

PRESENT: Eric Lahrmer, Lawry Kardos, Laura Redinger, Mayor Kingston, Dom Sciria, Robin Wilson
ABSENT: Council President Caruso
OTHERS: Gerald Wise, Monica Bartkiewicz and approximately 9 guests.

Mr. Lahrmer opened the Regular Meeting at 7:00 pm.

APPROVAL OF THE PUBLIC HEARING MINUTES August 8, 2024

Mr. Lahrmer moved and Mr. Sciria seconded that the Public Hearing Meeting Minutes of August 8, 2024, be approved.

ROLL CALL:

AYES: Ms. Wilson, Mr. Lahrmer Mr. Sciria, Mayor Kingston
ABSTAIN: Ms. Kardos, Ms. Redinger
NAYS: None

Motion Carried.

APPROVAL OF THE REGULAR MEETING MINUTES OF August 8, 2024

Mr. Lahrmer moved and Mr. Sciria seconded that the Regular Meeting Minutes of August 8, 2024, be approved.

ROLL CALL:

AYES: Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Mayor Kingston
ABSTAIN: Ms. Kardos, Ms. Redinger
NAYS: None

Motion Carried.

APPROVAL OF THE WORK SESSION MEETING MINUTES OF August 8, 2024

Mr. Lahrmer moved and Mr. Sciria seconded that the Work Session Minutes of August 8, 2024, be approved.

ROLL CALL:

AYES: Ms. Wilson, Mr. Lahrmer Mr. Sciria, Mayor Kingston
ABSTAIN: Ms. Kardos, Ms. Redinger
NAYS: None

Motion Carried.

SIGNS: No sign requests were presented.

REPORT OF COUNCIL REPRESENTATIVE None

REPORT OF MAYOR None

REPORT OF CITY ENGINEER None

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

Highland Drive Major Subdivision 9457 Highland Drive

Mr. Lahrmer moved and Mr. Sciria seconded that the Planning Commission approve and recommend to City Council to allow the final approval of a major subdivision at 9457 Highland Drive, Brecksville, Ohio 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 AND:

- Contingent upon moving the access road for the storage battery so it enters and exits Valley Parkway within the limits of the easement for the gas company and then moving outside of the easement when the access road is within the property line of the subdivision.
- Contingent upon the development of a mass grading plan that is deemed acceptable to the City Engineer.

ROLL CALL:

AYES: Ms. Wilson, Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston

ABSTAIN: None

NAYS: None

Motion Carried.

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

VA Mixed Use Phase 1 Building C – Hotel – Final Approval Miller Rd/Brecksville Rd

Mr. Lahrmer moved and Mr. Sciria seconded that the Planning Commission provide final approval for Building C as a Business Planned Development Area (“BPDA”) Phase (Phase III) at Valor Acres (Mixed Use Phase 1),

excluding final landscaping, lighting, and site amenities approval, as described in the application dated August 5, 2024, and following plans, drawings, and documents.

- Zoning Comparison/Deviation List, dated August 5, 2024
- Building C Final BPDA Packet, dated August 5, 2024
- Civil & Landscape Plans, dated April 26, 2024 previously approved
- VA Mixed Use Parking Study, dated August 5, 2024
- Plat, dated June 27, 2024

Subject to approval by the City Engineer and City Council AND contingent upon submission of final material selections to Planning Commission for review and approval, AND contingent upon approval by the City Engineer and City Council.

ROLL CALL:

AYES: Ms. Wilson, Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston
ABSTAIN: None
NAYS: None

Motion Carried.

The Regular Meeting adjourned at 9:35 pm.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox

Highland Drive Major Subdivision 9457 Highland Dr

Hanna Cohan Plessner and Rick Lundstrum (Land Development Manager) both from Triban Investment, LLC, of 7555 Fredle Drive, Ste 210 and Chris Schmidt from Davey Resource Group attended 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.

Ms. Cohan shared that the plat had been cleaned up and a lot of grading plan notes were added.

Mr. Wise reviewed his report related to outstanding items/external approvals which had been outstanding at the last meeting (August 8, 2024). He shared the majority of open items have been cleared or were within normal limits at this time. He also shared he has confirmation from several entities that the final written approval is in process but has not been received (which is not necessarily outside the norm). These organizations are: Cuyahoga County, Dominion, Metroparks.

Mr. Wise also added the landscape plan now contains the relocation of the access path and he is satisfied with this plan.

Additionally, Exhibit D of Covenants & Restrictions needed to include the tree lawn area of Highland Drive in the weekly mowing and has now been satisfied. The HOA documents have been reviewed by Legal, Monica Bartkiewicz as well as Mr. Wise.

Mr. Sciria asked about re-covering of the gas line connection. Mr. Wise advised that Dominion is responsible for that. Ms. Cohan assured they had radar surveyed for the line and will again do this at the time of the actual work.

Mr. Lahrmer noted the drive to the tank appears to require Metropark clearing additional space and is going to take out trees. Ms. Cohan shared the Dominion drive is already cleared and the road will be running close to it as well as the treeline for additional needed access. Dominion is not willing to share the access drive.

Mr. Lahrmer and Ms Kardos both want more specific information related to specifics on the number of trees to be cleared before a decision on placement of the drive. Mr. Schmidt shared an alternate plan they reviewed in drawing form that shows much more clearing and cutting of trees would be required; thus, the current plan they are pursuing is preferred.

Mr. Sciria also asked for more specifics. Ms. Redinger asked when would impact be known. Ms. Cohan offered they would be staking the planned clearing. She also shared the Dominion cleared access is 60' wide. They anticipate an additional 10' is needed at maximum to provide for both access points.

Ms. Cohan shared that Metropark has been accepting of the plans and placement of the access road. They understand it is dependent on the actual placement of the gas line. This has included the potential clearing of

trees on the easement across their property. Ms. Bartkiewicz said that the Building Department does have an email from Metroparks that they are comfortable with the plan and working on their documented final approval.

Ms. Cohan again reviewed the maximum impact would be 70' for the access roads. Mr. Schmidt said they have room to shift the road to minimize the impact on trees within the Metroparks easement property.

- Mr. Lahrmer would like this to be part of the project approval and Ms. Cohan was accepting of that request.

The remainder of this project review centered on the subject of mass grading for the project that is NOT currently planned for in the project.

Grading drawing G6 demonstrates, per Ms. Cohan, the submission of their intermediate grading plan. Mr. Wise clarified for the Planning Commission this includes roadway, right away and pond area.

Mr. Lahrmer noted the grading drawing G7, shows a great deal of grading needed beyond the intermediate plan on (G6) requiring a large amount of dirt to be moved. This was confirmed by Mr. Schmidt. He also shared the lots will be sold individually and the buyers will bring their own builders to build their homes.

Mr. Wise shared that only one other minor place where a mass grading was not done, to his knowledge, was in the Preserve for a few of the lots.

Ms. Redinger asked and Mr. Wse confirmed he and the Building Department would be responsible for making sure all the grading is done correctly. He added this is the issue for swales being done, possibly multiple times for homeowners as new lots are built. Ms. Redinger added that places the burden during building to owners who may have built before the newer structure is then built.

Ms. Kardos asked about potential impact on Chapel Hill residents related to water retention. Mr. Wise said initially only one home is potentially impacted as the access roads and utilities are placed. Subsequently, as each individual home is built, the homeowner will be required to employ all the storm water and silt protections. Thus, each proximal current resident may see impact as each lot is sold and built by a new resident.

Ms. Wilson noted that G7 contains grader elevations. She asked how those elevations were determined. Mr. Schmidt shared it is the average slope of a driveway to the road as planned.

Mayor Kingston asked if Mr. Wise had anyway to quantify the amount of dirt required to come in/out of the property if mass grading versus the current plan was done. The point being an effort to quantify the impact of large truck traffic on roadways as well as burden on the existing residents in the area. This is really not feasible and would be speculative.

Mr. Lahrmer does not think it makes sense to not be doing a project-wide mass grading. Mr. Sciria also thinks doing mass grading is a good practice and has been the standard in Brecksville. He also believes without it; the residents and City could be looking at multiple years of large truck traffic thru the neighborhood on the City roads. Additionally, he does not believe this is allowed by Code. He shared it is unfortunate at this late date that the Planning Commission is just learning of the lack of mass grading in the plan. The Commission, based on the standard the City has maintained, had every right to assume it was a part of this development.

Mr. Lundstrom did not believe the dirt counts would be impactful without mass grading. Mr. Wise did not agree and prefers the mass grading approach.

Ms. Redinger asked if the size of the house had an impact on the amount of dirt and grading required. Mr. Lundstrom reminded that Triban does not control the size of the homes built on each individual site.

Mr. Lahrmer asked for impact to Triban if they are asked to do mass grading. Mr. Lundstrom stated, cost and time. He added they would not be able to pave this year.

Without mass grading, Ms. Wilson noted that Mr. Wise will be required to advise the homeowners of their grading requirement and monitor the execution for each house without mass grading.

Mr. Lundstrom feels mass grading is not necessarily the most cost effective for developers to deploy on projects. Mr. Lahrmer shared that intermediate grading plans is not how projects have been done in Brecksville and yet it has been working for developers. Thus, the prior developers must not have been wasting money or it would not be true. It seems that mass grading needs to be done to create balance across the site. He again asked the impact of doing mass grading on the project.

- Mr. Lundstrom felt they would not be able to pave the road this year. Mr. Wise questioned why that would be the case.
- Mr. Schmidt indicated he needs to calculate what the timeline for mass grade would be required and whether there would be some possibility of paving this year.

Mr. Wise offered the starting of the project; get road paved after utilities are all laid and (likely it takes all winter) at same time they could begin to work on the mass grade during the late winter/early spring if they provide acceptable plan for his approval.

Mr. Sciria offered that was generous of Mr. Wise to be willing to provide this level of oversight. It would be unusual contingency but would allow for this project to continue.

Mr. Lahrmer reviewed the two discussed contingencies for a final approval to be considered:

- Contingent upon Triban working out a mass grading plan to be approved by the City Engineer.
- And contingent upon moving the access drive, after it leaves their property, around the Metropark land to avoid further tree clearing.

Mr. Lahrmer asked if objections from members. There were none.

Mr. Lahrmer asked if objections from Triban, Ms. Cohan indicated would be acceptable.

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

VA Mixed Use Phase 1 Building C – Hotel Final Approval Miller Rd/Brecksville Rd

Mackenzie Makepeace and Josh Decker with DiGeronimo Companies were present to make request for the final approval of the Hotel space at Valor Acres. Ms. Makepeace provided that no material changes from original presentation. She announced the partnering with AC Marriott as the proposed hotel for the location.

She briefly walked through the visuals on the drawings for the benefit of the newer members. She noted they added a “back” to the building at the suggestion of Ms. Kardos and shared it was a very nice modification.

There was a review of the different material types being selected. Mr. Decker walked through those questions; and, made note that not all the final choices had been made. He shared the metal panels will be a faux panel with a copper patina, likely to be a powder coat. The white will be an epis (stucco looking.) Mr. Lahrmer asked about possible presentation of the actual material samples for the Commission to review and approve. Mr. Decker confirmed not a problem and will plan for that to occur.

Mr. Decker pointed out the addition of a 5’ cover for the sidewalk over the back canopy was added.

The rooftop outdoor space will be some type of sun/shade solution, not intended to be rain proof.

Ms. Makepeace shared that Crawford Hoying will be partnered as co-owners of the hotel with DiGeronimo Companies.

Ms. Redinger asked about what consideration for the inclusion of internal noise cancelling plans between the rooms. Ms. Makepeace added that AC Marriott has some very good required standards. They will be addressing this issue at an acceptable level.

Mayor Kingston added he had met with the developers. They were very interested in knowing about the “essence of Brecksville,” its history etc. They plan to utilize that information in the development of the roof top bar.

Mr. Wise advised that the site plans were already considered and no items remain open.

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

VA Mixed Use Phase 1 Consultation – Valor Square, Tenant Signage & Tenant Design & Construction Miller Rd/Brecksville Rd

Mackenzie Makepeace and Josh Decker of Digeronimo Companies and Michael Vance of AODK Architects were present to share the first draft of the Tenant Design & Construction Manual as well as preliminary thoughts for development of Valor Square. Both items are presented as a request to consult with the Commission and get their feedback for inclusion for finalizing these items.

Valor Square, per Ms. Makepeace, was originally to be the location of a large office building. Market conditions lead them to presently setting that aside. Thus they are utilizing the area as a public gathering, green space for the tenants.

It has a public use building with restroom facilities and road access to building with a small stage included. It is meant to be for the use of Valor Acres tenants. It would include picnic areas, seating areas, perhaps fire pits and a children's play space. Mr. Decker shared a comprehensive landscape plan is in the works to be presented in near future. He also shared the Hotel will be responsible for the landscape, as presently planned.

Mr. Lahrmer asked about food service near the green space. Mr. Decker shared a deal is in the works and there are plenty of opportunities nearby already available.

Ms. Kardos thought the area should be available for the community who would be shopping and visiting at the location, as well as the tenants. She suggested if the area had a big screen tv along with family friendly activities such as table top tennis it would create a general hangout space.

Mr. Sciria and Ms. Wilson asked why not wait out the market for building office space. Mr. Decker said they have ample other space on the property to accommodate an office. Ms. Makepeace shared that they could always build on the site in the future, if the market changes.

Mr. Sciria asked about parking accommodation. Mr. Decker shared it is intended to be "off hours" for the business tenants; so, plenty of space will be available for after hours and weekends.

Mr. Decker shared the lower level of the garage has storage space for winter storage of items such as planters and furniture.

Mr. Decker added it is their goal to come back in Phase 9 with their request for preliminary approval along with the samples for the area's contents.

Mr. Decker and Mr. Lucas Staib, AODK Architect, shifted the conversation to the preliminary draft of the **Tenant Design and Construction Manual**.

Ms. Makepeace indicated this is a preliminary draft. She clarified they are here in a consultative fashion. Tonight they will do a review for the members and then come back for final approval when they have had time to review the document in detail.

Mr. Staib, AODK Architect, presented the preliminary draft of the document at the meeting. Several comments and feedback were provided:

- Mr. Lahrmer suggested the need for a general statement of the overall “look and feel” of Valor Acres. The images lend to that goal and perhaps just a paragraph or two could be added for this.
- Ms. Redinger suggested there is a need for the document to state the time elements for submission of requests required by the City. Mr. Decker shared the plan is to have a submission document. They will also create a separate process document along with potential link to the building department site.
- Ms. Bartkiewicz suggested the addition of sign requirements and where to find the building department documentation and standards as well.

Mr. Decker also shared the glass materials have not been defined, rather the materiality of the store fronts by building will occur. Additionally, the document will not be naming brand standards but will be specifying a warranty criterion. (This is based on market conditions of material availability from fluctuating from day to day.)

Tenant Signage Criteria

Mr. Chris Oldham and Mr. Alex Hickey of Richardson presented the first basic review of this documentation.

Mr. Decker shared the intent is to narrow the sign submission which will be coming into the Planning Commission for review and approvals.

The blade sign lighting will likely be case by case basis and Mr. Lahrmer suggest a bit more definition to the lighting overall.

Mr. Lahrmer questioned page 6 store fronts style. Mr. Decker supplied those are louvers on the building for first floor tenant mechanical ventilation purposes.

Mr. Lahrmer reminded the group that the two manuals' images need to "talk to each other" to avoid contradictions. He added that more imagery would be a good add.

Ms. Kardos expressed the tenant impact of lighting and wants to make sure the manual addresses the need to be good neighbors in the "intent for design" section.

Mr. Decker shared with the Planning Commission that based on lighting feedback from the community they had dimmed the monument and Lavender Lane lights by 30%.

There were no further questions or comments and the Work Session closed.

THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Debbie Knox