

MINUTES OF THE PUBLIC HEARING - SCHOOL SIGNAGE – BBHCSD – OAKES ROAD
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
February 10, 2022 Page 1

Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Others: Scott Packard, Gerald Wise, and approximately 4 guests

Mr. Lahrmer opened the Public Hearing at 7:00 P.M. by a reading of the following legal notice published in the February 3, 2022 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing Thursday, February 10, 2022, at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to review proposed sign deviations for BBHCSD located at 3500 Oakes Road, Brecksville, Ohio 44141.

Mr. Ryan Schmit, of ThenDesign Architecture, was present for the BBHCSD Elementary & Field House's request for a ground monument sign facing Oakes Road and three wall signs located at the main school entrance, the Field House entrance and the Pre-K entrance. He noted that the signs were done in earthy tones and textures to match the building using the same brick that was used for the building. The signage text was simple and done in the same font as other lettering on the building. Mr. Schmit commented that to address a recommendation by the Planning Commission the wall sign for the Pre-K entrance had been raised and brought into alignment with the other wall signs.

There were no questions. Mr. Lahrmer noted that this matter would be considered at the Work Session. The Public Hearing closed at 7:05 p.m.

The Regular Meeting closed at 9:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Scott Packard, Gerald Wise, and approximately 4 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:05 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 20, 2022

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz that the Planning Commission Regular Meeting Minutes of January 20, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JANUARY 20, 2022

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz that the Planning Commission Work Session Meeting Minutes of January 20, 2022 be approved.

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

APPROVAL OF THE 2021 ANNUAL REPORT

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the 2021 Annual Report be approved.

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

SIGNS:

BBHCSD ELEMENTARY SCHOOL & FIELD HOUSE – 3500 OAKES ROAD – (CC Action)

Mr. Ryan Schmit, of ThenDesign Architecture, was present for the BBHCSD Elementary & Field House's request for a monument sign, ground sign and three wall signs. These signs were discussed at a public hearing earlier in the evening and Mr. Schmit briefly described the location of each sign and their composition.

Mr. Stucky asked about the height of the Pre-K sign from the ground to the bottom of the sign. This was the sign that the Commission asked to be raised due to safety concerns. Mr. Schmit said the distance from the ground to the bottom of the sign's light fixture was now 5' 6".

The Mayor pointed out that for the ground monument sign and the field house wall sign it appeared the word "Hill" after "Blossom" had been omitted. It was agreed that those two signs should be amended. Mr. Payto thought that addition might add a third light fixture to the wall sign.

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Mr. Wise questioned whether there would be a line of sight issue with the ground sign on Oakes Road. There was a brief discussion on the rationale for the location of the sign and the limitations of other possible locations. Mr. Wise suggested they field verify the location to make sure there would be no issue. There were no further questions.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for the installation of (2) permanent, externally illuminated, ground signs and (3) permanent externally illuminated wall signs to be located at the Elementary School & Field House project, 3500 Oakes Road, Brecksville, Ohio 44141, as shown in the plans by TDA.

1. 89 sq. ft. x 7' 10" height double sided ground sign on Oakes Road
2. 13 sq. ft. x 4'2" height double sided ground sign on Valley Parkway
3. 34 sq. ft. wall sign for Elementary entrance
4. 18 sq. ft. wall sign for Pre-K entrance
5. 44 sq. ft. wall sign for Field House entrance

Contingent on approval by City Council including the following deviations:

1. A deviation from Section 1187.11 (b) requirement for a maximum of 30 sq. ft. per side ground sign to allow 89 sq. ft.
2. A deviation from Section 1187.11 (b) requirement for a maximum of 5' high ground sign to allow 7'10"
3. A deviation from Section 1187.11 (b) requirement for a minimum of 15' from right of way to allow 9' 6".
4. A deviation from Section 1187.11(b) requirement for a maximum of 25 sq. ft. wall sign to allow up to 44 sq. ft.

Contingent upon field verification of the location of the monument sign on Oakes Road coordinated with the City traffic consultant. Conditional also on the addition of the word "Hill" after "Blossom" which will result in a third lighting fixture for the wall sign.

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

TRC BRECKSVILLE INVESTORS, LTD – 8869 BRECKSVILLE RD.

