

MINUTES OF PUBLIC HEARING MEETING
BRECKSVILLE PLANNING COMMISSION
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
August 8, 2024
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PRESENT: Council President Caruso, Mayor Kingston, Dom Sciria, Robin Wilson
ABSENT: Eric Lahrmer, Lawry Kardos, Laura Redinger
OTHERS: Gerald Wise, Scott Packard and approximately 6 guests.

Mr. Sciria opened the Public Hearing meeting of the Planning Commission at 7:00 pm by reading the following legal notice published in the Sun Star Courier, Thursday, July 25, 2024.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, August 8, 2024 at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request for a private pavilion in an R-40 Planned Development Area at 5500 Summit Circle, Brecksville, Ohio 44141.

There being no one in attendance at the opening of the Public Hearing, the hearing was recessed and the Regular Meeting opened.

The Public Hearing was reopened by Mr. Sciria. There being no public comments, Mr. Sciria moved to close the Public Hearing, seconded by Mr. Caruso.

ROLL CALL:

AYES: Ms. Wilson, Mr. Sciria, Mayor Kingston, Council President Caruso

NAYS: None

Motion Carried.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
LAWRY KARDOS, SECRETARY

Minutes recorded by Debbie Knox

PRESENT: Council President Caruso, Mayor Kingston, Dom Sciria, Robin Wilson
ABSENT: Eric Lahrmer, Lawry Kardos, Laura Redinger
OTHERS: Gerald Wise, Scott Packard and approximately 6 guests.

Mr. Sciria opened the Regular Meeting at 7:05 pm.

APPROVAL OF THE PUBLIC HEARING MINUTES July 11, 2024

Mr. Sciria moved and Mr. Caruso seconded that the Public Hearing Meeting Minutes of July 11, 2024, be approved.

ROLL CALL:

AYES: Ms. Wilson, Mr. Sciria, Mayor Kingston, Council President Caruso
ABSTAIN:
NAYS: None

Motion Carried.

APPROVAL OF THE REGULAR MEETING MINUTES OF July 11, 2024

Mr. Sciria moved and Mr. Caruso seconded that the Regular Meeting Minutes of July 11, 2024, be approved.

ROLL CALL:

AYES: Ms. Wilson, Mr. Sciria, Mayor Kingston, Council President Caruso
ABSTAIN:
NAYS: None

Motion Carried.

APPROVAL OF THE WORK SESSION MEETING MINUTES OF July 11, 2024

Mr. Sciria moved and Mr. Caruso seconded that the Work Session Minutes of July 11, 2024, be approved.

ROLL CALL:

AYES: Ms. Wilson, Mr. Sciria, Mayor Kingston, Council President Caruso
ABSTAIN:
NAYS: None

Motion Carried.

SIGNS:

Brecksville Police Station 9020 Brecksville Road

Request presented by Mr. Packard to create a replacement sign based on the renaming of the Brecksville Police Station to the Jerry N. Hruby Public Safety Center. This is a permanent, non-illuminated wall identification sign. There are currently no wall identification signs on the building. The proposed sign is fully compliant.

Mr. Sciria moved and Mr. Caruso seconded to approve the Building Department's issuance of a permit for a 25 sq ft permanent, non-illuminated, wall identification sign for the Brecksville Police Station at 9020 Brecksville Road Chippewa Road, Brecksville, Ohio 44141, as described in the application dated July 30, 2024 and application attachments.

ROLL CALL:

AYES: Ms. Wilson, Mr. Sciria, Mayor Kingston, Council President Caruso

ABSTAIN: None

NAYS: None

Motion Carried.

REPORT OF COUNCIL REPRESENTATIVE None

REPORT OF MAYOR Mayor Kingston expressed his appreciation for the great job the first responders did during the recent storm and needed clean up efforts.

He reminded all that Saturday at Blossom was the Trek and Bike event in support of pediatric cancer efforts sponsored by CCF for participants ages 3-12.

Sunday afternoon, at Squire Rich Museum sponsored by the Brecksville Historical Association from 1-5 p.m.

REPORT OF CITY ENGINEER none

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

Private Pavilion in R-40 PDA Summit Circle

Mr. Sciria moved and Mr. Caruso seconded that the Planning Commission approve and recommend to City Council to allow the installation of a 16' x 16' private pavilion in The Summit, an R-40 Planned Development Area, at 5500 Summit Circle, Brecksville, OH 44141, as described in the application dated June 11, 2024, and attached drawings.

ROLL CALL:

AYES: Ms. Wilson, Mr. Sciria, Mayor Kingston, Council President Caruso

NAYS: None

Motion Carried.

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

CVCC Construction Classroom & Lab 8001 Brecksville Rd

Mr. Sciria moved and Mr. Caruso seconded that the Planning Commission provide final approval for the construction of a 2-story, 21,495 sq ft construction lab and classroom at the Cuyahoga Valley Career Center, 8001 Brecksville Road, Brecksville, Ohio, PPN 601-10-034, as described in the application dated June 7, 2024, and attached drawings by GPD Group, contingent upon approval by the City Engineer and City Council.

ROLL CALL:

AYES: Ms. Wilson, Mr. Sciria, Mayor Kingston, Council President Caruso

NAYS: None

Motion Carried.

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

Solar Panel Installation 8531 Riverview Road

Mr. Sciria moved and Mr. Caruso seconded that the Brecksville Planning Commission will hold a Public Hearing on Thursday, September 5, 2024, at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to hear a request for a residential Solar Photovoltaic System that requires Planning & Zoning Code deviations, proposed at 8531 Riverview Road, Brecksville, OH, 44141.

ROLL CALL:

AYES: Ms. Wilson, Mr. Sciria, Mayor Kingston, Council President Caruso

ABSTAIN: None

NAYS: None

Motion Carried.

The Regular Meeting adjourned at 8:15 pm.

THE BRECKSVILLE PLANNING COMMISSION

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LAWRY KARDOS, SECRETARY

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Private Pavilion in R-40 PDA 5500 Summit Circle

There were no further questions or comments and the Work Session recessed into the Regular Meeting for a motion.

CVCC Construction Classroom & Lab 8001 Brecksville Rd.

John Wheeler, GPD group, was available for discussion with the Planning Commission.

Mr. Wise reported that all items had been worked through.

Mr. Wheeler brought with him a sample of the bricks, representing color – not size, that will be utilized to match the existing brick exterior of the facilities.

Ms. Wilson asked what size the new bricks will be. Mr. Wheeler shared that the size of the new section bricks will be identical to the existing.

There were no further questions or comments and the Work Session recessed into the Regular Meeting for a motion.

Solar Panel Installation 8531 Riverview Road

Mr. Leo Michitsch, 8531 Riverview Road and Mr. Justin Scharfeld of YellowLite, Inc. 1925 St. Clair Ave NE were available for the project discussion.

This property seeks to install a 24 panel solar system on the porch roof located at the rear side of the property. This system will be the second system at the property and will face the side yard. Both items require these deviations:

- A deviation from Section 1186.03©(1) to allow panels on a roof that faces a side yard.
- A deviation from Section 1186.03©(7) to allow two solar systems on one (1) lot.

There were no further questions or comments and the Work Session recessed into the Regular Meeting for a motion.

Highland Drive Major Subdivision 9457 Highland Dr.

Hanna Cohan Plessner, Triban Investment, LLC, 7555 Fredle Drive, Ste 210 and Kirk Schmidt were in attendance at the meeting. They came seeking final approval of the major subdivision at 9457 Highland Drive, Brecksville, OH 44141, PPN 603-15-009, as described in the Improvement Plans dated July 29, 2024, by Davey Resource Group and the application dated May 20, 2024 by Triban Investment, LLC, on behalf of Harris Park Development, LLC and contingent upon approval of the Law Director, City Engineer and City Council.

Revisions to the HOA Declaration were proposed by the Law Department and Planning & Zoning Department, and such changes were reported to have been made by the applicant. Members of the Planning Commission had not had opportunity to review the updated HOA Declaration.

Bryan Stowe, Horticulturist/Tree Warden for the City of Brecksville, submitted his summary of a review of the landscaping plan and responded to its favorable nature for moving forward.

Mr. Sciria asked why this major subdivision did not have a master development plan as all others to date in Brecksville have. This is specifically called out in 1119.02 requirement to provide and install grading of lots.

Mr. Caruso commented that this lack could create grading problems for each lot as they are individually purchased and built upon.

Mr. Sciria does not believe it is a good idea to not have a master grading plan.

Kris Schmidt suggested that they place grade elevations for each lot on the drawings for the project to give direction to future purchasers/builders about the requirements they will have.

After discussion of Mr. Wise's report of the large number of outstanding items, Mayor Kingston noted that while progress is obvious, the actual final approvals are lacking as of today's meeting. He asked Kris Schmidt how many of these items could be finalized in another two weeks, when the next Planning Commission meeting is scheduled.

Hanna Cohen Plessner agreed to continue working with the outside parties to get their final approvals done before the next Planning Commission meeting and to return for that meeting seeking final approval.

The Work Session Closed at 8:15 pm.

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