

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
April 8, 2021 Page 1

Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Michael Harwood
Others: Eric Hall, Gerald Wise, and approximately 5 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:00 p.m. Mr. Sciria attended this evening's meeting via conference call.

APPROVAL OF THE MARCH 25, 2021 PUBLIC HEARING MINUTES ON A LOT SPLIT IN CAMBRIDGE VILLAGE

It was moved by Mr. Roman and seconded by Mayor Hruby that the Planning Commission March 25, 2021 Public Hearing Minutes on a Lot Split in Cambridge Village be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 25, 2021

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of March 25, 2021 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 25, 2021

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of March 25, 2021 be approved.

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

SIGNS:

FARINACCI PIZZA – 8189 BRECKSVILLE ROAD

Mr. Joe Farinacci was present to request signage for his new restaurant location on Brecksville Road. He realized his total requested square footage for signage at 70 sq. ft. was over the Code limitation of 63 sq. ft. Mr. Farinacci said the orientation, of the building on that corner lot, was so that more signage was necessary. His signage was designed without reference to Code, but focused toward what was needed and providing a balanced look. He knew the Commission granted signage deviations when warranted.

Mr. Roman noted that the Commission's role was to apply Code requirements to signage requests. He felt a request for six deviations was excessive. The point was made that the Commission only considered deviations based on hardship, unique conditions or an enhancement. Mr. Roman suggested Mr. Farinacci take the

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
April 8, 2021 Page 2

deviation listing to his sign contractor, Dan Laguardia at Repros, Inc., to have him reconfigure the signs to meet Code requirements. Mr. Hall provided a breakdown on the square footage of the signs requested and a quick review by the Commission revealed signs that could easily be reduced to meet the Code requirements. The 6 ft. square wall sign could be reduced to a 3' x 6' rectangle to comply with Code. The door sign of operation hours could be reduced to 2 sq. ft. instead of the 7 sq. ft. requested.

Several Commission members suggested the "Beer on Tap" with beer mugs be removed from the wall sign, which would help reduce that oversized sign and remove the fifth color over the four colors permitted. Mr. Farinacci was reluctant to reduce the advertisement for "Beer on Tap" which he has used at his other restaurant locations. He felt offering beer with pizza in a sitdown setting was unique in Brecksville. He was advised to either eliminate the beer reference or turn that lettering blue to reduce sign colors to the four permitted.

The Commission felt the requested deviation for the awning was reasonable. Mr. Farinacci was asked to reduce the signage on the awning from three times his company name down to one, centered. Mr. Payto felt that with an adjustment on the angle of the awning drop the awning lettering could be expanded to the 8 inch Code maximum. Several awning styles were presented and Mr. Lahrmer said his personal recommendation would be a solid color.

Mr. Farinacci mentioned two window applications that he had shown in his application before he was told they would be considered signage. He said those windows were in his office and the kitchen and would probably now need to be blacked out. Commission members made the point that many businesses use blinds as screening. Mr. Farinacci felt that with the sign adjustments suggested, he might be under the maximum allowed and he wondered if he could add his company name back on the awning in three places. Mr. Roman remarked that the six deviations were separate and distinct and could not be lumped together. The awning would be permitted only one listing of his company name.

Mr. Farinacci would work with his sign contractor to eliminate most of the deviations requested. For clarity, Mr. Hall listed the only two deviations the Commission would consider at a resubmission of the sign application as:

- Deviation from the Section 1187.09(c) requirement that wall signs be placed on the front of the building to allow the sign to be placed on the side of the building.
- Deviation from the Section 1187.06(a)(2) requirement that the lowest point of signs over a pedestrian walkway be not less than 8 feet above the ground to allow 7.5 feet.

Mr. Farinacci hoped to open sometime this summer. The application was tabled.

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

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

VERIZON ANTENNA UPGRADE – WAIVE PUBLIC HEARING – 9001 BRECKSVILLE ROAD

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

ROLL CALL: Ayes: Michael Bandsuh, 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.

VERIZON ANTENNA UPGRADE – 9001 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Lahrmer that the Planning Commission recommend to City Council **Preliminary** and **Final** approval of plans for the removal of existing radios and associated equipment, relocation of certain existing antennas, installation of new antennas and radios and associated equipment, at the same 126 foot height on the existing wireless facility tower, 9001 Brecksville Road, Brecksville Ohio, 44141, PP #606-31-001, for Verizon, as described in the application dated March 17, 2021 by Crown Castle and contingent on approval by City Council.

C-1	Project Drawing – Verizon Project	B + T Group	3/12/2021
	Notice of Eligible Facilities Request (3pgs.)	Crown Castle	3/19/2021
	Boundary Survey (3 pages)	Geoline Surveying	1/22/2018

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

The Regular Meeting closed at 9:05 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
April 8, 2021 Page 1

Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Michael Harwood
Others: Eric Hall, Gerald Wise, and approximately 5 guests

Mr. Roman opened the Work Session at 7:47 p.m.

VERIZON ANTENNA UPGRADE – 9001 BRECKSVILLE ROAD

Ms. Tina Fedele was present via teleconference call representing Verizon's request to upgrade existing antennas and add three new antennas on the cell tower at 9001 Brecksville Road. Commission members had no questions. Mr. Eric Hall, of the Building Department, confirmed that he had just received an approved, structural engineer review by a third party on the proposed project. 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.

VALOR ACRES – BRECKSVILLE & MILLER ROAD

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
Scott Wallenhorst, Director of Design

Mr. DiGeronimo said that due to the staggered submittal of their materials very close to the Commission's March 25, 2021 meeting, perhaps Commission members had not had adequate time to consider changes to the plan presented at that meeting. He hoped this meeting could be both a step back look at the plan as updated at the March 25th meeting as well as a review of some of the changes they have made to the plan from resident and City staff concerns. They were also hoping for further feedback from the Commission to help in the refinement of their preliminary plan with the goal of consideration of preliminary plan approval at a special meeting of the Planning Commission on April 29, 2021.

Landscaping

A slide presentation was shown beginning with a landscape concept plan depicting roughly where existing trees were located along with projected new tree and shrub locations. Mr. DiGeronimo outlined a variety of landscape plants that would be used, such as:

- Various species of evergreen trees
- Deciduous tree varieties
- Ornamental trees
- Ground level plantings such as hedging, holly and boxwoods
- Ornamental grasses and perennials

Mr. DiGeronimo indicated he welcomed feedback and anticipated adjustment to the landscape plan. He expected the landscape plan would evolve over time as they would have to deal with replacing landscaping that didn't survive. Mr. DiGeronimo mentioned a fund of \$25,000 his company has set aside, for additional landscaping on the property of Westview Drive residents, to address their concerns. Mr. Payto thought consideration to how that money would be dispersed could be difficult. Mr. DiGeronimo acknowledged it could be tricky as it wouldn't necessarily be an even distribution of funds since some areas could need more plantings than others. Mr. Payto hoped the developer was also working with the City Arborist on the landscaping. He suggested the boundaries of the development along Westview be staked so Commission members could walk the area to get a better idea on landscaping and setbacks.

Building Layout

It was noted that the town houses by the calming island had been moved to the south side of the street to address Westview Drive residents' concerns. Two townhouses remained on the north end of the site. When asked about possibly changing the orientation of those two buildings, Mr. DiGeronimo said the suggestion actually moved a parking setback closer to Westview Drive. In his experience, often a change in one area to

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
April 8, 2021 Page 2

make it better, resulted in a worse situation in another area. Mr. Decker pointed out the removal of Townhouse 2 enabled the increase of a parking buffer from ten feet to 29 feet.

The roof top terraces remained on the plan. The terraces would be set back four foot from the building edge providing more privacy than a backyard patio or deck. Market research has shown them to be a popular option. Mr. DiGeronimo indicated they have had over 40 inquiries on their website from people interested in locating in the development, many from Brecksville residents. He anticipated the townhomes would be their highest demand product. Mr. DiGeronimo commented that they continue in their efforts to acquire several outlying parcels, which they would commit not to build on, in order to maintain more buffer for Westview Drive residents.

Mr. Sciria questioned a notation on Plan Drawing C5.0 that listed the townhomes at 44 when the count was 38 previously. Mr. Decker indicated that at the time the street was shifted, townhouses were relocated to the south side of the street and some private homes being eliminated, they were able to pick up enough space to add six more townhouses.

Mr. Sciria spoke at some length about the PDA requirements for the apartments and a separate PDA for the rest of the residential. Mr. Hall was under the impression there was a single PDA for the entire residential project. Mr. Sciria asked how they were measuring up to the 20% green space and 50% coverage requirements. Mr. Decker was able to supply a breakdown of those statistics which he offered to follow up with in writing. Mr. Sciria asked if his suggestion of moving the roadway 10 ft. further south to provide more setback buffering for Westview Drive residents was considered. Mr. DiGeronimo responded that in doing that they would add more variances as well as impact storm water retention and grading.

Height & Density

Messrs. Sciria and Bandsuh were concerned about the height of the townhouses, particularly T3 and T4 on the north side, which were very visible to Westview Drive residents. Mr. DiGeronimo commented that those two townhouses had a significant amount of buffering from Westview Drive. He thought their height was standard for that type of building. He expected, because of their location, they would be the quickest selling units.

Mr. Payto was concerned about the height of the five story apartment building. He wondered if they could put the ground level parking underground, which would lower the height of the building. There was a question on the height of the tallest former Veterans Administration building, which the Mayor responded was 6, and almost 7 stories. Mr. Bandsuh thought the apartment would be the tallest building in Brecksville. He felt reducing it a story, thus reducing the number of units and parking, would be better for the community. Mr. DiGeronimo commented that concessions were already being made to offer a lean 160 units instead of the 200-250 units typical in suburban locations. To scale back the units would mean cheapening the project by using less costly materials.

Mr. Lahrmer wondered if only the north wing of the apartment building complex could be reduced a story and the other building areas reconfigured to still achieve 160 units. Mr. DiGeronimo thought there would be challenges with that suggestion, but they would be willing to consider it.

Mr. Sciria wondered if apartment buildings were in character with the community. He thought when they were first brought up for the master plan, they would be above stores and mixed in with office buildings. He never anticipated a five story building. He was concerned about the effect on the City safety forces and service department. He didn't want the City to look like Beachwood or Mayfield Heights.

Parking

Mr. DiGeronimo was confident that at 236 spaces, 1.5 parking spaces per unit, they were probably "over parked". Mr. Lahrmer was comfortable with the parking count considering they were landbanking 100 spaces, enough additional spaces to meet code.

Mr. Sciria asked that the traffic signal at Parkview be removed from the plan. He wanted to see a traffic report before he would vote on a preliminary plan. Mr. DiGeronimo said they were attempting to do a universal traffic

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
April 8, 2021 Page 3

study on all of the VA property, but there was not enough information to do that. Mr Sciria suggested they proceed with just a traffic study of the residential part of the development.

Scheduling

Mr. Hall indicated the final drawings for preliminary plan approval were due into the Building Department on April 16, 2021. Planning Commission members would have those drawings to review one week prior to a special meeting scheduled for the Planning Commission on April 29, 2021. At that meeting, only the Valor Acres residential preliminary plan would be on the Agenda. The developer would be expecting a motion for approval of the preliminary plan at that meeting.

The Work Session closed at 9:05 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris