

PUBLIC HEARING FRONTYARD SETBACK – 11703 CHIPPEWA RD
BRECKSVILLE PLANNING COMMISSION
Brecksville City Hall
December 9, 2021 Page 1

Present: Eric Lahrmer, Mayor Hruby, Ron Payto, Kirk Roman
Absent: Michael Bandsuh, Michael Harwood, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 23 guests

Mr. Roman opened the Public Hearing at 7:00 p.m. by reading the following legal notice published in the November 25, 2021 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, December 9, 2021 at 7:00 P.M at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 80' for Permanent Parcel #602-13-002 and 602-13-003, 11703 Chippewa Road, Brecksville, Ohio 44141.

Mr. Don Sylvis, owner of two adjacent properties on Chippewa Road, would like to consolidate those vacant parcels to build a home. He was also requesting that the Planning Commission establish an 80 foot frontyard setback for the property, which would be consistent with other homes in that vicinity.

Commission members and the public present had no questions. Mr. Roman advised that this issue would come up again in the Work Session later in the evening. The Public Hearing was closed at 7:02 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT - DMS RETAIL ENTERPRISES
BRECKSVILLE PLANNING COMMISSION
Brecksville City Hall
December 9, 2021 Page 1

Present: Eric Lahrmer, Mayor Hruby, Ron Payto, Kirk Roman
Absent: Michael Bandsuh, Michael Harwood, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 23 guests

Mr. Roman opened the Public Hearing at 7:02 p.m. by reading the following legal notice published in the November 25, 2021 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, December 9, 2021 at 7:10 P.M at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review a Conditional Use Permit for DMS Retail Enterprises, LLC for a dry cleaning and laundry processing plant at 10303 Brecksville Road, Brecksville, Ohio 44141.

Mr. Chip Sherman, President of DMS Retail Enterprises, LLC, was requesting a conditional use permit to locate his cleaning and laundry processing operation, Tide Cleaners, in a warehouse building at 10303 Brecksville Road. Soiled laundry collected at their retail stores would be dropped off for cleaning at the processing plant and then the cleaned garments distributed back to the storefronts for pickup by their customers.

There were no questions from Commission members or the public present. Mr. Roman advised that this issue would come up again in the Work Session later in the evening. The Public Hearing was closed at 7:07 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER REZONING 10909 CHIPPEWA ROAD FROM R-20 TO O-B OFFICE BLDG.
BRECKSVILLE PLANNING COMMISSION
Brecksville City Hall
December 9, 2021 Page 1

Present: Eric Lahrmer, Mayor Hruby, Ron Payto, Kirk Roman
Absent: Michael Bandsuh, Michael Harwood, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 23 guests

Mr. Roman opened the Public Hearing at 7:07 p.m. by reading the following legal notice published in the November 25, 2021 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:15 p.m. on Thursday, December 9, 2021, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to discuss amending the Zoning Map of the City of Brecksville by rezoning PP #602-13-017 and PP #602-13-018, located at 10909 Chippewa Road, Brecksville, Ohio, from R-20 Single Family to O-B Office Building.

Mr. Noel Cupkovic, President of Cupkovic Architecture, was present to request rezoning of the property at the corner of Wiese Road and Chippewa Road from R-20 Single Family to O-B Office Building so he could relocate his architecture business in the vacant church located on that site.

Mr. Cupkovic said their plan would be to use as much of the existing church space as possible. The church has about 2,500 sq. ft. on the first floor and a lower level that was currently unusable. If the lower level cannot be used Mr. Cupkovic had a concept drawing for a small addition to the front of the church. Their goal with the addition was to keep it within the scale of the existing building with a high end residential feel. In assessing the condition of the church there was some water and mold in the basement, asbestos that would need to be removed, a roof replacement and resurfacing of the parking lot that was not properly done.

Mr. Cupkovic pointed out their use of the property would provide payroll tax and property tax income for the City.

The hearing was opened to the public for discussion. Mr. John Karaffa, 8656 Wiese Road, was interested in whether they planned to preserve the trees on the lot. Mr. Cupkovic commented that they planned to have an arborist out to the site to advise them on what trees could be kept or needed to come down. He mentioned three cherry trees on the site that they planned to remove and have the wood milled for use in the church interior renovation. The landscaping immediately around the church would all be removed and updated. They would be very agreeable to providing landscape buffering from neighboring residential property. Mr. Karaffa asked about the status of a Dawn Redwood at the entrance to the property. Mr. Cupkovic thought they would either move it or try to keep it.

Mr. Karaffa asked about lighting plans. The architect had not yet considered lighting, but thought it would be limited to some decorative lighting or to accent the building. He wanted to be a good neighbor so there would be no lighting shining off into the neighboring properties.

Mr. Caleris, 11055 Chippewa Road, asked if they planned to expand the parking lot or build a fence. Mr. Cupkovic responded that the parking lot would actually be reduced if they constructed the small addition on the front. He remarked that no consideration yet had been given to fencing and they may just use the mature trees on the site, along with other plantings, to provide a landscape buffer for the property. If they did a fence it would be something attractive like board on board.

Ms. Donna Zeglin, 8690 Wiese Road, asked if they would be using the existing entrances. Mr. Cupkovic explained the orientation of the concept drawing being shown, adding that they do not plan to expand anymore with asphalt on the site. Ms. Zeglin mentioned being bothered by the lighting of the flag on the site. The light on the flag was currently not working so the flag was lowered in keeping with flagpole guidelines. Mr. Cupkovic had not yet decided whether they would keep the flagpole.

Ms. Jennifer Shankland, 10801 Chippewa Road, said that while she likes the design and use proposed for the church she was concerned how the zoning change would affect surrounding property values into the future. She didn't foresee the City reducing their property taxes if their valuations went down. Mr. Cupkovic couldn't predict

PUBLIC HEARING TO CONSIDER REZONING 10909 CHIPPEWA ROAD FROM R-20 TO O-B OFFICE BLDG.
BRECKSVILLE PLANNING COMMISSION
Brecksville City Hall
December 9, 2021 Page 2

how property values would be affected. He believed their plan to integrate the building into the scale of the surrounding residential area should result in surrounding property values that would appreciate over time. Ms. Jennifer Karaffa, 8656 Wiese Road, was in support of the rezoning and thought the proposed reuse of the building was a good idea. She wondered what they would do if they were not successful on that property. Mr. Cupkovic speculated that the existing church could be razed and several homes, or one large home could be built on the site. His only intention, currently, was to renovate the existing building to accommodate his business and he didn't anticipate failing at that plan.

There was no further discussion from the public present or Commission Members. Mr. Roman advised that this issue would come up again in the Work Session later in the evening. There were no further questions and the Public Hearing was closed at 7:31 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Brecksville City Hall
December 9, 2021 Page 1

Present: Eric Lahrmer, Mayor Hruby, Ron Payto, Kirk Roman
Absent: Michael Bandsuh, Michael Harwood, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 23 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:31 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF NOVEMBER 4, 2021

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission Regular Meeting Minutes of November 4, 2021 be approved.

ROLL CALL: Ayes: Mayor Hruby, Mr. Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF NOVEMBER 4, 2021

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission Work Session Meeting Minutes of November 4, 2021 be approved.

ROLL CALL: Ayes: Mayor Hruby, Mr. Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

SIGNS

SYSTEMSEALS – 6600 W. SNOWVILLE ROAD

Mr. Brian Becker, of Becker Signs Inc., was present requesting a ground sign and a wall sign for Systemseals at 6600 W. Snowville Road. There was an existing monument that they propose to affix a 17.2 sq. ft. lettered sign onto. The 24 sq. ft. wall sign was being requested as their receiving dock was not on the same street as the monument sign which has been confusing for truck deliveries. Commission members had no questions.

