

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
September 21, 2023 Page 1

Present: Mark Jantzen, Lawry Kardos, Mayor Hruby, Ron Payto, Dominic Sciria, Brian Stucky
Absent: Eric Lahrmer
Others: Monica Bartkiewicz, Gerald Wise and approximately 14 guests

In Mr. Lahrmer's absence Mr. Sciria opened the Regular Meeting of the Planning Commission at 7:00 p.m.

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF SEPTEMBER 7, 2023 ON A FRONTYARD SETBACK FOR 9135 HIGHLAND DRIVE

It was moved by Mr. Sciria and seconded by Mr. Stucky that the Planning Commission September 7, 2023 Public Hearing Minutes on a Frontyard Setback at 9135 Highland Drive be approved.

ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Mayor Hruby, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 7, 2023

It was moved by Mr. Sciria and seconded by Mr. Stucky that the Planning Commission Regular Meeting Minutes of September 7, 2023 be approved.

ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Mayor Hruby, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 7, 2023

It was moved by Mr. Sciria and seconded by Mr. Stucky that the Planning Commission Work Session Meeting Minutes of September 7, 2023 be approved.

ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Mayor Hruby, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

SIGNS:

THE LIGHT WISDOM & WELLNESS – 8185 BRECKSVILLE ROAD - (CC Action)

Ms. Lisa Stewart was present for approval of three signs, a ground sign, canopy sign and door sign for her new business. This application was reviewed by the Commission at its September 7, 2023 meeting, when the request had seven deviations listed, many of them for size. Ms. Stewart was returning with the signage request brought closer to Code compliance. Three deviations were being requested, two relating to permitting differing lettering, color and height styles, and the third to permit the company logo on the canopy sign. Commission members had no issue with inclusion of the company logo on the canopy sign. They also had no problem with a style of lettering different from others in the multi-business building. Mr. Sciria mentioned that the City would like to receive written verification that the property owner approved the requested signage.

It was moved by Mr. Sciria and seconded by Mr. Stucky that the Planning Commission approve, and the Building Department issue a permit for one (1) 10.69 sq. ft. per side extremally illuminated, ground identification sign panel, one (1) 3.8 sq. ft. canopy identification sign, and one (1) 1.5 sq. ft. door identification sign for The Light Wisdom & Wellness, 8185 Brecksville Road, Brecksville, Ohio, as described in the application dated August 21, 2023 and attached drawing conditional on City Council's approval of the following deviations:

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- A deviation from Section 1187.09(c) that a canopy identification sign only include the business name to permit the logo to be included.
- A deviation from Section 1187.09(d)(7)(C)(2) that lettering styles be the same on ground signs for multi-business unit buildings to allow a different style lettering than that which is presently on the existing ground sign.
- A deviation from Section 1187.09(d)(7)(C)(4) that the letters for a replacement business name be the same as those previously approved to allow different colors, styles, and heights to be used.

ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Mayor Hruby, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE

Mr. Stucky read a notice announcing upcoming public hearings on October 5, 2023 for the six buildings, C, D, E, F, G and H in the Valor Acres Mixed Use Phase I project.

REPORT OF THE MAYOR - No Report

REPORT OF CITY ENGINEER - No Report

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

SOLAR PANEL INSTALLATION – 9296 LAWN PARK DRIVE

It was moved by Mr. Sciria and seconded by Mr. Stucky that the Planning Commission will hold a Public Hearing on Thursday, October 26, 2023 at 7:05 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request for a residential Solar Photovoltaic System which requires a deviation regarding the location of the system proposed to be installed at 9296 Lawn Park Drive, Brecksville, Ohio 44141 as required by Section 1186.06(b)(1)

ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Ron Payto, Dominic Sciria, Brian Stucky
Abstain: Mayor Hruby
Nays: None
MOTION CARRIED

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

TRUE NORTH – 6850 MILLER ROAD

It was moved by Mr. Sciria and seconded by Mr. Stucky that the Planning Commission will hold a Public Hearing on Thursday, October 26, 2023 at 7:00 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, for consideration of proposed amendments to the Zoning Map of the City of Brecksville by adding an MS Motor Services Overlay Zoning District for a Truenorth gas station and carwash to the ± 2.5 acres fronting Miller Road and an L-B Local Business Conditional Use Overlay Zoning District to the ± 2.5 acre remainder of PP #604-17-003, located at 6850 Miller Road, Brecksville, Ohio 44141.

ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Mayor Hruby, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

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

APPLIED MEDICAL TECHNOLOGY PROPOSED EXPANSION & PARKING LOT ADDITION – 8006 KATHERINE BLVD.

It was moved by Mr. Sciria and seconded by Mr. Stucky that the Planning Commission recommend to City Council **PRELIMINARY** and **FINAL** approval for the construction of a building and parking lot addition at Applied Medical Technology, 8006 Katherine Boulevard, as described in the application dated August 29, 2023 by Mann Parsons Gray Architects, Inc and attached plans and documentation, contingent on Engineering approval and City Council approval of the following deviations:

- A deviation from Section 1183.05(b) which requires the proposed use to have at least 420 parking spaces to allow a minimum of 204 spaces to be constructed and 216 land bank spaces to be reserved.
- A deviation from Section 1187.10(c) which permits a maximum wall face sign size of 225.5 sq. ft. to permit a sign area of 340 sq. ft.

And contingent upon Board of Zoning Appeals approval of the following variances:

- A variance from Section 1157.29(d) that the minimum distance between any building and the rear lot line shall not be less than 75' to allow 55.09'
- A variance from Section 1183.04(c) from the required 10' x 20' parking spaces to allow 9' x 18' parking spaces

ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Mayor Hruby, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

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

SCG FIELDS PROPOSED EXPANSION, LOT CONSOLIDATION & PARKING LOT ADDITION – 10283 & 10303 BRECKSVILLE ROAD

It was moved by Mr. Sciria and seconded by Mr. Stucky that the Planning Commission recommend to City Council **PRELIMINARY** approval for construction of a building addition, parking lot addition, and lot consolidation at SCG Fields, 10303 Brecksville Road, Brecksville, Ohio, as described in the application dated September 11, 2023 by WXZ Development Inc. and attached plans, contingent on Engineering approval and City Council approval of the following deviation:

- A deviation from Section 1183.05(b) which requires the proposed uses to have at least 127 parking spaces to allow a minimum of 81 spaces and 62 land bank spaces.
- A variance from Section 1183.15(b)(3) parking spaces shall be designed so that no more than 20 cars are in an unobstructed line of sight without an intervening landscape island to allow 29 spaces.

ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Mayor Hruby, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

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The Regular Meeting closed at 8:59 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
RON PAYTO, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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Present: Mark Jantzen, Lawry Kardos, Mayor Hruby, Ron Payto, Dominic Sciria, Brian Stucky
Absent: Eric Lahrmer
Others: Monica Bartkiewicz, Gerald Wise and approximately 14 guests

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

SOLAR PANEL INSTALLATION – 9296 LAWN PARK DRIVE

Mr. Ray Mason, of Fluent Solar, was present on behalf of a request for a twelve panel solar system installation on the rear and side roof of a home on Lawn Park Drive. Graphic depictions of the home's orientation on the lot demonstrated that the proposed installation, which included both rear and sideyard installation, would not be seen by any neighbors. Commission members had no issue with the request and the Work Session recessed into the Regular Meeting for a motion.

TRUENORTH – 6850 MILLER ROAD

Messrs. Mark Lyden, President/CEO TrueNorth, and Brian Howard, Chief Operating Officer of TrueNorth were present on behalf of TrueNorth's intention to build a gas station on the corner of Miller Road and Southpointe Parkway. TrueNorth acquired the five acre parcel formerly occupied by Cross Country Mortgage, which was currently zoned Manufacturing/Distribution. TrueNorth was seeking overlay zoning for the northern 2 ½ acres of the five acre parcel to Motor Services to build a gas station, and Local Business for the southern 2 ½ acres for an as yet undesignated business.

