

ORGANIZATIONAL MEETING
BRECKSVILLE PLANNING COMMISSION
City Council Chambers - Brecksville City Hall
January 5, 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 7 guests

Mr. Stucky opened the Organizational Meeting at 7:00 P.M. and then proceeded with the swearing in of Dominic Sciria to a fifth term on the Planning Commission. All Planning Commission officers planned to continue in their current positions so no further action by the Organizational Meeting was required.

The Organizational Meeting was closed at 7:02 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING TO CONSIDER DECK AT 7520 SANCTUARY CIRCLE
BRECKSVILLE PLANNING COMMISSION
City Council Chambers - Brecksville City Hall
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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 7 guests

Mr. Lahrmer opened the Public Hearing at 7:02 P.M. by reading the following legal notice published in the December 22, 2022 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on January 5, 2023 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of a deck installation at 7520 Sanctuary Circle, Brecksville, Ohio 44141.

Mr. Brent Harris, of Klassic Decks, was present on behalf of Mary Ellen Hutchinson's request for a rear deck on her Sanctuary Circle condominium. A 20 inch drop from a rear patio sliding glass door to an immediate steep downward grade at the rear of the condo prevented any backyard enjoyment for safety reasons. Rear decks were a common amenity for condos in that area.

There were no questions from the public or Commission members. The Public Hearing closed at 7:05 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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DOMINIC SCIRIA, VICE CHAIRPERSON
RON PAYTO, SECRETARY

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REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
City Council Chambers - Brecksville City Hall
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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 7 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:05 P.M.

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF DECEMBER 8, 2022 FOR A FRONTYARD
SETBACK AT 9131 SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Hearing Meeting Minutes of December 8, 2022 for a Frontyard Setback at 9131 Snowville Road 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 REGULAR MEETING MINUTES OF DECEMBER 8, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission Regular Meeting Minutes of December 8, 2022 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 DECEMBER 8, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission Work Session Meeting Minutes of December 8, 2022 be approved.

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

SIGNS:

EVOQUA WATER TECHNOLOGIES – 6400 W. SNOWVILLE ROAD

Mr. Joe Berdine, of Signarama, was present on behalf of Evoqua Water Technologies' application for a permanent wall identification sign. Mr. Berdine described the proposed sign, which was compliant with City Planning and Zoning Code requirements. 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, a 4.7 sq. ft. non-illuminated, permanent identification wall sign for Evoqua Water Technologies at 6400 West Snowville Road, Unit 1, Brecksville, Ohio 44141, as described in the application dated December 9, 2022 and as shown on the attached drawings.

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

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER

Mr. Wise reported construction continued on the Chippewa Road Project with some traffic backup issues. He recommended using an alternate route around that area if possible. The Glenwood Trail Project was underway. Mr. Wise advised of some Miller Road overnight closures this upcoming weekend due to utility relocations at the interchange.

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

DECK INSTALLATION IN R-8 PDA – 7520 SANCTUARY CIRCLE

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria, that the Planning Commission recommend to City Council the installation of a 10' x 20', 200 sq. ft. deck at 7520 Sanctuary Circle, Brecksville, Ohio 44141, as described in the application dated November 4, 2022, and attached drawings by Klassic Deck.

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.

FEDOR SOLAR PANEL INSTALLATION – 4920 SENTINEL DRIVE

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of a solar panel system installation at 4920 Sentinel Drive, Brecksville, Ohio as described in the application dated December 1, 2022 and attached plans dated November 18, 2022 by Fluent Solar, contingent on utility company interconnection approval and City Council 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.

VALOR ACRES – PHASE 1 – MIXED-USE - L-B LOCAL BUSINESS DISTRICT CONDITIONAL USE

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing on Thursday, January 26, 2023 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed L-B Local Business District Conditional Use on PP #604-09-016 as part of the Valor Acres Mixed-Use Development fronting Miller Road in Brecksville, Ohio 44141.

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

REGULAR MEETING
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The Regular Meeting closed at 9:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 7 guests

Mr. Lahrmer opened the Work Session Meeting at 7:10 p.m.

DECK INSTALLATION IN R-8 PDA – 7520 SANCTUARY CIRCLE

Mr. Brent Harris, of Klassic Decks, was present on behalf of Mary Ellen Hutchinson's request for a rear deck on her Sanctuary Circle condominium. Ms. Bartkiewicz noted that there was no official lot split of the property in the past so no question of conflicting setbacks. Mr. Lahrmer commented that the deck issue had been discussed by the Commission at its December 8, 2022 meeting and also at a Public Hearing earlier this evening. There were no questions from Commission members and the Work Session recessed into the Regular Meeting for a motion.

FEDOR SOLAR PANEL INSTALLATION – 4920 SENTINEL DRIVE

Ms. Kaylie Nelson and Mr. Ray Mason, from Fluent Solar LLC, were present on behalf of an application for a rear roof mounted, 12 panel solar system for a home at 4920 Sentinel Drive. Mr. Lahrmer noted that a roof analysis report had been submitted and the installation was confined to the rear facing roof with no deviations requested. A public hearing would not be required. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

DIGERONIMO COMPANIES VALOR ACRES MIXED-USE PHASE 1 – MILLER ROAD & BRECKSVILLE ROAD

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive

The Valor Acres Mixed-Use Phase I application before the Commission included four requests:

- 1) Approval of the L-B Local Business District as a conditional use for PP #604-09-016. A public hearing was required.
- 2) Preliminary approval of a Business Planned Development Area (BPDA) for the main roadway configuration (BPDA – Phase I). A public hearing was required.
- 3) Preliminary and Final approval of the mass grading, SWPPP and clearing, subject to Engineering approval.
- 4) Preliminary approval for a BPDA for office building 1, including underground parking, a restaurant and common areas for the first floor, and office on floors two (2) through five (5) and the associated parking area (BPDA – Phase II). A public hearing was required.

Support documentation included a computerized 3-D "drive" through of the proposed interior road configuration in the mixed-use area, a traffic study, drawings to include the proposed interior street configuration, Building I – DiGeronimo headquarters and the tree clearing and mass grading plan. Mr. DiGeronimo recognized that there was much design and engineering work to do yet. Their intention was to get the process of site preparation started with clearing and mass grading. He maintained that the streetscape and placement of buildings was very flexible.

Mr. Wise discussed his January 5, 2023 letter to the Commission on the Mixed-Use submittal. The roadway plan was too conceptual for any engineering review. He did, however, make comments on the proposed intersections on both Miller and Brecksville Roads. Intersection A appeared to be unnecessary, too close to intersection D and was not supported by the traffic report. Mr. Payto wasn't comfortable with the "A" intersection being right in and right out only. Mr. DeGeronimo felt it would be an important access point for the employees in the headquarters building. It was suggested a solution would be to eliminate it in favor with the D intersection which was only provided for the traffic study to address Phase II.

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Mr. Wise noted the goal should be to eliminate median cuts and to align, where possible, driveways with driveways across the street. He mentioned that the mass grading plan was based on an outdated conceptual plan and should be updated. Proceeding with approval of a mass grading plan was a risk for the developer should there be any major changes to the roadways and building configurations. Mr. Wise noted some deficiencies, and requested additional information regarding the traffic report.

The only building before the Commission was preliminary plans for the five story DeGeronimo Headquarters Building which included an underground parking level. The headquarters building would be located at the Miller Road/Brecksville Road corner, and because of that primary location, would feature a high level of architectural design on all four sides. The concept plan included a parking deck to the rear of the building that offered either some covered parking or totally surface parking. The parking deck was still in the concept stage.

Mr. DeGeronimo said they have shown the preliminary road configuration to prospective tenants with very positive reactions. During the evening's discussion Commission members struggled with being asked to approve plans with seemingly too little information. The applicant thought it likely that buildings would develop one by one with the appropriate requirements for final approval falling into place. He hoped the Commission would trust in the quality, scale and atmosphere of the development they were committed to provide.

Mr. Stucky acknowledged the 30 ft. from the ROW setback requirement and wondered if they could move the buildings back to provide more green space. Mr. Stucky asked why the developer wanted a 30 feet setback from Miller Road, when he states that it should be a 100 foot setback. He stated he could understand 75 feet or 85 feet, which is the setback for the residential development, but not 30 feet. He knew 100 ft. would probably not be possible, but asked if they would try to increase the setback to greater than 30 ft. Mr. Payto agreed that 100 ft. would be impossible without compromising the entire plan. He remarked that residents who were used to the VA buildings hundreds of feet from the ROW would be startled by five story buildings regardless of whether the setback was 30 foot or 100 foot. Mr. Stucky stated that he is not in favor of 5 story buildings this close to Miller Road and Brecksville Road. Ms. Kardos suggested that if increased setbacks were not possible other, random, opportunities for green space could be identified. Along that vein, the Mayor commented that even green space across the street, or on other properties, contributed to the overall impact.

Mr. Stucky asked where the water detention is for this phase. Mr. Decker stated that the phase I detention would be completed on the phase 2 parcel. Stormwater calculations have not been submitted to date.

The Commission discussed the proposed parking, and requested a comparison of the parking required per Code versus what is provided in the plans. The applicant discussed the proposed parking in relation to the shared parking analysis that was provided. Mr. Sciria requested a comparison of required parking and proposed parking for the current and future submissions. The applicant stated that they are confident in what is provided with the supportive data of the shared parking study, and informed the Commission that land bank parking is shown for additional parking needs.

Mr. Sciria suggested it would be helpful for the Commission if the City's PDA Code requirements could be documented along with the applicant's deviation requirements for easy comparison purposes for requests 1) and 2). Mr. DeGeronimo had no problem with providing that data. Mr. Stucky stressed that an agreement on setbacks would be the most important factor on moving forward with site planning.

Mr. Lahrmer felt the Commission was prepared to move forward with setting a public hearing date on request 1) A L-B Conditional Use Permit for the Mixed-Use District. The Mass Grading Plan (No.3) should be upgraded using the current concept plan, with approval at the next Commission meeting contingent on a resolution of Intersection "A". Requests 2) & 4) could be considered for public hearings at the next Commission meeting; Request 2) needed more clarification on a resolution to Intersection "A". Request 4) additional documentation required. The Work Session recessed into the Regular Meeting to set a Public Hearing.

MINUTES OF THE WORK SESSION
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The Work Session closed at 9:45 p.m.

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