No representative was present for the TRC signage request. Mr. Packard commented that, with the new sign ordinance, temporary real estate signs no longer exist. The request was for a permanent real estate sign, with deviations, to allow zero distance from the right-of-way and also to allow two signs. Mr. Packard noted that the parking lot, for the Stagehouse building, abutted the right-of-way so there was no area but the ROW for a sign. The first ground sign was for the identification of the business. Commission members had no questions.

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz that the Planning Commission approve, and the Building Department issue a permit for a 11.83 square foot per side, permanent, ground sign for TRC Brecksville Investors Ltd., 8869 Brecksville Road, PP #601-35-021, as described in the application dated January 13, 2022 and attached drawings from Becker Signs and contingent on approval by City Council including the following deviations:

- A deviation from Section 1187.09 (c) requirement for a minimum of 5' from the right of way to allow 0'.

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- A deviation from Section 1187.09 (c) requirement for a maximum number of 1 sign per lot to allow 2 signs per lot.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

The Regular Meeting closed at 9:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
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MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Scott Packard, Gerald Wise, and approximately 4 guests

Mr. Lahrmer opened the Work Session at 7:22 P.M.

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

Mr. Chris Bender, Snowville Joint Venture, and Mr. Travis Crane, Davey Resource Group, were present to discuss the proposed Phase 2 & 3 of the Woodlands of Snowville. The 40 sublots on 59 acres would complete the Woodlands of Snowville Subdivision. Mr. Bender was presenting revised plans that incorporated some changes requested by the Commission.

- The subdivision has been reduced by one lot to 39 sublots. This was accomplished by combining and dividing the land of three sublots into two sublots (S/Ls 13, 14 & 15). This change would result in a reduction of several variance requests.
- The functionality of Sublot 32 was questioned due to the number of wetlands. The house footprint for S/L 32 has been reduced and shifted to the left. The conservation easement for that lot was pulled back as it had been erroneously overdrawn.
- Sublots 19 & 20 have been revised to increase the buildable area.

Mr. Bender commented that they had a variety of lots for buyers to choose from, many with ample backyards. He said that there were people who liked conservation areas and didn't choose to do anything with their backyards.

Mr. Bender mentioned a January 26, 2022 letter he had written to City Council and the Planning Commission addressing a suggestion by a Woodlands of Snowville resident to connect The Woodlands of Snowville and the Preserve at Parkside with sidewalks. He listed six compelling reasons involving regulatory, economic and safety reasons why such a connection would not be feasible. Mr. Wise remarked that there was no Code regulation requiring the developments to be linked. He thought crossing the Category 3 wetlands between the developments from a regulatory and economic standpoint would be challenging, if not impossible. Mr. Bender noted that with the completion of Phase 2 and 3 there would be three continuous miles of sidewalks in the Woodlands of Snowville.

A January 26, 2022 letter from Mr. Bender to City Council and the Planning Commission addressed the concern of Mr. Kris Scott, 10605 Snowville Road, relative to possible runoff from the proposed development affecting a pond adjacent to his home. Mr. Bender, in his letter and a personal visit with Mr. Scott, pointed out that the Scott property was on higher ground and that the preponderance of the stormwater runoff from the development would occur to the east of the Scott property. The Scott's pond should not be impacted by the Woodlands Phase 2 & 3 development. Davey Engineering has reviewed the situation and confirmed the results related to Mr. Scott. Mr. Bender expressed a willingness to visit the Scotts again if necessary, and pursue any issue the City Engineer would have regarding storm water.

Mr. Bender mentioned a current resident of River Birch Run who thought she was misled by a salesperson who implied her house would be the last one in the development. Mr. Bender explained the measures the developer employed to make sure property owners were well informed, including having them signoff on topos and blue prints submitted to the City. Code requirement for the sublots was 125 ft. frontage. Because the three lots beyond the River Birch Run home had extra footage, Mr. Bender proposed taking a few feet from each of the three lots to add ten feet to Sublot 25 (next to the unhappy resident) to make S/L 25 one hundred thirty-five feet. The ten additional feet added to S/L 25 would be restricted by an easement as a no-build area that could be landscaped, but not have a structure or paving on it.

The status of the Army Corp wetlands permit was discussed. They have no current JD Letter. The Army Corp wanted to update the original JD letter to include a current inspection of the Phase 2 & 3 property. It may come at

the same time as the actual permit. The Army Corp permit was in the public comment stage. Receipt of the actual permit wasn't expected until June or July. Mr. Bender mentioned the possibility of more wetlands being discovered which would result in negotiations with the Army Corps that could conceivably result in the elimination of another lot, like S/L 32. Mr. Bender mentioned other deadlines like the April 1st deadline for clearing trees that impact the development schedule. He didn't anticipate beginning the construction process until fall of 2022.

The streams flowing through the area of S/Ls 14-16 were discussed. Mr. Lahrmer wondered if the streams could be combined and rerouted to flow behind the homes. Mr. Crane thought it would require a lengthy study, be feasible from an engineering standpoint, but would not only be prohibitively expensive, but probably rejected by the Army Corp. Mr. Crane noted that there was only six acres of land draining through those lots. Mr. Lahrmer commented that people often complain about flooding. He wondered what the chances were for flooding on subplot 15 with an adjacent stream located higher than the basement. Mr. Bandsuh pointed out that pipes running under driveways were often the site of debris backup during flooding. Mr. Crane responded that they could address that situation with larger, 12 inch, pipes.

Mr. Wise reviewed some of the engineering comments made in his February 3, 2022 letter to Mr. Packard at the Building Department.

- A JD letter and Army Corps Wetland Permit required
- Geotechnical Report and Landscape Plan required before final approval
- Lots with front and/or sideyard conservation easements need a more permanent marker, like landscaping, to delineate them. Third party protection required for conservation areas.
- Consider 140-150 foot setback for S/L 13 to soften frontyard grade and move house further from conservation area
- Consider a greater setback for S/L 38. As positioned now the house setback would be equal to homes to the east. Increasing the setback would move it further from the conservation area
- Consider a 150 foot setback or greater for S/L 39 to soften frontyard grade and move house further from conservation area
- Rear storm systems would be required for sublots 33 through 37. Sublots 33 and 34 sewer systems might clip the conservation easement and provisions should be made for them in those rear yards
- The path to the stormwater pond adjacent to S/L 37 should have some permanent marking such as landscaping

In discussing the lot setbacks, proposed by Mr. Wise above, the Commission was agreeable to S/L 38 120 foot, S/L 39 150 foot, and for S/L 13 to letting the developer propose a setback for the Commission to consider.

Mr. Stucky asked if the next version of the plans could include all edge markers and additional screening that Mr. Bender said he would be providing to delineate the edge of the wetlands. Also, Mr. Stucky wanted to clarify that per Mr. Bender's comments all of the property owners, prior to buying their lot, knew the culverts on their property were their responsibility to maintain. Mr. Bender reiterated a comment made earlier about property owners signing off on any submittal to the City. He felt they did a good job of communicating with their clients. Mr. Stucky asked how the wetlands would be protected during construction and Mr. Wise responded that orange construction fencing would be used to delineate the conservation areas.

Ms. Bartkiewicz asked about the maintenance of the sanitary sewers, which Mr. Wise said were maintained by the Department of Public Works through a contract with the City of Brecksville. The water main was maintained by the City of Cleveland and the storm sewers were maintained, as far as cleanouts, by the City of Brecksville with any maintenance work done by the Department of Public Works.

Ms. Bartkiewicz asked Mr. Wise for some additional information on the probable development of sublots 14 and 15. Mr. Wise thought the driveways would feature three sided, upsized culverts to span the creek. He described

a possible flow of water, from the six acre drainage, that would probably not jeopardize the house but likely jump the driveway and flow to drains in the street.

The Mayor asked Mr. Bender how many homes his company had built in Brecksville in the last five years and how many of those had basement flooding. Mr. Bender estimated the new homes at fifty with no calls for flooding. Mayor Hruby asked if he had complaints for surface water like those caused by such reasons as improperly draining swales. Mr. Bender said those calls were routine and easily handled.

A good amount of the discussion during the meeting concerned the topography, wetlands and water flow on the property and how it might affect the functionality of some of the lots. Ms. Bartkiewicz thought the functionality of a lot was open to interpretation. She thought the variety of lots being offered was a good thing. Mr. Payto speculated that their more challenging lots could be among the first sold.

Mr. Packard advised that the public hearing already held on the Woodlands of Snowville Phase 2 & 3 would suffice to satisfy the Code requirement. The Commission could also choose to set another public hearing. There was a general consensus that another public hearing was not necessary.

Several Commission members thanked Mr. Bender for his willingness to work with the City and residents. Mr. Bender would be revising the development plans to come back to the Commission for preliminary plan approval.

The Regular Meeting closed at 9:15 p.m.

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