It was moved by Mr. Roman, and seconded by Mayor Hruby, that the Planning Commission approve, and the Building Department issue a permit for a 2 sided 17.2 sq. ft. per side, permanent, exterior illuminated, ground sign and a 24 sq. ft. permanent non-illuminated wall sign for Systemseals Wind Division, 6600 W. Snowville Road, Brecksville, Ohio as described in the application dated June 20, 2021 and shown in the attached plans by Becker Signs Inc. dated November 16, 2021.

ROLL CALL: Ayes: Mayor Hruby, Mr. Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

SHERWIN WILLIAMS SIGNAGE – 6701 MILLER ROAD

Mr. Todd Gerber, representing sign contractor Welty Gilbane, was present seeking approval for windscreen signage on the perimeter fence at the gates for the Sherwin Williams project at Valor Acres. The signs were necessary to identify the site for workers and deliveries to the job site. The following signs were proposed:

1. Two 47' x 4.5' windscreens on Brecksville Road frontage
2. One 7' 9" x 5' 3" windscreen on internal site fencing next to construction gates
3. One 94.5' x 6.5' windscreen on the Miller Road frontage
4. One 5' x 5' free speech zone on the Miller Road frontage

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Brecksville City Hall
December 9, 2021 Page 2

Mr. Wise advised that ODOT probably would object to the free speech sign in their limited access area. It was decided, after a brief discussion, to remove the 5' x 5' free speech zone windscreen sign from the signage request.

It was moved by Mr. Roman, and seconded by Mayor Hruby, that the Planning Commission approve the installation of development windscreen signage to be installed on the construction fences along the sidewalk and internal to the site until such time they are no longer deemed necessary for Sherwin Williams Company, to be located on both Brecksville Road and Miller Road frontages, Brecksville, Ohio 44141, as shown in the attached plans and described as follows:

1. Two 47' x 4.5' windscreens on Brecksville Road frontage
2. One 7' 9" x 5' 3" windscreen on internal site fencing next to construction access gates
3. One 94.5' x 6.5' windscreen on the Miller Road frontage

There was a fourth sign listed as No. 4 on the original signage application that was withdrawn. Therefore, only signs 1, 2 and 3 were being considered for approval.

ROLL CALL: Ayes: Mayor Hruby, Mr. Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

REPORT OF MAYOR HRUBY

Mayor Hruby reported that, at their last meeting, City Council had read and passed the second reading of the legislation relating to the Valor Acres Residential portion of the plan, as well as the Mixed Use part of the plan. Also, in a second reading, was legislation relating to an Economic Incentive Plan with DiGeronimo Companies for the relocation of their business from Independence to the Valor Acres site in Brecksville. They anticipate constructing a new 150,000 sq. ft. building to house their offices.

The Mayor mentioned that Mr. Harwood did not seek re-election so his December 21, 2021 attendance at City Council would be his last for City Council. The Mayor was sure he could speak for Mr. Harwood in expressing his appreciation for working with Planning Commission members. Mr. Roman wanted to recognize and thank Mr. Harwood for his tireless work on behalf of the City.

Mayor Hruby expected a more definitive conceptual plan for the overall development of Valor Acres to soon be submitted to the Planning Commission. Sherwin Williams should have their site work completed by the end of December. They would probably not pour footers until around the end of February. Sherwin Williams anticipated construction of their new R & D Building to take about 1 ½ to 2 years. Finishing the interior would take a final year.

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 Mayor Hruby that the Planning Commission recommend to City Council **FINAL** approval of a lot consolidation and establishment by the Planning Commission of a Front Yard Setback of 80 feet at 11703 Chippewa Road, Brecksville, Ohio, Permanent Parcel #602-13-002 and 602-13-003, as described in the application dated October 15, 2021 and shown on the Lot Consolidation Survey by Aztech Engineering and Surveying dated October 15, 2021. In addition, the house shall be positioned on the 80' setback in line, but perpendicular on the side property lines similar to the other homes in the area.

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Brecksville City Hall
December 9, 2021 Page 3

ROLL CALL: Ayes: Mayor Hruby, Mr. Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

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

TIDE CLEANERS CONDITIONAL USE PERMIT – 10303 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission recommend to City Council approval of a Conditional Use Permit for Tide Cleaners at 10303 Brecksville Road, Brecksville, Ohio, as described in the application dated October 12, 2021 by DMS Retail Enterprises, LLC and attached plan A101.

ROLL CALL: Ayes: Mayor Hruby, Mr. Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

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

CUPKOVIC ARCHITECTURE REZONING – 10909 CHIPPEWA ROAD

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission recommend to City Council **FINAL** approval to amend the Zoning Map of the City of Brecksville by rezoning PP #602-13-017 and PP #602-13-018, located at 10909 Chippewa Road, Brecksville, Ohio, from R-20 Single Family to O-B Office Building to facilitate the development of said land for use as an Architecture Business Office, as described in the application by Cupkovic Architecture, dated May 17, 2021, conditioned on approval by City Council and by a vote of the electors of the municipality as required by City Charter, Article IV, Section 12, Mandatory Referral.

Proposed Site Plan	Cupkovic Architecture	May 17, 2021 (Rev. 11/19/2021)
Elevation Rendering	Cupkovic Architecture	

ROLL CALL: Ayes: Mayor Hruby, Mr. Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

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

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

It was moved by Mr. Roman and seconded by Mayor Hruby that the Brecksville Planning Commission will hold a Public Hearing at 7:05 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.

ROLL CALL: Ayes: Mayor Hruby, Mr. Lahrmer, Ron Payto, Kirk Roman
Nays: None
MOTION CARRIED

The Regular Meeting closed at 9:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Brecksville City Hall
December 9, 2021 Page 4

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

Minutes recorded by Nancy Dimitris

WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Brecksville City Hall
December 9, 2021 Page 1

Present: Eric Lahrmer, Mayor Hruby, Ron Payto, Kirk Roman
Absent: Michael Bandsuh, Michael Harwood, Dominic Sciria
Others: Scott Packard, Gerald Wise, and approximately 23 guests

Mr. Roman opened the Work Session at 7:46 p.m.

LOT CONSOLIDATION & FRONT YARD SETBACK – 11703 CHIPPEWA ROAD

Mr. Don Sylvis, owner of two adjacent, vacant properties on Chippewa Road, would like to consolidate those parcels to build a home on the newly created lot. He also requested that the Planning Commission establish an 80 foot frontyard setback for the property, which would be consistent with other surrounding homes. This proposal was discussed at an earlier in the evening public hearing with no commentary from the public present or Commission members.

Mr. Wise believed the lot consolidation made sense and he noted that the 80 ft. requested frontyard setback was in line with most of the surrounding homes. He reminded Mr. Sylvis of his commitment, at an earlier meeting, to situate his home perpendicular to his side lot lines in order to position the house similarly to neighboring homes. The Work Session recessed into the Regular Meeting for a motion.

TIDE CLEANERS CONDITIONAL USE PERMIT – 10303 BRECKSVILLE ROAD

Mr. Chip Sherman, President of DMS Retail Enterprises, LLC, was requesting a conditional use permit to locate his dry cleaning and laundry processing operation, Tide Cleaners, in a warehouse building at 10303 Brecksville Road. The warehouse would house some of their offices and the laundry processing operation. There would be no retail operation on the site. This request was reviewed at a public hearing earlier in the evening with no commentary from Planning Commission members or the public present. The Work Session recessed into the Regular Meeting for a motion.

CUPKOVIC ARCHITECTURE REZONING – 10909 CHIPPEWA ROAD

Mr. Noel Cupkovic, President of Cupkovic Architecture, was present to request rezoning of the property at the corner of Wiese Road and Chippewa Road from R-20 Single Family to O-B Office Building so he could locate his architecture business in the vacant church located on that site.

The Mayor advised that the decision on rezoning the site would be totally up to the voters in Brecksville. He asked why the applicant felt his proposed use for the property was appropriate. Mr. Cupkovic thought anyone interested in the property would be looking to repurpose the existing church building for office use. The lot's location, on the corner of a busy major street, didn't seem an attractive residential use. Mayor Hruby asked if it was their intention to keep the building's brick exterior. The applicant's intention was to keep the core brick building and renovate it with, possibly, a small front addition to compliment the existing building. Mr. Cupkovic noted he had yet to do a cost analysis on a complete tear down and rebuild versus a renovation and small addition.

The Mayor stressed that it would be important, before campaigning for the public's vote on the rezoning, to have as accurate as possible a drawing depicting the finished project. Mr. Cupkovic responded that as soon as there was a third reading and approval by City Council of the rezoning going on the ballot, he would develop the final plans. He was reluctant to invest too much into the project if it would not receive approval to be on the ballot. Messrs. Lahrmer and Payto wanted to make it clear that approval tonight, by the Commission, would not represent approval of the concept drawing he presented at this meeting. Mr. Cupkovic was advised to make the presentation to the public for rezoning be accurately reflected in the building they subsequently ask the Commission to approve. The Work Session recessed into the Regular Meeting for a motion.

OLEXA LOT CONSOLIDATION – 10431 DEWEY ROAD

Mr. Tom Olexa was present for a consultation on adding a 200' x 230' portion of the adjacent Nero property to his own "L" shaped parcel. He commented that on further consideration of including an existing easement on the Nero property he actually would like to amend the request to a 200' x 260' piece of the Nero property. Mr. Wise saw no problem with the proposed split and consolidation. Since this meeting was just a consultation Mr. Olexa was advised to work with the Building Department moving forward with this proposal

ROSALES LOT SPLIT CONSULTATION – 2412 EDGERTON ROAD

Mr. Otto Schmidt was present on behalf of a request to split a lot at 2412 Edgerton Road. The senior citizen property owners would like to create a buildable lot to construct a ranch house and possibly rent the farm house property. The proposal would include a variance request from the Code requirement of 150 ft. frontage to permit an 80 ft. frontage for the ranch house property leaving 40 ft. from the ranch house and the barn on the farm house property.

Mr. Lahrmer pointed out that the proposed new lot frontage would be only a little over half of the Code requirement. He felt at 80 ft. it was just too narrow. The Mayor suggested that 100 ft. frontage would probably be considered more acceptable by the Commission. The applicant was advised to make the lot 20 ft. wider before coming back to the Commission.

SOUTH EDGERTON ROAD – 0000 EDGERTON ROAD

Mr. Richard Neiden was present representing Ray Fogg Development's request involving the re-subdivision of Fogg properties between Miller and W. Snowville Roads to create the new South Edgerton Road. The proposal would consolidate four parcels to create Block A, and another four parcels to create Block B, along with the development of the new street. Mayor Hruby noted that this request would effectively end the future of Maple Crest Farms. He wondered how they could know where to locate the road with no prospective tenants identified. Perhaps they would have a large tenant who wanted to develop right where the road was located. Mr. Neiden remarked that in their experience it was often easier to sell property when prospects could view a road with improvements in place. The Mayor thought it might be in their best interest to send traffic to Miller Road or Snowville Road rather than to Edgerton.

Mr. Wise submitted a three page letter, dated December 9, 2021, to Mr. Packard at the Building Department detailing 34 areas where information or reports were required. While some of requirements were for final review, many were essential before preliminary approval could be granted, including items relative to:

Reports Required:	Traffic, Geotechnical, Wetlands & Stream Permitting, Draft Corporate Park/Subdivision Agreement, Gas Easement Restrictions
29 Items Relating To:	Plat Site Layout Utilities Pavement & Sidewalks Grading Storm Water Management

Mr. Wise spoke briefly about the original plans for development of that area that featured a cul-de-sac street and seven or eight lots. Mr. Lahrmer asked what became of the original plan for that area. Mr. Neiden thought that plan just went dormant. The Mayor asked Mr. Packard to research past submittals on that area to accurately portray the history on the property.

Mayor Hruby suggested the Commission would have to give careful consideration to the increase in usage of both Miller and West Snowville Roads given the upcoming rebuild of Miller Road and the prospect of increased traffic from the Valor Acres development.

Mr. Roman indicated he would be hesitant to move forward with preliminary approval considering Mr. Wise's letter with over thirty items to be addressed on the proposed project. Mr. Neiden suggested withdrawing their request for preliminary approval until a traffic study was completed and they could analyze Mr. Wise's letter on the project. The matter was tabled.

SNOWVILLE BUSINESS CENTER 3 NEW BUILDING – 5800 W. SNOWVILLE ROAD

Mr. Richard Neiden was present representing Ray Fogg Development's request for preliminary approval of a speculative office building on the south side of W. Snowville Road east of Barr Road. Mr. Neiden acknowledged the property would be challenging to develop with the abundance of wetlands and grading issues.

Mr. Wise referenced his two page, December 9, 2021, letter to Mr. Packard at the Building Department detailing reports required and information needed on the proposed project, including:

Reports required:	Geotechnical, Wetlands & Stream Permitting, ALTA Survey
Information Relating To:	Disposition of existing well on site Data regarding abutting properties Site Dimensioning Water Distribution Storm Sewer and Storm Water Management Grading issues Landbanked parking

The Mayor expressed the opinion that the building was too large for the site, given the amount of wetlands. Mr. Neiden commented that they were trying to make the best use of their investment property. Mr. Wise thought it would be very challenging using every square foot of buildable property to fit that size building, with associated parking, on the property. Mr. Neiden asked that their request be withdrawn to give them time to address the concerns detailed in Mr. Wise's letter regarding the proposed project. The matter was tabled.

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

Mr. Chris Bender was present representing a request for preliminary approval of the development of the final two phases of the Woodlands of Snowville Subdivision. He noted that the first phase of the subdivision was completed with 55 homes built and occupied. Mr. Bender added that their other development off Dewey Road, The Preserve at Parkside, had 19 of the 22 available lots either completed or under construction. The final build out of the Snowville subdivision would be done in two phases, either all at once or staggered: Phase II - 26 sublots and Phase III – 14 sublots.

Mr. Wise confirmed that the HOA for the first phase of the Woodlands of Snowville would also cover this final phase of development. He mentioned that the Army Corps JD letter covering this property had expired and was being addressed. Mr. Wise touched on some of the items detailed in his December 9, 2021 two page letter to Mr. Packard at the Building Department on the project. He asked about water pressure issues in the development. Mr. Bender indicated the water pressure in the development was tested and was on the low side of acceptable. It was discovered there was a large pressure regulator on Snowville Road controlled by the Cleveland Water Department. The water pressure was increased by the Water Department and was now in the acceptable range. Mr. Bender noted another aspect of water pressure were the new plumbing fixtures that have pressure restrictors in them. Mr. Wise gave a detailed description of requirements for storm water management on the site. He

WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Brecksville City Hall
December 9, 2021 Page 4

remarked that the Woodlands of Snowville was in its own designated water district and he described the flow and regulation of water through the entire subdivision, down Snowville Road to the pump station at Dewey Road.

Mr. Lahrmer commented on the variance request for the cul-de-sac street maximum of 800 ft. to permit 1,800 ft. Mayor Hruby responded that the Commission has approved cul-de-sac streets longer than the Code maximum in the past. The fire department would be reviewing the street plans and let the Commission know if they had safety concerns.

Mr. Lahrmer asked about lots 13-16 which Mr. Bender said would require conservation easements for streams and wetlands. Those lots were bigger and would probably be sold as premium lots. Mr. Wise asked if they would be using a third party relative to monitoring the conservation easements. Mr. Bender said they would use the same company employed for the initial phase of the Woodlands.

Mr. Lahrmer asked for an explanation on S/L 17 of an area marked filled wetlands and relocation. Mr. Bender indicated it was determined that area was not a major stream so it could be filled and the water redirected along the south side of that lot. Mr. Wise reminded the applicant that with just a JD letter from the Army Corp. they would be moving forward at their own risk and that the actual Army Corps Permit would be required before final approval of the project.

Mr. Bender was advised that a Public Hearing would be required and the Work Session recessed into the Regular Meeting for a Public Hearing motion.

The Work Session closed at 9:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris