

MINUTES OF PUBLIC HEARING – SNOWVILLE ROAD SUBDIVISION – PP #605-18-001
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 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 40 guests

Mr. Lahrmer opened the public hearing at 7:00 p.m. by reading the following legal notice published in the November 23, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 p.m. on Thursday, December 7, 2023, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to hear the proposal of a 12 lot major subdivision, including front yard setbacks, on approximately 45.6 acres on Snowville Road, PP #605-18-001, Brecksville, Ohio 44141.

Mr. Greg Modic of Petros Homes was present on behalf of a proposed 12 lot subdivision on approximately 45 acres on Snowville Road across from Dewey Road and adjacent to the national park. He expected homes in the development to be custom designs priced at \$1+ million. A major development focus on the unique parcel would be preservation, conservation and storm water management. The site was assessed by the City Arborist and a 60 foot buffer of existing tall, healthy pine trees identified running along Snowville Road that would serve to screen the development.

The public hearing was opened for input from the public present. Mr. Jeffrey Grover, 10206 Deer Run, asked about what would be done in the buffer zone and if there were plans to disturb a creek that ran behind his home which was located behind Sublots 2 & 3. He was mainly concerned about water runoff onto his property. Mr. Modic assured him they had no plans to change the drainage corridor or move the stream. He emphasized that storm water management would be an important part of the planning process and be in compliance with City requirements.

Mr. Thomas Olexa, 10421 Dewey Road, remarked on the dangerous intersection of Dewey and Snowville Road because of the hill on Snowville just to the east of its intersection with Dewey Road. He felt certain the entrance to the new development would also be a safety concern. Mr. Modic responded that a full traffic study was planned as well as working closely with the City to make the entrance as safe as possible. Ms. Ellyn Tamulenz-Mehendale, 10024 Hunting Drive, wanted to make sure the City recognized the danger of traffic headed west on Snowville Road into sun glare with two development entrances just over the crest of the hill.

Mr. Dennis Kuminski, 10214 Deer Run, mentioned several pine trees felled in the proposed buffer area surveyors had moved that knocked over 16 feet of his fence. Mr. Modic offered to provide his contact information after the meeting so the matter could be resolved.

Ms. Ellyn Tamulenz-Mehendale asked if the retention ponds would be wet ones. Mr. Modic didn't know if the ponds would be wet at all times. He described the collection of water in a retention pond and how it was discharged to established drainage corridors. He remarked that access to the pond would be a 12 foot wide driveway paved with a stone base, covered with topsoil and a grass vegetation that would look very natural. Ms. Mehendale asked how many trees would be cut down for the development. It was expected that between 13-15 acres of the 45 acre parcel would be disturbed during construction. Mr. Modic commented that the development would require three retention ponds. While they would try to locate the ponds as far as possible from Echo Hills, each pond would have adequate landscaping/buffering. When asked about the timetable for the development Mr. Modic speculated that, if the approval process moved along smoothly, construction could begin in late fall 2024.

Mr. Klein, 13114 Snowville, was concerned about destruction of the canopy with impact on native species such as what occurred in the Woodlands. He also wondered if there was any consideration to green gardens and bio swales. He was very concerned with storm water management. Mr. Modic reiterated that their focus would be storm water management. He thought some of the natural options mentioned might be undertaken by individual property owners, but would then depend on those property owners to maintain. Mr. Jeffrey Grover, 10206 Deer Run, asked how the restrictions in the buffer area would be maintained once the builder was gone. Mr. Modic

MINUTES OF PUBLIC HEARING – SNOWVILLE ROAD SUBDIVISION – PP #605-18-001
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 2023 Page 2

pointed out areas of preservation on the plot plan would be documented in deed restrictions and also included in HOA documentation for preservation of those areas.

Mr. Terry Wilms, 10228 Deer Run, and his neighbor, Mr. Mark Rybak, 10222 Deer Run, were not in favor of the proposed development. Mr. Rybak didn't understand the reasoning behind disturbing the 45 acre parklike property with million dollar homes that would only raise his property tax rate.

Ms. Charlene Rafferty, 10036 Hunting Drive and a 25 year resident, was concerned with what she felt was an inevitable increase of water runoff onto the rear of her property. She did not want to see her backyard dug up for the development and wondered who would help her when there was a problem. Despite assurances from Mr. Modic on storm water management measures she felt the effect of the development on existing surrounding properties would be unknown until they happened.

Mr. Terry Wilms, 10228 Deer Run, asked if sanitary sewer drainage would be handled by the Echo Hills pump station or Snowville Road. Mr. Modic responded that the individual lots would have grinder pumps with the discharge flowing to Snowville Road.

Mr. Lahrmer acknowledged receipt and consideration of letters received from Mr. Wilms and Mr. Rybak. There were no further comments from the Commission or the Public. Mr. Lahrmer advised that the matter would come up again in the Work Session later in the evening. The Public Hearing 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 PUBLIC HEARING – MAJOR SUBDIVISION 9457 HIGHLAND DRIVE
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 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 40 guests

Mr. Lahrmer opened the public hearing at 7:47 p.m. by reading the following legal notice published in the November 23, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:47 p.m. on Thursday, December 7, 2023, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to hear the proposal of a 16 lot major subdivision, including front yard setbacks, at 9457 Highland Drive, Brecksville, Ohio 44141.

Present: Hanna Cohan, Triban Investment
Chris Schmit, Civil Engineer, Davey Resource Group

Ms. Cohan was present on behalf of a proposed R-20 subdivision on the 21 acre former Highland Drive Elementary School property. The 16 lot subdivision would involve one cul-de-sac street with properties ranging from a half-acre up to lots of 1 ¼ acres. Two retention ponds were being maintained for stormwater management. Open space for the development would be 7.4 acres.

The Public Hearing was opened for comments from the public. Mr. Dave Hubbard, 6886 Chapel Hill Drive, asked if the path winding through the Chapel Hill development and the school's parking lot would be maintained. Ms. Cohan said Chapel Hill could maintain the portion of the path on their property, however it would not be maintained beyond the property line to the new subdivision.

There were no further comments from the Commission or the Public. Mr. Lahrmer advised that the matter would come up again in the Work Session later in the evening. The Public Hearing closed at 8:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 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 40 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 8:00 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF NOVEMBER 9, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of November 9, 2023 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF NOVEMBER 9, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of November 9, 2023 be approved.

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

SIGNS:

SHERWIN WILLIAMS – 6701 MILLER ROAD (CC Approval)

Present: Tim Muckley, Director of Corporate Real Estate, Sherwin Williams
Matt Heisey, Vocon
Joseph Thoma, Vocon

Mr. Lahrmer remarked that the proposed package of 159 signs covered the 118 acres of the Sherwin Williams site. The Commission was in agreement that the large number of internal signs, i.e. door, dock and directional, which were reviewed with City safety forces, were appropriate for a large manufacturing facility. The Commission focused on deviations for the two ground signs being requested for the main entrance at Miller Road and a secondary entrance at Brecksville Road.

Total Sign Area - Given the size of the project there was a general consensus to accept 993.41 sq. ft. total sign area

Color – more than 4 - A consensus that the colors just seemed like a gradient of one color and were acceptable

Miller Road Sign Setback, Size and Height - General agreement that sign was appropriate for site

Brecksville Road Sign – Mr. Lahrmer questioned whether permitting a 9.5 sq. ft. high sign would set a precedent along Brecksville Road where there was likely to be more development. After much discussion the applicant was asked to consider redesigning the sign to a Code compliant 6 ft height.

MINUTES OF REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 2023 Page 2

There was a general agreement to proceed with acceptance of the signage package with the provision that the Brecksville Road (AO3) sign be brought into 6 ft. Code compliant height and reconsidered for approval at a future meeting.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve a sign package for Sherwin-Williams Global Technology Center, located at 6701 Miller Road, Brecksville, Ohio 44141 as described in the sign permit application dated November 20, 2023, and drawings by Vocon, with the exception of Sign Type A03 which will be reapplied for at a future date, contingent on City Council's approval of the following deviations:

- A deviation from Section 1187.10(b)(1) that the maximum total sign area be 810 sq. ft. to allow 993.41 sq. ft.
- A deviation from the Section 1187.05(a) that no more than four (4) compatible colors may be used on any sign to allow up to eight (8).
- Sign Type A02 (Quantity = 1)
 - A deviation from the Section 1187.10(c) that ground identification signs be located a minimum of 100' from a business development to 73'.
 - A deviation from the Section 1187.10(c) that the maximum height of ground identification signs be 6' to allow 9'.
 - A deviation from the Section 1187.10(c) that the maximum area of a single sign face be 40 sq. ft. to allow 311.27 sq. ft.
- Sign Type D03 (Quantity = 4), Sign Type D03.1 (Quantity = 5), Sign Type D04 (Quantity = 1), Sign Type D05 (Quantity = 6), Sign Type D08 (Quantity = 4), Sign Type D08.1 (Quantity = 2), Sign Type P01 (Quantity = 1), Sign Type P02 (Quantity = 3), Sign Type P01.1 (Quantity = 1).
 - A deviation from the Section 1187.10(c) that the maximum number of directional signs is two (2) to permit twenty-seven.
 - A deviation from the Section 1187.10(c) that the maximum sign face area of directional sign be two (2) sq. ft. to allow up to 13.5 sq. ft.
 - A deviation from the Section 1187.10(c) that the maximum height of directional signs be 3' to allow up to 6.5'.
 - A deviation from the Section 1187.03(a)(1)(C) that directional signs may not include business identification information to allow the business name to be included.
- Sign Type ID03 (Quantity = 1)
 - A deviation from the Section 1187.10(c) that the maximum height of wall identification signs be 3' to allow 6'.

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

JULIE BILLIART SCHOOLS – 8611 WIESE ROAD

Present: Samantha Evers
Derryl Deckard

MINUTES OF REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 2023 Page 3

Ms. Evers indicated Julie Billiard encompassed a small Catholic school system that served children with autism and learning disabilities. They serve 368 students in three schools located in Lyndhurst (1954), Akron (2017) and Westlake (2021). Julie Billiard hoped to open the Brecksville School location in the former Chippewa Elementary School location in the fall of 2024.

It was noted that the signage requested would be a direct replacement in number and location as the existing Chippewa signs. Mr. Stucky had no problem with the deviation for color to permit five colors, as the sign code guidelines counted the brick sign base as a color. Commission members had no issue with the signage request.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission will hold a Public Hearing on Thursday, January 4, 2024 at 7:00 PM at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to review a sign package proposal requiring deviations from the Planning & Zoning Code for Julie Billiard Schools, 8611 Weise Road, Brecksville, Ohio 44141.

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

BRECKSVILLE UNITED CHURCH OF CHRIST – 23 PUBLIC SQUARE (CC Approval)

Present: The Reverend John King
Patricia Walker, Church member

The Reverend began the request for a church banner by reading a letter from a new resident in the community who said the welcoming church banner was the deciding factor in her family's choice to locate in our community. Ms. Walker provided some history about the church, explaining why they were seeking banner deviations for height and sign area. After a fire in 1843 the church was rebuilt at its current location close to the street and elevated by steps to avoid the dust and dirt from the roadway. Because of the steps and height of the building it would not be possible to post a banner at the Code prescribed four foot level. The banner sign has, through the last 16 years, always been posted above the front door. The sign size has been consistent, however the message different, but always a warm inspirational invitation. Commission members had no issue with the banner.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve a temporary banner sign for Brecksville United Church of Christ, located at 23 Public Square, Brecksville, Ohio, 44141 as described in the sign permit application dated November 20, 2023, and attached documentation, contingent on City Council approval of the following deviations:

- A deviation from Section 1187.08(B) that the total area of any single sign face shall not exceed ten (10) square feet to allow thirty-two (32) square feet.
- A deviation from Section 1187.08(B) that temporary sign height shall not exceed four (4) feet to permit a height of 12.8'

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

REPORT OF COUNCIL REPRESENTATIVE- No Report

MINUTES OF REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 2023 Page 4

REPORT OF MAYOR HRUBY

The Mayor recognized the twenty years of service of retiring Planning Commission Secretary Nancy Dimitris. Mayor Hruby reported that the I-77/Miller Road interchange was expected to be opened by January 1, 2024.

REPORT OF CITY ENGINEER - No Report

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

SOLAR PANEL INSTALLATION – 11814 GLEN VALLEY DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve a solar panel system installation at 11814 Glen Valley Drive, Brecksville, Ohio as described in the application dated November 12, 2023 by Mh3 Solar LLC and attached plans and documentation dated November 8, 2023 by EV Engineering, contingent on Utility Company interconnection 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.

POOL FENCE IN LANDSCAPE BUFFER EASEMENT – 2367 SPRINGSIDE OVAL

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve a pool fence within a Landscape Buffer Easement at 2367 Springside Oval, Brecksville, Ohio, as described in the application dated October 20, 2023 and attached documentation.

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.

SNOWVILLE ROAD MAJOR SUBDIVISION – SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **PRELIMINARY** approval of a major subdivision on Snowville Road, PP #605-18-001 and establishment of front yard setbacks of 60' on all lots, except Sublots 7, 8, and 9 for which setbacks of 335', 140' and 75' respectively are proposed, as described in the application and Major Subdivision Preliminary Plan dated September 5, 2023, and all associated attachments, contingent upon approval of the City Engineer, Law Director, and City Council and upon approval by the Board of Zoning Appeals of the following variances:

- A variance from Section 1117.04(e) that cul-de-sac streets be a maximum of 800' in length to allow a length of 1,664' for "Private Road 'A'"
- A variance from Section 1117.09(a) that on curved streets the arc of the front lot line or a rear lot line shall be not less than 60% of the required width at building line to permit a 74' front lot line for Sublot 7.

MINUTES OF REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 2023 Page 5

- A variance from Section 1117.09(b) that the depth of lots abutting a local street in a proposed one-family subdivision should not exceed 3.5 times the lot width to allow depths of Sublots 6, 7, 8, 10 and 11 to be up to 6 times their respective widths.
- A variance from Section 1117.09(d) that side yard lot lines be radial to street lines to allow non-radial lot lines for Sublots 7/8 and 8/9.
- A variance from Section 1117.09 from the requirement that lots shall generally be rectangular in form to allow Sublot 12 to have a triangular shape.
- A variance from Section 1151.21 that lots shall abut a dedicated street to permit the proposed lots to abut a private street.
- A variance from Section 1151.22 that single-family lots in an R-40 residential district on a local street have a minimum depth of 250' to allow 239' for Sublot 1.

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.

HIGHLAND DRIVE MAJOR SUBDIVISION – 9457 HIGHLAND DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **PRELIMINARY** approval of a 16 lot major subdivision at 9457 Highland Drive and establishment of front yard setbacks of 60' on all lots, except Sublot 1 at 90', and Sublot 2 at 150', as described in the application dated September 5, 2023 by Triban Investment LLC and Major Subdivision Preliminary Plan by Davey Resource Group dated October 23, 2023, and all associated attachments, contingent upon approval of the City Engineer, Law Director, and City Council, and upon approval by the Board of Zoning Appeals of the following variances:

- A variance from Section 1117.04(e) that cul-de-sac streets be a maximum of 800' in length to allow a length of 1,131' for "Street 'A'"
- A variance from Section 1117.09(d) that side yard lot lines be radial to street lines to allow non-radial lot lines for Sublots 2, 3, 5, 6, 9, 10, 16 and open space.
- A variance from Section 1117.09 from the requirement that lots shall generally be rectangular in form to allow Sublots 1, 3 and 4 to have an irregular shape.

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.

INTRODUCTION TO PLANNING & ZONING CODE DISCUSSION

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission authorize Director Bartkiewicz to proceed with investigating alternative solutions to Planning & Zoning Code issues as outlined in her December 6, 2023 memo to the Planning Commission.

ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky

MINUTES OF REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 2023 Page 6

Nays: None
MOTION CARRIED

The Regular Meeting closed at 10:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 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 40 guests

Mr. Lahrmer opened the Work Session at 8:48 p.m. The Mayor left the meeting a few minutes before its conclusion.

SOLAR PANEL INSTALLATION – 11814 GLEN VALLEY DRIVE

Ms. Heidi Hulse, Mh3 Solar LLC, was present for a proposed 25 solar panel installation on the rear roof only of a home on Glen Valley Drive. No deviations were requested and a roof analysis report submitted. Commission members had no questions and the Work Session recessed into the Regular Meeting.

POOL FENCE IN LANDSCAPE BUFFER EASEMENT – 2367 SPRINGSIDE OVAL

Mr. Peter Stancato was present on behalf of his request for a rear yard pool fence that encroached onto the landscape buffer easement. A picture of the fence type was provided. It was determined that there was over 750 ft from Mr. Stancato's property to the homes at the rear of his property. He had also spoken to his adjacent neighbors who had no problem with the proposed fence. Mr. Stucky felt the request was acceptable in this instance only because of the 750 ft. rear yard distance to the neighboring properties. Commission members had no further questions and the Work Session recessed into the Regular Meeting for a motion.

SNOWVILLE ROAD MAJOR SUBDIVISION – SNOWVILLE ROAD

Mr. Greg Modic, Civil Engineer for Petros Homes, was present seeking preliminary approval for a 12 lot subdivision on Snowville Road across from Dewey Road. This proposed development was discussed at a public hearing earlier in the evening. Mr. Lahrmer asked about the confusion over a 60' or 80' setback from Snowville. Mr. Modic explained the 80' setback was a rear building setback and the 60' was a tree buffer easement. Mr. Stucky indicated a tree savings plan would need to be submitted, which might require more trees and landscaping for screening and buffering.

Mr. Wise commented that most of the issues he had concerning the development had been addressed. He hoped, as the development proceeded to final plans, there might be some wetlands credits still available to straighten the bend in the entrance road as much as possible to facilitate traffic in that area. Mr. Wise wanted to assure the public that safety along Snowville would be addressed and a stormwater report would be an important part of the submission process. Mr. Wise had no problem with preliminary approval moving forward.

Ms. Kardos asked how tree replacement would work in the buffer area. Mr. Wise responded that it would be handled through deed restrictions and the development HOA. Mr. Sciria commented that there was still a lot of work to be done before final approval. He reminded the public still present that all Commission meetings were open for the public to attend. Commission members had no further questions and the Work Session recessed into the Regular meeting for a motion.

HIGHLAND DRIVE MAJOR SUBDIVISION – 9457 HIGHLAND DRIVE

Present: Hanna Cohan, Triban Investment
Chris Schmit, Civil Engineer, Davey Resource Group

Ms. Cohan addressed a question from the last meeting on the stability of the access road to the gas wells. The road base would be stone, covered by about 2 inches of topsoil and then planted in grass. There was a fence around the gas wells that the developer planned to leave in place. Landscape screening in that area would be enhanced. Mr. Wise had recommended landscaping by the retention pond, which the developer planned to do

MINUTES OF WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
December 7, 2023 Page 2

with a double row of trees. Mr. Wise had no problem with moving ahead with preliminary plan approval. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

WINE ROOM – S. EDGERTON/MILLER ROAD

Mr. Patrick Potopsky was before the Commission for a consultation on the development of nine acres of land at the northeast corner of Miller Road and South Edgerton Road. The property was recently rezoned with an overlay for assembly use for a gathering room/event center. Mr. Potopsky's conceptual plans included a wine room/restaurant with outdoor gathering/dining areas as well as a flex building for possible business/office/retail use. The proposed parking plan for the complex included 523 spaces. Mr. Potopsky wanted to make sure there was adequate parking should they book several large events at the same time, such as several weddings. The suggestion was made that other local wineries should be evaluated on their experience with parking issues.

Mr. Potopsky provided Commission members with a pictorial sample of some of the concepts of interest to him as far as constructions styles, roof lines, building materials and outdoor intimate dining pavilion areas. The main building would feature stone with turrets. He expected to provide both outside patio dining, as well as pavilions to include smaller, intimate dining opportunities.

Mr. Wise commented that paving three quarters of the site for parking would require a much larger retention pond than shown. The capacity of the pond did not match the layout of the site. Mr. Wise thought the traffic pattern on the site needed more design work. Mr. Jantzen asked that next time the project was considered he be prepared to talk about increased traffic in the area. Ms. Kardos suggested an additional right turn only entrance/exit off Miller Road, however Mr. Wise thought that would not be permitted by ODOT because of Miller Road's limited access designation.

Mr. Lahrmer thought the concept plan was fine and the applicant could proceed with planning. To-date Mr. Potopsky had been working only with an architect. Mr. Wise suggested it was time to have some civil engineering assessment work to make sure the project would actually work. Mr. Potopsky planned to return with building elevations. Commission members were receptive to the continuation of planning for the winery, but cautioned that significant work was needed before the plan was ready for preliminary approval. It was suggested the applicant work with Monica Bartkiewicz on the requirements for preliminary plan approval.

INTRODUCTION TO PLANNING & ZONING CODE DISCUSSION

Mr. Lahrmer brought up the issue of possible amendments to the Planning & Zoning Code. He mentioned a December 6, 2023 memo from Monica Bartkiewicz, Director of Planning & Development, outlining a number of areas where the Code might benefit from further review and amendment. Mr. Lahrmer proposed that the Planning Commission direct Ms. Bartkiewicz to study those areas of the Planning & Zoning Code and provide feedback for discussion and assessment by the Commission. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 10:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris