

MINUTES OF THE PUBLIC HEARING - FRONT YARD SETBACK 9135 HIGHLAND DR.
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
September 7, 2023 Page 1

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 18 guests

Mr. Lahrmer opened the Public Hearing at 7:20 P.M. by a reading of the following legal notice published in the August 24, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:22 p.m. on Thursday, September 7, 2023, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 140' for Parcel A, located at 9135 Highland Drive.

Messrs. Jacob Cendol, Aztech Engineering & Surveying Co., Inc., and Jim Kusa, general contractor, were present to request the split of two adjacent properties on Highland Drive into Lots A & B. An existing home on Lot A would be razed and a new home built on that lot. The applicant was also requesting the establishment of a 140 ft. frontyard setback for the new home to be constructed.

There were no questions from Commission members or the public present and the Public Hearing closed at 7:24 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 18 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:24 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 24, 2023

It was moved by Mr. Lahrmer and seconded by Mayor Hruby that the Planning Commission Regular Meeting Minutes of August 24, 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 AUGUST 24, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of August 24, 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:

PHYSICIANS AMBULANCE – 6670 W. SNOWVILLE ROAD, SUITE 2

Mr. Ryan Brady, of Brady Signs Company, was present to request a wall and a door sign for the temporary location of Physicians Ambulance at 6670 West Snowville Road. The signs were Code compliant and Commission members had no questions.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for (2) signs for Physicians Ambulance, 6670 West Snowville Road, Suite 2, Brecksville, Ohio, as described in the application dated August 16, 2023 and drawings by Brady Sign Company, for the following signs:

- One (1) 4.75 sq. ft. permanent wall identification sign
- One (1) 0.59 sq. ft. permanent identification door sign

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

THE LIGHT WISDOM & WELLNESS – 8185 BRECKSVILLE ROAD

Ms. Lisa Stewart, one of the owners of the new wellness center, was present to request three signs, a ground sign, canopy sign and door sign. Mr. Lahrmer noted the seven Code deviations requested for the proposed signage seemed excessive. Ms. Stewart was unaware of the City signage regulations. She was given a copy of the Building Department writeup listing the deviations for the proposed signage. Most of the deviations were

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related to size and Ms. Stewart commented the signs could be redesigned into compliance. Commission members agreed to permit the company logo on the ground and canopy signs, but not on the door sign. The applicant would be resubmitting the signage proposal.

MASTER PIZZA/CORRADI'S SCOOPS – 7059 MILL ROAD - (CC Action)

Mr. Dan Beeman, of Wagner Signs, and Ms. Jackie Corradi for Master Pizza/Corradi's Scoops were present with a redesigned sign package for Master Pizza/Corradi's from the one first presented to the Commission at their August 24th meeting. Sign face area was reduced to eliminate that deviation and reduce the deviation for total building signage square footage. The deviation for sign colors was reduced to five colors from seven originally requested. Commission members had no issue with the deviations for two wall signs, with one located on the side of the building.

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission approve, and the Building Department issue a permit for one (1) 26.35 sq. ft., externally illuminated, identification wall sign and one (1) 26.35 sq. ft. non-illuminated, identification wall sign for Master Pizza & Corradi's Scoops Ice Cream Shop, 7059 Mill Road, Brecksville, Ohio, as described in the application dated August 3, 2023 and attached drawing conditional on City Council's approval of the following deviations:

- A deviation from Section 1187.09(b)(1) that the maximum total building signage is 35.83 sq. ft. to allow 52.7 sq. ft.
- A deviation from Section 1187.09(c) that the maximum number of identification wall signs be one (1) per unit to allow two (2).
- A deviation from Section 1187.09(c) that wall identification signs be located at the front of the building to permit a wall identification sign to be located on the side of the building.
- A deviation from Section 1187.05(a), which allows no more than four (4) colors on any sign to allow five (5).

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

BARBER DALE'S – 8920 BRECKSVILLE ROAD - (CC Action)

Mr. Dale DeLonge was present to request a window identification sign for his new barber shop. Mr. Lahrmer pointed out that the wall sign and two projection signs the Commission approved for the business at their August 24th meeting already put the signage over the Code maximum allowance for that business space. Mr. DeLonge acknowledged that those signs were appropriate and in compliance with what the landlord wanted for a consistent appearance among adjacent tenants. Mr. DeLonge felt the hand painted window sign had a warm, small hometown appeal. He presented two versions of the sign, one at 60" and the other smaller at 56".

Considerable discussion followed concerning the issue of setting a precedent. In support of the requested window sign Mr. Sciria noted the Commission has used its discretion, particularly in the downtown area, to encourage new businesses to thrive. Ms. Kardos commented that the barber, given his choice, may have preferred the window sign over what was prescribed by the landlord. There was a general consensus among Commission members to permit the smaller sized window sign.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for a 9.72 sq. ft. window identification sign for Barber Dale's at 8920 Brecksville Road,

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Brecksville, Ohio 44141, as described in the application dated August 29, 2023, and as shown on the attached drawing, contingent on City Council approval, with the following deviations:

- A deviation from Section 1187.09(b)(1) that the maximum total building signage be 100 sq. ft. for 8918 – 8926 Brecksville Road to allow 131.72 sq. ft.
- A deviation from Section 1187.09(c) that identification window signs be permitted in lieu of identification wall signs to permit both a window and wall identification sign for the building unit.
- A deviation from Section 1187.09(c) that the maximum size of a sign face area for window signs is 5 sq. ft. to allow a maximum of 9.72 sq. ft.

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

Mr. Stucky had no report beyond mentioning that the Brecksville Clam Bake was this coming Saturday.

REPORT OF MAYOR HRUBY

The Mayor reported that Shred Day was this coming Saturday, 9:00 a.m. until noon, at the municipal lot. He asked that participants bring a non-perishable food item to donate.

REPORT OF CITY ENGINEER - No Report

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

LOT SPLIT, CONSOLIDATION & FRONT YARD SETBACK – 9135 & 9155 HIGHLAND DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of a lot split and consolidation for 9135 Highland Drive, PPN 601-33-035 ("Lot A") and 9155 Highland Drive, PPN 601-33-014 ("Lot B"), establishment of a 140' front yard setback for Lot A, as described in the application dated June 29, 2023 and shown on the Lot Split Plat dated June 22, 2023 by Aztech Engineering & Surveying Co., Inc., contingent upon approval of the City Engineer, City Council and the Board of Zoning Appeals of the following variance:

- From the Section 1117.09 requirement that lots be generally rectangular in form to allow lots with irregular form.

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.

VA – MIXED USE PHASE I – BUILDING C – MILLER ROAD/BRECKSVILLE ROAD

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It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing on Thursday, October 5, 2023 at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of a Business Planned Development Area III for Building C and a MS Motor Services conditional use overlay for a hotel use at Building C on PP #604-09-016 as part of the Valor Acres Mixed-Use Development on Miller 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

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

VA – MIXED USE PHASE I – BUILDING D – MILLER ROAD/BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing on Thursday, October 5, 2023 at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of a Business Planned Development Area IV for Building D and an R-A Apartments conditional use overlay for Building D on PP #604-09-016 as part of the Valor Acres Mixed-Use Development on Miller 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

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

VA – MIXED USE PHASE I – BUILDING E – MILLER ROAD/BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing on Thursday, October 5, 2023 at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of a Business Planned Development Area V for Building E and an R-A Apartments conditional use overlay for Building E on PP #604-09-016 as part of the Valor Acres Mixed-Use Development on Miller 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

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

VA – MIXED USE PHASE I – BUILDING F – MILLER ROAD/BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing on Thursday, October 5, 2023 at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of a Business Planned Development Area VI for Building F and an R-A Apartments conditional use overlay for Building F on PP #604-09-016 as part of the Valor Acres Mixed-Use Development on Miller Road, Brecksville, Ohio 44141.

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

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Nays: None
MOTION CARRIED

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

VA – MIXED USE PHASE I – BUILDING G – MILLER ROAD/BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing on Thursday, October 5, 2023 at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of a Business Planned Development Area VII for Building G as part of the Valor Acres Mixed-Use Development on Miller 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

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

VA – MIXED USE PHASE I – BUILDING H – MILLER ROAD/BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing on Thursday, October 5, 2023 at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of a Business Planned Development Area VIII for Building H and an OB Office Building Conditional Use Overlay on Building H as part of the Valor Acres Mixed-Use Development on Miller 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

The Regular Meeting closed at 11:00 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: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 18 guests

Mr. Lahrmer opened the Work Session at 8:15 P.M.

LOT SPLIT, CONSOLIDATION & FRONT YARD SETBACK – 9135 & 9155 HIGHLAND DRIVE

Messrs. Jacob Cendol, Aztech Engineering & Surveying Co., Inc., and Jim Kusa, general contractor, were present to request the split of two adjacent properties on Highland Drive into Lots A & B and the establishment of a frontyard setback for a new home to be built on Parcel A. Mr. Cendol commented that parts of the horseshoe drive would be removed from the property line.

Mr. Wise offered the following comments:

- Have Preapproval from the County before turning in the plat.
- Remove horseshoe driveway
- A new driveway should be shown to service the new house on Parcel A

This request was discussed at a public hearing earlier in the evening. Commission members had no comments and the Work Session recessed into the Regular Meeting for a motion.

TRUENORTH REZONING CONSULTATION – 6850 MILLER ROAD

Messrs. Mark Lyden, President/CEO TrueNorth, and Brian Howard, Chief Operating Officer of TrueNorth were present seeking to rezone an approximately five acre property at 6850 Miller Road from M-D Manufacturing/Distribution to MS Motor Services with the intention to build a gas station/convenience store/car wash on the site. The property was previously occupied by Cross Country Mortgage and located across Miller Road from the Valor Acres property at Southpointe Parkway.

In a September 1, 2023 letter from Mayor Hruby to the Planning Commission he noted that the City has supported the desirability of a gas station at the south end of town. Representatives from DiGeronimo Companies present had no plans for a gas station on the Valor Acres property, however they would be supportive of TrueNorth's proposal of a gas station at Miller and Southpointe Parkway. The Mayor reminded the Commission of the good working relationship they established with TrueNorth during the renovation of their gas station in the center of town.

Mr. Lyden spoke about TrueNorth's commitment to Brecksville, pointing out their gas station in the center of town and their headquarters building on the southern boundary of the City. He noted a number of their employees live in our community. A PowerPoint presentation detailed the type of gas station they would build, featuring a brick and stone building with concrete pavement. Mr. Payto asked if consideration could be given to having the gas pumps behind the building. Mr. Howard thought that economically would not work for TrueNorth.

Mr. Lahrmer asked if there was any concern about the new gas station draining off sales from their existing station in town. Mr. Howard had no concern for that happening, especially with the completion of the I-77 interchange. Mr. Payto brought up the need for an updated traffic study. Mr. Wise suggested a traffic study be part of their next submission. An important consideration in the study would be the gas station entrances off Southpoint Parkway and also Miller Road.

Mr. Payto suggested that instead of going through the rezoning process, TrueNorth might consider a conditional use permit to develop the gas station. After further discussion of the advantages of a conditional use on the property for both the applicant and the City Mr. Howard felt they would be pursuing that option. Mr. Howard mentioned they would not be using the entire five acre parcel for the gas station and would have some property in the back for possible development. Maintaining the current zoning would provide more options in the future regarding that undeveloped property.

Mr. Sciria thought a gas station was a good use for the property. The location was appropriate and a gas station would fill a need in the area. The applicant was advised to prepare a packet requesting a conditional use permit for their next submission to the Commission.

VA – MIXED USE PHASE I – BUILDING C – MILLER ROAD/BRECKSVILLE ROAD

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
MacKenzie Makepeace, Director of Mixed Use Development

Ms. Makepeace explained their presentation would focus on setting public hearings to achieve preliminary approval for six buildings (C, D, E, F, G & H) in the Mixed-Use area of Valor Acres. A PowerPoint presentation featuring a “drive” along the Miller Road streetscape was shown to help Commission members orient the buildings on the site. Ms. Makepeace spoke about the changes made to each building in response to input from the Commission at their August 3, 2023 meeting including:

- Reduced building height by removal of a floor from each of two residential buildings (D & F)
- Reducing the residential units from 255 to 221 (15% reduction)
- Increased square footage of smallest units from 455 sq. ft. to 575 sq. ft. (20% increase)
- Simplified exterior of residential buildings
- Focused on architecture of how buildings meet the ground
- Increased exterior block size on garage building
- Façade changes recommended for some of the buildings
- Addition of a porte cochere for hotel

Commission members were provided with the results of an economic impact study focusing on the demographics of potential residential tenants and their impact on the Valor Acres Development, the Brecksville community and school system.

Mr. Lahrmer suggested that after an overview of the entire project, each building could be assessed individually. He commented that the process of considering approval of the building first, before the site approval, was confusing and seemingly out of order for the Commission. At this point Mr. Sciria reviewed the Code prescribed procedure for preliminary plan approval. Mr. Decker countered that they would just have to guess at the site plan before having a building plan. Mr. Stucky observed that if the footprint of a preliminarily approved building did not change, the approval of the site plan subsequently should not be a problem.

The six buildings were first reviewed individually at the meeting and at the end of that discussion individual motions to set public hearings were read and voted on.

Building C (hotel – 6 floors)

Mr. DiGeronimo was still unable, due to a non-disclosure agreement, to reveal the hotel ownership. He assured the Commission it was a nationally well-recognized company and he expected the Commission to be advised of the hotel brand before final approval of the building.

Ms. Kardos found the rear of the building (west elevation) boring to look at for people coming off the freeway and entering from the parking lot. Mr. DiGeronimo agreed that would be a design element they could address. There were no questions on the proposed Motor Services conditional use overlay for Building C. The Work Session recessed into the Regular Meeting to schedule a Public Hearing.

Building D (apartments – 4 floors)

It was noted this apartment building was reduced from five stories to four at the suggestion of the Commission. Messrs. Lahrmer and Payto were pleased with the façade changes made to the building.

Ms. Kardos was interested in a comparison of apartment sizes with those of the 168 unit Canvas apartment building. She asked how an economic impact study was applied to achieve the mix of apartment unit sizes. Ms. Kardos was concerned about how the number of very small, junior, apartments was achieved. Ms. Makepeace noted there were only six junior units between buildings D & E. She said they have strived to achieve a reasonable lease price point to attract young professionals. The mix of unit sizes was determined using market studies of similar mixed-use developments. Mr. DiGeronimo remarked that in their experience tenants had more interest in quality amenities than unit square footage size. He noted an agreement they had with Sherwin Williams to provide a development with 1/3 multi-family residential, 1/3 commercial/retail and 1/3 office. Mr. DiGeronimo mentioned they were ahead of schedule on pre-leasing of the apartment units. Mr. Lahrmer noted there were 70% single bedroom units planned for Building D. He wondered if there was any flexibility on the mixture of unit sizes between Buildings D & E. Mr. DiGeronimo expected they might have some flexibility depending on how their leasing experience was proceeding.

Mr. Stucky noted that the many single units at 750 sq. ft. did not meet City Code minimums. He preferred consideration be given to condominiums. Mr. DiGeronimo said they were not familiar with that market. Mayor Hruby asked about three story condo buildings. Mr. DiGeronimo felt that was an unproven market that couldn't be economically supported in the Valor Acres mixed-use development. The Mayor acknowledged the developer was under Code in the height of most of the buildings. The Work Session recessed into the Regular Meeting to set a Public Hearing.

Building E (apartments – 6 floors)

The architectural changes to Building E were the same as Building D. Mr. Stucky asked if any thought was given to having the attractive corner units combined with a junior unit to provide more desirable, larger units. Ms. Kardos also wondered why they wouldn't want to offer more two and three bedroom units. Mr. DiGeronimo indicated they may need to refine their unit offerings based on demand experience. Mr. Lahrmer expressed again a concern for small unit sizes, especially in the square footage of cabinets and closets. Ms. Makepeace said they would be dealing with suppliers who specialize in the design of small spaces. There were no further questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

Building F (apartments – 4 floors)

Mr. Stucky brought up again the comment he made for Building E about combining corner units to provide an enhanced, larger spaced unit. Mr. DiGeronimo spoke a bit about their efforts to provide affordable lease rates possibly for young professionals working at Sherwin Williams. The goal was to provide rentals generally lower than \$2,000 per month. The challenge was to balance the contractor's evaluation based on development costs with the tenant's desired lease rate based on budget constraints. The Work Session recessed into the Regular Meeting to set a Public Hearing.

Building G (parking garage & bridges – 5 floors)

Mr. Lahrmer noted from a previous meeting that spaces in the approximately 710 space garage would be available to employees from Building I. Mr. Decker expected spaces would be allocated in the garage by time, floor and use. The top floor would be reserved for valet parking. Floors 2-4 would be residential parking with some reserved residential spaces. The first floor parking would be intended for the public shopping in the area. Parking in the building would be free, except for the reserved residential spaces. Mr. Decker expected the parking to be shared with differing user demands at various times over the day. Electric recharging stations would be provided for garage users in general and also on specific, reserved, residential spaces.

A question was posed on the adequacy of the parking garage design. Mr. DeGeronimo responded that Cleveland happened to be a city extremely well versed in concrete parking garage design and he was very comfortable with

the design of the parking garage. With no further discussion, the Work Session recessed into the Regular Meeting to set a Public Hearing.

Building H (offices – 5 floors)

The Building H Office Building was unchanged from when it was considered at the Commission's August 3, 2023 meeting. Commission members had no questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

Mr. Jantzen asked about generators throughout the site, especially with a consideration of testing noise acoustics. Mr. DiGeronimo said a minimum of generators were planned for safety according to Code requirements. Their locations would be chosen with consideration to noise issues and most locations might involve noise dampening enclosures.

The Work Session closed at 11:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris