 Miller Road, Brecksville, Ohio 44141.

Mr. Roman remarked that Sherwin Williams' request before the Planning Commission at this time was limited to site layout, mass grading, building pad and temporary fencing. Mr. Tim Muckley, Director of Corporate Real Estate for Sherwin Williams Company, described the very successful Sherwin Williams Company as a supplier of both architectural and industrial coatings. Sherwin Williams planned to build their new Research & Development building on 118 acres of the Valor Acres property in Brecksville. The new \$250M+, state-of-the-art facility would be responsible for product development, coatings research, color technology and process engineering. The building was expected to be about 600,000 sq. ft., three stories tall and bring 900 new jobs to the community. It was also anticipated that the new R & D facility would bring other associated development to the site in the areas of office space, hospitality, residential and retail businesses.

Mr. Muckley said the Brecksville site met their requirements for a central location with good access in a great community in which to work and live. Sherwin Williams was excited to be able to bring, to one site, their architectural and industrial coatings divisions.

Mr. Peter Balistrieri, HGR Architects, noted that his company was working on the engineering, building design and overall site plan development. The request before the Commission would permit mass excavation and grading of the site in preparation for footers and foundation work. He noted that the site was enclosed at its perimeter by a conservation easement and a considerable amount of fencing was planned.

Mr. Balistrieri explained there would be a new interchange on I-77 and it was expected that most employee and general traffic to the site would be using a Miller Road entrance/exit. Service traffic to the site would use a Brecksville Road access road and was expected to be about 5% of traffic to the site. Service traffic would proceed to a service reception area. All other traffic to the site would be directed to a single, front entrance to the building for safety purposes.

Height of the three story building would top out at 71 feet. The building design featured three wings that extend out like fingers. An abundant number of windows, essential for providing natural light for color development, were planned. Locating the building centrally on the site would help protect the building from surrounding infiltration of sounds, vibrations and smells, which all negatively impact R & D efforts.

Mr. Balistrieri remarked that there was currently no stormwater retention on the site. The development plan would include seven retention ponds throughout the site. The plan also provided for the relocation and channel widening of a stream on the site to collect and hold more runoff water. Their goal was to provide a 30% improvement of stormwater runoff from the site. The landscape plan, which would come later in plan development, was expected to also aid in stormwater retention.

It was pointed out that the parking lot on the south side of the building would include lighting. That lighting was designed for safety and would be pointed downward on the poles to provide the least amount of light intrusion.

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Mr. Balistrieri indicated several areas on the overall site where construction trailers would be located. He also pointed out an area where a temporary change was made only while grading was being done on the site.

The Public Hearing was opened to comments from the public present. Mr. Neil Sater, 6681 Morningside Drive, was concerned about stormwater management. The stream on the property runs by his property. During the 26 years he has lived on the property, the stream has overflowed its banks a number of times. Mr. Sater noted that the plan appeared to provide only surface parking which would only increase runoff from the site. He asked if they would consider a parking garage to limit runoff. Mr. Sater wanted to encourage Sherwin Williams, in support of their professed commitment to environmental and social concerns, to consider innovations in stormwater management as the plan progresses. Mr. Muckley responded that they had devoted a considerable amount of time on stormwater management and they felt the current plan would be able to handle high water periods. He mentioned that future expansion on the site would not include anymore surface parking and they would, at that point, be considering a parking garage.

Mr. John Woelfl, 10134 Village Lane, was interested in the length of the access road off Brecksville Road between two points, which he was told was about 600 ft. He also wanted to encourage Sherwin Williams to use some bold exterior colors on the building.

Mr. Bob Dolansky, representing Whispering Winds Condominium Association on Old Royalton Road, said that from their location in the flood plain of Chippewa Creek, they had concerns about flood water management. Mr. Dolansky asked about the capacity of the retention ponds on the site. He wondered how making the stream channel deeper was consistent with stormwater management. His primary concern was controlling flash runoffs. Civil Engineers, Shawn Arden and Leah Knapp, explained that extending the stream channel 500 ft. and widening the flood plain would increase the storage volume of the stream to hold water in place longer. Mr. Dolansky was assured that the civil engineers were collaborating with Mr. Dave Ritter of NEORSD to validate their calculations on stormwater management.

Ms. Diane Spencer, 6705 Hidden Lake Trail, wondered if citizens would be able to walk on the property or would it be entirely fenced. Mr. Muckley responded that there were areas that were fenced and gated, but they were relying on the stream and landscaping to provide some security on the site. It was not their intention to have people, other than employees, walking on the site. He knew of some interest in connecting Metroparks to their site at the conservation area, but there would have to be more discussion on that topic.

Ms. Denise Paulsen, 6834 Westview Drive, observed how the rainfall water today backed up on the VA site and she wondered about the impact of runoff during construction and how their property would be protected. She questioned the basis of their claim to improve water runoff from the site by 30%. Ms. Paulsen pointed out that the VA site, in the undeveloped state, could not be compared apples to apples with a developed site. Mr. Muckley noted that they have worked with the Sewer District and City Engineers to come up with a stormwater management model that should satisfy her concerns.

Mr. Robert Zeltner, 6705 Hidden Lake Trail, wanted to know how plans for the property being developed by DiGeronimo were coming along. Mr. Muckley commented that another reason they moved their building back on the site was to provide adequate room, and encourage, restaurant, retail and hospitality development along Brecksville Road. Ms. Nancy Woelfl, 10134 Village Lane, also wanted to hear more about the DiGeronimo's development plans. She mentioned that the citizens group that had been formed to discuss the VA site had been disbanded because of COVID. Ms. Woelfl encouraged the Mayor to call that citizens group back together to discuss the Valor Acres development again.

The public present had no further questions. Mr. Roman noted that this matter would be considered at the Work Session. The Public Hearing closed at 7:46 p.m.

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THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE REGULAR MEETING
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 and approximately 20 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 5, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of August 5, 2021 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 5, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of August 5, 2021 be approved.

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

SIGNS:

BEYOND JUICERY & EATERY – 8869 BRECKSVILLE ROAD

Ms. Jennifer Hoskins was present to seek approval of a non-illuminated wall sign for Beyond Juicery & Eatery on Brecksville Road. The sign was within Code requirements 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 15.96 square foot, permanent, illuminated, wall, identification sign for Beyond Juicery & Eatery, 8869 Brecksville Road, PP #601-35-021, as described in the application dated July 28, 2021 and attached drawing from Perfect Impressions Graphic Solutions and contingent on owner's approval.

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

HIDDEN CANYON SUBDIVISION – HILLSDALE & HIDDEN CANYON DRIVE

Mr. Joe Crea was present requesting the replacement of an externally illuminated ground subdivision entrance sign for the south side of Hidden Canyon Subdivision. He noted a sign on the north side of the subdivision had been removed. The proposed sign would be replacing a sign in need of repair. Mr. Roman commented that the sign was within Code requirement and Commission members had no questions.

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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 13.11 sq. ft. permanent, single sided, externally illuminated, ground subdivision entrance, identification sign for The Hidden Canyon HOA as described in the application dated August 9, 2021 and attached information.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council, at their last meeting, approved the Brecksville Engineering New Garage and Antenna Upgrades on several communication towers.

REPORT OF MAYOR HRUBY

The Mayor reported that Blue Habanero planned to open probably within the next two weeks. He mentioned that Farinacci's Pizza was now open and doing well.

REPORT OF CITY ENGINEER - No Report

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

SHERWIN WILLIAMS CO. DEVELOPMENT PLAN – 6701 MILLER ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission recommend to City Council **PRELIMINARY** Development Plan approval for site layout, mass grading and building pads, construction trailer location, temporary fencing, Conditional Use approval for M-D District Use and a cafeteria on PP #604-08-008, 6701 Miller Road, Brecksville, Ohio as described in the application dated July 19, 2021 by The Sherwin Williams Company and contingent on approval of the City Engineer, City Arborist and City Council.

G000, A010, A011, A400, A401, A402, A403, A404	7/19/2021
C100, C300	September X, 2021
PG 6 STREAM CHANEL ALIGNMENT PLAN	7/16/2021
PG 1 OF 1 CONSOLIDATION & LOT SPLIT PLAT	10/5/2020
PGS 1 TO 6 ALTA/NSPS LAND TITLE SURVEY	4/20/2021
TEMP FENCE & SITE LOGISTICS PLAN	7/19/2021
INCL.CONSTRUCTION TRAILER LOCATIONS	REV 8/16/2021
GEOTECHNICAL ENGINEERING REPORT COPY SUBMITTED	April 14, 2021

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

The Regular Meeting closed at 8:12 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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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: Scott Packard and approximately 20 guests

Mr. Roman opened the Work Session at 7:46 P.M.

SHERWIN WILLIAMS CO. DEVELOPMENT PLAN – 6701 MILLER ROAD

Present: Tim Muckley, Director of Corporate Real Estate, Sherwin Williams Company
Shawn Arden and Leah Knapp, Civil Engineers
Peter Balistrieri, HGR Architects

Mr. Wise was asked for his comments on the proposed site plan. He remarked on the limited scope of the plan relating to site development. He said Sherwin Williams would be required to follow EPA parameters regarding sediment and erosion control. The retention ponds were designed to accommodate a 25 year storm and at the City's request, that capacity was increased to accommodate a 100 year storm. Many of the required permits had been submitted, however the Army Corp. permit was still outstanding and would need to be submitted in hard copy.

Mr. Wise indicated Sherwin Williams received a model for the stormwater management system from the Regional Sewer District. Through many conference calls with the Regional Sewer District and the efforts of Sherwin Williams' team, they were able to improve upon the plan and submit for approval. Mr. Wise said he has been impressed with Sherwin Williams approach to stormwater management and their willingness to accommodate any requests made by the City.

Mr. Payto identified the two major citizen concerns as traffic and stormwater management. Mr. Wise indicated that a study of the traffic at the Sherwin Williams entrance off of Southpointe was part of a study being conducted by ODOT as part of the consideration of the new I-77 interchange. Sherwin Williams would be responsible for a traffic study relating to their entrance from Brecksville Road, which Mr. Muckley noted was already underway. Mr. Payto felt confident Sherwin Williams would improve stormwater management on the site.

Mr. Lahrmer asked about the steepness of a grade change on the east side of the property line between the Sherwin Williams site and the DiGeronimo residential parcel. Ms. Knapp said it was an approximately 4/1 slope. Mr. Sciria was interested in seeing a depiction of the DiGeronimo residential plan superimposed over the Sherwin Williams building plan. Mr. Muckley responded that they have not received any data about the DiGeronimo development and would not want to make any assumptions about their plans for fear of misrepresenting their development plans. Mr. Payto said he didn't need to know about specific tenants, but felt the Commission needed more information to determine how access, parking and services to the site would work.

The Mayor pointed out that DiGeronimo has had a very preliminary plan for the VA property posted on the City's website for some time. They have been waiting to see how many acres of the Valor Acres property Sherwin Williams would be using, and also the approval status of their residential plan with the City before continuing planning for the rest of the site. Mayor Hruby felt it was still premature to expect the placement of other buildings on the site, however he would ask the DiGeronimo's if the residential component could be superimposed on Sherwin Williams' site plan drawing. Mr. Payto said he hoped to see a master plan for the rest of the site development and not a tenant by tenant process. Mr. Muckley said they would have no problem providing their site plan drawing to the DiGeronimo Company. Mayor Hruby stressed that the site had changed dramatically from its first formulation.

Mr. Sciria spoke about the narrowness of the residential property on the Valor Acres site. He asked, in the spirit of being a good neighbor, if Sherwin Williams could consider moving the stream and northern property line to provide a better setback from the Westview Drive properties. Mr. Muckley felt they were too invested in the plan to go back to planning from scratch. He indicated the amount of planning to relocate the stream and place it in a

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conservation easement could not be changed at this point. Mr. Muckley said they would have no problem considering a variance request for a residential building to encroach upon the property setback distance.

Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 8:12 p.m.

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