

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
May 6, 2021 Page 1

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

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

APPROVAL OF THE APRIL 22, 2021 PUBLIC HEARING MINUTES ON A FRONTYARD SETBACK FOR 6582 OLD ROYALTON ROAD

It was moved by Mr. Sciria and seconded by Mr. Lahrmer that the Planning Commission April 22, 2021 Public Hearing Minutes on a Frontyard Setback for 6582 Old Royalton Road be approved.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Dominic Sciria
Abstain: Michael Bandsuh
Nays: None
MOTION CARRIED

APPROVAL OF THE APRIL 22, 2021 PUBLIC HEARING MINUTES ON A FRONTYARD SETBACK FOR 4900 EDGERTON ROAD

It was moved by Mr. Sciria and seconded by Mr. Lahrmer that the Planning Commission April 22, 2021 Public Hearing Minutes on a Frontyard Setback for 4900 Edgerton Road be approved.

ROLL CALL: Ayes: Michael Harwood, Mayor Hruby, Eric Lahrmer, Dominic Sciria
Abstain: Michael Bandsuh
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 22, 2021

It was moved by Mr. Sciria and seconded by Mr. Lahrmer, that the Planning Commission Regular Meeting Minutes of April 22, 2021 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF APRIL 22, 2021

It was moved by Mr. Sciria and seconded by Mayor Hruby that the Planning Commission Work Session Meeting Minutes of April 22, 2021 be approved.

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

APPROVAL OF THE SPECIAL MEETING MINUTES OF APRIL 29, 2021

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It was moved by Mr. Sciria and seconded by Mr. Lahrmer that the Planning Commission Special Meeting Minutes of April 29, 2021 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Harwood reported that City Council approved the Grau and Palguta Frontyard Setbacks, along with a Conditional Use permit and Preliminary Plan Approval for the residential development at Valor Acres.

REPORT OF MAYOR HRUBY

Mayor Hruby was pleased to report that the zoning issue for the Sherwin Williams property passed by a 91% affirmative vote. He added that past zoning issues, relating to Valor Acres, have passed in the 70% range, indicating overall support for the development of that property.

The Mayor also reported on the retirements of Police Chief, William Goodrich, and Tom Tupa, Recreation Director. He also announced the appointment of Stan Korinek to Police Chief.

REPORT OF CITY ENGINEER - No Report

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

GAJKOWSKI LOT CONSOLIDATION – 6919 HILTON ROAD

It was moved by Mr. Sciria and seconded by Mr. Lahrmer that the Planning Commission recommend to City Council **Preliminary** and **Final** approval to consolidate PP# 601-18-031 and PP# 601-18-044 to create a single new .96 acre parcel S/L8-R as described in the application dated April 15, 2021, by Brenda Gajkowski, and the plat drawing by R. M. Kole & Associates, dated April 6, 2021, and conditioned upon approval of the Board of Zoning Appeals of a variance from Code Section 1117.09(b) that the depth of residential lots on a local street should not exceed 3.5 times the width to allow the lot to be more than four times its width, and further subject to final approval by City Council.

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

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

AVATONY HOLDINGS, LLC FRONTYARD SETBACK – 8035 PERSHING DRIVE

It was moved by Mr. Sciria and seconded by Mr. Lahrmer that the Brecksville Planning Commission will hold a Public Hearing on Thursday, June 3, 2021 at 7:00 p.m. in Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider a requested 60 foot frontyard setback for a new residential home at 8035 Pershing Drive, Brecksville, Ohio 44141, PP #601-07-028, as required by Section 1151.23.

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

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The Regular Meeting closed at 7:40 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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

Mr. Sciria opened the Work Session at 7:04 p.m.

GAJKOWSKI LOT CONSOLIDATION – 6919 HILTON ROAD

Ms. Brenda Gajkowski was present to request the consolidation of her two lots into one. Her home occupies one lot and directly behind that lot is their vacant lot. The Gajkowski's would like to build a shed on the vacant lot, and according to Code they would need to consolidate the lots to do so.

Mr. Wise indicated the consolidation made sense and would be consistent with other properties along the street. Mr. Sciria pointed out that the request would need to be reviewed by the Board of Zoning Appeals due to Code Section 1117.09(b) requirement that the depth of residential lots on a local street should not exceed 3.5 times the width. The Work Session recessed into the Regular Meeting for a motion.

AVATONY HOLDINGS, LLC FRONTYARD SETBACK – 8035 PERSHING DRIVE

Mr. Lucas Staib, of Aodk Architecture, was present requesting a frontyard setback be established for a new home to be built at 8035 Pershing Drive. The proposal was that a 60 foot front yard setback be established with the actual home setback at 70 foot. Mr. Wise was concerned that the over 7,000 sq. ft. on the first floor of the house with a detached garage for eight cars was too much house for the size of the lot. Without engineering drawings, it was difficult to tell how stormwater management would work on the lot. Mr. Wise wondered if it was possible to establish the swale that would be required along the driveway side with only three feet to work with.

Mr. Sciria asked if there had been any contact with the adjacent neighbors. Mr. Staib said he would have to consult with the owner about the neighbors. Mr. Bandsuh was concerned about how the detached eight car garage could be screened for a sound and glare imposition on the neighbors. Mr. Lahrmer mentioned the additional four car garage that was part of the house and wondered if there was any margin for error in the turning radius planned for all the vehicles maneuvering on the property. Mr. Wise remarked that there was also a 9 ft. drop in grade along the drive to deal with.

Mr. Lahrmer posed the question of whether the Commission should consider the front yard setback now or wait for more detailed drawings to determine if the house would fit on the site. Mr. Staib was willing to supply whatever documentation was required, but thought the setback, regardless of the house plan, would still be 60 feet.

Mayor Hruby advised that the City had an Architectural Review Board that reviewed house plans referred to them because of design concerns, or a perceived inconsistency with existing homes in a neighborhood. While the Mayor noted that this proposed house could well be one referred to that committee, the Commission's only task now was to address a front yard setback.

Mr. Sciria recommended more information be submitted for the City Engineer's review before the public hearing. He also suggested the neighbors be informed about the plans. The Work Session recessed into the Regular Meeting to schedule a public hearing.

BLUE HABANERO REAR PATIO & FRONT FAÇADE- 8934 BRECKSVILLE ROAD

Mr. Mark Ruby, Architect, was present for a consultation on a proposed rear patio and front façade remodeling for the new tenancy of Blue Habanero at 8934 Brecksville Road. The business owners, Gero and Rafael Ayala, were currently doing some interior, non-structural alterations to the space. They would like to add a rear, outdoor patio to accommodate seating for 32 people. That proposed seating, in addition to the 93 person indoor occupancy of the restaurant, would total a maximum of 125 people. Ohio Building Code specified 75 person per

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restroom for a business of their size. By providing two restrooms (1 male and 1 female) at 125 possible customers they would fall under the 150 person maximum. To address stormwater management, Mr. Ruby planned a floor drain in the paved area and behind the retaining wall. Mr. Wise said, as drawings are submitted, his main focus for the patio would be the safety of patrons from cars in the parking lot. Mr. Ruby asked if there was a preference between stone or brick for use in conjunction with the patio. Mr. Lahrmer felt using a brick consistent with the buildings in the downtown area would be the best choice. He pointed out the downtown location was important and highly visible. Mr. Sciria asked whether the west/rear elevation of the building, at the new patio, was also being addressed in some manner. Mr. Ruby explained that is currently painted concrete block. He felt that doing something to dress up that elevation might be warranted and said that he would discuss it with Mr. Ayala.

Mr. Ruby explained the front façade changes. The openings for the windows would be unchanged, however the sill would be raised. The new front windows would be operable. No part of the façade changes would project out toward the sidewalk. Mr. Lahrmer noted that they were using insulated metal panels as part of the new storefront and commented that they should make certain to include that type of panel as part of their formal application for approval. He also suggested that they replace, or somehow refresh, the soffit at the front entrance. Mr. Sciria asked if they would also consider cleaning and applying a water repellent coating to the salt stained masonry beneath the windows, the brick façade and the stone coping on the front of the building. Mr. Ruby responded that they would discuss those matters with the building owner.

Mr. Lahrmer would appreciate seeing building material samples the next time they return with the plan.

The Work Session closed at 7:40 p.m.

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