

MINUTES OF THE PUBLIC HEARING - FRONT YARD SETBACK 9131 SNOWVILLE ROAD
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
December 8, 2022 Page 1

Present: Mayor Hruby, Mark Jantzen, Eric Lahrmer, Ron Payto, Brian Stucky
Absent: Lawry Kardos, Dominic Sciria
Others: Monica Bartkiewicz, Gerald Wise and approximately 5 guests

Mr. Lahrmer opened the Public Hearing at 7:00 P.M. by a reading of the following legal notice published in the November 17, 2022 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, December 8, 2022 in Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a Front Yard Setback of 450' for PP #605-15-003, 9131 Snowville Road, Brecksville, Ohio 44141.

Mr. David Hesse, of Payne & Payne Builders Inc., was present representing clients who would like to build a single family home on a Snowville Road parcel which contains significant Class I wetlands. The property owners were in contact with the Army Corps of Engineers relative to mitigating a half-acre of the wetlands which would result in a buildable lot at a setback of 450 feet. Homes along Snowville Road have non-conforming setbacks with the homes to the east of the parcel at about 82 ft. and the home immediately to the west at about 375 foot.

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
RON PAYTO, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
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Present: Mayor Hruby, Mark Jantzen, Eric Lahrmer, Ron Payto, Brian Stucky
Absent: Lawry Kardos, Dominic Sciria
Others: Monica Bartkiewicz, Gerald Wise and approximately 5 guests

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

APPROVAL OF THE NOVEMBER 3, 2022 PUBLIC HEARING MINUTES ON A CONDITIONAL USE PERMIT FOR THE JULIE BILLIART SCHOOL

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission November 3, 2022 Public Hearing Minutes on a Conditional Use Permit for the Julie Billart School be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF NOVEMBER 3, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission Regular Meeting Minutes of November 3, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF NOVEMBER 3, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission Work Session Meeting Minutes of November 3, 2022 be approved.

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

SIGNS:

KEYBANK ATM SIGNAGE & KIOSK REPLACEMENT – 7790 CHIPPEWA ROAD

Mr. Mickey Petrucz, of HSB Architects & Engineers, was present on behalf of KeyBank's request to update their ATM kiosk in Brecksville Town Center. Mr. Lahrmer reviewed the deviations being requested: 1) to permit internal illumination on the kiosk, canopy and ATM topper signs, 2) To allow 3 canopy signs instead of the one permitted, 3) To allow 10.50 sq. ft. for the canopy signs, instead of the 5 sq. ft. Code maximum, and 4) For the KeyBank logo on the canopy signs.

The Commission wondered why internal illumination was necessary now if there were no safety concerns and it was just a rebranding issue. Mr. Petrucz commented that KeyBank, as part of their rebranding, were replacing all of their kiosks with precast units that were prefab and all the same. The Commission felt the kiosk was over-illuminated and suggested the level of illumination could be reduced by removing the internal illumination on the sides of the canopy. There were comments from the Commission on the excessive use of bright red on the canopy. Mr. Stucky felt the canopy needed to blend more into the design and tone of the surrounding shopping center.

MINUTES OF THE REGULAR MEETING
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Mr. Lahrmer asked the applicant to reconsider the design of the kiosk to reduce the internal illumination, tone down the use of red and attempt to alter the design to make it a better fit to the brick and pillar look of the traditional shopping plaza. A resubmission should include justification for the third canopy sign as well as the maximum square footage deviation request.

REPORT OF COUNCIL REPRESENTATIVE – No Report

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

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

MOORE RESIDENCE FRONT YARD SETBACK – 9131 SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission recommend to City Council a Front Yard Setback of 450' for 9131 Snowville Road, Brecksville, Ohio, Permanent Parcel #605-15-003, as described in the application dated October 3, 2022 and shown on the drawings dated September 23, 2022, contingent on approval by City Council and the Board of Zoning Appeals of the following variance..

- A variance from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate.

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

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

DECK INSTALLATION IN R-8 PDA – 7520 SANCTUARY CIRCLE

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission will hold a Public Hearing on January 5, 2023 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of a deck installation at 7520 Sanctuary Circle, Brecksville, Ohio 44141.

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

The Regular Meeting closed at 7:44 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
Council Chambers - Brecksville City Hall
December 8, 2022 Page 1

Present: Mayor Hruby, Mark Jantzen, Eric Lahrmer, Ron Payto, Brian Stucky
Absent: Lawry Kardos, Dominic Sciria
Others: Monica Bartkiewicz, Gerald Wise and approximately 5 guests

Mr. Lahrmer opened the Work Session at 7:22 P.M.

MOORE RESIDENCE FRONT YARD SETBACK – 9131 SNOWVILLE ROAD

Mr. David Hesse, of Payne & Payne Builders Inc., was present representing clients who would like to build a single family home on a Snowville Road parcel which contains significant Class I wetlands. The property owners were in the process of application to the Army Corp for a wetlands permit that would include about a half-acre of wetlands mitigation. Most of the mitigation would be at the requested 450 ft. frontyard setback. Part of the half-acre mitigation might be used for grading at the road with the intent of removing the necessity of a guardrail so the driveway could be more advantageously located further from the side property line. Mr. Stucky expressed reservations that a half-acre was enough mitigation to accomplish the requirements at the setback and at the road. Mr. Hesse said that if it was not possible to remove the guardrail, maybe it could be shrunk a little in length. Mr. Wise had no objection to the removal of the guardrail if ODOT's requirements were met.

Mr. Hesse noted that the setback requested was consistent with homes in that area built within the last five years. Mr. Wise had no objection to the setback. He added that engineering and utility issues would be dealt with once the Army Corp permit was received and the project begun. Mr. Hesse was aware of the requested variance from putting in sidewalks. The Mayor had no objection to the setback request noting that the Commission's role at this point was just to establish a frontyard setback. The Work Session recessed into the Regular Meeting for a motion.

DECK INSTALLATION IN R-8 PDA – 7520 SANCTUARY CIRCLE

Mr. Brent Harris, of Klassic Decks, was present on behalf of Mary Ellen Hutchinson's request for a rear deck on her Sanctuary Circle condominium. Mention was made of the condominium PDA first established in 1999. In 2020 the approximately five acres of the condos was split off from the common areas and recorded with the county with no involvement of the City of Brecksville. In Ms. Bartkiewicz's opinion the City could use the 2020 guidelines of the lot split property lines and of a 9 inch setback from the rear property line to consider approval of a deck. The proposed deck has the approval of the HOA.

Ms. Mary Ellen Hutchinson, the condo owner, said the rear yard drop from her sliding glass doors was 20 inches to a steep downward grade. This represented a safety hazard and effectively eliminated any use of her backyard. Ms. Hutchinson pointed out that many of her neighbors have similar decks and the neighbors she spoke to had no objection to her proposed deck. Commission members had no objection and the Work Session recessed into the Regular Meeting to set a Public Hearing.

The Work Session closed at 7:44 p.m.

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