

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
February 17, 2022 Page 1

Present: Monica Bartkiewicz, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Absent: Michael Bandsuh, Mayor Hruby
Others: Scott Packard, Gerald Wise, and approximately 6 guests

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

APPROVAL OF THE PUBLIC HEARING MINUTES OF FEBRUARY 10, 2022 ON BBHCSD SIGNAGE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Hearing Minutes of February 10, 2022 on BBHCSD Signage be approved.

ROLL CALL: Ayes: Monica Bartkiewicz, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 10, 2022

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz that the Planning Commission Regular Meeting Minutes of February 10, 2022 be approved.

ROLL CALL: Ayes: Monica Bartkiewicz, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 10, 2022

Mr. Stucky asked that for the Woodlands of Snowville discussion, paragraph three on page two of the Work Session be amended to clarify that the next version of plans submitted include edge markers and additional screening for the wetlands. Another adjustment was to clarify that prospective property owners were advised in advance that culverts on their property were their responsibility. It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz that the Planning Commission Work Session Meeting Minutes of February 10, 2022 be approved as amended.

ROLL CALL: Ayes: Monica Bartkiewicz, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE

Mr. Stucky reported that at their last meeting City Council approved the ground sign for TRC Brecksville Investors, and four out of the five signs requested by BBHCSD Elementary School & Field House. Approval for the school's ground, monument sign was held up pending a determination of the sign location.

REPORT OF CITY ENGINEER - No Report

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

SHERWIN WILLIAMS COMPANY DEVELOPMENT PLAN, SITE PLAN – 6701 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **PRELIMINARY** Site Plan Approval on PP #604-08-008, 6701 Miller Road, Brecksville, Ohio, as described in the application dated January 31, 2022 by The Sherwin Williams Company and contingent on approval of the City Engineer, City Arborist and City Council

G000	01/31/2022
G001, L001, L003, A011, A020, A021, A022, A023 & A400-A407	01/31/2021
C100, C300	09/13/2021
Pg 1 of 1 Consolidation & Lot Split Plat	10/05/2020
Pgs. 1 to 6 ALTA/NSPS Land Title Survey	04/20/2021

ROLL CALL: Ayes: Monica Bartkiewicz, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

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

SHERWIN WILLIAMS COMPANY DEVELOPMENT PLAN, STREAM CROSSINGS PLAN – 6701 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz that the Planning Commission recommend to City Council **FINAL** Stream Crossings Plan Approval on PP #604-08-008, 6701 Miller Road, Brecksville, Ohio, as described in the application dated January 31, 2022 by The Sherwin Williams Company and contingent on approval of the City Engineer, City Arborist, City Council and conditioned upon changing the guard rail on the vehicle/pedestrian crossing to a wooden guard rail.

G000	01/31/2022
G001, L001, L003, A011, A020, A021, A022, A023 & A400-A407	01/31/2021
C100, C300	09/13/2021
Pg 1 of 1 Consolidation & Lot Split Plat	10/05/2020
Pgs. 1 to 6 ALTA/NSPS Land Title Survey	04/20/2021

ROLL CALL: Ayes: Monica Bartkiewicz, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

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

SHERWIN WILLIAMS COMPANY DEVELOPMENT PLAN, BUILDING FAÇADE PLAN – 6701 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz that the Planning Commission recommend to City Council **FINAL** Building Façade Plan Approval on PP #604-08-008, 6701 Miller Road, Brecksville, Ohio, as described in the application dated January 31, 2022 by The Sherwin Williams Company and contingent on approval of the City Engineer, City Arborist and City Council.

G000	01/31/2022
G001, L001, L003, A011, A020, A021, A022, A023 & A400-A407	01/31/2021
C100, C300	09/13/2021
Pg 1 of 1 Consolidation & Lot Split Plat	10/05/2020
Pgs. 1 to 6 ALTA/NSPS Land Title Survey	04/20/2021

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ROLL CALL: Ayes: Monica Bartkiewicz, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

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

VALOR ACRES PDA T1 TOWNHOMES –CANVAS PARKWAY & BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission recommend to City Council **FINAL** approval of the Residential PDA T-1 Townhome Building on Parcel #603-21-103 located at Canvas Parkway & Brecksville Road as described in the application dated November 23, 2021 and submitted plans listed below by DiGeronimo Companies, subject to approval by the City Engineer, City Law Director and City Council, conditioned upon extending the south end of the parking drive to run through to the multi-family parking lot and further conditioned upon adding a sidewalk on the east side of the entry off Canvas Parkway.

Valor Acres Townhome Bldg. 1 T-1 FDP Submission	19 pages	9/17/21, 10/14/21 & 11/22/21
Site Improvement Plans for Valor Acres – Townhome #1	20 pages	11/19/2021 & 01/28/22
T1 Turn & Parking Studies	6 pages	
T1 Sanitary Calculations		1/21/22

ROLL CALL: Ayes: Monica Bartkiewicz, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

The Regular Meeting closed at 9:52 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
MICHAEL BANDSUH, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
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Present: Monica Bartkiewicz, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Absent: Michael Bandsuh, Mayor Hruby
Others: Scott Packard, Gerald Wise, and approximately 6 guests

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

SHERWIN WILLIAMS COMPANY DEVELOPMENT PLAN – 6701 MILLER ROAD

Present: Tim Muckley, Director of Corporate Real Estate, Sherwin Williams
Pete Balistrieri, Architect
Rick Hombsch, HGA
Todd Gerber, Contractor, Welty Kilbane

Mr. Muckley remarked that they have been busy on the Valor Acres site with mass excavation and foundation work. Tonight, they would be seeking preliminary site plan approval, permanent power poles approval, final stream crossings approval and final building façade approval.

Site Plan

Mr. Peter Balistrieri guided the Commission, via a video presentation, through a layout of the site noting the various functions within the building and entrances to the site for visitors, employees and service vehicles. He pointed out parking areas throughout the site. The ring road around the site existed primarily for fire department access.

The total parking to be provided on site for both employees and visitors would be 965 spaces. Code requirement would be about 3,000 spaces. Sherwin Williams felt the 965 spaces would be their maximum requirement and allow them to limit unnecessary pavement on the campus. They would like to have 9' x 18' parking stalls, which they think represented a common size today. It was noted that parking islands were widened to provide for more sustainable plantings, particularly along the parking lot perimeters.

Mr. Stucky asked for the reasoning supporting their parking count which Mr. Balistrieri reviewed. He asked how many spaces they expected to lose to snow plowing. Mr. Balistrieri felt there was adequate perimeter room to store snow and they should not lose any spaces. Mr. Stucky asked why they would not be providing the Code compliant 10' x 20' parking stalls and the response was that they would like to minimize their paving footprint. Ms. Bartkiewicz asked if any employees worked remotely. Mr. Muckley thought the R & D employees had to be at the facility every day. He remarked that there was land set aside for future development so parking could be expanded if it proved necessary. Mr. Wise asked if the parking would all be developed at the same time. For reasons of cost savings Sherwin Williams intended to develop the parking right away, however it might take some time to achieve the 965 spaces.

Mr. Balistrieri mentioned that they have been working with the fire department to make sure their vehicles could navigate turns on the site. He had a handout to share with Commission members in that regard.

In a February 17, 2022 letter to Mr. Packard, Chief Building Official, Mr. Wise provided comments from his review of the site layout plans, including among others:

- Final plans should show how the site coordinates with the interchange plans and Valor Acres Residential Plans
- There are questions relating to: sidewalks and other accessible ways, parking lots and drive aisles, utilities, sanitary, storm and water.

There were no further questions on the site and the Work Session recessed into the Regular Meeting for a motion.

Permanent Power Poles

Power would be delivered to the site via six power poles on the northeast corner of the property at Brecksville Road. Four of the poles already exist and two more would be added to balance out Sherwin Williams' power requirement. Underground wiring via a substation was investigated, however there was no room along their narrow access at Brecksville Road, especially considering utility easements, for a 50' x 70' concrete pad with above ground equipment. In any case, a substation would eliminate only two of the six poles, resulting in a high cost for not a totally successful return. Mr. Payto felt it had to be possible to provide the power underground and asked for the cost to eliminate the four above ground poles. Mr. Hombsch indicated First Energy was contacted about options to supply power to the site. First Energy maintained their four above ground poles could not be removed. Mr. Lahrmer asked, and it was confirmed, that there were already substantial utility poles along Brecksville Road that would be remaining in place. Mr. Muckley mentioned a meeting at First Energy, attended by the Mayor, other city officials, and representatives for both Sherwin Williams and DiGeronimo Companies, where First Energy indicated the six above ground poles was the best option they could offer.

Ms. Bartkiewicz wanted to know if it was actually impossible to get rid of the above ground poles or just a cost issue. Mr. Todd Gerber, of Welty Kilbane, said the 38,000 volts of power required by Sherwin Williams was significantly greater than the power offered at the street, therefore two new circuits had to be brought together via two new poles and mixed to the correct level using the existing poles at the street. Because of the high voltage level, Sherwin Williams' power would not be shared with other parts of the Valor Acres development. Mr. Lahrmer asked if there would be a proliferation of additional poles down Brecksville Road as development continued, however the Sherwin Williams team present thought the extra poles were limited to their project and due to the high level of power requested. Ms. Bartkiewicz thought the power poles would be less offensive if they came off Miller Road. Mr. Muckley didn't think it would be a better idea to have them at the main entrance to the entire development. It wasn't an option offered by First Energy so he didn't know if that was even possible.

Mr. Muckley said they would be willing to meet with First Energy again to try to get answers to some of the Commission's questions. Mr. Payto asked that, in any additional meetings with First Energy, they consider it as a master plan incorporating not only Sherwin Williams, but the residential and retail components. Mr. Muckley commented that the planning for Sherwin Williams and the DeGeronimo's projects were in different stages of development and while he didn't mind a correlation between the properties, they didn't want to be held up by the other plan. Mr. Muckley suggested they table the power pole aspect of their request until they can study it a little further. Ms. Bartkiewicz asked if they could, with their next submission, include a rendering of what the poles would look like if the Commission would be considering them for approval. Mr. Hombsch returned to the podium to offer some additional information from his notes of the First Energy meeting. He corrected the actual voltage needed from a substation as 36,000 volts. A substation at Brecksville Road would cost two to three times the overhead option. A substation, further removed on their property, would cost three to four times the overhead option. Both substation options still would not remove four of the six poles. No cost figure was offered, which Ms. Bartkiewicz said would be helpful in the Commission's consideration. The consideration of the Power Poles was tabled at the request of the applicant.

Stream Crossings

A stream runs through the West side of the Sherwin Williams site. Two stream crossings were planned, 1) North side for service vehicles and pedestrians, and 2) South side for just pedestrians. The crossings would consist of a culvert with a bridge and railings. Mr. Lahrmer asked about the width of the north side stream crossing. A width of 24 feet was chosen to accommodate a service pickup truck. Mr. Stucky asked about the maintenance of the crossings and culverts and was advised they would be the responsibility of the developer.

Mr. Wise was asked for his comments on the crossings, which he confirmed were included in their Army Corps request. Beyond a few details that needed to be confirmed relative to the boxed culvert, he had no objections. Ms. Bartkiewicz noted that the railings for both crossings were red, galvanized steel and she wondered if something more attractive could be considered. It was decided to leave the pedestrian crossing in the red steel

and change the vehicle/pedestrian crossing to a wood decorative railing similar to the ones used in the park. There were no further comments and the Work Session recessed into the Regular meeting for a motion.

Building Façade

Mr. Balistrieri had samples and described the building materials as 1) Glass both lightly tinted and clear, 2) Metal panels in white and also blue, and 3) A two tone precast. He then navigated the Commission around the proposed R&D building describing which materials would be used in the various segments of the building.

Mr. Sciria commented that while Drawing D001 seemed to provide adequate landscape screening of the service area from Brecksville Road, the landscaping from an elevation view of that area looked skimpy. He also asked about what appeared to be a break in the screening on the north side against the residential property. Mr. Balistrieri commented that they recognized the importance of screening and their landscape plans were still in the development stage.

Mr. Sciria asked about the building roof, which was planned as a flat roof using a single ply roofing material. Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

VALOR ACRES PDA T1 TOWNHOMES –CANVAS PARKWAY & BRECKSVILLE ROAD

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

DiGeronimo Companies was present seeking final approval of the Residential PDA T-1 Townhome Building. Mr. Vrooker guided the Commission through a PowerPoint presentation illustrating the end unit transitions and rear, garage side material changes made to address the Commission's concerns. He reviewed, in detail, the areas of change in material pointing out the locations in the rear of the building where brick was added. Mr. Vrooker also included a review of exterior material changes to the T2-T5 townhouses to demonstrate how they relate to the T1 exterior changes.

Mr. Wise reviewed several items from his February 17, 2022 letter to the Building Department. A sanitary trunk sewer easement should be shown on the plan. Storm sewer calculations should be done. The truck turn report showed trucks pulling in and then backing out of the access drive. Mr. Wise suggested consideration be given to connecting the access drive at the southern end to provide a pull through to the main parking lot. The intention from a safety standpoint would be to limit the number of trucks backing up, however the drive through could become a nuisance if residents used it. It was suggested that they might want to consider only situational access to the cut through. Mr. Wise thought the cut through would be one twelve foot wide road which might result in the loss of a parking stall.

It was noted that a sidewalk now connects the rear parking lot of T1 to the sidewalk along Brecksville Road. The addition of a sidewalk on the east side of the entrance off Canvas Drive was suggested. There was discussion about walkways with steps crossing the sanitary sewer easement. Mr. Stucky wanted to make sure it was clear that any repairs to the sewer line would be the responsibility of the City. Any repair to the walkway, steps or landscaping would be the responsibility of the Homeowners Association. Mr. Lahrmer asked about the material used for the step railings. Railings will be hot dipped, powder coated, galvanized steel.

To a question on visitor parking, Mr. DiGeronimo responded that there would be designated parking areas, including a row for visitor parking. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

VALOR ACRES PDA T2 – T5 TOWNHOMES – LAVENDER LANE & CANVAS PARKWAY

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

DiGeronimo Companies was present seeking preliminary approval of the Residential PDA T2 – T5 Townhome Buildings. Mr. Vrooker narrated a PowerPoint presentation illustrating the end unit transitions and rear, garage side material changes made to the T2 -T5 townhouses. He reviewed, in detail, the areas of change in material pointing out the areas in the rear of the building where brick was added. Townhome T5 was the only unit that remained the same on the rear of the building.

The truck turn and accessibility report was mentioned and discussed during the review of the T1 townhome plans earlier. Mr. Sciria asked about a line of sight study. Mr. DiGeronimo referred to a drawing showing both a line from the ground floor and the roof of a unit to 255 feet away, over relatively flat land, indicating that nothing could be seen from that far away.

In addressing visitor parking, Mr. Decker outlined on a drawing of the site where there were 19 spaces now set aside for visitor parking. It was also pointed out that there were ten additional spaces, not part of the 19, across from T5 available for parking. Mr. DiGeronimo noted that in the event of a large snow storm they would be able to ban parking in some of the areas like the spaces across from T5 to store snow. Mr. DiGeronimo was confident that their parking calculations were adequate. He commented that they had parking options, like the landbanked spaces, to develop if necessary. Mr. DiGeronimo shared, as examples, some of their local projects that have supported their approach to parking space calculations.

Mr. Stucky reiterated a comment he had made before that the development was too tight and navigation around the site difficult. He pointed out a corner of Unit T3 where a resident could not pull out if surrounding units had cars parked outside their garages. He thought circulation around the site only worked if residents kept their cars inside their garages.

Mr. Payto asked about the possibility of rotating the four buildings to create more room even though it might move them closer to Westview and create more pavement area. Mr. Stucky made a suggestion on a different layout for T2 and T3 that increased space. Mr. DiGeronimo was willing to withdraw their request for preliminary approval and work on building placement for better circulation on the site, while still staying within the boundaries of their approved preliminary plan so none of the variances would change. Commission members seemed satisfied with the architectural changes to the units. They felt the review of parking had to go hand in hand with any change in the buildings' positioning so parking would need to be reviewed again along with the next revised plan. Mr. Vrooker offered to put together a list of townhomes in similar settings, like some in Cleveland Heights and Rocky River, to give the Commission some data for comparison. Mr. DiGeronimo intended to work on the placement of the T2-T5 townhome buildings to see if a better circulation pattern could be achieved. The issue was tabled.

Mr. Lahrmer mentioned a communication the Mayor received from a Westview Drive resident documenting the negative impacts from the construction site relating to: 1) Flooding water, 2) Construction noise, and 3) Lighting coming off the site. In regard to noise, Mr. DiGeronimo indicated that they follow City ordinances regarding times of work. The machinery beeping is related to a backup warning that is a safety feature they cannot control. It was surmised the lighting issue might be the bright construction trailer light of Welty Kilbane for the Sherwin Williams project which was probably left on to discourage theft. Mr. Packard agreed to call the contractor to see if the light level could be reduced or restricted to certain times. Mr. DiGeronimo remarked that the water event today, which resulted from the thawing of two feet of snow along with two inches of rain causing a silt issue, would be cleaned up immediately. His inspections during construction indicated that their retention system was working well and water was at the levels expected. Mr. DiGeronimo assured the Commission they inspect often and respond promptly to any calls from the City.

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
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The Work Session closed at 9:52 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
MICHAEL BANDSUH, SECRETARY

Minutes recorded by Nancy Dimitris