

MINUTES OF THE PUBLIC HEARING - SOLAR PANELS AT 6816 OAKES ROAD
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
September 8, 2022 Page 1

Present: Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Absent: Michael Bandsuh, Ron Payto
Others: Monica Bartkiewicz, Gerald Wise, and approximately 6 guests

Mr. Lahrmer opened the Public Hearing at 7:00 P.M. by a reading of the following legal notice published in the August 25, 2022 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, September 8, 2022 at 7:00 P.M. in Council Chambers of 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 6816 Oakes Road, Brecksville, Ohio 44141 as required by Section 1186.06(b)(1).

Mr. Mathew Herko was present representing a request of three additional solar panels to a solar panel system approved by the Commission and installed in 2019. He said the panels were being requested to increase capacity and further offset the homeowner's electric bill. The panels would be consistent with those already installed.

There were no 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 7:03 p.m.

The Public Hearing closed at 7:03 p.m.

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
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Present: Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Absent: Michael Bandsuh, Ron Payto
Others: Monica Bartkiewicz, Gerald Wise, and approximately 6 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:03 P.M.

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF AUGUST 25, 2022 ON A CONDITIONAL USE PERMIT FOR REVEL DANCE COMPLEX

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Hearing Meeting Minutes of August 25, 2022 on a Conditional Use Permit for Revel Dance Complex be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 25, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of August 25, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 25, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of August 25, 2022 be approved.

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

SIGNS:

INDEPENDENCE CEMENT – 9240 NOBLE PARK DRIVE

Mr. Bob Bottomley, from Fastsigns of Broadview Heights, was present to request a 46 sq. ft. wall sign for Independence Cement. Mr. Lahrmer noted the sign was within Code requirements and Commission members had no questions.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for a 46 sq. ft. permanent, non-illuminated, identification wall sign for Independence Cement, 9240 Noble Park Drive, Brecksville, Ohio as described in the application dated August 16, 2022 and shown in the attached plans by Fastsigns.

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

1811 SPECIALTY SHOP – 7730 CHIPPEWA ROAD (CC Approval)

Mr. Brad Petro, of Cesco Imaging, was present to request a 22.5 sq. ft. wall sign for 1811 Specialty Shop in the Town Center Shopping Center. There was a size deviation request beyond the Code limitation of 16 sq. ft. Discussion followed on the limitations the business name presented for an alternative layout. The issue of setting precedent came up and it was noted that the Commission has granted size deviations in the shopping center before, with Keybank and Green Cleaners being mentioned. The proposed sign had been reviewed and approved by the property management company and was consistent in appearance with other signage in the shopping center.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for a 22.5 sq. ft. permanent identification wall sign for 1811 Specialty Shop at 7730 Chippewa Road, Brecksville, Ohio as described in the application dated August 16, 2022 and the attachments, contingent on City Council's approval of the following deviation:

- A deviation from Section 1187.09(b)(1) that the maximum sign square footage permitted is 16 sq. ft. to allow 22.5 sq. ft.

ROLL CALL: Ayes: 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 approved:

Nest School Sign
Advanced Turf Solutions Signage
Revel Dance Complex Conditional Use Permit
Solar Panel Installation – Queens Way
T-Mobile Dish Additions for Towers on Miller Road and Snowville Road

Mr. Stucky noted that the Route 82 and Calvin Road sanitary sewer project was approved and should begin within the next couple weeks.

REPORT OF MAYOR HRUBY

The Mayor advised that the Firefighter's Association Clam Bake was this coming Saturday at the Horticultural Center. The last shred day was scheduled for September 17th from 9:00 a.m. to noon in the municipal parking lot. Residents were reminded to bring a non-perishable contribution for the City's Food Pantry. Details on shredding requirements could be found on the City website.

Mayor Hruby mentioned that both the Sherwin Williams building and the DiGeronimo apartment building were proceeding nicely and on schedule. He expected the Planning Commission would soon be in discussion with the developer on the multi-use areas of Valor Acres.

REPORT OF CITY ENGINEER - No Report

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

GASCOYNE SOLAR PANEL ADDITION – 6816 OAKES ROAD

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It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of a solar panel system installation at 6816 Oakes Road, Brecksville, Ohio as described in the application dated July 1, 2022 and attached plans by Pink Energy (formerly PowerHome Solar) dated June 3, 2022 and June 20, 2022, and the Penn Fusion Engineering Services report dated June 3, 2022, contingent on Utility Company interconnection approval, and contingent on approval of the following deviation by City Council:

- A deviation from Section 1186.03(c)(1) requirement that a rooftop solar configuration be limited to the portion of the roof which faces the rear yard to allow the array area to face the sideyard.

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

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

CHRIST THE REDEEMER LUTHERAN CHURCH PATIO & MEDITATION GARDEN – 9201 BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend approval to City Council of a paved patio and meditation garden for Christ The Redeemer Lutheran Church, located at 9201 Brecksville Road, Brecksville, Ohio, as described in the application dated August 17, 2022 by Boulevard Studios LLC and attached documentation.

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

The Regular Meeting closed at 8:15 p.m.

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Present: Mayor Hruby, Eric Lahrmer, Dominic Sciria, Brian Stucky
Absent: Michael Bandsuh, Ron Payto
Others: Monica Bartkiewicz, Gerald Wise, and approximately 6 guests

Mr. Lahrmer opened the Work Session at 7:21 P.M.

GASCOYNE SOLAR PANEL ADDITION – 6816 OAKES ROAD

Mr. Matt Herko was present representing a request of three additional solar panels to be added to a solar panel system approved by the Commission in 2019. It was noted that one of the requested additional panels had already been added at some point without review or approval. Mr. Herko was unable to determine how that occurred, but was able to confirm that the roof could support the three additional panels and their location on the west sideyard roof would not be visible from the street. This issue was also discussed at an earlier public hearing and Commission members had no further questions. The Work Session recessed into the Regular Meeting for a motion.

CHRIST THE REDEEMER LUTHERAN CHURCH PATIO & MEDITATION GARDEN – 9201 BRECKSVILLE RD.

Ms. Christine Meske, of Boulevard Studios LLC, was present on behalf of Christ The Redeemer Lutheran Church's request for a patio and meditation garden. The garden would include a 15' x 15' stamped concrete patio, benches, fountain and landscaping. Ms. Meske narrated a PowerPoint presentation reviewing all elements of the installation, including the landscaping plants chosen for color, longevity and ease of care.

Mr. Wise advised that ADA access to the garden should be provided. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

SNOWVILLE BUSINESS CENTER III NEW BUILDING – 5800 W. SNOWVILLE ROAD

Mr. Richard Neiden, of Ray Fogg Building Methods, was present seeking preliminary approval of plans for a speculative office building on W. Snowville Road. Code required parking for the proposed building would be 319 spaces. The developer felt 91 parking spaces would satisfy the actual parking need with the remaining 228 spaces landbanked for future use if necessary. Mr. Lahrmer said the landbanked site plan had a reasonable amount of green space, however if the landbanked spaces were developed the site plan appeared overcrowded. Mr. Neiden was comfortable with a parking count of 91 spaces based on Fogg's over forty years of experience constructing office buildings. Mr. Lahrmer commented the City was being asked for a parking space Code variance without a first tenant identified, let alone consideration to tenants for the same space into the future.

Mr. Neiden speculated some massaging of the plan such as pushing the building to the north and redesigning the truck docks might have some impact. He also asked if a reduction of the 400 sq. ft. per car requirement could be considered which could drop the parking space requirement from 319 spaces to 250 spaces.

Mr. Sciria asked if Fogg could provide actual examples of speculative office buildings recently constructed under the various city code parking requirements. Mr. Neiden had some examples in mind, including some buildings in Euclid. He offered to research and provide data on that issue. Mr. Lahrmer was open to considering any data that would support a parking count lesser than Code requirement. The point was made that some of the variances being requested relating to parking have been approved in the past by the Commission when warranted. Mr. Sciria quoted from City Code Section 1183.06(c) dealing with excessive parking requirements. If an applicant could demonstrate to the Planning Commission that the Code parking requirement for a proposed project was excessive then the Commission could consider a lesser parking count without a variance.

Mr. Wise reviewed his three page September 9, 2021 letter to Scott Packard at the City Building Department which contained his commentary on the proposed project, including issues not addressed from his March 1, 2022 letter on the project. It was noted that the wetlands permit was recently received. Mr. Wise asked about the

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capping of the well on the site. Mr. Neiden responded that process was in the works and he confirmed that the well was not within the building footprint.

Mr. Neiden noted that they had received permission in March to drop trees on the site, and now would like to remove the trees and stumps to make the site more accessible for the taking of soil borings. Mr. Wise commented that there should be an orange construction fence to protect the wetlands from any disturbance. He suggested the removal of the already cut trees be coordinated with the Building Department and City Arborist.

A question was asked on the protection of the wetlands that appear to abut a retaining wall. Mr. Neiden noted there was a seven foot allowance next to the wall to accommodate a maintenance worker. Mr. Wise thought the next iteration of the plan should clearly and clearly define the parking, including landbanked spaces, and the protected wetlands on the site.

Mr. Lahrmer pointed out that architecturally, on the north elevation of the building, the north corner appeared to be the entrance to the building, however that architectural element was carried out again the length of the building even though they were not entrances to the building. The south elevation, with no architectural expression, faced the turnpike and might benefit from some architectural feature.

Mr. Lahrmer remarked that further review of the proposed project should include data from the applicant in support of their requested parking count for both spaces developed and those to be landbanked. Ms. Bartkiewicz asked that if the applicant chose to pursue the excessive parking requirement section of the Code their request should be documented in writing. Mr. Lahrmer asked that some consideration be given to the architectural plainness of the south elevation of the building running along the Turnpike.

The Work Session closed at 8:15 p.m.

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