

MINUTES OF THE PUBLIC HEARING - CONDITIONAL USE PERMIT FOR JULIE BILLIART SCHOOL
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
November 3, 2022 Page 1

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Brian Stucky
Absent: Dominic Sciria
Others: Monica Bartkiewicz and approximately 12 guests

Mr. Lahrmer opened the Public Hearing at 7:02 P.M. by a reading of the following legal notice published in the October 20, 2022 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, November 3, 2022 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to approve a Conditional Use Permit for Julie Billiart Schools at 8611 Wiese Road, Brecksville, Ohio 44141, PP #602-13-023.

Ms. Lannie Davis-Frecker, President/CEO of the Julie Billiart Schools, was present to request a conditional use permit to operate a school on the former Chippewa Elementary School property. Julie Billiart is a small Catholic school that operates at locations in Lyndhurst, Akron and Westlake. The school serves special needs students in grades K-8. Onsite therapy is provided for their students, comprised of about 70% children with Autism and others with ADD/ADHD, dyslexia and other learning and social disabilities.

Ms. Davis-Frecker indicated their plan was to renovate only the interior of the school over the next year. Students in grades K-4 would open the school in the fall of 2024 with grades 5-8 following in fall 2025. The Mayor asked about the number of students and staff for the school. Maximum enrollment would be 132 students served by 30 on site staff. Student transportation might involve some busing from local districts, but would primarily be by parent drop off and pick up.

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 7:05 p.m.

The Public Hearing closed at 7:05 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
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Brian Stucky
Absent: Dominic Sciria
Others: Monica Bartkiewicz and approximately 12 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 P.M. Prior to the public hearing there was discussion about filling the secretary position on the Commission. Nominations were opened and Mr. Payto was the Commission candidate put forward for consideration.

APPROVAL OF SECRETARY TO THE PLANNING COMMISSION

Nominations were opened for Secretary to the Planning Commission. Mr. Payto was nominated by Mr. Lahrmer and seconded by Ms. Kardos to serve as Secretary to the Planning Commission.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 20, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission Regular Meeting Minutes of October 20, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 20, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission Work Session Meeting Minutes of October 20, 2022 be approved.

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

SIGNS:

DOLLAR BANK – 7500 CHIPPEWA ROAD - (CC Action)

Mr. Jack Harnick, of Accel Sign Group, Inc., was present to represent Dollar Bank's request for replacement signage to reflect their new logo and branding on both the bank building and ATM drive through. Mr. Harnick briefly reviewed the proposed signage. Mr. Lahrmer noted that all the signs requested were replacements for existing signs. He mentioned that the many deviations requested were approved with the original signage years ago. Commission members had no questions.

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission approve, and the Building Department issue sign permits for Dollar Bank storefront/walk-up ATM, 7500 Chippewa Road, Brecksville, Ohio, and Dollar Bank drive-thru ATM, 8945 Brecksville Road, Brecksville, Ohio, as described in the application dated September 27, 2022, and drawings by Accel Sign Group dated September 2, 2022:

Storefront and Walk-up ATM

One (1) 1.5 sq. ft. under canopy identification sign replacement,
Two (2) 23.06 sq. ft. externally illuminated permanent identification wall sign replacements, and
One (1) 4.94 sq. ft. identification sign replacement above the ATM surround

Conditional upon approval by City Council of the following deviations:

1. Section 1187.09(c) that the maximum number of identification wall signs per unit be one (1) per unit to allow four (4),
2. Section 1187.09(c) that one (1) identification wall sign be permitted at the unit main entrance wall or frontage to allow three (3) on the frontage and one (1) on the side, and
3. Section 1187.09(c) that the maximum sign square footage permitted is 33 sq. ft. to allow 52.56 sq. ft.

Drive-Thru ATM

One (1) 6.30 sq. ft. identification sign replacement on the canopy of the drive-thru ATM,
One (1) 3.69 sq. ft. identification sign replacement above the ATM surround, and
One (1) 6 sq. ft. wall information sign replacement

Conditional upon approval by City Council of the following deviations:

1. Section 1187.09(c) that the maximum height permitted for the canopy sign is 8" to permit a sign 11" in height,
2. Section 1187.09(c) that the canopy sign include only the business name to permit the words "Drive Thru" to be added,
3. Section 1187.09(c) that the maximum total sign square footage permitted is 11.5 sq. ft. to allow 15.99 sq. ft., and
4. Section 1187.09(c) that the maximum number of identification wall signs per unit be one (1) per unit to allow four (4).

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Stucky reported that at their last meeting City Council approved signs for Keller Williams Elevate and Holding Space Psychotherapy.

REPORT OF MAYOR HRUBY

The Mayor reminded everyone to vote next Tuesday, November 8, 2022. The two issues on the ballot (Nos. 24 & 25) concerning Brecksville were the rezoning of the Highland Drive Elementary School property to residential and the rezoning of property at South Edgerton and Miller Road to allow for a party center and restaurant.

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

JULIE BILLIART SCHOOLS – BRECKSVILLE – 8611 WIESE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission recommend to City Council approval of a Conditional Use Permit for Julie Billiart Schools at 8611 Wiese Road, Brecksville, Ohio 44141 as described in the application dated October 4, 2022 and attached documentation.

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

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

FENCE WITHIN LANDSCAPE BUFFER EASEMENT – 2383 SPRINGSIDE OVAL

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission recommend preliminary and final approval to City Council of a pool fence within a landscape buffer easement at 2383 Springside Oval, Brecksville, Ohio as described in the application dated October 14, 2022 by 9th Avenue Designs and attached documentation.

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

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

SNOWVILLE BUSINESS CENTER III – 5800 W. SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission recommend **PRELIMINARY** approval to City Council of a 95,576 sq. ft. speculative industrial building on an 18.87 acre site, 5800 W. Snowville Road, Brecksville, Ohio as described in the application dated November 22, 2021, and plans by Ray Fogg Building Methods, Inc., identified as follows:

C1.01 to C5.08, SP1.01, LS1.01, and LS1.02, dated 10/17/2022
SP1.02, A1.01, A1.02, A2.01, A2.02 and ES1.08 dated 8/17/22
Storm Water Management Report, dated 10/17/22 and submitted to City Engineer
Color Elevations
Department of Army Corps of Engineers Permit Approval, dated 7/21/2022
Riverstone Plan Review Response Letter, dated 10/17/2022
Parking Requirement Request Letter, dated 10/12/2022

And contingent upon approval of the City Engineer and contingent upon the following preliminary review variances being granted by the Board of Zoning Appeals.

1. A variance from Section 1157.29(c)(2) which requires a minimum side yard parking setback of 25' to allow 14.23'.
2. A variance from Section 1183.04(c) which requires that parking space dimensions be 10' x 20' to allow 9' x 18' parking spaces.

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3. A variance from Section 1183.15(b)(1) which requires that islands, walkways and landscaped areas have a minimum dimension of 10' to allow landscaped islands to be 9'.
4. A deviation from Section 1183.05(b) which requires the proposed use to have at least 319 parking spaces to allow a minimum of 91 spaces.

Conditioned upon submission of a plan showing the truck turn radius, and further conditioned on showing a revised architectural treatment of the West elevation to be provided at the time of final approval.

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

The Regular Meeting closed at 9:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Brian Stucky
Absent: Dominic Sciria
Others: Monica Bartkiewicz, and approximately 12 guests

Mr. Lahrmer opened the Work Session at 7:12 P.M.

JULIE BILLIART SCHOOLS – BRECKSVILLE – 8611 WIESE ROAD

Ms. Lannie Davis-Frecker, President/CEO of the Julie Billiart Schools was present to request a conditional use permit to operate a private, Catholic school for children with disabilities on the former Chippewa Elementary School property. Renovation plans would be limited to the interior of the building over the next year with no change in the building footprint. Enrollment would be capped at 132 students. Plans were to open the school in the fall of 2024 with kindergarten through fourth grade students. Fifth grade through eighth grade students would be moved into the school in the fall of 2025. This topic was discussed at a public hearing earlier in the evening. There were no questions from Commission members and the Work Session recessed into the Regular Meeting for a motion.

FENCE WITHIN LANDSCAPE BUFFER EASEMENT – 2383 SPRINGSIDE OVAL

Mr. Patrick Beam of 9th Avenue Designs was present to request approval for a pool fence already in place with a portion of the fence encroaching in the landscape buffer easement. It was pointed out that a signed documentation of approval from the Four Seasons HOA accompanied the application. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

DIGERONIMO COMPANIES VALOR ACRES MIXED-USE PHASE 1 CONSULTATION MILLER RD. & BRECKSVILLE ROAD

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive

Mr. DiGeronimo reviewed the evolution of development planning for the Valor Acres property. Their original plan three or four years ago was to start with the mixed-use, southeast portion of the project. There were surveys and committee meetings conducted with a lot of input from residents. It took longer than expected to bring all those development ideas into focus. In the interim the Sherwin Williams research facility and the DeGeronimo residential component of the site have been under construction simultaneously. Both projects were on schedule, with Sherwin Williams completion slated for 2024 and the residential development in late 2023. Mr. DiGeronimo said their intention tonight was to introduce a concept plan for consultation with the hope after further discussions with the Commission they could be ready to break ground in February or March for the grading, mass excavation and storm water management to prepare the site for construction. A favorable schedule would have construction starting in mid-2023.

The concept plan before the Commission for the Miller Road, southeast portion of the site featured an office district complex, flanked on one side with a hotel, retail/commercial and a grocery store. Mr. DiGeronimo stressed the flexibility of the plan to allow for a building-by-building identification of tenants and development of buildings. He noted that the most important aspect of planning now was to get the best and most flexible plan for interior streets. Throughout his conversation on the mixed-use development, Mr. DiGeronimo was very encouraged about his dealings with potential tenants who could not be identified at this time due to non-disclosure agreements. He indicated that one of the first buildings to be developed (Building I) would be the headquarters for the DiGeronimo companies. Mr. DiGeronimo commented that their goal on the site was to provide a home for businesses along with services and attractions for those who work there. Valor Acres would not be a copy of any other DiGeronimo development. It would be unique to Brecksville.

Mr. Lahrmer referenced a memo to the Commission from Mr. Wise listing his concerns on the mixed-use development. Mr. Wise recommended limiting curb cuts to the major roads by keeping traffic on the interior roads

and the marginal road around the site. Mr. Stucky asked about the location of an internal road from the residential property to the mixed-use area. Mr. DiGeronimo said that location determination probably had to wait until tenants in the mixed-use area were in place. Mr. Lahrmer commented that a connection by the intersection at Building "H" seemed most logical. It was questioned whether the interior roads would be public or private and Mr. DiGeronimo said it was their intention to have them be private streets.

Mr. Jantzen asked about the number of stories to the parking garage on the southeast corner of Miller and Brecksville Road. Some Commission members did not think looking at a parking garage was the most pleasing introduction to the site. The parking garage would be two stories starting at ground level. Mr. DiGeronimo said that because of the topography of the site, a grade change of 15 feet would effectively eliminate the garage view from the street. Mr. Payto maintained that the southeast corner was the gateway to the development and it should look better.

Mr. Stucky remarked that he would like to see the buildings set back further from Brecksville Road with more green buffering. He mentioned specifically along the parking garage on Brecksville Road and around the corner onto Miller Road. Mr. DiGeronimo hoped to have, for an upcoming meeting, a 3-D rendering of the southeast corner to show the significant green space. He did comment that there would probably be less green space in the mixed-use district.

Mr. Stucky asked about the projected height of the buildings in the office district and was told they would most likely be five stories with retail on the bottom level, with the exception of the grocery store, the hotel and parking garages G and K which may all be lower.

Mr. Wise questioned the adequacy of parking in his memo to the Commission. Mr. DiGeronimo felt they would be providing adequate parking and there was also landbanked parking that could be developed. Mr. Stucky asked how far the buildings along Miller Road were from the street and the response was 40 foot. He wondered if there was any public access to the development buildings from the sidewalks along the street. Mr. DiGeronimo said that in general no public access from the streetside sidewalks was provided. Access would be by the internal streets. Mr. DiGeronimo said that his company preferred to own, lease and manage the properties, however they would agree to sell property to a client who required it to be part of a deal.

Mr. Lahrmer was interested in the draw area for the various categories of mixed use. Office/business draw area was up to a 45 minute drive, whereas grocery and other retail (17%) was a 10-20 minute drive. Mayor Hruby remarked that the mixed-use retail was never intended to be destination shopping, but mainly for the people employed on the site and community residents.

There were several questions about the location of the hotel with the "B" retail section orphaned at the end of the property far from the hotel. The "street" next to the hotel would actually function as a pedestrian walkway between the hotel and the office buildings. That walkway could also be closed off to use for outdoor festivals. The location of the "B" retail would be abundantly clear once the identification of the tenant was made public. "B" was anticipated to become another anchor in the mixed-use development. Mr. Lahrmer pointed out that the drop-off stacking at the hotel might not have adequate stacking space given its close proximity to the intersection.

Mr. Payto questioned the placement of the Central Park. The Park was intended as an amenity for office workers during the day for breaks or lunch. It would also be available evenings for special public events. Mr. Payto wondered if there was any advantage to shifting an office building and locating Central Park at the end of the pedestrian walkway.

Mr. Payto asked if the concept plan would be submitted for the traffic study. He felt the study of access points and traffic patterns could be challenging. Mr. DiGeronimo said the traffic study, based on the outcome of their negotiations with some potential high level clients, could be dramatically impacted. He felt it was too early in the planning stage to make decisions on the traffic study. Mr. Payto asked about public transportation to the site. The Mayor assured him that RTA has been involved in meetings to plan service to the site. They have already met with Sherwin Williams who are eager to provide RTA bus service for their employees.

Mr. Lahrmer questioned whether our community with two grocery stores and a Giant Eagle about a mile away could support another larger grocery store. He also didn't like the look of the big box store that looked like an out parcel, and he wondered if it could be better integrated into the development. Mr. DiGeronimo remarked that a grocery store was always in the plan to serve the people living and working on the site. He commented the grocery store location was not finalized. Its location on the concept plan was logical and close to the intersection. Mr. Lahrmer commented he would be reluctant to consider granting a conditional use permit without knowing the specific tenants for the larger elements of the mixed-use plan such as the hotel and grocery store. Mr. DiGeronimo expected those tenants to be identified before they sought a conditional use permit.

There was a question about the possibility of a detention pond. A minor amount of detention was planned for above ground, however the majority of detention would be handled underground. Mr. Stucky suggested that if the developer wanted to break ground in February or March it was important to be considering mass excavation and storm water management issues in order to begin preparing the site. There would be months to consider the traffic study, parking and building locations. Mr. DiGeronimo said they would soon be considering felling trees on the site before the end of March when bats become an issue. Utility work on the site would probably be done in the winter.

To summarize the areas the Commission would like the developer to give further consideration:

1. Parking garage on Southeast corner not a good look
2. More green area so buildings don't look to be right on the street
3. Services to the buildings - further explanation
4. Grocery store – size and location
5. Hotel Drop-off – proximity to intersection
6. Traffic Study – access points
7. Parking ratios to leasable area – shared parking

Mr. DiGeronimo appreciated the Commission's input and planned to be on the agenda for the Planning Commission's next meeting on December 8, 2022.

SNOWVILLE BUSINESS CENTER III – 5800 W. SNOWVILLE ROAD

Messrs. Richard Neiden and Tyler Garrett, of Ray Fogg Building Methods, were present to request preliminary approval for a 95,576 sq. ft., speculative industrial building on W. Snowville Road. Mr. Neiden reviewed the Code parking requirement of 319 parking spaces and their desire to provide 220 spaces with 91 spaces actually developed and 129 landbanked spaces. The Commission was willing to consider a parking count less than the Code requirement if the developer could supply statistics from other Fogg developments to support their lower space parking count. Mr. Jantzen pointed out that the 91 spaces to be developed represented only 29% of the Code requirement.

Mr. Neiden reviewed a parking survey taken of two of their business parks with speculative buildings, Bluestone Business Park, Euclid, Ohio, and Seasons Business Park, Stow, Ohio. The survey was conducted on three days (M-W-F, early afternoon) in early October. The report included data on the actual tenant, building size, parking spaces built, Code parking requirement and actual parking spaces occupied. In every case the actual usage was far less than the spaces developed. Mr. Neiden was confident, from their experience constructing this type of building, that the 220 spaces (including 91 spaces developed and 129 landbanked spaces) was adequate parking for the proposed building.

At a September meeting the Commission asked that the elevation of the proposed building facing the turnpike (west) receive some architectural definition that would make it look less like the back of a building. Some architectural work had been done, but not on the rear (west) elevation of the building. Mr. Stucky said it appeared there was some confusion on their drawings where elevations were incorrectly identified. There was a brief

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discussion on how the rear elevation could be addressed to provide some interest. It was suggested that recesses of about 6 to 8 inches might be a simple solution to spruce up the rear of the building.

Mr. Stucky asked about the truck turning radius report for the Fire Department. Mr. Neiden didn't bring that report, and he agreed to provide it to Monica Bartkiewicz for the Fire Department. Commission members were in general agreement that the applicant had provided the requested justification for a deviation from the Code required 319 parking spaces to permit 220 spaces, 91 developed and 129 landbanked. Commission members had no issue with the variance request for smaller, 9' x 18' parking stalls, which has become more commonly in use. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 9:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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