

MINUTES OF THE PUBLIC HEARING - FRONTYARD SETBACK 2412 EDGERTON ROAD
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
April 21, 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 15 guests

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

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. Thursday, April 21, 2022, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to hear the proposal of a 55' front yard setback for the lot split of PP #604-01-001, Brecksville, Ohio 44141.

Mr. Otto Schmit was present on behalf of Elaine & Rudolph Rosales' application for a lot split and 55 foot frontyard setback. The proposal was to split the property at 2412 Edgerton Road to create a new lot where the Rosales' would like to build a senior friendly, 2,000 sq. ft. ranch for them to spend their senior years.

Mr. Robert Wightman, 9801 Tamarack Trail, asked about the current Code setback requirement which he was advised was 125 feet, the same as the current farm house. Mr. Wightman recalled having problems with water runoff from the golf course about ten years ago that the City was able to resolve. It seemed to him that those water issues have come back and he was concerned about new construction contributing to the flooding issues. Mr. Lahrmer advised that the public hearing was focused to establishing a frontyard setback. He acknowledged the importance of dealing with water runoff issues that would be addressed at the time the new home proposal was being evaluated by the City Engineer and Planning Commission. Ms. Georgia Hatis, 9809 Tamarack Trail, and Mr. Scott MacRaild, 9810 Tamarack Trail, both expressed concern for water runoff contributing to the water issues in their area.

In response to questions from Ms. Gail Chester, 9802 Tamarack, Mr. Schmit said the existing home would remain and he described the proposed new home's setback and relationship to the barn. There were no further 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 7:10 p.m.

The Regular Meeting closed at 10:15 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
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Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Scott Packard, Gerald Wise, and approximately 15 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:10 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 7, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission Regular Meeting Minutes of April 7, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF APRIL 7, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of April 7, 2022 be approved.

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

SIGNS:

BBHCSD ELEMENTARY SCHOOL & FIELD HOUSE – 3500 OAKES ROAD – (CC Action)

Mr. Ryan Schmit, of ThenDesign Architecture, was present for consideration of the BBHCSD Elementary School & Field House's ground monument sign and a directional sign. The monument sign was considered previously and approval deferred until its location could be changed to avoid line-of-sight issues. Mr. Wise noted the sign would now comply with ODOT requirements. The directional sign was inadvertently left out of the original sign package. Commission members had no issues with the signs.

It was moved by Mr. Lahrmer, and seconded by Ms. Bartkiewicz, that the Planning Commission approve, and the Building Department issue a permit for the installation of an 89 sq. ft. x 7' 10" height, double sided, externally illuminated, permanent ground sign on Oakes Road, and an 8 sq. ft. wayfinding/directional sign to be located at the Elementary School & Field House project, 3500 Oakes Road, Brecksville, Ohio 44141, as shown in the plans by TDA, contingent on approval by City Council including the following deviations

1. A deviation from Section 1187.11(b) requirement for a maximum of 30 sq. ft. per side ground sign to allow 89 sq. ft.
2. A deviation from Section 1187.11(b) requirement for a maximum of 5' high ground sign to allow 7' 10".
3. A deviation from Section 1187.11(b) requirement for a maximum of 2 sq. ft. directional ground sign to allow 8 sq. ft.
4. A deviation from Section 1187.11(b) requirement for a maximum of 3' high directional ground sign to allow 4'.

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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

Mr. Stucky reported that at their last meeting City Council approved a sign for A Special Wish, and Antenna Replacements at both the Miller Road and West Snowville Road Communications Towers.

REPORT OF MAYOR HRUBY

Mayor Hruby spoke about the sadness in our community to learn of Michal Hardwood passing on April 12th. He advised of arrangements for visiting hours on Friday, April 22nd, from 3:00-8:00 P.M. at Nosek-McCreery Funeral home. The funeral mass would be Saturday, April 23rd, at 10:00 A.M. at St. Basil The Great Church. Mr. Harwood served the City for years as both Vice President and President of City Council, as well as many years on the Planning Commission.

REPORT OF CITY ENGINEER - No Report

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

ROSALES LOT SPLIT & FRONT YARD SETBACK – 2412 EDGERTON ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **FINAL** approval of a lot split and establishment of a 55' front yard setback for the proposed Parcel A & Parcel B at 2412 Edgerton Road, Brecksville, Ohio, Permanent Parcel #604-01-001, as described in the application dated February 22, 2022 and shown on the Lot Split Plat dated February 21, 2022 by R M Kole & Assoc. Corp., contingent upon approval of the City Engineer, City Council and Board of Zoning Appeals for the following variances:

1. A variance from Section 1151.22 from the minimum lot width of 150' to allow 144.22' on Parcel A and 100' on Parcel B.
2. A variance from Section 1119.09(d) not to install the required public sidewalks on Parcel A & B, until such time that the City deems appropriate.

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, 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.

DEWEY ROAD LOT SPLIT & CONSOLIDATION 10431 DEWEY ROAD

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz, that the Planning Commission recommend to City Council **FINAL** approval of a Lot Split and Consolidation at 10431 Dewey Road, Brecksville, Ohio, Permanent Parcel #605-25-009 and portion of 605-25-002, as described in the application dated November 18, 2021 and shown on the Lot Split & Consolidation Survey by Lewis Land Professionals, Inc. dated February 2022.

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ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, 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.

SOLAR PANEL INSTALLATION – 6430 QUEENS WAY

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission will hold a Public Hearing on May 26, 2022 at 6:50 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request for a residential Solar Photovoltaic System which requires a deviation proposed to be installed at 6430 Queens Way, Brecksville, Ohio 44141

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, 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.

CENTRAL SCHOOL RE-ZONING – 8929 OLD HIGHLAND DRIVE & 27 PUBLIC SQUARE

It was moved by Mr. Lahrmer and seconded by Mayor Hruby that the Brecksville Planning Commission will hold a Public Hearing at 7:30 P.M. on Thursday, May 26, 2022, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio for the proposed Zoning Map amendment of the City of Brecksville by rezoning PP #601-34-003, 8929 Old Highland Drive from R-8A and 601-34-004, 27 Public Square, from C-F to R-8A with a Conditional Use of L-B.

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, 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.

HIGHLAND DRIVE ELEMENTARY SCHOOL RE-ZONING – 9457 HIGHLAND DRIVE

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, May 26, 2022, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio for the proposed Zoning Map amendment of the City of Brecksville by rezoning PP #603-15-009, 9457 Highland Drive, from C-F Community Facilities to R-20 Single Family Residential.

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, 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.

WINE ROOM S. EDGERTON & MILLER RD. RE-ZONING – 0000 S. EDGERTON ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission will hold a Public Hearing at 6:40 P.M. on Thursday, May 26, 2022, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio for the proposed Zoning Map amendment of the City of Brecksville by rezoning PP #604-07-002, 0000 S. Edgerton Road from L-B Local Business to include a Planned Development Overlay District of an Assembly Use for a Gathering Room/Event Center per Section 1156.

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, 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.

COLLIGAN FRONTYARD SETBACK – 10531 SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission will hold a Public Hearing at 6:30 P.M. on Thursday, May 26, 2022, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a frontyard setback of 80' for Permanent Parcel #605-17-002, 10531 Snowville Road, Brecksville, Ohio 44141.

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, 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.

VALOR ACRES PDA T2 – T5 TOWNHOMES – LAVENDER LANE & CANVAS PARKWAY

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz that the Planning Commission recommend to City Council **FINAL** approval of the Residential PDA 17 Unit T2 – T5 Townhome Buildings and lot split on Parcel #603-21-105, located at Lavender Lane and Canvas Parkway as described in the application dated March 7, 2022 and submitted plans listed below, by DiGeronimo Companies, subject to approval by the City Engineer, City Law Director and City Council.

Valor Acres Townhome Bldgs. 2-5: C5.0, L-2.0 & L2.1	3 pages	dated 12/10/2021, 3/7/2022 & 3/31/2022
Lot Split of Block D	2 pages	dated 12/28/2021, 3/30/2022 & 4/4/2022

ROLL CALL: Ayes: Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto,
Nays: Michael Bandsuh, Dominic Sciria, Brian Stucky
MOTION CARRIED

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

VALOR ACRES PDA C1 – C4 ATTACHED CONDOS – 0000 LAVENDER LANE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **FINAL** approval of the Residential PDA Lots 1 – 8 of C1 – C4, two unit attached condo buildings/building facades located at Lavender Lane as described in the application dated March 7, 2022 and submitted plans listed below, by DiGeronimo Companies, subject to approval by the City Engineer, City Law Director and City Council.

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dated 3/4/2022 & 4/1/2022

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

The Regular Meeting closed at 10:15 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
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Present: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Scott Packard, Gerald Wise, and approximately 15 guests

Mr. Lahrmer opened the Work Session at 7:30 P.M.

ROSALES LOT SPLIT & FRONT YARD SETBACK – 2412 EDGERTON ROAD

Mr. Otto Schmit was present on behalf of Elaine & Rudolph Rosales' application for a lot split and frontyard setback on their property at 2412 Edgerton Road to create a new lot. A 55' frontyard setback was proposed for the new lot to match the setback of the existing farm house. This topic was discussed in a public hearing earlier in the evening.

Mayor Hruby asked Mr. Wise to discuss what would be done to address drainage issues with the new construction. Mr. Wise indicated that swales would probably be required along the frontage of the property. He advised that Service Director, Ron Weidig, was already working on plans for future improvements to the storm sewers in that area. Mr. Wise said that drainage would be evaluated before any grading was done for the new house. The Mayor acknowledged there were water problems caused by work being done on the golf course. He noted the City was working with the Park, Mr. Wise and Mr. Weidig to address the water issues. The Mayor indicated the establishment of a setback on the newly created lot had no correlation with the water problems in that area. There were no further questions from the Commission and the Work Session recessed into the Regular Meeting for a motion.

DEWEY ROAD LOT SPLIT & CONSOLIDATION 10431 DEWEY ROAD

Mr. Thomas Olexa, 10431 Dewey Road, was present on behalf of his request to add 69,000 sq. ft. of land from an adjacent property to expand his 43,124 sq. ft. lot to create one lot of about 2.6 acres. Mr. Wise confirmed the request would just be adding two acres of property on the east side of Mr. Olexa's lot. The request was currently submitted to the County for their approval. In regard to the survey and other documents, Mr. Wise suggested Mr. Olexa call him regarding the signatures and stamping required on the submitted documentation. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

SOLAR PANEL INSTALLATION – 6430 QUEENS WAY

Mr. Joseph Unstott, of Fluent Solar, was present seeking approval for a 27 panel solar system on a house at 6430 Queens Way. The panels were proposed for the southeast and southwest, rear and side elevations of the home. Mr. Stucky noted that usually solar panel requests are accompanied by a computer rendering that helps Commission members in review of the application. The question was asked on the amount of rise from the roof of the panels, which was about 2.5 inches.

Mr. Lahrmer asked about the impact of some tall trees along the side of the property between the neighboring property. Mr. Unstott commented that their Shade Analyzation Report indicated the trees would be no issue. They had no plans to remove trees which were actually on the neighboring property.

To address the deviation request to permit solar panels on the side roof, Messrs. Payto and Bandsuh suggested a rearrangement of panels that moved all but one of the panels on the side to the rear roof. Mr. Unstott mentioned there might be some restrictions relating to providing a fire access safety three foot pathway from the roof edge to the panels or chimney restrictions that might not permit a rearrangement. He maintained that their goal was to provide the most cost efficient plan for their client. Mr. Lahrmer pointed out that the Planning Commission's focus was Code compliance without regard to any cost savings.

Mr. Lahrmer advised that a public hearing would be scheduled. He suggested, at that time, Mr. Unstott bring a computer rendering of the house with the proposed solar installation, as well as consider a rearrangement of

panels to move more panels from the side roof to the rear roof. The Work Session recessed into the Regular Meeting to set a Public Hearing.

CENTRAL SCHOOL RE-ZONING – 8929 OLD HIGHLAND DRIVE & 27 PUBLIC SQUARE

Mayor Hruby reported that City Council suggested he and Mr. Stucky ask the Planning Commission to consider what the zoning of the Central School property should be before the property was offered for sale. There have been a few public hearings on the future use of the property in recent years with plenty of community input, but no overwhelming support of any proposal. The Old Town residents have been most vocal about protecting the unique character of their neighborhood by keeping a portion of that land residential.

The Mayor reviewed attempts to effect change in the downtown area from the 1960's to present day, which met with limited success due to a lack of support from the local merchant property owners. Current consideration of zoning has been to keep the rear portion of the land along Arlington residential, R-8A, with an adequate buffer from the property along Route 82 which would be developed under Local Business as a conditional use. The hope was for the property along Route 82 to be developed as retail to increase the walkability of the downtown area.

The school building was being maintained, at some amount of costs, by the City. There was some hope in the community that the building, or the historic portion of it, could be repurposed and used, but the Mayor didn't think that was probable. At this point in time City Council was requesting input from the Planning Commission on whether rezoning should be considered, and whether the layered zoning of R-8A with a Conditional Use of Local Business was acceptable, flexible zoning. The City would prefer not to offer the property for sale under the current Community Facilities zoning, which could permit development in a not desirable use as long as it was compliant with C-F zoning.

Mr. Stucky asked about the house at 8929, adjacent to the Central School. Years ago that house was owned by the Comstock family who sold it to the school for their use. The expectation was that it would become part of the land offered for sale and development.

Ms. Bartkiewicz wondered if the Commission should be considering a lot split to zone the Arlington portion of the property residential and the front section Local Business. Mayor Hruby explained that the R-8A zoning, with the conditional use, would provide the City with more flexibility on where the dividing line between the residential and local business would be placed. He added that conditional use has been used successfully on a number of projects in the City, including most recently the VA property. It would be unlikely, but possible, that the entire property could be developed residentially. However, if the front section was developed local business the Planning Commission would be reviewing every proposed local business application for the property.

Mr. Stucky wondered if there was a way to mandate a buffer between the residential and local business areas on the property. The Mayor thought the Planning Commission should consider reviewing R-8A zoning, specific to this project, to see if it should be revised before putting the Central School rezoning on the ballot. The Mayor noted that there should be no pressure to hurry consideration along. Mr. Payto didn't see the problem with scheduling a public hearing, as it was just information gathering and implied no commitment by the Commission.

Ms. Ann Koepke, City Council Member, asked if a conditional use of community use could be considered also. She suggested just a small area for such projects as more public parking, an updated playground, public restrooms and more recreational space as worthy of consideration. Mr. Payto thought adding another limitation would be discouraging to a developer who might have some interest in purchasing the property. He added that scheduling the public hearing did not preclude further discussion of her suggestions. The Work Session recessed into the Regular Meeting to set a Public Hearing.

HIGHLAND DRIVE ELEMENTARY SCHOOL RE-ZONING – 9457 HIGHLAND DRIVE

The Mayor indicated the City entered into an agreement with the school system to sell the two elementary school buildings they will be abandoning, Chippewa (R-20 Residential) and Highland (C-F Community Facilities). City Council would like the Planning Commission to consider and recommend whether the Highland Drive property should be rezoned from C-F (Community Facilities) to R-20 (Residential) before putting it on the market. The Mayor mentioned that a high pressure gas line runs through the property, somewhat limiting its development. Mr. Payto wondered if the zoning could be changed to residential with a conditional use of community facilities to open up options for a potential developer.

Mr. Stucky stressed that the City's athletic programs, like soccer, lacrosse and baseball, were very dependent on the use of the fields at each of those schools. It was mentioned that there would be space at Blossom and Old Stadium Drive to develop fields, but it would be off a ways into the future. An immediate removal of the fields surrounding those schools, by a property sale, would critically impact the City's athletic programs. Mr. Lahrmer suggested a residential rezoning with a conditional use of one of the five classes of Community Facilities, CF-5, relating to athletic fields might provide the flexibility to consider use of the land, or some part of it, for athletic fields. The Mayor commented that the property was appraised and the school system would be expecting at least the appraised value for the property. At the time of the City's agreement to facilitate a sale of the property, there was no interest from the City in purchasing the property.

Ms. Bartkiewicz asked if a recreational need assessment had been done. The Mayor said the City was working on that issue. While there seemed adequate areas for soccer and baseball, there was a need for more lacrosse areas. Ms. Bartkiewicz noted there was a lot of grant money available for recreational uses.

There was a general consensus to move forward with a public hearing proposing a zoning change from C-F to R-20 to get public input. A discussion of a conditional use could be part of the public hearing discussion or the later work session. The Work Session recessed into the Regular Meeting for a motion to set a Public Hearing.

WINE ROOM S. EDGERTON & MILLER RD. RE-ZONING – 0000 S. EDGERTON ROAD

Mr. Patrick Potopsky was present on behalf of a rezoning application to add a Planned Development Overlay District Assembly Use to the Local Business zoning of his business. He has a wine room that he could expand the use for gatherings which, because of semantics, were not covered in Local Business zoning. Mr. Lahrmer asked why an overlay was being requested instead of a conditional use. Mr. Packard responded that an overlay was appropriate because it was restricted to his specific location.

Mr. Bandsuh asked if the overlay was forever. Mr. Packard said the requirement was for the business to be in active use of the overlay zoning within six months of approval, or it would revert back to the original zoning. There were no further questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

COLLIGAN FRONTYARD SETBACK – 10531 SNOWVILLE ROAD

Mr. Jason Baylor, of Payne & Payne Builders, was requesting an 80 foot frontyard setback for a proposed new home at 10531 Snowville Road. Mr. Baylor presented a diagram depicting the setback of homes within 300 feet of the proposed new home. The home adjacent to the west of the proposed new home had a 145 ft. front setback due to a limiting topographical feature, and all other homes on the diagram were in line with an 80 ft. frontyard setback. Neighbors on both sides of the proposed new home had no objection to the proposed 80 ft. frontyard setback. Commission members had no questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

VALOR ACRES PDA T2 – T5 TOWNHOMES – LAVENDER LAND & CANVAS PARKWAY

Mr. Joshua Decker, Project Executive, was present seeking final approval for the Valor Acres T2-T5 Townhomes. He distributed to Commission Members a preliminary "Townhome Supplemental Parking Rules & Regulations" document for the HOA. Among the rules were one requiring valet parking for events of over eight guests, which was a Commission request.

Mr. Decker indicated that Buildings 3 & 4 were relocated fifteen feet to the East, at the request of the Commission, to solve some parking issues. The relocation pushed those buildings closer to the sideyard setback from Westview Drive, but still honored the setback commitment made to Westview Drive residents. Mr. Stucky liked the improved parking, but preferred it was achieved by moving the buildings closer together, rather than encroaching further on the setback from Westview Drive. Mr. Decker explained why it was necessary to move the buildings also to address the parking issue. Mr. Stucky asked if they considered eliminating one of the Townhome buildings. Mr. Decker responded that under the original PDA, there were four townhome buildings, so they have already eliminated a building which moved the buildings further off the Westview Drive property line than the setback discussed with those residents.

Mr. Wise was asked about parking along the streets. He theorized parking would not be permitted along Canvas Parkway as it was only a short entry drive. There would probably be recommendations from the safety forces regarding Lavender Lane.

Mr. Stucky reiterated his opinion that the project was too many buildings in too small a space with insufficient parking. Mr. Sciria commented that he was still concerned with privacy issues with the townhome rooftop patios looking down into Westview Drive backyards. The point was made that the Commission had already granted preliminary approval for this aspect of the project, and barring any engineering issues the project would be expected to move forward with final approval. Beyond tweaking minor parking issues, it was a little late, in fairness to the applicant, to be discussing removing a building. It was reiterated that, while the buildings were moved fifteen feet closer to Westview, they were within the setback commitment made with Westview residents. There were no further comments and the Work Session recessed into the Regular Meeting for a motion.

VALOR ACRES PDA C1 – C4 ATTACHED CONDOS – 0000 LAVENDER LANE

Mr. Joshua Decker, Project Executive, was present seeking final approval for the Valor Acres C1-C4 Attached Condos on Lavender Lane. He passed out copies of renderings requested by the Commission. The renderings included a view of the different front facades lined up for easy comparison. There were two views of the C4 condo to depict its positioning on the site and in relation to the other condos, the clubhouse and the pond.

Mr. Decker noted a meeting was held with their architect, relative to Mr. Payto's question on whether the rear elevation of the "A" units could be altered to match "Units B & C". There was an agreement at that meeting that it was a fussy work change that would not add to the design quality of those units. The plats have been amended to show side and rear yard setbacks. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

The Regular Meeting closed at 10:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris