

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
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Present: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Mayor Hruby
Others: Scott Packard, Gerald Wise, and approximately 12 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 p.m.
Mr. Sciria arrived at 7:10 p.m. and Ron Payto arrived at 7:15 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 24, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Regular Meeting Minutes of June 24, 2021 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 24, 2021

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission Work Session Meeting Minutes of June 24, 2021 be approved.

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

SIGNS:

BLUE HABANERO – 8934 BRECKSVILLE ROAD

Mr. Mark Hannah, L3 Sign and Image, was present on behalf of a request by Blue Habanero for a permanent, wall, externally illuminated, identification sign. Mr. Roman explained the sign was completely code compliant. Mr. Lahrmer asked about the gooseneck lights, specifically the outer lights beyond the limits of the sign and Mr. Hannah replied that they would be adjusted once the sign was installed. There were no further 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 22.2 square foot, permanent, illuminated, wall identification sign for Blue Habanero, 8934 Brecksville Rd., PP#601-34-080 as described in the application dated June 30, 2021 and attached drawings from L3 Sign and Image.

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

REPORT OF COUNCIL REPRESENTATIVE – NO REPORT

REPORT OF CITY ENGINEER – NO REPORT

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

DISH WIRELESS ANTENNA REVISION – WAIVE PUBLIC HEARING – 8015 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission waive the requirement for a public hearing to hear the request of Dish Wireless revision of antennas on the cell tower located at 8015 Brecksville Road as permitted under Section 717.03(c).

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

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

DISH WIRELESS ANTENNA REVISION – 8015 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **Final** approval of plans to install 3 new antennas at the 147 foot level including a hybrid cable, ground mounted support equipment and underground fiber connection at the existing monopole cellular tower, 8015 Brecksville Road, Brecksville Ohio, 44141, PP #601-08-025, for Dish Wireless, as described in the application dated June 15, 2021 by Crown Castle and contingent on approval by City Council and receipt of 3rd party structural analysis report.

T-1,A-1 TO A-6, E-1 TO E-3, G-1, G-2 by Crown Castle all dated 05/14/2021 and Structural Evaluation by Crown Castle dated 04/28/2021

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Kirk Roman, Dominic Sciria
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 – 8015 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission waive the requirement for a public hearing to hear the request of T-Mobile to upgrade antennas on the cell tower located at 8015 Brecksville Road as permitted under Section 717.03(c).

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, 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.

T-MOBILE ANTENNA UPGRADE – 8015 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **Final** approval of plans for the removal of existing equipment, install new antennas and associated equipment on a new platform at the same 173 foot height on the existing wireless facility tower and new ground equipment in existing equipment pad, 8015 Brecksville Road, Brecksville Ohio, 44141, PP #601-08-025, for T-

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Mobile, as described in the application dated July 19, 2021 by Crown Castle and contingent on approval by City Council and receipt of 3rd party structural analysis report.

T-1, T-2, C-1.1 TO C-4, E-1, G-1, G-2 by Crown Castle and Irish Tower dated 7/6/2021, 5 Cabinet detail plan sheets by Delta and Structural Evaluation by Black & Veatch dated June 18, 2021.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, 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.

DISH WIRELESS ANTENNAS – WAIVE PUBLIC HEARING – 9001 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission waive the requirement for a public hearing to hear the request of Dish Wireless to install antennas on the cell tower located at 9001 Brecksville Road as permitted under Section 717.03(c).

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

Let the record reflect that the motion was read for a different project however, it was amended.

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

DISH WIRELESS ANTENNAS – 9001 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **Final** approval of plans to remove existing equipment, install new antennas and associated equipment at the same 131 foot height on the existing wireless facility tower and new ground equipment in existing equipment corral, 9001 Brecksville Road, Brecksville Ohio, 44141, PP #606-31-001, for Dish Wireless, as described in the application dated July 19, 2021 by Crown Castle and contingent on approval by City Council and receipt of 3rd party structural analysis report.

T-1, A-1 TO A-6, E-1 TO E-3, G-1 TO G-3, RF-1, RF-2, GN-1 TO GN-4 by Crown Castle and Power of Design all dated 5/19/2021 and Structural Evaluation by Crown Castle dated 4/22/2021.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, 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.

VERIZON WIRELESS ANTENNA UPGRADE – WAIVE PUBLIC HEARING – 6896 W. SNOWVILLE RD.

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It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission waive the requirement for a public hearing to hear the request of Verizon Wireless for antenna upgrade on the cell tower located at 6896 W. Snowville Rd. as permitted under Section 717.03(c).

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, 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.

VERIZON WIRELESS ANTENNA UPGRADE – 6896 W. SNOWVILLE RD.

It was moved by Mr. Roman and seconded by Mr. Harwood that the Planning Commission recommend to City Council **Final** approval for the antenna upgrade along with associated equipment at the 185' level at the Crown Castle Tower, Site Brecksville Alltel located at 6896 W. Snowville Road, Brecksville Ohio, 44141, PP #604-27-010, for Verizon Wireless, as described in the application dated July 19, 2021 as described on the attached drawing by ETS dated 5-4-21 and contingent on approval by City Council and receipt of 3rd party structural analysis report.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, 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.

SHERWIN WILLIAMS – 6701 MILLER ROAD

It was moved by Mr. Roman and seconded by Mr. Harwood that the Brecksville Planning Commission will hold a Public Hearing on Thursday, August 26, 2021 at 7:00 pm 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.

ROLL CALL: Ayes: Michael Bandsuh, Michael Harwood, 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.

BRECKSVILLE BUILDING ENGINEERING NEW GARAGE – 8997 HIGHLAND DR.

It was moved by Mr. Roman and seconded by Mr. Harwood for Preliminary and Final Approval for the construction of a 2,266 square foot garage on city owned property at 8997 Highland Drive, Brecksville, Ohio, PP# 601-33-002 and 601-33-003, as shown in the application dated June 23, 2021 by the City of Brecksville and the attached pictures, contingent upon approval by the Board of Zoning Appeals and by City Council of the following variance:

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From the section 1151.25(d)(1) required maximum area for a detached garage of 660 square feet to allow 2,266 square feet.

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

The Regular Meeting closed at 7:20 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Jeanne Magistro

MINUTES OF THE WORK SESSION
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Present: Michael Bandsuh, Michael Harwood, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 12 guests

Mr. Roman opened the Work Session at 7:20 p.m.

DISH WIRELESS ANTENNA REVISION – 8015 BRECKSVILLE ROAD

Jennifer Baldwin, Crown Castle USA Inc., explained this was a first time installation, adding 3 new antennas, ground mounted equipment with cabinets on an existing cell tower. Mr. Wise commented they had no issues, ground mounted equipment all within a fenced area however, installation conditioned on 3rd party structural review. There were no further questions or comments and the Work Session recessed into the Regular Meeting for a motion to waive a public hearing and also a motion for approval of the application.

T-MOBILE ANTENNA UPGRADE – 8015 BRECKSVILLE ROAD

Jennifer Baldwin, Crown Castle USA Inc., explained T-Mobile is currently on the tower and will be removing and adding new antennas and swapping out cabinets at the same 173 ft. height. Mr. Wise commented they had no issues, ground mounted equipment all within fenced area however, installation conditioned on 3rd party structural review. There were no further questions or comments and the Work Session recessed into the Regular Meeting for a motion to waive a public hearing and also a motion for approval of the application.

DISH WIRELESS ANTENNAS – 9001 BRECKSVILLE ROAD

Jennifer Baldwin, Crown Castle USA Inc., explained some of the equipment is not being used so the contractor will be removing and installing new antennas, metal platforms and 2 cabinets. Mr. Wise had no objection aside from obtaining the 3rd party structural review. There were no further questions or comments and the Work Session recessed into the Regular Meeting for a motion to waive a public hearing and also a motion for approval of the application.

VERIZON WIRELESS ANTENNA UPGRADE – 6896 W. SNOWVILLE RD.

Jennifer Baldwin, Crown Castle USA Inc., explained this is for removal and installation of antennas and radio heads. Mr. Wise commented there is no ground equipment and approval conditioned on receiving the 3rd party structural review.

The Work Session recessed into the Regular Meeting for a motion to waive a public hearing and also a motion for approval of the application.

SHERWIN WILLIAMS – 6701 MILLER ROAD

Present: Julie Young – VP Global Corporate Communications
Peter Balistreri – Lead Architect HGA
Leah Knapp – Civil Engineer

Julie Young, VP Global Corporate Communications, was present to review the preliminary site plan for the new Sherwin Williams R & D Center. Sherwin Williams was excited and honored to be investing in the City of Brecksville. She explained they would be investing more than 250 million dollars in the project and will house approximately 900 employees. The R & D Center will provide a positive impact on local economy and generate tax dollars for the City and local schools. The new campus will include offices, workplace amenities, laboratories, research manufacturing, warehousing of materials and will operate primarily during business hours, Monday through Friday. She explained the new center will provide and support goals of 1) a world class work place 2) attract and retain top talent 3) celebrate Sherwin Williams' brand and 4) engage people and drive culture. The current plans are to break ground no later than 4th quarter 2021, expected transition to the new facility in 2024.

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Mr. Roman commented, for the record, that this application being presented is limited to site layout, mass grading, building pads and temporary fencing.

Mr. Peter Balistrieri, lead architect with HGA, was present with information to support preliminary approval for site layout, mass grading, building pads and temporary fencing. He explained they would be coming back for final design at a later date. Mr. Balistrieri began with a slide depiction of the preliminary development plan including the site plan and preliminary building design. He explained the building will be placed in the center of the sight for many reasons and zoning setbacks far exceed the requirements. They are looking to get mass excavation started. The site design includes strategies for managing storm water and the stream relocation which will have a 30% reduction in storm water leaving the site. Other strategies include landscape design, which is conceptual at this point and lights facing down instead of up. Mr. Balistrieri also mentioned the actual building design is not final but fairly well along the way and will showcase their products on the building. The buildings are three stories with three lab fingers and a courtyard.

Mr. Wise commented that he had two major concerns, one of them being traffic. He asked what the projection was for traffic entering off Miller Rd. vs Brecksville Rd. Mr. Balistrieri explained the intention was that all employees and visitors enter from the south and not much off Brecksville Rd. Service vehicles such as semis, Amazon, small deliveries will enter off Brecksville Rd. Mr. Wise then addressed the second concern being the storm water, stream improvements and ponds and what is in place for water management and how it functions during mass grading and until the building is completed. Mr. Balistrieri said the storm water calculations are in excess of 30% based on current code and being done through calculations from the storm water design and the re-design of the stream, slowing water down, widening the path and creating a flood plain. He explained during construction there will be temporary retention ponds installed for stream and building construction and erosion control in place. Mr. Wise mentioned, moving forward, he would like to see ROW information on Miller Rd. and Brecksville Rd, traffic study, parking counts, stalls, sidewalks, ADA routes and signage, storm water and drainage maps and due to the significant number of ponds, the outlets have to have access for possible emergency vehicles.

Mr. Payto feels the future challenge, not being with Sherwin Williams, but with the exterior surrounding areas as that gets developed, relating to service, access, parking etc. He likes what Sherwin Williams has done and feels it makes perfect sense.

Mr. Sciria asked Mr. Balistrieri to describe the stream reconstruction. He explained they will be removing the concrete area, adding and widening 500 lineal feet to create a flood bench. The conservation area won't be touched and will stay in its natural state. Mr. Sciria asked where they are at with wetlands delineation.

Leah Knapp, Civil Engineer with HGA, responded that they have the wetlands and delineation permits in hand.

Mr. Sciria likes the plan however, he mentioned with the east & north elevation being more industrial, he was wondering about landscape screening. Mr. Balistrieri explained they have intentions for landscape screening.

Mr. Payto would like to see a master plan from DiGeronimo. Mr. Sciria asked if they could possibly have the residential plan included with their next submittal. Mr. Balistrieri replied they could ask DiGeronimo for that information. Mr. Sciria also mentioned the Commission is struggling to make the residential area work and asked if they could move the northernmost property line 60 ft. to the south which would make a world of difference for the City and residents.

Mr. Bandsuh asked, if moving the property line 60 ft., how close would that get to the stream. Mr. Sciria commented they'd probably have to redo the stream and feels that's able to be done. Mr. Balistrieri commented he didn't have the answer to that and would have to fully understand more of what it would entail and he also did mention the stream relocation was a long process involving the Army Corp of Engineers and the EPA.

Mr. Lahrmer asked when the facility is successful and more space is needed, do they have a plan in place. Mr. Balistrieri explained that the footprint of the building has more space to the north for future development.

The Board members had no further questions or comments and moved forward to schedule the Public Hearing.

BRECKSVILLE BUILDING ENGINEERING NEW GARAGE – 8997 HIGHLAND DR.

Scott Packard, Building Commissioner, explained the City and Service department's request for the construction of a 2,266 sq. ft. garage on City owned property at 8997 Highland Dr. to house the Building Engineering Department vehicles and ancillary items for cemetery needs.

Mr. Wise had no questions or comments.

There were no further questions or comments and the Work Session recessed into the Regular Meeting for a motion for approval of the application.

The Work Session closed at 8 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Jeanne Magistro