Mr. Jantzen asked if any consideration had been given to locating the gas station pumps along Southpointe Parkway. Mr. Lyden responded that they had not tried that layout. TrueNorth expected most of their business to come from the I-77 interchange and felt fronting on Miller Road was the most easily identifiable location for the pumps. Another important consideration would be how the carwash lined up in a Southpointe orientation. Mr. Lyden noted that safety could be another factor as police patrols like to see through buildings as they drive by. Mr. Payto thought more discussion was needed on the layout of the gas station, but felt it could wait for another meeting.

Mr. Stucky had no issue with the gas station rezoning to Motor Services, but he was reluctant to consider rezoning the south portion of the five acre site to Local Business without a development plan. Mr. Howard commented that there were no plans for that parcel, however food service, either a sit down restaurant or fast food, seemed the most logical use. Mr. Sciria mentioned a parcel across the street and adjacent to the freeway that was already zoned Motor Services. For the record he wanted it noted that parcel could not be used for a gas station and the owner in any case was not interested in developing a gas station.

Mr. Jantzen asked about the effect of possibly harsh lighting from the gas station on residential property across Miller Road on the VA Mixed Use site. Mr. Lyden felt that with using LED lighting they would be able to keep the lighting confined to the site.

After further discussion there was a general agreement on the gas station rezoning to Motor Services, along with a conditional use overlay on the Local Business half of the property to assure Planning Commission input in its development. The Work Session recessed into the Regular Meeting for a motion.

SNOWVILLE ROAD MAJOR SUBDIVISION – SNOWVILLE ROAD

Mr Greg Modic, of Petros Homes, was present to discuss a proposed 12 lot subdivision on Snowville Road across from Dewey Road. This proposed subdivision originated with a two option submission for 45 or 26 homes that was reduced to 13 lots and now down to 12 lots. The current plan featured more information on the conservation easements. Mr. Gary Naim, also present for Petros Homes, speculated the homes on these estate lots could start at \$1.5 million, with some in the \$2-3 million range.

It was noted that the roadway would be private. All the sanitary systems would be private for each individual home. Mr. Wise reviewed in detail his September 21, 2023 letter to the City covering details on the title sheet, site configuration, utilities, storm water management and declaration of covenants and restrictions. Among his recommendations were:

Traffic Impact Report needed
Straighten entrance drive as much as possible and relocate further from northeast property line
Depict central mail box location
HOA documents

Mr. Wise suggested, given the uniqueness of the estate lots and the topography of the land, the Commission might want to consider granting some latitude in the placement of homes on the individual lots as far as permitting some variances from Code requirements such as excessive lot size and setbacks.

Mr. Modic spoke about eliminating one of the retention ponds on the site and was advised by Mr. Wise he would need to address the ponds by running the calculations. The Mayor asked about the entryway to the development. Mr. Modic said the developer would provide a landscaped entryway which would be turned over to the development HOA for maintenance.

Mr. Modic shared a Plan B subdivision rough layout drawing with the Commission which he thought was better than the Plan A layout submitted. After further discussion it was suggested the applicant return with full preliminary approval documentation plans for both Option A and Option B with the objective of the Commission setting a public hearing at that time.

APPLIED MEDICAL TECHNOLOGY PROPOSED EXPANSION & PARKING LOT ADDITION – 8006 KATHERINE BLVD.

Mr. Andy Gray, of MPG Architects, was present seeking preliminary and final approval of a building and parking lot addition for Applied Medical Technology. He outlined the deviation and variances being requested:

- Deviation to permit 204 developed parking spaces and 216 land banked spaces for future development
- Variance from the 75' rear lot line to permit 55.09'
- Variance from 20' parking stall Code size to permit 9' x 18' which was the size of their current parking spaces

Mr. Gray indicated the addition would support the same operations as currently functioning in the existing building. Their goal was to have the addition blend seamlessly into the current structure. They were hoping to begin construction as soon as possible.

Mr. Gray indicated they would also like to use the current signage on the building, but just move it to another location. Commission members were agreeable to making the signage part of this approval application. Mr. Wise indicated the applicant had already addressed the several comments he had. The Work Session recessed into the Regular Meeting for a motion.

HIGHLAND DRIVE MAJOR SUBDIVISION – 9457 HIGHLAND DRIVE

Ms. Hanna Cohan from Triban Investment, a local land developer, was returning to the Commission with a refined subdivision layout for the former Highland Elementary School property. The original development plan presented to the Commission on April 20, 2023 featured 15 regular lots and 2 estate lots. The revised subdivision would include 16 regular lots. Ms. Cohan requested variances for 1) Length of a cul-de-sac street, 2) Excessive lot depth, 3) Non-radial lot configurations, and 4) irregular lot shape.

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Ms. Cohan applied for a wetlands permit but does not have the JD permit which would be required before final subdivision approval. A preliminary wetlands survey of the site indicated they would be able to fill any small wetlands areas located on the lots staying under, in total, 0.5 acres.

Mr. Wise didn't believe the Dominion gas easement was shown correctly on the plans. He noted since they have a gas well and tanks on the property they would have to develop a screening landscape plan. Mr. Wise advised that it was permissible for the gas easement to cross a lot, which might be helpful if they need to redraw some lot lines. Mr. Wise advised that storm water management on the site was insufficient and would need to be expanded.

Ms. Kardos pointed out that Sublot 2 was essentially in a meadow with no large trees. She was concerned about privacy issues for other subdivision lots. Ms. Cohan acknowledged Sublot 2 would need additional landscaping and/or buffering. Mr. Stucky felt Sublot 2 didn't fit in with the other lots. The proposed setback of 460 ft. on lot 2 would essentially put it in the backyard of four other subdivision lots. Mr. Stucky suggested a frontyard setback of 160 ft. on lot 2 might substantially help it fit better in the development or the lot could be eliminated. Ms. Cohan preferred the deeper setback for lot 2 for economic reasons. She thought if there was a privacy issue it could be ameliorated by landscaping and/or buffering.

Mr. Wise suggested increasing the rear yard of subplot 1 even if the lot became non-rectangular. Sublot 2 could be moved forward and/or a landscaping plan developed to support privacy concerns. Mr. Wise mentioned the requirement of a central mail box location, as well as documentation of an HOA. Ms. Cohan intended to revise plans and return to the Commission with the objective of a public hearing being scheduled.

SCG FIELDS PROPOSED EXPANSION, LOT CONSOLIDATION & PARKING LOT ADDITION – 10283 & 10303
BRECKSVILLE ROAD

Mr. David Budge, of WXZ Development, was present for preliminary approval of a proposed consolidation of two lots, a building addition and parking lot addition for SCG Fields. The proposal would require a home on one of the lots to be razed.

Mr. Budge indicated they would be seeking a deviation from the Code required 127 parking spaces to 81 developed spaces and 62 land banked spaces. It was noted the proposed new warehouse space would be used for storage only and not impact their parking requirement.

The comments shared by Mr. Wise were mostly related to requirements for final plan approval. He had no issue with preliminary approval for the project. There were no further comments and the Work Session recessed into the Regular Meeting for a motion,

VICE CHAIRMAN'S COMMENTS

Prior to adjourning the meeting Mr. Sciria wanted to recognize Ms. Bartkiewicz and Mr. Wise for all the work they did in support of this evening's meeting.

The Work Session closed at 8:59 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
RON PAYTO, SECRETARY

Minutes recorded by Nancy Dimitris