

MINUTES OF THE PUBLIC HEARING - LOT SPLIT 7757 CAMBRIDGE DRIVE
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
March 25, 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 28 guests

Mr. Roman opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the March 11, 2021 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing Thursday, March 25, 2021 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a Front Yard Setback of 75 feet for a proposed lot split of Permanent Parcel #601-02-041, 7757 Cambridge Drive, Brecksville, Ohio 44141.

Mr. Matthew Mau, President of the Cambridge Village Homeowners Association, was present to request preliminary and final approval of a lot split to create a new residential lot and the establishment of a 75 foot front yard setback for that new lot. The new lot would front on Brecksville Road and be included as part of Cambridge Village.

Ms. Pamela Celinski, 7804 Brecksville Road, has lived for seven years on the property that abuts the proposed new lot. Her house was set back 92 feet in line with neighboring homes. The requested setback of 75 foot would put a new house in front of her house, not in line with it. The 75 foot setback would put a new house in line with an adjacent, corner business and she was concerned that the lot might end up rezoned commercial. In her opinion, the 75 foot setback was probably being requested to avoid the rear of that property which frequently flooded. Ms. Celinski felt that building a house in front of her house would devalue her property. Mr. Mau responded that the property would still remain within their Association and not likely to be rezoned.

Mr. Hall distributed an aerial photo of the area among Commission members. Mr. Lahrmer noted about half dozen houses were at about the same setback as Ms. Celinski's home. Ms. Kathy Elster, 7809 Cambridge Drive and a 52 year resident of Brecksville, wondered how the Commission could consider approving a residential lot with a setback so close to Brecksville Road. She recalled when the idea to create and sell some of Cambridge Village common property, to use the proceeds to offset Village expenses, was brought up for a vote of the residents. Although she abstained from voting, Ms. Elster was not in favor of the proposal. She noted it would be easy to put that property on the ballot for rezoning to commercial. Ms. Elster felt it was the duty of the Planning Commission to protect the character of the community, particularly at this very visible entrance to Brecksville.

Mr. Mau pointed out that the proposition to sell off that piece of common property was approved by over a 70% vote of Cambridge Village residents. Ms. Elster thought the proposal was spearheaded by several Cambridge Village HOA Board members, including Mr. Bandsuh. Mr. Bandsuh responded that he has not been on that Board for years. Any involvement in that issue predated his appointment to the Planning Commission. He has removed himself from any discussion or voting on the matter of creating a new residential lot in Cambridge Village. Ms. Elster thought Village residents were probably not aware a setback, so close to Brecksville Road, was proposed. She was sure the issue was not considered at the HOA's March 6, 2021 annual meeting.

Mayor Hruby wondered if a setback somewhere between 75 feet and 90 feet could be considered. Mr. Dennis Stoffer, engineer for the proposal, said he just considered a setback at 100 feet and then 75 feet. Mr. Wise commented that a 100 foot setback would push the garage of the house over a drop-off grade in the property and was not possible.

Mr. Payto acknowledged the issue had been considered, by the Commission, several times in the past. He wondered why the Commission even discussed a 75 foot setback considering the 90 foot setback of homes in that area. Mr. Payto felt the property should remain residential. He could not support a 75 foot setback as it would have a negative impact on surrounding properties.

Mr. Hall pointed out that a 75 foot setback was not a Code variance. He noted that per Code the setback should be 125 feet for new developments, however properties that pre-dated the establishment of the 125 foot Code requirement would require setbacks established by the Planning Commission. The Mayor felt he could not

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support a setback of 75 feet and hoped the applicant could consider a setback closer to the surrounding residential setbacks.

Planning Commission members and the public present had no questions. Mr. Roman noted that this matter would be considered at the Work Session later in the evening. The Public Hearing closed at 7:36 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, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Michael Harwood
Others: Eric Hall, Gerald Wise and approximately 28 guests

Mr. Roman opened the Regular Meeting of the Planning Commission at 7:36 P.M.

APPROVAL OF THE MARCH 4, 2021 PUBLIC HEARING MINUTES ON A CONDITIONAL USE PERMIT FOR THE REDEMPTION CENTER

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission March 4, 2021 Public Hearing Minutes on a Conditional Use Permit for The Redemption Center 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 4, 2021

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of March 4, 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 4, 2021

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of March 4, 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 MARCH 11, 2021 PUBLIC HEARING MINUTES ON A CONDITIONAL USE PERMIT AND RESIDENTIAL PDA FOR VALOR ACRES

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission March 11, 2021 Public Hearing Minutes on a Conditional Use Permit and Residential PDA for Valor Acres be approved.

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

APPROVAL OF THE SPECIAL MEETING MINUTES OF MARCH 11, 2021

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It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission Special Meeting Minutes of March 11, 2021 be approved.

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

SIGNS:

CHERYL C. PEREZ BRANDS – 8865 BRECKSVILLE ROAD #9

Mr. Rico Perez was present on behalf of a request for replacement of a wall sign to reflect a new business. The proposed sign was of the same size and in the same location as the existing sign. Commission members had no questions.

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission approve a 0.82 square foot permanent, wall, identification sign for Cheryl C. Perez Brands at 8865 Brecksville Road, Brecksville, Ohio, PP #601-35-027 as described in the application dated March 2, 2021, and attached sketches by Becker Signs.

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

RE/MAX – 7570 CHIPPEWA ROAD

Mr. Bob Kunzen, of Brilliant Electric Signs, was present to request a replacement wall sign to update the appearance of the existing Re/Max sign. The sign would be illuminated by four existing gooseneck fixtures. Mr. Roman asked if the sign was approved by the landlord, Brecksville Town Center. Mr. Kunzen did not yet have a letter of approval, however he felt it was just a formality.

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for a permanent, externally illuminated, identification, wall sign for Re/Max at Brecksville Town Center, 7570 Chippewa Road, Brecksville, Ohio, PP #606-28-005, as described in the application dated March 8, 2021 and shown on the attached drawings dated March 15, 2021 and March 8, 2021 by Brilliant Electric Sign Company Ltd., contingent upon notification of confirmation of approval by Brecksville Town Center.

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

PET PEOPLE – 8249 CHIPPEWA ROAD

Mr. Major Harrison, of Watkins Lighting, was present on behalf of Pet People's request for an illuminated wall identification sign. The sign was within Code requirements and approved by Creekview Commons. Commission members had no questions.

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It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission approve a 25.63 square foot, permanent, illuminated, wall identification sign for Pet People at 8249 Chippewa Road, Brecksville, Ohio, PP #601-35-002 as described in the attached application dated March 10, 2021 and drawings by Ruggles Sign.

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

REPORT OF MAYOR HRUBY

Mayor Hruby reported on two new restaurants soon to open in the City: Blue Habanero, featuring Mexican fare, would be opening in the former Waterfall Brewery location in the Business District and Farinacci Pizza on the southeast corner of Brecksville Road and Fitzwater.

REPORT OF CITY ENGINEER - No Report

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

CAMBRIDGE VILLAGE LOT SPLIT & FRONT YARD SETBACK – 7757 CAMBRIDGE DRIVE

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission recommend to City Council **Preliminary** and **Final** approval of a lot split of existing PP #601-02-041 and establishment of a front yard setback of 85 feet for the split lot to be created on Brecksville Road, as described in the application dated November 5, 2020 by the Cambridge Village Association and in the attached plat by Spagnuolo & Associates, LLC, dated February, 2021, subject to approval by the City Engineer, Board of Zoning Appeals and City Council and including the following variance:

- Variance from Section 1151.22 requirement of 250 feet minimum lot depth for an R-20 lot fronting an arterial street to allow 216.3 feet.

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

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

PB PROPERTIES WINDOW AWNINGS- 10060 BRECKSVILLE ROAD

It was moved by Mr. Roman and seconded by Mr. Sciria that the Planning Commission recommend to City Council **Preliminary** and **Final** approval for the addition of awnings on the exterior of the building at 10060 Brecksville Road, PP #604-18-009, Brecksville Ohio, as described in the application dated March 8, 2021 and attached drawings.

DWG 1	Typical Awing Dimensions		3-8-2021
SK-1	Exterior Renovation	Davison Smith Certo	3-7-2021

On the color photo east elevation of the building, there will be two additional awnings on the two windows closest to the double man door entrance of the building. On the south elevation of the building, two awnings will be

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added to windows along the length of the building, as well as two additional awnings added to windows on the north elevation of the building.

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.

GRAU RESIDENCE FRONT YARD SETBACK – 6582 OLD ROYALTON ROAD

It was moved by Mr. Roman and seconded by Mr. Sciria that the Brecksville Planning Commission will hold a Public Hearing at 7:00 p.m. on Thursday, April 22, 2021, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 0 feet for Permanent Parcel #601-28-011, 6582 Old Royalton Road, Brecksville, Ohio 44141.

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.

PALGUTA FRONT YARD SETBACK – 4900 EDGERTON ROAD

It was moved by Mr. Roman and seconded by Mr. Sciria that the Brecksville Planning Commission will hold a Public Hearing at 7:05 p.m. on Thursday, April 22, 2021, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 165 feet for Permanent Parcel #604-03-104, 4900 Edgerton Road, Brecksville, Ohio 44141.

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

The Regular Meeting closed at 10:06 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Kirk Roman, Dominic Sciria
Absent: Michael Harwood
Others: Eric Hall, Gerald Wise and approximately 28 guests

Mr. Roman opened the Work Session at 7:45 P.M.

CAMBRIDGE VILLAGE LOT SPLIT & FRONT YARD SETBACK – 7757 CAMBRIDGE DRIVE

Mr. Matthew Mau, President of the Cambridge Village Homeowners Association, was present to request preliminary and final approval of a lot split to create a new residential lot and the establishment of a 75 foot front yard setback on Brecksville Road for that new lot. He indicated that Cambridge Village was a non-profit HOA that planned to cover the expenses of upkeeping their common areas with the proceeds from the sale of the new lot.

A major concern of residents identified at the public hearing earlier this evening was the proposed 75 foot setback from Brecksville Road, which was felt to be too close to a major road and not in alignment with surrounding homes at 90 feet. Mr. Roman asked the applicant if he would consider establishment of a setback somewhere between 75-92 feet. Based on a brief discussion between meetings with their engineer, Dennis Stoffer, Mr. Mau indicated there was room to move the setback a little further back and still avoid a drop-off into a flood plain. Mr. Roman suggested 85 feet and asked if there were any engineering concerns with that figure. Mr. Wise had no issues with an 85 foot setback. Ms. Pamela Celinski, 7804 Brecksville Road, commented that while she would prefer a 90 foot setback to align with her home, she could accept 85 foot. Mr. Sciria noted that the lot, in square footage, complied generously with the R-20 Code guidelines. He was confident a substantial house could be built on the lot. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

PB PROPERTIES WINDOW AWNINGS- 10060 BRECKSVILLE ROAD

Mr. Phil Billick was present on behalf of a proposal for red awnings to be installed on the windows of his building at 10060 Brecksville Road. The purpose of the 4' x 7' awnings was to freshen the appearance of the building. Mr. Lahrmer said it appeared four windows (2 on the north side and 2 on the south side) did not have awnings. Mr. Billick said those windows were not within view of the road. Mr. Lahrmer thought the absence of awnings on some windows would present an unfinished look. Mr. Billick agreed to add more window awnings. The Work Session recessed into the Regular Meeting for a motion.

GRAU RESIDENCE FRONT YARD SETBACK – 6582 OLD ROYALTON ROAD

Mr. Andrew Grau was present for the Commission to establish a front yard setback for his property on Old Royalton Road. Mr. Grau was planning to ask for a 90 foot setback which would align his house favorably with the adjacent properties and avoid a flood plain in the rear. The 90 foot number was reached based on County GIS information. New information on the actual, realigned, right-of-way along Old Royalton Road would place his setback location at a zero foot setback, resulting in the same location as the 90 foot setback using incorrect GIS data. Mr. Grau indicated his proposed house would be 5-10 feet in front of his mother's house on one side and 5-10 feet behind his neighbor to the right. Mr. Wise noted the houses lined up for the most part and he had no objection to the setback at the ROW. There was no further discussion and the Work Session recessed into the Regular Meeting for a motion to set a Public Hearing.

PALGUTA FRONT YARD SETBACK – 4900 EDGERTON ROAD

Messrs. Calvin Palguta, applicant, and Ted Otero, Otero Signature Homes, were present to request a 165 foot setback for a new home at 4900 Edgerton Road. Mr. Otero indicated that the Commission previously approved a setback, for the home, of 200 feet. A wetlands study of the lot indicated wetlands at the rear of the property, forcing a consideration to move the setback up to 165 feet, to avoid the wetlands. There was no further discussion and the Work Session recessed into the Regular Meeting to set a Public Hearing.

KIWANIS HONOR/MEMORY FLAG PROJECT – E. ROYALTON & HIGHLAND DRIVE

Mr. Richard DelRoso was present to continue a discussion with the Planning Commission on the Brecksville Kiwanis' proposal for a fund raiser involving the installation of a single row of 25 memorial American flags, each with a sponsor sign, along the road right-of-way on each side of Highland Drive south of East Royalton Road. The flags would be 15 feet off the road and 9 feet apart. The Kiwanis Club would be responsible for the installation of the flags just before Memorial Day and their removal just after Veterans Day each year.

A three foot circle of mulch around each flag was planned to minimize maintenance by the City. The sponsor signs, provided by Becker Signs, would be plastic clad aluminum. Flag poles would be 16' in height. Mr. DelRoso didn't feel the illumination, currently at the site, was enough and he was looking to the City for some guidance. Mr. Payto thought, to be respectful of the flag, each one should have its own illumination. He suggested solar powered lights at each flag might be a reasonable consideration. Mr. Roman was concerned that the flags, signs and lighting might be overwhelming for the location next to the cemetery, which should be a peaceful, reverent spot. He asked if there was another location in the City the Kiwanis could consider. Mr. DelRoso suggested the library on the grassy hill leading up to the Recreation Center. Mr. Sciria felt the two locations mentioned were not very pedestrian friendly and it would probably be impossible to read the signs from a passing car.

The Mayor thought the memorial site at Valor Acres might be an appropriate spot for the flag display. The Valor Acres site was private property which would be better for the City. By locating the display on public property, the City would be assuming liability should something go wrong. More importantly, it would be setting a precedent which might encourage other organizations to ask for similar consideration.

Mr. DelRoso spoke to Mr. DiGeronimo and felt they could probably come to an agreement about a flag display at the Valor Acres memorial site. The Kiwanis were hoping for a display sooner than Valor Acres would be available considering it was a fund raiser. Mayor Hruby planned to consult the City Law Director on a location for the display and what legal issues were involved. The Mayor offered to sit down with Mr. DelRoso to discuss some ideas.

VALOR ACRES- BRECKSVILLE ROAD & MILLER ROAD

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

Mr. Roman advised, for the record, that a meeting with Westview Drive residents occurred earlier in the week and the resultant several page list of residents' concerns was given to Mr. DiGeronimo this evening.

Mr. DiGeronimo brought up two versions of the proposed development on a large screen, the original submission and the most recent version, to illustrate the progress of changes to the plan.

- All town homes on the western portion of the project moved to the south towards Sherwin Williams.
- All town homes to be located on the south side of the site.
- Storm water flow on the site to the detention basins was illustrated. Storm water retention on the site would significantly improve from what it is today.
- A unit removed to increase the 10' pinch point parking setback to 28'
- 100 parking spaces buffered and landbanked

Mr. DiGeronimo remarked that they are still working on buffering and setbacks. They are committed to planting a lot of trees and would like the residents to hold off on planting trees in their yards to see what the developer was able to accomplish.

Mr. Wise asked where they were in the tree clearing process. They have crews ready to dig ditches and diversional channels tomorrow (Friday). Clear cutting was 95% complete. Some hand cutting of trees still needed to be done. Stumping has not yet started, grade has not yet been disturbed. Mr. Wise expected the developer would begin next week to put in sediment basins with skimmers to collect sediment from water drainage to the sediment basins which were just temporary installations until the storm sewers and permanent retention ponds were in place. Mr. DiGeronimo made the comment, for the Commission and public present, that there were three distinct projects that could at some point all be underway: Sherwin-Williams Building, the residential component and a major sanitary sewer location. He anticipated there might be some confusion for the public between the projects.

Mr. Bandsuh questioned the status of the review process. Mr. DiGeronimo hoped the process was well on the way to preliminary plan approval so they could bring in their design teams and material samples. Mr. Sciria anticipated that after the tree clearing, the Commission would have work sessions with the developer to refine the plan before preliminary plan approval. Mayor Hruby hoped the dialog between the Commission, the developer and residents could continue. He mentioned a list of the residents' concerns given to the developer this evening for their review. The Mayor acknowledged and appreciated the plan changes made since the Commission's last meeting. As part of the ongoing review process, he felt the Commission needed to advance the discussion on issues of concern such as setbacks, density and the height of buildings.

Mayor Hruby reminded everyone present that the Westview Drive residents requested that the property adjacent to their homes remain residential to act as a buffer between their properties and commercial development. Even though the residential portion of the total Valor Acres site was small, it was the most impactful for the Westview Drive residents. The Mayor also pointed out that it was the acquisition of the Dalad property that would allow Sherwin-Williams to move their building back off the street into the woods and provide an abundance of green space.

Mr. Payto felt the toughest issues to tackle would be scale and density, particularly since they involved financial implications. He intended to review the plan further and provide comments. Mr. Payto made the suggestion that the attached condo units be designed to look like two units instead of one huge unit.

Mr. Sciria provided the developer and Commission members with his four page detailed analysis of the plan with suggestions for modifications. Mr. DiGeronimo said he would review and formally respond to Mr. Sciria's suggestions. Mr. Sciria commented on the visual impact of the massive apartment building and wondered if it could be scaled back. He noted that some units had windowless bedrooms and were as small as 664 sq. ft. Mr. DiGeronimo responded there was a market, especially among young people, for smaller accommodations. He indicated the apartments would be of the utmost quality. Among other suggestions, Mr. Sciria recommended:

- Elimination of landscape island that bisected the street
- Elimination of rooftop terraces
- Elimination of rear building parking in favor of rear decks
- Reduce number of townhouse units
- Move Roadway A and all attached homes and town homes 10 ft. south to increase rear yard setbacks on homes adjacent to Westview Drive to a minimum of 50 ft.
- Add more single family homes, or eliminate them altogether
- Increase recreational open space to meet Code

Mr. DiGeronimo noted that they would need some time to review and comment on Mr. Sciria's suggestions. He indicated in the design plan they were trying to keep up with current trends in residential development to offer residents amenities to help compensate for the loss in space going from a home to a smaller living area.

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Mr. Lahrmer asked a question relative to drainage in the northeast corner where there was a drop-off. Several options, in that area, were being considered with the consideration of the change in grade and saving trees. Mr. Lahrmer commented on the massive façade of the apartment building and wondered if it could be broken up in some way. He was appreciative for the plan changes made to respond to the Commission and the public's concerns since the last meeting.

Mayor Hruby liked the idea of courtyards in the multi-family units where people could congregate and socialize. He suggested that the next step would be for the Commission to have a meeting where the Valor Acres Residential Plan was the only item on the agenda. The Mayor felt it was important to keep any work session available to the public should they want to attend. Mr. DiGeronimo acknowledged receipt of a list of resident concerns, Mr. Sciria's written review and opinions expressed verbally by Commission members this evening. He would welcome any other input soon, so they could update the development plan before the next meeting with the Commission. Mr. Roman closed the meeting expressing appreciation for the productive work session and the degree of cooperation between the Commission and the developer.

The Work Session closed at 10:06 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

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