

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
October 20, 2022 Page 1

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Dominic Sciria, Brian Stucky
Absent: Ron Payto
Others: Monica Bartkiewicz, Gerald Wise, and approximately 7 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 p.m. Mr. Bandsuh, who was moving out of the community and leaving the Commission, thanked the Mayor for the opportunity to serve on the Planning Commission. He described his service on the Commission as an honor and a privilege. New Planning Commission members Lawry Kardos and Mark Jantzen were sworn in by Mayor Hruby.

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 22, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission Regular Meeting Minutes of September 22, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 22, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of September 22, 2022 be approved.

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

APPROVAL OF THE 2023 PLANNING COMMISSION SCHEDULE

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the 2023 Planning Commission Schedule be approved.

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

SIGNS:

KELLER WILLIAMS ELEVATE – 8869 BRECKSVILLE ROAD (CC Approval)

Mr. Brian Becker, of Becker Signs Inc., was present to request two wall signs for Keller Williams Elevate, 8869 Brecksville Road. A deviation was being requested for a second wall sign on the rear of the building. Mr. Stucky saw no problem with the two wall sign requests considering the second floor location and that the adjacent tenants in the building had similar rear second floor signage. The signage request had been reviewed and approved by the building owner.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for, one (1) 4.75 sq. ft. permanent identification wall sign on the building frontage and one (1) 12 sq. ft. permanent identification wall sign at the rear of the building for Keller Williams Elevate, located at 8869 Brecksville Road, Ste. C, Brecksville, Ohio 44141, as described in the attached plans dated September 12, 2022, and application dated September 23, 2022, contingent on approval by City Council of the following deviation:

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- From Section 1187.09(d)(2) that external facing building units above the ground floor shall be entitled to 1 identification wall sign not exceeding 3 sq. ft. in area, located on an inside wall either on the upper floor or on an entrance to the upper floor, to allow 2 permanent identification wall signs, one (1) 4.75 sq. ft. and one (1) 12 sq. ft., respectively located on the second floor of the building frontage and building rear

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

HOLDING SPACE PSYCHOTHERAPY – 8927 BRECKSVILLE ROAD (CC Approval)

Mr. John Grigoli, of Epic Signs & Graphics, was present to request approval for a window sign with a size deviation request. After a brief discussion the consensus among Commission members was that the sign size was in keeping with the other tenants along the street.

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 27.9 sq. ft. identification window sign for Holding Space Psychotherapy, 8927 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated September 22, 2022, and attached drawings, condition on City Council's approval of the following deviation:

- A deviation from Section 1187.09(c) permitting a maximum sign face area of 5 sq. ft. for a window sign to allow a sign face area of 27.9 sq. ft.

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

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

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

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 Brecksville Planning Commission will hold a Public Hearing on Thursday, November 3, 2022, at 7:00 P.M. in Council Chambers 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, PPN 602-13-023.

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

The Regular Meeting closed at 7:32 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON

DOMINIC SCIRIA, VICE CHAIRPERSON

Minutes recorded by Nancy Dimitris

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Absent: Ron Payto
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Mr. Lahrmer opened the Work Session at 7:16 p.m.

MOORE RESIDENCE FRONT YARD SETBACK – 9131 SNOWVILLE ROAD

Mr. Justin Musick was present on behalf of a request for a frontyard setback of 450 feet for a new home at 9131 Snowville Road. He described the setbacks of adjacent homes to the east and west, with the nearest home to the west at 374 ft. The wide range of setbacks in the area could be attributable to extensive wetlands.

Mr. Wise commented that it appeared that the property owner would be seeking to displace a half-acre of wetlands on the property, which was permitted for a nationwide permit by the Army Corps. He understood their determination of a setback and had no issue with it. Mr. Sciria asked whether there were plans to change the guardrail that ran the length of the property frontage. Mr. Wise noted that the property owner was already working with the City on the placement of the driveway and how the guardrail would be updated by the City Service Department.

Mr. Musick was aware of the variance request to not install sidewalks until and if they would be required by the City. He was advised a public hearing on the frontyard setback request was required. The Work Session recessed into the Regular Meeting to set a public hearing date.

JULIE BILLIART SCHOOLS – BRECKSVILLE – 8611 WIESE ROAD

Present: Lannie Davis-Frecker, President/CEO
Amber Duco, Architect

Mayor Hruby informed the Commission that the Julie Billiart School, for children from kindergarten to eighth grade with special needs, was the successful bidder for the Chippewa Elementary School property. He wanted to welcome them to Brecksville and hoped this location was as successful as their schools in Lyndhurst, Akron and Westlake.

Ms. Davis-Frecker said they were a private, Catholic school that has operated out of their Lyndhurst location for seventy years and recent years expanded to Akron and Westlake. Their enrollment mix was generally 70% children with Autism and others with ADD/ADHD, dyslexia and other learning and social disabilities in a mild to moderate range. Students come from 35 school districts and each student has an Individualized Education Plan (IEP). The school's maximum capacity was 132 students.

The school proposed to remodel only the interior of the building over the next year and planned to open the school in the fall of 2024. Mr. Stucky asked if air conditioning was planned. Ms. Davis-Frecker indicated they planned boxed, window units as the \$1 million dollar quote for air conditioning was too expensive.

Operating hours for the school were 7:00 A.M. to 6:00 P.M. with before opening and after care options. The school also offered a summer camp. Transportation to the school could involve some public school busing if within acceptable distances. Most transportation, however, would involve parent drop-off and pick-up.

Mr. Lahrmer commented that parking was within Code requirements. The R-20 zoning of the property would require the Planning Commission to approve a Conditional Use Permit. The next course of action was to schedule a public hearing. The Work Session recessed into the Regular Meeting to schedule a public hearing.

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The Work Session closed at 7:32 p.m.

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