

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
March 9, 2023 Page 1

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 6 guests

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

APPROVAL OF FEBRUARY 23, 2023 PUBLIC HEARING MINUTES ON VALOR ACRES MIXED-USE DEVELOPMENT – STREET GRID AND BLDG. I

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission February 23, 2023 Public Hearing Minutes on Valor Acres Mixed-Use Development Street Grid & Bldg. I be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 23, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of February 23, 2023 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 23, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of February 23, 2023 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Stucky reported that at their last meeting City Council approved:

- DiGeronimo Companies Valor Acres Mixed-Use Phase I BPDA – Preliminary Main Roadway Configuration
- DiGeronimo Companies Valor Acres Mixed-Use Phase I Preliminary & Final Mass Grading & Clearing
- DiGeronimo Companies Valor Acres Mixed-Use Phase I BPDA – Preliminary Office Building I
- Woodlands of Snowville Revised Preliminary for Phase 2 & 3

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

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

CENTRAL SCHOOL REZONING – 27 PUBLIC SQUARE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission will hold a Public Hearing on Thursday, April 6, 2023 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio for consideration of a proposed zoning change at the former Central School property, 27 Public Square (PP #601-34-004), to R-8A Residential along Arlington Road and L-B Local Business to the remainder of the site with an R-A Apartments conditional use overlay, the rezoning of a portion of the property along Arlington Street at 23 Public Square (PP #601-34-005) to R-8A Residential; and rezoning of a portion of 8929 Highland Drive (PP #601-34-003) to L-B Local Business.

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

The Regular Meeting closed at 8:05 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 6 guests

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

SNOWVILLE ROAD CONSULTATION – 0000 SNOWVILLE ROAD

Messrs. Gary Naim and Greg Modic of Petros Homes were present representing an application for a thirteen lot subdivision on 45 ½ acres of land on Snowville Road directly north of Dewey Road. The proposed lots would be generous estate lots ranging up to nine acres. All the homes would be custom plans with building costs ranging from just over \$1 million on up.

Mr. Modic indicated the lot sizes would be within Code requirements, but some variances were anticipated relating to irregular lot size and setbacks. He noted that the two smallest lots, S/L 1 & 2 would need setback variances, S/L 1 frontyard to allow a 50 ft. setback instead of the Code 60 ft, and both S/L 1 & 2 from rear yard Code setback of 250 ft. to permit 157 ft and 217 ft. setbacks respectively. Ms. Bartkiewicz noted it was within the Planning Commission's capabilities to establish the setbacks, which might also vary lot to lot.

Mr. Wise commented that some lots were beyond the Code lot depth ratio of not more than 3 ½ times the width. Ms. Bartkiewicz noted that the Code had a provision in the case of rough terrain to support further consideration of that ratio. Mr. Wise thought another solution would be to square up the backs of those lot lines and make the lopped off land open areas. Mr. Modic pointed out that some property owners would want to own all their acreage, although they might not object to a conservation easement along the rear property. It was noted there were some non-radial lots. Mr. Wise thought those would be part of the discussion if the project moved forward along with cul-de-sac length, buffers and conservation easements. Mr. Wise thought it was premature for him to offer too many comments if the entire layout would be changing.

Mr. Sciria asked if an evaluation had been done on a possible line-of-sight issue at Snowville. Mr. Modic responded that if the development moved forward that would be an important determination before the road was built.

Mr. Stucky suggested a conservation easement behind S/L's 10, 11, 12 & 13. He was concerned how close the wetlands would be to the home on S/L 10. Mr. Modic said their wetlands map was preliminary and they were not exactly sure of the wetlands impact at this point. The developer intended to seek the easier National Wetlands Permit that would permit up to a half-acre of wetlands fill. He would only pursue the more expensive individual wetland permit if necessary. Mr. Payto suggested that rotating the cul-de-sac slightly might provide more buildable space on S/L 10 and move the home further away from the wetlands. Mr. Stucky pointed out the opportunity to create a natural buffer by squaring up the rear of S/L's 6 & 7. Creating buffers from the adjacent residential areas would be part of the ongoing consideration of this subdivision.

Mr. Sciria asked if a conditional use of the property as a rural residential subdivision (Section 1151.05) had been considered. This designation would provide more flexibility in areas such as utilities, sidewalks, street width, etc. Mr. Wise noted the terrain was severe with the prospect of numerous swales at 8% which might make sidewalks challenging. He didn't think the rural designation would in any way lessen their stormwater management requirements. Ms. Bartkiewicz mentioned that the lot size minimum for rural residential was three acres. Mr. Modic said half the lots were over three acres, but he was concerned about the three acre minimum for the rest.

The Mayor asked if S/L's 1, 2 & 3 were intended for walkout basements. He wondered if the backyards for those homes could accommodate amenities such as patios, decks, pools or sheds. Mr. Modic acknowledged those backyards would be small but thought they could accommodate patios and decks. Mayor Hruby asked about how the stream running under the road would be handled. A four sided box culvert was planned.

Most Commission members questioned whether S/L 1 was a viable building lot. Mr. Modic brought up the possibility of the developer purchasing an adjacent triangle of property, approximately 115 ft. W by 260 ft. L., which would provide more buildable space on S/L 1 and also enable the straightening of the street. Mr. Payto thought the extra land would benefit S/L's 2, 3, 4 & 5, but do nothing for S/L 1. Mr. Lahrmer suggested moving the

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stormwater basin on S/L 3 to S/L 1, shifting the lot lines on S/L's 2 & 3 and eliminating S/L 1. Mr. Modic said the stormwater management requirements were already significant and though they studied that option, it would be cost prohibitive. There was concern that the size of S/L's 1 & 2 were out of character with the rest of the street. Mr. Modic maintained there would be buyers for those unique lots to build large custom homes tailored to the dimensions of those lots.

Mr. Payto remarked that if the Commission would not support S/L 1, was there a possibility of adjusting property lines at S/L's 6, 7 & 8 to add another lot and keep the subdivision at 13 lots. He also supported purchasing the triangle of land that would enable the road to be moved to the west and help the dimensions of S/L 2. Mr. Wise pointed out that S/L's 11 & 12 were both 190 ft. frontage and might represent another area where a lot could be added. Mr. Sciria could not support S/L's 1 & 2 at their current configurations. Mr. Stucky suggested a shifting that would permit more property to be added to the front of S/L 10.

Mayor Hruby recommended they consider the entrance as a dedicated driveway and not privately owned so it would fall under the development's HOA.

CENTRAL SCHOOL REZONING – 27 PUBLIC SQUARE

Ms. Monica Bartkiewicz was present on behalf of the City's application to rezone the Central School property. The proposal to advance to City Council and the voters would be to zone that part of the property fronting on Arlington Street R-8A Residential and the remainder of the property L-B Local Business.

Mayor Hruby commented that part of the rezoning process involved a review by the Law Director. Mr. Matty, in his review of R-8A stipulations, felt they might be too restrictive to withstand a legal challenge. Mr. Matty planned to do a more in-depth research on the subject. The City's objective would be to maintain the historic look of the Olde Towne area with guidelines that were legally acceptable. Ms. Bartkiewicz said some other communities have guidelines outside of their building codes, and other communities only their building codes.

Mr. Payto wondered how scale and size could be regulated. Ms. Bartkiewicz responded that floor area ratio restrictions were often used to regulate size. Mr. Stucky thought a floor area ratio could be an important consideration tool. He thought a sliding scale should be developed depending on the size of the lot.

The Mayor thought that while research was going on a public hearing could be set in order facilitate the schedule toward being on the ballot for the November election. Ms. Bartkiewicz confirmed that the plans before Commission members were the same with respect to boundaries and lot lines as those reviewed by the Commission at their February 23, 2023 meeting. The Work Session recessed into the Regular Meeting to set a Public Hearing.

The Work Session closed at 8:05 p.m.

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