

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
September 22, 2022 Page 1

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

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 p.m.

APPROVAL OF THE SEPTEMBER 8, 2022 PUBLIC HEARING MINUTES ON SOLAR PANELS AT 6816 OAKES ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission September 8, 2022 Public Hearing Minutes on Solar Panels at 6816 Oakes Road be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 8, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission Regular Meeting Minutes of September 8, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 8, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of September 8, 2022 be approved.

ROLL CALL: Ayes: Michael Bandsuh, 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 a wall sign for 1811 Specialty Shop, Gascoyne Solar Panels for 6816 Oakes Road, and a Patio and Meditation Garden for Christ the Redeemer Lutheran Church.

REPORT OF CITY ENGINEER - No Report

SIGNS

MODERN YOGA – 10010 BRECKSVILLE ROAD (CC ACTION)

Ms. Joyce Fijalkovich-Atherton and her husband were present to request four wall signs for their business location which has frontage on both Brecksville Road and Miller Road. The two large 8 sq. ft. wall signs would direct road traffic to their location and the smaller, 2 sq. ft. wall signs would be located on the wall next to the two entry doors to their suite in the complex.

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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September 22, 2022 Page 2

Mr. Bandsuh commented that Code only permitted one wall sign and they were requesting four. He noted that the Commission had just recently denied a similar deviation request and was concerned about setting a precedent. He thought the two 8 ft. signs could be justified because of the business location with frontage on two streets. Mr. Bandsuh indicated that once a client was in the parking lot, the entrance doors would be easy to locate. He also pointed out that each entrance door had an identification sign on it.

Mr. Lahrmer suggested the 8 ft. signs would be more effective if they were mounted on the large, white band over the door. Mr. Appleton responded that the landlord would not permit signage in that area. There was a general consensus among Commission members present that the two 8 sq. ft. wall signs would be adequate signage.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria, that the Planning Commission approve, and the Building Department issue a permit for, two (2) 8 sq. ft., permanent, identification wall signs for Modern Yoga, located at 10010 Brecksville Road, Brecksville Ohio 44141, as described in the application and shown in the attached plans dated August 5, 2022 and further noted that one each must be on each facade with one sign facing Brecksville Road and the other sign facing Miller Road and contingent on approval by City Council of the following deviations:

- Section 1187.10(c) that the maximum number of identification wall signs per unit be one (1) per unit to allow two (2).
- Section 1187.10(c) that identification wall signs be located at the unit main entrance wall or frontage to allow one (1) at the secondary main entrance/frontage on Miller Road.

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

GLOBAL LIGHTING TECHNOLOGIES INC. – 55 ANDREWS CIRCLE

Ms. Laurie Woyma, of Brilliant Electric Sign, was present to request a replacement wall sign and door sign. The new signs would replicate the current signs in location, size, materials and lettering. The only change would be to replace the elements in blue on the signs with the color black to represent the company's new color scheme. The signs were compliant with City 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 17.94 sq. ft. permanent identification wall sign and a 1.7 sq. ft. permanent identification door sign for Global Lighting Technologies, Inc. at 55 Andrews Circle, Brecksville, Ohio 44141, as described in the application dated September 15, 2022, as shown on the attached drawings.

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

The Regular Meeting closed at 7:55 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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September 22, 2022 Page 1

Present: Michael Bandsuh, Eric Lahrmer, Dominic Sciria, Brian Stucky
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Mr. Lahrmer opened the Work Session at 7:21 p.m.

CUYAHOGA COUNTY PUBLIC LIBRARY DRIVE-UP WINDOW – 9089 BRECKSVILLE ROAD

Present: Matt Ross, Matt Ross Architects, Inc.
Jeff Mori, Director of Facilities, Cuyahoga County Public Library

Mr. Ross was present requesting preliminary and final approval of plans for a drive-up window at the Brecksville branch of the Cuyahoga County Library. Modifications to the site would include relocation of the dumpster, construction of a new drive-up window area on the eastern front façade of the building with stacking for four (4) cars. Very little interior renovation was anticipated. Mr. Ross mentioned that only about five spaces from the current 100 parking spaces available would be lost.

Mr. Ross noted that many facilities with drive up windows, including Brecksville Code, require a minimum of six stacking spaces, however only four could be provided in the proposed plan. Mr. Mori said in the libraries' experience two stacking spaces would be adequate. The plans included the installation of six concrete bollards with footers. The current trash receptacle behind a brick wall would be moved further east to the corner of the lot and enclosed with a gated fence. While Commission members were very receptive to a drive-up window, they were very concerned that the tangent of the curve would not permit a car to negotiate the curve and have sufficient space to line up to a drive-up window. Mr. Lahrmer didn't feel the bollards would provide adequate protection to the building. He was also concerned, from an architectural perspective, that removing one of the front façades four windows for the drive-up would probably be constructed with mis-matched bricks.

Mr. Wise preferred to reserve comments until the plan was further developed. He thought the proposal required further engineering work to demonstrate that the execution of the drive up would work, along with the functionality of the repositioned dumpster location.

Mr. Lahrmer was interested in whether a larger vehicle, like a Suburban, could negotiate the curve and line up with the drive-up window. He mentioned software available (Truck Turn) that could track, with simulated tire tracks, a vehicle's progression through a curve, entrance to exit, to demonstrate feasibility. Mr. Ross said the design criteria he was given and used was an 8' x 18' vehicle. Mr. Lahrmer thought the proximity of the bollards to the building did nothing to protect the building. He felt it was almost a given that the corner of the building that actually extended into the curb would be hit at some point. Removing the dumpster from a completely secluded location behind a brick wall to a position within a fenced/gated enclosure seemed like a step back to Mr. Lahrmer.

Mr. Stucky asked if a small addition to the east end of the building façade for the drive-up window could be a possibility. It would help solve the turning radius and architectural concerns. Mr. Mori indicated they were already over the modest budget for the project. He would have to do some rethinking of the project to see if increasing costs could be justified.

Mr. Lahrmer reiterated the Commission's support in the concept of a drive-up window. He summarized the Commission's concerns moving forward with the project as:

- Demonstrate the turning radius works for the drive-up window, especially for a large vehicle
- Adjust the bollards and consider how the corner of the building could be better protected
- How can the installation of a drive-up window best be accomplished architecturally
- The best screening for the dumpster

The Work Session closed at 7:55 p.m.

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
September 22, 2022 Page 2

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