

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
September 9, 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 2 guests

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

APPROVAL OF THE AUGUST 26, 2021 PUBLIC HEARING MINUTES ON A CONDITIONAL USE PERMIT FOR SHERWIN WILLIAMS

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission August 26, 2021 Public Hearing Minutes on a Conditional Use Permit for Sherwin Williams be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 26, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of August 26, 2021 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 26, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of August 26, 2021 be approved.

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

SIGNS:

MARC'S – 7510 CHIPPEWA ROAD - (CC Action)

No representative from Marc's was present. The Commission decided to approve the application as the wall sign was a replacement for the Corbo Bakery sign with deviations already granted by the Commission in 2012.

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 28.61 sq. ft. externally illuminated, wall sign for Marc's at Brecksville Town Center, 7510 Chippewa Road, Brecksville, Ohio as described in the application dated August 26, 2021, as shown in the attached renderings by Archer Sign dated July 5, 2021 and contingent on approval by City Council including the following deviations:

1. A deviation from Section 1187.09(c) maximum number of five signs per unit from the permitted one sign per unit to permit six signs per unit.

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2. A deviation from Section 1187.09(c) maximum size of a single face area per building unit of 57 sq. ft. from the permitted 208 sq. ft. to permit 265 sq. ft.

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 approved a Conditional Use Permit for Sherwin Williams at their last meeting.

REPORT OF MAYOR HRUBY

The Mayor commented that the annual Fire Department Clam Bake was this Saturday. People wishing to participate could eat indoors, choose seating outside, or drive up to take their bakes as a carry out. He also mentioned an upcoming shred day on September 18, 2021 from 9:00 A.M. through noon.

REPORT OF CITY ENGINEER - No Report

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

MODERN YOGA CONDITIONAL USE - 10010 BRECKSVILLE ROAD OR 6910 TREELINE DRIVE

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission will hold a Public Hearing on Thursday, October 7, 2021 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to approve a Conditional Use Permit for Modern Yoga at either 10010 Brecksville Road (PP # 604-18-011) OR 6910 Treeline Drive (PP # 604-27-014), 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.

PROPOSED REVISIONS, SECTION 1187, BRECKSVILLE SIGN REGULATIONS

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council approval of proposed revisions to Section 1187 of the Brecksville Zoning Code, dated April 5, 2021, subject to approval by City Council.

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

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The Regular Meeting closed at 7:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

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, Gerald Wise, and approximately 2 guests

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

MODERN YOGA CONDITIONAL USE - 10010 BRECKSVILLE ROAD OR 6910 TREELINE DRIVE

Ms. Joyce Fijalkovich and her husband James were present to request a conditional use permit to operate a yoga studio at one of two locations, 10010 Brecksville Road or 6910 Treeline Drive. They currently have a very successful yoga business, in Strongsville, which opened in 2016. They offer classes, private lessons and workshops in different types of yoga and wellness topics. A PowerPoint presentation was made to illustrate their class offerings and the type of physical space they would be needing.

Ms. Fijalkovich said they have been looking in Brecksville for several years for a location that would meet their space requirements and provide sufficient parking. They are currently considering two spaces 1) 10010 Brecksville Road at its intersection with Miller Road, and 2) 6910 Treeline Drive in the Treeline Business Park along Rt.82.

Mr. Lahrmer asked about their typical hours of operation, which range from 5:45 AM. to the end of their last class at 9:00 P.M. Their hours of highest participation were early morning, evenings, and weekends. Mr. Lahrmer's concern was focused to how their demand for parking meshed with the typical business operation hours of 8:30 A.M. to 5:30 P.M. Mr. Lahrmer asked about class sizes. Some classes would involve around a half dozen participants, however more popular classes, particularly one offered at 9:30 A.M., could draw 15-20 participants. Mr. Fijalkovich indicated that there was no parking issue at Treeline Drive, which had a parking area of 150 spaces in the back. The Rt. 21/Miller Road location landlord said about 12 parking spaces could be allotted for the yoga classes. Mr. Fijalkovich noted that they could control their class size in accordance with the parking availability.

Mr. Payto thought some research should be done on the parking space requirement going back to the original plans for the buildings at each site. Mr. Roman suggested the applicant request a parking space commitment, in writing, from both landlords to bring to a public hearing to support their request for a conditional use. Mr. Lahrmer commented that the parking space allotment could be based on the business use. Mr. Fijalkovich felt he could negotiate a written lease from the landlords specifying a parking count commitment to bring to a public hearing.

Mr. Sciria asked if the applicants had considered other vacancies in the City, especially in the downtown shopping center areas and particularly the space across from Fussy Cleaners. Mr. Fijalkovich said they have investigated a number of retail spaces downtown, but concerns for parking eliminated them. He has tried, unsuccessfully, to contact the property owner across from Fussy Cleaners. There were no further questions from the Commission and the Work Session recessed into the Regular Meeting to set a Public Hearing.

PROPOSED REVISIONS, SECTION 1187, BRECKSVILLE SIGN REGULATIONS

Mr. Sergio DiGeronimo, City Prosecutor/Assistant Law Director, was present requesting approval of revisions to the City Code Section 1187, relating to Sign Regulations. Commission members had received copies of the proposed modifications, previous to this evening's meeting, to review. Mr. Bandsuh commented that it was too bad these modifications were made necessary by the actions of a few. He referred to the new prohibition of any temporary sign posted on City property. Mr. Bandsuh wondered if there could be any way to permit exceptions like the temporary signs in support of school athletes posted on public square. The remark was made that, unfortunately, the law was either all or nothing. Mr. DiGeronimo commented that the absence of temporary signs on public square could be viewed as a way to unclutter that area and preserve its beauty and character.

Mr. Lahrmer thought the 10 sq. ft. sign maximum size seemed too large. He wondered how that size was determined. Mr. DiGeronimo pointed out that 10 sq. ft. translated into a 2' x 5' sign. Their committee considered the sign regulations of neighboring and similar communities and chose a sign roughly in the middle of other cities'

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sign guidelines. Mr. DiGeronimo indicated that typically, during an election period, the average temporary lawn sign size was about 2' x 3'. The Mayor commented that if the Planning Commission recommended the proposed revisions to the sign regulations, and City Council approved them at their next meeting, they would become effective upon signature of the Mayor, or thirty days after City Council passage. Commission members were complimentary about the time and consideration resulting in the proposed sign regulation revisions. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitri