

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 24, 2022 Page 1

Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria  
Absent: Brian Stucky  
Others: Scott Packard, Gerald Wise, and approximately 7 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 3, 2022

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz, that the Planning Commission Regular Meeting Minutes of March 3, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 3, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of March 3, 2022 be approved.

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

REPORT OF MAYOR HRUBY

The Mayor reported on a meeting held the previous evening by the Streets and Sidewalks Committee to review a draft plan on the connectivity of trails and walkways throughout the City. The meeting was attended by about sixty people who shared their mostly positive comments with the Committee. Mayor Hruby noted this topic had been discussed in the community in the past, but now appeared to be headed to City Council for their consideration.

REPORT OF CITY ENGINEER - No Report

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

ROSALES LOT SPLIT – 2412 EDGERTON ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **PRELIMINARY** approval of a lot split to create Parcel A and Parcel B at 2412 Edgerton Road, Brecksville, Ohio, Permanent Parcel #604-01-001, as described in the application dated February 22, 2022, and shown on the Lot Split Plat dated February 21, 2022 by R. M. Kole & Associates Corporation, contingent upon approval of the City Engineer, City Council and Board of Zoning Appeals of the following variances:

1. A variance from Section 1151.22 from the minimum lot width of 150 ft. to allow 144.22 ft. on Parcel A and 100 ft. on Parcel B.
2. A variance from Section 1119.09(d) not to install the required public sidewalks on Parcel A & B, until such time that the City deems appropriate.

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 24, 2022 Page 2

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

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

ROSALES FRONT YARD SETBACK – 2412 EDGERTON ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing at 7:00 PM. on Thursday April 21, 2022, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio establish a frontyard setback for proposed Parcel A and Parcel B at 2412 Edgerton Road, Brecksville, Ohio, PP #604-01-001, as described in the application dated February 22, 2022, and shown on the Lot Split dated February 21, 2022 by R. M. Kole & Associates Corporation, contingent upon approval of the City Engineer, City Council and Board of Zoning Appeals.

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

The Regular Meeting closed at 9:26 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  
March 24, 2022 Page 1

Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria  
Absent: Brian Stucky  
Others: Scott Packard, Gerald Wise, and approximately 7 guests

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

ROSALES LOT SPLIT & FRONT YARD SETBACK – 2412 EDGERTON ROAD

Ms. Allison Smith was present on behalf of her grandparents' request for a lot split and frontyard setback for their lot on Edgerton Road. Mr. Wise noted this request was considered by the Commission in January as a consultation. It appeared the applicant had complied with the suggestions made by the Commission at that time. Mr. Wise mentioned some minor items of paperwork still required, but he had no objection to the lot split moving forward.

Mr. Lahrmer remarked on the two variances being requested 1) Lot width to permit a 144.22 ft. lot and a 100 ft. lot, and 2) To not have to install sidewalks unless the City requires it at some time. Commission members decided to move forward with a motion of approval on the lot split and then a separate motion to set a public hearing for the determination of a frontyard setback. The Work Session recessed into the Regular Meeting for two motions.

LOT SPLIT & CONSOLIDATION CONSULTATION – 11220 & 11256 SNOWVILLE ROAD

Messrs. Jeff Berkes, owner of the property, and Alex Sainato, his neighbor at 11160 Snowville, were present on behalf of a request to split five foot off a developed lot at 11220 Snowville Road and add it to the adjacent lot, 11256, to create a buildable lot. Wetlands on the property would necessitate a 300 ft. frontyard setback on the newly created lot putting any house built there behind an existing house. Mr. Berkes acknowledged a tight situation with the driveways to both homes running adjacent to each other and only three foot off the property line.

Mr. Sciria said the Commission traditionally did not like to consider establishing a frontyard setback that would put a new home behind an existing home. Ms. Bartkiewicz had no problem with the request for width variances for the lots. She asked if the applicant had discussed with the neighbor the proposed 300 foot setback and was told he had not. It was determined that granting the lot split was dependent on the Commission also accepting the 300 foot frontyard setback. Mr. Wise remarked that to move the setback forward a wetlands mitigation would be required from the Army Corps. He thought currently they did not have a JD letter from the Army Corps. A request for mitigation from the Army Corps would be both a lengthy and costly process. Mr. Wise advised that to add the drive approval for the extension of the City's culvert would also be required.

Mr. Berkes said the house at 11300, immediately adjacent to his proposed new lot, had been vacant for about a year. The vacant house and another vacant one next to it were owned by another resident on Snowville Road. Mr. Berkes supposed that man might also be interested in acquiring his newly created lot also as a means of controlling further development. He did not expect the man to be supportive of his requested 300 ft. frontyard setback request. Mr. Berkes remarked that homes along Snowville, beyond those next to his, start stepping back at greater setbacks. Mr. Payto suggested it would be helpful to see a map of how homes line up along Snowville to support his point.

Mr. Bandsuh pointed out that while the width variance had been granted in the past, it didn't mean the Commission should continue to do so. He was troubled by the requested 300 ft. setback since the homes were so close together. Commission members noted, in the past on setbacks with applicants, they often were able to negotiate a setback that was satisfactory for all parties. With this request there was not enough width to the property and the amount and location of the wetlands restricted any compromise on the setback.

Mr. Sainato wondered whether a screening landscape plan would help Commission members in a decision on the setback. Mr. Payto discouraged the applicant from spending time and money on a landscape plan as it would not

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 24, 2022 Page 2

play any part in his decision on the setback. Mr. Lahrmer asked about the grade difference between the proposed home at 11256 and the existing home at 11300 which might affect landscape considerations.

Mr. Berkes recalled that his non-conforming lot was created by the Commission perhaps fifteen years ago. Mayor Hruby thought that if that was the case, Mr. Berkes was probably told at that time, nothing further could be done with the lot. The Mayor did not recall the Commission ever considering furthering a non-conforming lot's non-conformance, as this request would do by making a narrow lot narrower. He didn't know if the Commission would want to set that precedent. He was concerned that any house built on the new lot would come before the Commission with sideyard variance requests. Mr. Sainato said the expectation was that a ranch home of about 2,500 sq. ft. was planned for the lot.

Mr. Lahrmer commented that the two main challenges to the lot split and frontyard setback application were 1) Furthering the non-compliance of a lot already not in conformance, and 2) A too large setback placing the proposed house behind an existing house. Mr. Wise pointed out they could pursue having the Army Corps do a delineation of the wetlands producing a JD letter that would accurately depict the wetlands so they could consider whether to pursue a permit and mitigation.

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

Present: Kevin DiGeronimo, DiGeronimo Properties  
Joshua Decker, Project Executive

The applicant was present seeking final approval of the T2 – T5 Townhomes on Lavender Lane and Canvas Parkway. Mr. DiGeronimo said drive aisles had been increased for better circulation around the 17 units. More parking was also identified with a total of 71 possible parking spaces in that area to provide a 4/1 parking ratio. Pavement has been expanded to provide for two-way traffic around the townhouse complex. The HOA documents provide rules for parking and gatherings, including restrictions and notifications necessary. Mr. Lahrmer asked how the expansion in drive aisles and parking was achieved. Mr. DiGeronimo responded that no units were moved and with no change in the approved variances and setbacks, they were able to expand paved areas and better identify parking that was already there.

Mr. Payto noted there were still about five units that would be precluded from outside parking. He wondered if the T3 and T4 buildings could be moved back and closer together to solve that parking issue. Mr. Wise thought it could be done without disturbing the approved variances and setbacks. The inside corner unit would still be restricted, but four of the five units could be provided the same parking access as all the other units.

Mr. DiGeronimo felt that more than adequate parking was being provided, however he expected the HOA to be involved if parking issues arose. Outside overnight parking would not be permitted. Ms. Bartkiewicz suggested the use of valet parking for residents having a large gathering. Mr. DiGeronimo was agreeable to a stipulation in the HOA Bylaws, relative to events of more than six guests, requiring notification of the HOA, and large events offering valet parking.

The Commission asked if buildings T3 and T4 could be moved slightly to the northeast and slightly closer together to achieve adjusting four out of the five restricted parking units. Mr. DiGeronimo was reluctant to make any adjustment that affected the approved variances and setbacks. Mr. Wise illustrated on one of the drawings how an adjustment to those buildings might be made without affecting the setbacks and variances. Mr. Lahrmer was reluctant to grant a conditional approval of the buildings this evening since moving the structures was involved. He suggested the alterations could be made on a single drawing and submitted for approval. Mr. DiGeronimo offered to make the suggested changes to the HOA Bylaws and resubmit them. He had no issue with making the adjustments suggested by the Commission in T3 and T4 and returning to another meeting for final approval.

VALOR ACRES PDA C1 – C4 ATTACHED CONDOS – 0000 LAVENDER LANE

Present: Kevin DiGeronimo, DiGeronimo Properties  
Joshua Decker, Project Executive

The applicant was present for final approval of the C1 – C4 Attached Condos. Mr. DiGeronimo indicated the proposed two story homes included eight units in four structures. He noted that the plans have not changed since preliminary plan approval. The living quarters feature a first floor master bedroom with two additional bedrooms on the second floor. Models A, B, & C range from 2,000-2,600 sq. ft. Two different facades were being used.

Mr. Payto asked if the rear roof elevation on the A units could be changed to match the B & C building roofs. There was some interest in seeing a depiction of the buildings lined up in a row to better compare them. Ms. Bartkiewicz felt Building 4 looked a little out of place and squeezed on the site. Mr. DiGeronimo commented that there has been some amount of interest in that building because it appears a little separated from the others. Mr. Packard suggested the next submission of plans include the setback lines from the property lines on the site drawings. Mr. Lahrmer was complementary on the street facades of the units.

Mr. DiGeronimo offered to comply with the several requests of the Commission listed below and return for final approval:

- Reconsideration of Unit C-2 Type A rear roof lines -
- C-4 Unit - Dimensions on site plan showing the building from the property lines to establish yard setbacks
- A depiction of multiple unit elevations next to each other for comparison purposes
- C-4 Unit elevation to show general spacing from adjacent buildings elevations

SOUTH EDGERTON ROAD TRAFFIC STUDY CONSULTATION – 0000 S. EDGERTON ROAD

Messrs. Richard Neiden, Ray Fogg Building Methods, and Andy Comer, Traffic Engineer for TMS Engineers, were present to discuss a traffic study for a proposed development on South Edgerton Road. Mr. Neiden said that in response to questions at a past meeting from the Commission relating to the traffic study, he brought Mr. Comer to explain how data was gathered, the problems they identified and possible solutions to those problems.

Mr. Comer said their study began with an examination of lane use and traffic control. Their technicians studied eight intersections, including: Southpointe, Miller Road, two freeway ramps, South Edgerton & Hidden Lake, Snowville & Noble Park, Snowville & Southpointe, and Snowville & Barr Road. The study started out with a “no build” examination of future traffic patterns in the area without the proposed development. From the no build base Mr. Comer explained the sources and methodology that supported their prediction of traffic volumes in the future when the land was developed and South Edgerton Road extended to Miller Road. Intersections were rated in the study from A to F (A equaling best and F signifying failure) for comparison purposes. The goal in traffic control would be to have all intersections operating at a rating of “C” or above.

Mr. Comer noted that currently the intersection of South Edgerton and Miller Road, with the many left turns onto Miller Road, was operating at a “D” level in their no build analysis. The TMS study recommendation, considering the buildout of the development and extension of South Edgerton Road, would be a signal at South Edgerton and Miller Road, as well as a lefthand turn lane. The TMS study predicted traffic flow from the new South Edgerton development would be over 80% headed East with about 50% using the I-77 interchange and 30% headed to Brecksville Road. The remaining small percentage of traffic would proceed on South Edgerton toward Snowville and then Brecksville Road.

The Mayor asked if traffic from a developed Valor Acres was included in the study. Mr. Comer cited a data source he believed included Valor Acres, however the Mayor thought, because of the date, that source could not

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 24, 2022 Page 4

have included Sherwin Williams or the DiGeronimo residential development. Mayor Hruby asked if a signal would be needed at South Edgerton and Miller Road if South Edgerton was not extended through to the new proposed development and Mr. Comer thought it would not be needed in that situation. The Mayor asked about the distance from the proposed signal at South Edgerton to the new I-77 off ramp, and Mr. Comer thought it could be less than a quarter mile. The Mayor asked if there was adequate stacking for cars exiting I-77 to go West on Miller and Mr. Comer didn't think that would be an issue.

Mr. Payto asked if they included, in their study, the possibility of a cul-de-sac street for the proposed new development. Mr. Comer responded that they did no analysis of that since it would have been a circuitous route involving three left turns on streets not designed for that capacity of traffic.

Mr Bandsuh brought up his concern for any increased traffic on Miller Road, which he felt was already inadequate to handle current traffic conditions. He remarked that with further development on Katherine Drive and the Fogg proposed development, a lot more truck traffic would be using Miller Road, further degrading the roadway. He was also concerned about residents, who currently use Miller Road, finding it impossibly congested. Mr. Wise pointed out that a sizeable portion of Miller Road, in that area, would be upgraded by the new interchange construction. He asked Mr. Comer to estimate the percentage of new traffic resulting from the proposed Fogg development traffic excluding the expected new interchange traffic. Mr. Comer thought the new development might increase traffic by 15%.

Mayor Hruby asked if the new development was intended to be an office park, or more like warehouse/distribution businesses involving truck traffic that Fogg has built in the past. Mr. Neiden expected the use to be R & D and office building to conform to the existing zoning and other development in that area. Messrs. Sciria and Bandsuh didn't feel they could support the proposed through street based on increased impact of traffic in that residential area.

Mayor Hruby proposed that the City's engineering firm do a traffic study on behalf of the City. Mr. Wise thought an analysis of the data already collected could take about a month. Mr. Payto thought that study should include an analysis of South Edgerton as both a through street to Miller Road and as a cul-de-sac street. He also thought it was important to make sure the best data on Valor Acres and Sherwin Williams was included in the report.

The Mayor asked Mr. Neiden if a month or so delay would impact their schedule. Mr. Neiden was concerned about the approaching deadline for their wetlands permit, which involved them filling in some wetlands. Mr. Wise advised that as long as it didn't involve tree clearing and mass grading they could fill the wetlands as outlined in their Army Corps Permit. It would be considered maintenance of their property and could be coordinated through the City's Building Department.

The Work Session closed at 9:26 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris