

MINUTES OF THE PUBLIC HEARING - SOLAR SYSTEM FOR 6430 QUEENS WAY
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
June 23, 2022 Page 1

Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Absent: Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 4 guests

Mr. Lahrmer opened the Public Hearing at 7:25 P.M. by a reading of the following legal notice published in the June 9, 2022 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on June 23, 2022 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to consider the request for a residential Solar Photovoltaic System which requires a Code deviation proposed to be installed at 6430 Queens Way, Brecksville, Ohio 44141.

Mr. Jonathan Stoll, of Fluent Solar, was present on behalf of the solar system request for 6430 Queens Way. He had only short notice to appear before the Commission and understood that the Commission was questioning the Code deviation request for solar panels on the side roof of the home. Mr. Stoll explained that the solar panel array shown was the most efficient way to collect energy on the site and would provide their client with the best value. Mr. Lahrmer advised that the Commission's focus had to be compliance to Code and not on his client's best investment return.

Mr. Jihno Lee, 9508 Knights Way, had questions about how much energy would be generated and if there would be excess energy where it would be stored. Mr. Stoll commented that any excess energy would go back to the grid. Mr. Lee asked who would own the system and he was told the systems were purchased and owned by the property owner.

There were no further questions from Commission members or the public present. Mr. Lahrmer noted that this matter would be considered at the Work Session. The Public Hearing closed at 7:30 p.m.

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THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
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Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Absent: Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 4 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 9, 2022

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz that the Planning Commission Regular Meeting Minutes of June 9, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 9, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission Work Session Meeting Minutes of June 9, 2022 be approved.

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

SIGNS:

BRECKSVILLE DENTISTRY – 8871 BRECKSVILLE ROAD (CC Action)

Mr. Brian Becker, of Becker Signs Inc., was present on behalf of Brecksville Dentistry's signage application. The request was for a replacement panel on the existing monument sign, and two wall signs. One wall sign would be at the entrance to the dentist office on the south side of the building. The second wall sign would be at the east (rear) parking lot side of the building.

Mr. Lahrmer pointed out the deviation requests relating to the location of the signage and the additional wall sign. Mr. Becker noted the front of the building was not conducive to signage and the landlord did not want signage on the building front. The additional wall sign in the rear would provide more visibility to help people find the dentistry office.

Mr. Bandsuh didn't think it was necessary to have signage on three sides of the building. He thought the wall sign on the south side of the building that could be seen from Brecksville Road was the most important sign. He found the east exposure, rear sign too large and unnecessary. Mr. Bandsuh was concerned about compliance to Code. Mr. Becker remarked that businesses like Starbucks had already set a precedent of more than one sign. Mr. Sciria pointed out that businesses with two entrances could justify additional signage.

After further discussion Mr. Becker asked to withdraw the east elevation wall sign and have the Commission, at this point, just consider the monument sign replacement panels and the south elevation wall sign.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for:

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- 10.6 sq. ft. permanent wall identification sign on the side of the building
- 3.2 sq. ft. per side, two sided ground sign replacement panels

for Brecksville Dentistry, 8871 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated June 17, 2022, and shown on the attached drawing by Becker Signs Inc., contingent on City Council's approval of the following deviations:

1. A deviation from the Section 1187.09(c) requirement that wall signs be on the front of the building to allow a wall sign on the side of a building.
2. A deviation from the Section 1187.09(d)(7)(c)(2) requirement of a minimum of 4 inch lettering to allow 3.5 inch in height.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Stucky reported that at their last meeting City Council gave preliminary approval to The Woodlands of Snowville Phase 2 & 3, final approval of the Sherwin Williams PDA, and the second reading of the Highland Drive Elementary School Property Rezoning.

REPORT OF MAYOR HRUBY

The Mayor mentioned that this would be Ms. Bartkiewicz's last meeting as a Planning Commission member before she assumes her new planning role for the City. He thanked her for her service on the Commission. Mayor Hruby noted there were four applications to fill the vacancy on the Planning Commission that City Council would be considering.

REPORT OF CITY ENGINEER - No Report

The Regular Meeting closed at 7:45 p.m.

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MINUTES OF THE WORK SESSION
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Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Absent: Ron Payto
Others: Scott Packard, Gerald Wise, and approximately 4 guests

Mr. Lahrmer opened the Work Session at 7:30 P.M.

SOLAR PANEL INSTALLATION – 6430 QUEENS WAY

Mr. Jonathan Stoll, of Fluent Solar, was present on behalf of the solar system request for 6430 Queens Way. He had only a couple hours' notice of the Commission meeting and was limited in his knowledge of the application. Mr. Stucky recalled that Commission members, at their April 21, 2022 meeting, felt that all of the side roof solar panels, except one, could be moved to the rear roof and asked for a rendering of that possible configuration. The only rendering presented was of the original side roof configuration. Mr. Stucky said the Commission would also like to see a cross section of the panel installation to show the distance from the roof to the panel. He suggested a picture of the entire unit, a side section and a cut section.

Mr. Sciria asked about the number of penetrations to the roof and the likelihood that they could cause leaks at some point in the future. Mr. Stoll said their solar systems were covered by a twenty-five year warranty.

Mr. Lahrmer pointed out the certainty that the solar panels on the proposed side installation, would be visible to the public from the street. He indicated the Commission was looking for some documentation of hardship that would enable them to consider a deviation for installations on the side roof. The applicant should submit a rendering showing the maximum number of panel installation on the rear roof. Engineering and construction drawings showing a cross section of the panels to depict their height off the roof was requested. Mr. Stoll planned to take the Commission's suggestions back to his company to work on before requesting a fourth consultation with the Planning Commission.

The Work Session closed at 7:45 p.m.

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