

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
October 5, 2023 Page 1

Present: Mark Jantzen, Lawry Kardos, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 3 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 21, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of September 21, 2023 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 21, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of September 21, 2023 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Stucky mentioned that the public hearings on Valor Acres Buildings C, D, E, F, G and H originally scheduled for this evening had been rescheduled for the Planning Commission's October 26, 2023 meeting.

REPORT OF THE MAYOR - No Report

REPORT OF CITY ENGINEER - No Report

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

PICKLEBALL COURT IN LANDSCAPE BUFFER EASEMENT – 2383 SPRINGSIDE OVAL

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve a pickleball court within a Landscape Buffer Easement at 2383 Springside Oval, Brecksville, Ohio, as described in the application dated September 15, 2023 by 9th Avenue Designs and attached documentation and contingent upon approval of the City Horticulture Department and also contingent upon approval of the neighbor to the south.

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

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

VERIZON CELL TOWER EQUIPMENT UPGRADES – WAIVE PUBLIC HEARING – 6898 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission waive the requirement for a public hearing to hear the request of Verizon to install an antenna on the existing cell tower located at 6898 Miller Road, as permitted under Section 717.03(c).

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

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

VERIZON CELL TOWER EQUIPMENT UPGRADES – 6898 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve the installation of an antenna at the 155' height and installation of ground equipment at the existing wireless facility tower at 6898 Miller Road, Brecksville, Ohio 44141, PP #604-18-010, for Verizon, as described in the application dated September 11, 2023 by Verizon/Northstar Towers and plans dated May 6, 2021, contingent on the approval of City Council and structural review approval.

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

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

OFFICE BUILDING I ADDITIONAL FAÇADE DESIGN – MILLER RD/BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve Option 3 for Office Building I at Valor Acres in reference to the approval already given conditional upon these façade studies.

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

The Regular Meeting closed at 7:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
RON PAYTO, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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Present: Mark Jantzen, Lawry Kardos, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 3 guests

Mr. Lahrmer opened the Work Session at 7:02 p.m.

PICKLEBALL COURT IN LANDSCAPE BUFFER EASEMENT – 2383 SPRINGSIDE OVAL

Mr. Pat Beam, Landscape Architect, was present on behalf of an application for a pickleball court to be located in a landscape easement at the Four Seasons subdivision. Included in the application was a letter of approval from the Four Season's HOA. Mr. Beam indicated neighbors on both sides were more than 200 ft. from the area for the pickleball court. When asked if the proposed installation had been discussed with the immediate neighbors, Mr. Beam didn't know.

Mr. Stucky noted the landscape buffer easement was on the property owner's land and not on HOA common land. Mr. Lahrmer read from the original development agreement the clause relative to the landscape buffer easement that prohibited any encroachment and/or structures on the easement without the agreement of the City. Concern for setting precedent was raised. Mayor Hruby indicated encroachment on a landscape easement has happened in other developments such as the Woodlands on Snowville, and permitted with the approval of neighbors and their HOA. Commission members were favorably influenced by the significant distance between the proposed court and any neighboring property. There was a general consensus to make a motion for approval contingent on notification of neighbor to the south. The Work Session recessed into the Regular Meeting for a motion.

VERIZON CELL TOWER EQUIPMENT UPGRADES – 6898 MILLER ROAD

Ms. Casey Conrad was present on behalf of Verizon's request to update equipment on the Miller Road communications tower by swapping out three antennas and a ground cabinet. Mr. Wise saw no problem with the request mentioning that the ground cabinet would be located within their current fenced area. Commission members had no questions and the Work Session recessed into the Regular Meeting for two motions.

VA – OFFICE BUILDING I ADDITIONAL FAÇADE DESIGN – MILLER RD/BRECKSVILLE RD.

Final approval of Valor Acres Office Building I was recommended by the Planning Commission in a motion on June 8, 2023 contingent on additional studies of the west and north facades. Mr. Kevin DiGeronimo, DiGeronimo Properties, was present to discuss four façade option drawings for the Valor Acres Building I that were developed through meetings of his team with Mr. Lahrmer and Mr. Payto. Their focus was to better articulate entries to the building on the west and north facades.

Mr. DiGeronimo reviewed each of the four renderings. He identified Options 3 and 4 as facades that would be acceptable with Option 3 their preferred façade choice. Discussion among Commission members was confined to Options 3 and 4, with a mixture of support for both. Since both options were agreeable to Commission members they felt the DiGeronimo organization could make the choice for their headquarters building. The Work Session recessed into the Regular meeting for a motion.

The Work Session closed at 7:45 p.m.

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