

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

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

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

APPROVAL OF THE ORGANIZATIONAL MEETING MINUTES OF JANUARY 6, 2022

It was moved by Mr. Lahrmer and seconded by Mayor Hruby, that the Planning Commission Organizational Meeting Minutes of January 6, 2022 be approved.

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky  
Nays: None  
MOTION CARRIED

APPROVAL OF THE PUBLIC HEARING MINUTES OF JANUARY 6, 2022 ON PHASE 2 & 3 OF THE WOODLANDS OF SNOWVILLE

It was moved by Mr. Lahrmer and seconded by Mayor Hruby that the Planning Commission Public Hearing Minutes of January 6, 2022 on Phase 2 & 3 of The Woodlands of Snowville be approved.

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky  
Nays: None  
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 6, 2022

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz, that the Planning Commission Regular Meeting Minutes of January 6, 2022 be approved.

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky  
Nays: None  
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JANUARY 6, 2022

A correction was noted on Page 3 of the Work Session Minutes, second paragraph, second sentence, that makes reference to the Army Corp approved the rerouting of the **pond**. The word "pond" should be replaced by the word "stream". It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission Work Session Meeting Minutes of January 6, 2022 be approved as amended.

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky  
Nays: None  
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE - No Report

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
January 20, 2022 Page 2

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

The Regular Meeting closed at 8:20 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
January 20, 2022 Page 1

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

Mr. Lahrmer opened the Work Session at 7:05 p.m.

VALOR ACRES PDA T2 – T5 TOWNHOMES – LAVENDER LANE

Present: Kevin DiGeronimo, DiGeronimo Properties  
Joshua Decker, Project Executive  
Denver Vrooker, Vocon

Mr. DiGeronimo proposed sharing plans for townhomes T2-T5 with the Commission, along with some tweaks made to townhome T-1 since it was discussed at the Commission's January 6, 2022 meeting. A set of revised plans was passed out at the meeting. He hoped to incorporate feedback from the Commission into a revised set of plans for T-1 and T2-T5 to submit at the end of January with the goal of being on the Commission's February 17, 2022 agenda for approval of both sets of plans.

A PowerPoint presentation was used to illustrate the location and access to each of the townhomes. Mr. Decker described the varying brick tones of each of the units from light to darker, earthier tones. He explained how brick, stucco and fiber cement panels were used in each of the townhomes. Townhome T1, running along Canvas Parkway and Brecksville Road, featured 11 units. Townhomes T2 – T5 were smaller buildings located off Lavender Lane. Townhomes T3 and T4 were the only units with elevators.

Mr. Wise supplied the Commission and developer with a copy of his January 20, 2022 letter to Mr. Packard, Chief Building Official, summarizing his review of preliminary plans for Townhomes T2 – T5. Of the twenty-four points made in his letter, he chose only to focus on those with impact at this point in planning.

Truck Turn Movement Exhibit - verify sufficient room for the following trucks to turn around and leave the site: 1) Brecksville Fire Department 42' Pumper Truck, 2) Garbage Truck, and 3) Standard 27' – 30' Moving/Panel Truck.

Parking – Currently no provision for guest parking, or any parking beyond the two space in-garage parking per unit.

On-Site Walkways – Consider probable pedestrian traffic patterns to determine connectivity of walkways. Keep steps and railings out of utility easement areas.

Plat – A very preliminary draft Mr. Wise thought needed a lot of work. Mr. Wise's few comments in his letter addressed engineering issues appropriate for later in the planning process.

Mr. Decker agreed to provide the Truck Turn Exhibit. The point was also made that additional pavement was needed to provide for turning around at the end of the drive aisles for T3 and T4. Mr. Decker noted that they had pulled that additional pavement back to address the Commission's earlier request for more buffering from Westview Drive. Mr. Lahrmer felt there was room to provide an additional 5-10 foot of pavement and still have adequate buffering. Mr. Stucky questioned whether there was room to deal with plowing snow like the over a foot of snow experienced in the community this week. Mr. Wise noted a possible ingress/egress problem between 2-C and 2-D corner units.

There was a general consensus among Commission members that visitor parking should be provided and it should be convenient. Mr. Bandsuh felt most visitors to the area would be arriving by car. Ms. Bartkiewicz suggested one visitor parking space per unit (approx. 17 spots) and Commission members thought that was reasonable. It was noted that any parking along the street would impact ingress/egress for residents. Mr. DiGeronimo acknowledged the need to address the Commission's recommendation for visitor parking. In response to a speculation on how many cars a resident might have, he did not think the life style of the

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
January 20, 2022 Page 2

neighborhood would be for residents to own three cars. Mr. DiGeronimo commented he would do some research to see what the typical visitor parking allotment was for similar developments.

Ms. Bartkiewicz felt that at just about every stop along their route, the garbage truck would be temporarily blocking someone's garage door access. Mr. Stucky doubted residents had room to park a car in their driveway outside of the garage without impeding two-way traffic. He anticipated it would be very difficult to maintain two-way traffic along the access drives to the Townhomes. It was his opinion that the area for Townhomes T2-T5 was too tightly developed.

Ms. Bartkiewicz asked if the courtyard between T3 and T4 could be made more interactive to encourage social gatherings of the residents. Mr. Sciria was concerned about line-of-sight privacy issues between third story and rooftop decks and Westview Drive backyards.

Mr. Wise wondered if the walkway layouts actually reflected probable pedestrian traffic patterns. He felt most residents and visitors would be approaching the townhomes from the rear, not along a front sidewalk. Mr. Vrooker suggested the front walkways, especially in the T2 – T5 Townhomes, might be used more by people walking their dogs, going to the pool, or taking a walk in the neighborhood.

Mr. Stucky remarked on the nice look of the brick on the front of the townhome units and wondered if any thought was given to carrying the use of some brick to the rear of the units. Mr. DiGeronimo responded that they were concerned about the weight of brick over the 16 foot garage doors. Prior to this evening's meeting Mr. Payto made written comments on the drawings, drew some sketches, conferred with Mr. Lahrmer and then shared his sketches with Mr. Vrooker. His concern was about unifying the front with the back elevation of the buildings. Currently the building fronts encompassed all the design input, leaving the building backs looking plain and disassociated from the fronts. The difference was so stark he didn't think a difference in colorization would be enough of a change. Mr. Payto suggested bumping out a portion of the rear elevation and applying brick only to the bumpout. He thought between 4-6 bumpouts would be enough to accomplish breaking up the rear facades of the townhomes. He also discussed, with Mr. Vrooker, carrying the material of the "bookend" units around the corner of those buildings whether it be brick, stucco or fiber cement panels. Mr. Lahrmer pointed out the stucco that wraps around T-2 as example of what would be acceptable. Mr. Payto commented that amending the rear facades of the townhomes was a small part of a vast project, but important to get right at this point in the project. He understood that there would be economic implications, but hoped they could be absorbed by the scope of the project. Mr. Payto reiterated a point often made by Commission members that their roll was to do what was right for the City and the community.

Messrs. Stucky and Payto both felt T1 needed to have some brick added to the rear façade. Mr. Payto suggested further that the treatment to the rear façade of T1 should tie into whatever was done for townhomes T2 – T5. Mr. Lahrmer noted the rear of Townhome T1 was very visible from the multifamily building. Mr. Payto commented that he reviewed the plans with the objective of minimizing the number of changes and costs to make the unit rear elevations relate to the fronts. Mr. Vrooker said changing six of the eleven backs represented substantial change. A discussion followed on how costs could be controlled by wrapping the bookend units with material other than brick, and using brick on the back of a few of the interior units. Mr. DiGeronimo commented he had more flexibility in making material changes to the buildings than changing the actual structure with bumpouts. Mr. Payto offered to help them at any point at their request. Mr. DiGeronimo agreed they had sufficient feedback to continuing planning.

The Work Session closed at 8:20 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris