

MINUTES OF THE PUBLIC HEARING - CONDITIONAL USE PERMIT REVEL DANCE COMPLEX  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
August 25, 2022 Page 1

Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria  
Absent: Brian Stucky  
Others: Monica Bartkiewicz, Scott Packard, Gerald Wise, and approximately 7 guests

Mr. Lahrmer opened the Public Hearing at 7:00 P.M. by a reading of the following legal notice published in the August 11, 2022 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, August 25, 2022 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to approve a Conditional Use Permit for Revel Dance Complex at 10217 Brecksville Road, PPN 605-14-014, Brecksville, Ohio 44141.

Ms. Kylie Taylor, Owner and Artistic Director for the Revel Dance Complex, was present to request a conditional use permit to open a dance studio in an M-D zoned location on Brecksville Road. This request was discussed by the Planning Commission at their August 4, 2022 meeting where concern was expressed on the adequacy of the twenty parking spaces, with five overflow space provision, for an average occupancy of 43 people. Ms. Taylor submitted a letter from the landlord, dated August 5, 2022, assuring her of twenty overflow spaces in addition to the twenty spaces being provided. She expected most students would be dropped off at the beginning of a dance session and picked up at session completion with no parking on the site.

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 7:03 p.m.

The Public Hearing closed at 7:03 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
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Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria  
Absent: Brian Stucky  
Others: Monica Bartkiewicz, Scott Packard, Gerald Wise, and approximately 7 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:03 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 4, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of August 4, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 4, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of August 4, 2022 be approved.

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

SIGNS:

THE NEST SCHOOL – 4949 W. SNOWVILLE ROAD (CC Approval)

Mr. Michael Holsman was present to request a ground sign and a wall sign for The Nest Schools on West Snowville Road. The requested signage included a deviation for the use of five colors, one color more than the Code maximum of four. Mr. Holsman explained that the colors were part of a national logo. There was a general consensus that the colors were muted and the sign tastefully done. The signs were otherwise compliant to Code specifications.

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) 39 sq. ft. per side, double-sided, illuminated, ground, identification sign and one (1) 7.2 sq. ft. permanent identification wall sign for The Nest Schools, 4949 W. Snowville Road, Brecksville, Ohio, as described in the application dated July 29, 2022 and attached plans dated July 19, 2022, conditional on City Council's approval of the following deviation:

- A deviation from Section 1187.05(a), which allows no more than four (4) compatible colors on any sign to allow five (5) on the permanent identification wall sign.

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

ADVANCED TURF SOLUTIONS – 6780 SOUTHPOINTE PARKWAY (CC Approval)

Mr. Scott Fridrich, of Northcoast Signworks, was present to request approval for one identification wall sign, three information wall signs, and one directional sign. A signage package, for Advanced Turf Solutions, was discussed by the Commission at their August 4, 2022 meeting and four of the signs requested were approved at that

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
August 25, 2022 Page 2

meeting. The remaining signs required further review. Mr. Fridrich was aware of the deviations being requested and he maintained they were justified in order to get customers and delivery trucks to the right area of the complex. Mr. Payto mentioned that the company name on the signs should be in at least the same font size as the other information on the signs. Mr. Lahrmer noted Mr. Bandsuh's request that the height of the directional sign should be no more than three feet. There was a general consensus that the large size of the complex warranted the signage being requested.

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) 10.8 sq. ft. permanent identification wall sign,
- One (1) 6.25 sq. ft. permanent information wall sign, and
- Two (2) 7.1 sq. ft. permanent information wall signs
- One (1) 2 sq. ft. per side, 2-sided permanent directional sign at 3'.0" to the top.

For Advanced Turf Solutions, 6780 Southpointe Parkway, Brecksville, Ohio as described in the application and shown in the attached plans by Northcoast Signworks dated August 8, 2022, contingent on approval by City Council of the following deviations:

1. From Section 1187.10(c) that the maximum number of identification wall signs be one (1) per unit to allow two (2)
2. From Section 1187.10(c) that identification wall signs be located at the unit main entrance wall or frontage to allow one (1) sign to be located on the northern wall at the shipping/receiving docks.
3. From Section 1187.03 (C) that directional signs do not include any business identification information to allow the business logo to be included.

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

#### REPORT OF MAYOR HRUBY

The Mayor reported that City Council would be holding a special meeting in the next week to appoint a Charter Review Committee for 2023. He encouraged Planning Commission members to interact with that committee and attend any of their meetings.

Mention was made of the August 27<sup>th</sup> community garage sale date. A list of the participating residents could be viewed online. The upcoming shred day on Saturday, September 17, 2022, was announced. Participants in that were reminded to donate a non-perishable item for the community food pantry.

#### REPORT OF CITY ENGINEER

Mr. Wise advised that the Chippewa Road sanitary sewer project would soon begin. Residents have been advised and anyone travelling toward Summit County should expect delays.

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

REVEL DANCE COMPLEX – 10217 BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of a Conditional Use Permit for Revel Dance Complex at 10217 Brecksville Road, Brecksville, Ohio, as described in the application dated July 7, 2022 by Revel Dance Complex and attached documentation.

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

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

SOLAR PANEL INSTALLATION – 6430 QUEENS WAY

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **FINAL** approval for a Solar Panel System Installation at 6430 Queens Way, Brecksville Ohio as described in the application dated March 24, 2022, and attached plans dated June 28, 2022 by Fluent Solar, contingent on Utility Company interconnection approval and approval by City Council of the following deviation:

- A deviation from Section 1186.03(c)(1) which requires that a rooftop solar configuration be limited to the portion of the roof that faces the rear yard to allow a portion of the array to face the sideyard. "

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

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

T-MOBILE MICROWAVE DISH - WAIVE PUBLIC HEARING – 6898 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission waive the requirement for a public hearing to hear the request of T-MOBILE to install one (1) microwave dish and ancillary dish antenna equipment on the cell tower located at 6898 Miller Road as permitted under Section 717.03(c).

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

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

T-MOBILE MICROWAVE DISH – 6898 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission recommend to City Council approval of plans for the addition of one (1) microwave dish and ancillary dish antenna equipment at the height of 200' for the T-Mobile site CL12074A, 6898 Miller Road,, Brecksville, Ohio, 44141, in the application dated August 5, 2022 as described on the attached drawings by Harper Engineering Inc., dated February 24, 2022 and June 21, 2022 and listed below, contingent on the approval by City Council and structural review approval.

T-1/2, A-1/0, A-2/0, RF-1/2, RF-2/0, E-1/0, SP 1/0  
Structural Evaluation

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
August 25, 2022 Page 4

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

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

T-MOBILE MICROWAVE DISH - WAIVE PUBLIC HEARING – 6896 W. SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission waive the requirement for a public hearing to hear the request of T-MOBILE to install one (1) microwave dish and ancillary dish antenna equipment on the cell tower located at 6896 W. Snowville Road as permitted under Section 717.03(c).

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

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

T-MOBILE MICROWAVE DISH – 6896 W. SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission recommend to City Council approval of plans for the addition of one (1) microwave dish and ancillary dish antenna equipment at the height of 155' for the T-Mobile site CL41344B, 6896 W. Snowville Road, Brecksville, Ohio, 44141, in the application filed by Sindyla Consulting Group, dated August 9, 2022, and as described on the attached drawings by T-Squared Site Services dated June 15, 2022 and listed below, contingent on the approval by City Council and structural review approval.

T-1, A-1, A-1.1, A-2, A-3  
Structural Evaluation

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

The Regular Meeting closed at 8:40 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON  
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Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
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Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria  
Absent: Brian Stucky  
Others: Monica Bartkiewicz, Scott Packard, Gerald Wise, and approximately 7 guests

Mr. Lahrmer opened the Work Session at 7:16 P.M.

REVEL DANCE COMPLEX – 10217 BRECKSVILLE ROAD

Ms. Kylie Taylor, Owner and Artistic Director for the Revel Dance Complex, was present to request a conditional use permit to open a dance studio in an M-D zoned location on Brecksville Road. The dance studio would fill a need in the community as the closest other option for dance was located in Broadview Heights. Her intention was to provide a high level of quality competitive dance for children ages 3-18, along with some adult fitness. Ms. Taylor noted her generally after school hours of operation would not interfere with parking for adjacent businesses.

Mr. Wise commented that all ADA requirements for handicapped parking would have to be addressed at some point. Mr. Bandsuh visited the area during the day and found it to be very quiet. He thought the additional overflow parking being provided should be adequate. Mr. Ray Podojil, landlord, was present to confirm that twenty parking spaces, and an additional twenty overflow parking spaces, were being provided for the dance studio. He indicated there would be some restriping in the parking lot that would add a few more spaces even though the existing parking count met the requirement. There was a general consensus that the Commission's concerns had been addressed. The Work Session recessed into the Regular Meeting for a motion.

SOLAR PANEL INSTALLATION – 6430 QUEENS WAY

Mr. Tyler Doucet was present on behalf of a 27 panel solar system installation request for a home at 6430 Queens Way. This request had been considered at several other Planning Commission meetings, including a public hearing on June 23, 2022. Commission members wanted to see the maximum number of panels on the rear elevation of the roof, and justification for any panels on the sideyard roof elevation. Mr. Bandsuh observed that Fluent Solar's presentation complied with the Commission's request. Mr. Payto noted that the side panel placement would not be visible from the street. The Work Session recessed into the Regular Meeting for a motion.

T-MOBILE MICROWAVE DISH – 6898 MILLER ROAD

Ms. Jacklyn Roberts, Attorney, was present to request a microwave dish and ancillary antenna for the cell tower on Miller Road. An identical request was being made for the cell tower on West Snowville Road. The new microwave dishes would permit better communication between the two towers and more effectively address their customers in the area, particularly with an anticipation of the additional communications traffic to be generated by Valor Acres and Sherwin Williams. The request would not involve any change in the ground equipment. Mr. Wise had no concern provided the structural review report is received. Mr. Lahrner noted a motion to waive a public hearing was necessary prior to a motion for approval. The Work Session recessed into the Regular Meeting for two motions.

T-MOBILE MICROWAVE DISH – 6896 W. SNOWVILLE ROAD

Ms. Jacklyn Roberts, Attorney, was present to request a microwave dish and ancillary antenna for the cell tower on W. Snowville Road. An identical request was being made for the cell tower on Miller Rd. The new microwave dishes would permit better communication between the two towers and more effectively address their customers in the area, particularly with an anticipation of the additional communications traffic to be generated by Valor Acres and Sherwin Williams. The request would not involve any change in the ground equipment. Mr. Wise had no concern provided the structural review report is received. Mr. Lahrner noted a motion to waive a public hearing was necessary prior to a motion for approval. The Work Session recessed into the Regular Meeting for two motions.

MAJOR SUBDIVISION CONSULTATION – SNOWVILLE ROAD

Present: Mr. Kirk Daskocil, Property Owner  
Mr. Greg Modic, Petros Homes

Mr. Kirk Daskocil, a twenty-one year resident of Brecksville, said he bought the 45.46 vacant acres on the north side of Snowville Road across from Dewey Road to build a house for himself and provide some lots for his children. To offset some of his costs he decided to plan a major subdivision on the property. Over the last year he had been working with Petros Homes on a development plan and now had two concept plans to share with the Commission for their input.

Plan (A) PDA Development – cul-de-sac street with two short cul-de-sac streets off the main drive – 45 sublots

Mr. Modic acknowledged the 45 lot concept plan did not exactly meet PDA requirements, but that designation would provide some flexibility in planning. Mr. Lahrmer noted the requirement for common areas for passive and active recreation had not been addressed. Mr. Modic suggested the buffering between adjacent properties and an adjustment of lot sizes would enable them to identify common areas for trails. He suggested the northwest corner of the property could be used for an outdoor pavilion and recreation such as pickleball courts. Mr. Lahrmer didn't feel there would be the common land Echo Hills has provided their residents with amenities such as a pond and ball fields. Mr. Lahrmer questioned how many lots would be lost from the 45 lot plan due to grade issues and the need to provide common space.

Mr. Sciria didn't consider the PDA drawing a serious plan, and only a means to deflect the Commission's attention to Plan B. He pointed out that one of the intentions of a PDA was to preserve natural terrain. In order to achieve the density of the 45 lot PDA plan the entire parcel would have to be flattened. Mr. Bandsuh commented that 45 lots appeared to be R-20 development and seemed to overwhelm the site. Regardless of either plan, the intersection on Snowville at Dewey Road would be a dangerous one.

Mr. Payto wondered about the marketability of lots in the community at a half-acre or one acre. Mr. Modic noted the economic growth in the community that would drive the need for more housing. He felt lots of half-acre and one acre would both sell well in Brecksville.

Plan (B) R-40 Development – One cul-de-sac street with 26 sublots

Mr. Modic pointed out that a pinch point in the (B) plan would require some variances relative to lot depth and creating irregular lots. Mr. Lahrmer thought the (B) plan seemed more appropriate. He had an issue with creating irregular lots, with the exception of cul-de-sac lots which the Commission has approved in the past. Mr. Lahrmer cited S/L 18, 19, 20 and 21 as lots with a little tweaking that could be brought closer to compliance. He suggested S/L 19, 20 and 21 be split into two lots instead of three.

The comment was made that S/L 25 and 26 were small and would have depth issues. The Mayor asked what size home could be built on those lots. Mr. Gary Naim of Petros Homes, who was in the audience, said homes in a comparable size to the Four Seasons development could be built on all the lots. Ms. Bartkiewicz pointed out that at some point a lot split and consolidation of S/L 25 and 26 would be required. Mr. Sciria didn't think the Commission should be supporting creating irregular lots that did not comply too Code. He would have a problem with supporting S/L 1, 2, 25 and 26 in their current configuration.

Mr. Wise thought S/L 12, 13, 14, and 15 needed a further setback. Mr. Lahrmer commented that combining S/L 13, 14, and 15 into two lots would help with the frontage. Mr. Sciria stated that a desire to create more lots did not constitute a hardship to the Commission. He recommended Code issues relating to safety be reviewed as that would be an important consideration for Commission members. Mr. Modic said he would use the Code and the Commission's feedback to finesse the lots and return with a more detailed plan (B).

The Work Session closed at 8:40 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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