

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
August 4, 2022 Page 1

Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
Absent: Ron Payto, Dominic Sciria
Others: Monica Bartkiewicz, Scott Packard, Gerald Wise, and approximately 10 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 p.m.

APPROVAL OF THE JUNE 23, 2022 PUBLIC HEARING MINUTES FOR A SOLAR SYSTEM AT 6430 QUEENS WAY

It was moved by Mr. Lahrmer and seconded by Mayor Hruby, that the Planning Commission June 23, 2022 Public Hearing Minutes on a Solar System for 6430 Queens Way be approved.

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 23, 2022

It was moved by Mr. Lahrmer and seconded by Mayor Hruby, that the Planning Commission Regular Meeting Minutes of June 23, 2022 be approved.

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 23, 2022

It was moved by Mr. Lahrmer and seconded by Mayor Hruby, that the Planning Commission Work Session Meeting Minutes of June 23, 2022 be approved.

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
Nays: None
MOTION CARRIED

SIGNS

ADVANCED TURF SOLUTIONS – 6780 Southpointe Parkway

Ms. Bartkiewicz gave initial presentation of the sign requests and explained the deviations.

Scott Fridrich, of Northcoast Sign Works, and Jack Molina, Facility Manager at Advanced Turf Solutions, were present to request multiple signs. They explained the signs are being requested to identify the entrance for customers and to direct delivery trucks.

Mr. Lahrmer explained the deviations would need to be discussed due to the number of deviations being requested.

Mr. Fridrich asked if logos were removed from the identification signs would the deviations go away. Ms. Bartkiewicz explained they would be considered informational signs and therefore not require a deviation. Mr. Molina explained they were in the process of moving office space and they want their customers to know the new location and also be able to direct delivery trucks to the correct docks. Signs and deviations were discussed among Board members. Mr. Bandsuh agreed the building was large and the request was reasonable but felt they could scale back a bit in the back of the building to reduce the number of deviations. After much discussion the

Commission, Mr. Fridrich and Mr. Molina came to an agreement for (4) four signs to be approved and they would resubmit at a later time for the signs that were not approved. There were no further questions.

It was moved by Mr. Lahrmer and seconded by Mayor Hruby that the Planning Commission approve and the Building Department issuance of a permit for:

One (1) 7.5 sq. ft. per side, 2-sided permanent identification ground sign replacement panels ("Sign A"),

One (1) 15.2 sq. ft. permanent identification wall sign ("Sign B"),

One (1) 7.8 sq. ft. permanent informational wall sign ("Sign C"), conditional on removal of Advanced Turf Solutions logo to state customer entrance

One (1) 2 sq. ft. per side, 2-sided permanent directional sign ("Sign G") conditional at (3) three ft. instead of (6) six feet

for Advanced Turf Solutions, 6780 Southpointe Parkway, Brecksville, Ohio as described in the application dated July 1, 2022 and shown in the attached plans by Northcoast Signworks dated June 24, 2022

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
Nays: None
MOTION CARRIED

KING TUT RESTAURANT – 8801 BRECKSVILLE RD.

Ms. Bartkiewicz gave initial presentation of sign request.

Mr. Nader Soliman, owner of King Tut Egyptian Street Food, was present requesting a wall sign. He explained the same color letters and materials were being used as other signs in the plaza.

Mr. Lahrmer questioned if the sign was one foot as shown on the write up or 10" as shown on the drawing. Mr. Soliman confirmed it was one (1) foot. There were no further questions.

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission approve and the Building Department issuance of a permit for a 11.58 sq. ft., permanent, wall identification sign for King Tut Restaurant, 8801 Brecksville Road, Brecksville, Ohio as described in the application dated July 15, 2022 and attached drawing and photos.

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
Nays: None
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE – NO REPORT

REPORT OF MAYOR HRUBY – NO REPORT

REPORT OF CITY ENGINEER – NO REPORT

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

GASCOYNE SOLAR PANEL ADDITION – 6816 OAKES RD.

It was moved by Mr. Lahrmer and seconded by Mr. Bandsuh, that The Brecksville Planning Commission will hold a Public Hearing on Thursday, September 8, 2022 at 7:00 p.m. in Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request for a residential Solar Photovoltaic System which requires a deviation regarding the location of the system proposed to be installed at 6816 Oakes Road, Brecksville, OH, 44141 as required by Section 1186.06(b)(1).

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
Nays: None
MOTION CARRIED

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

VALOR ACRES CLUBHOUSE & POOL – 8600 LAVENDER LANE

It was moved by Mr. Lahrmer and seconded by Mayor Hruby that the Planning Commission recommend to City Council Final approval for the Valor Acres Community Building and Pool on parcel 603-21-108, located at 8600 Lavender Lane, as described in the submitted plans, by DiGeronimo Companies, subject to approval by the City Engineer, Building Commissioner, City Law Director, and City Council.

Valor Acres Community Building FDP Submission
14 pages dated 6/30/20, 12/20/2021, 2/7/2022, and 6/30/2022

Site Improvement Plans for Community Building & Memorial Park
24 pages dated 6/30/2022

and revised sheet C3.1 dated 7-29-2022

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
Nays: None
MOTION CARRIED

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

REVEL DANCE COMPLEX – 10217 BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Mr. Bandsuh, that the Planning Commission hold a Public Hearing on Thursday, August 25, 2022 at 7:00 PM at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to approve a Conditional Use permit for Revel Dance Complex at 10217 Brecksville Rd., PPN 605-14-014, Brecksville, Ohio, 44141 as described in the application dated July 7, 2022 by Revel Dance Complex and attached documentation and City Council approval.

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
Nays: None
MOTION CARRIED

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

HOPEBRIDGE AUTISM THERAPY CENTER – 6650 W. SNOWVILLE RD.

It was moved by Mr. Lahrmer and seconded by Mayor Hruby, that the Planning Commission hold a Public Hearing on Thursday, September 8, 2022 at 7:05 PM at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to approve Conditional Use permits for Hopebridge, at 6650 W. Snowville Rd., PPN 605-25-003, Brecksville, Ohio, 44141 as described in the application dated July 18, 2022 by Robert Bajko of HSB Architects and attached documentation and City Council approval.

ROLL CALL: Ayes: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
 Nays: None
 MOTION CARRIED

The Regular Meeting closed at 7:40

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Jeanne Magistro

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Present: Michael Bandsuh, Mayor Hruby, Eric Lahrmer, Brian Stucky
Absent: Ron Payto, Dominic Sciria
Others: Monica Bartkiewicz, Scott Packard, Gerald Wise, and approximately 10 guests

Mr. Lahrmer opened the Work Session at 7:40 pm

GASCOYNE SOLAR PANEL ADDITION – 6816 OAKES RD.

Ms. Bartkiewicz gave initial presentation.

Mr. Matthew Herko, Power Home Solar, was present to ask for additional panels. He explained he wasn't part of the original project and not clear on what happened with the one (1) panel being installed without approval. He was present to request two (2) additional panels. He explained their company has an agreement with the customer, if they don't hit numbers agreed upon, they will add additional panels to get the production numbers promised to them. Mr. Lahrmer wanted clarification of what they were asking for at this time. Mr. Herko confirmed one (1) extra panel installed, but not approved, from previous approval and two (2) additional panels. Mr. Wise had no comments. Mayor Hruby asked how long the panels have been installed and was told they were installed in 2019. Mr. Herko explained consumption is based off the previous year and, for example, if a hot tub was added it would increase the consumption. Their company will then add additional panels to offset additional consumption. Ms. Bartkiewicz explained a Public Hearing is required however, the Commission can choose to waive the Public Hearing since one was previously held with no concerns from neighbors. Mr. Lahrmer wondered if it was worth holding another Public Hearing. Mayor Hruby asked if the neighbors had changed in the past three years and was told they had not changed. The Commission decided another Public Hearing should be held.

VALOR ACRES CLUBHOUSE & POOL – 8600 LAVENDER LANE

Mr. Josh Decker, DiGeronimo Companies, was presenting another portion of their project, the Pool and Clubhouse for the, 4-Sale only, portion of the project, not shared with the Canvas building. He explained one item has changed from what the Commission received in their packet, adding ADA parking to their plan, with everything else staying the same.

Mr. Wise had the following comments:

- Confirming that everything is maintained by the HOA – no City responsibility
- Noted ADA stall had been added and removed curb stops
- Suggested pier on lake be shifted out of storm easement
- Clean out on walk – specify appropriate cap
- Mailbox unit on building as opposed to street – be sure Post Office finds this acceptable

Mr. Decker replied they have been in touch with the Post Office and they were told they needed a clustered unit application and they are waiting for feedback from them. As far as the pier, it's part of the Memorial portion which will be coming back to Planning Commission with that design at a later date. Mr. Stucky questioned if they did have approval for the mailbox and Mr. Decker told him they did not have approval yet. Mr. Lahrmer commented that he agrees with the development and believes, architecturally, it's consistent with the rest of the project. He did also question the color on the fiber cement and Mr. Decker confirmed it was black in color and will have the same brick that's used on the adjacent townhome and loft unit. There were no further questions.

REVEL DANCE COMPLEX – 10217 BRECKSVILLE RD.

Ms. Bartkiewicz gave initial presentation for a Conditional Use permit.

Ms. Kylie Taylor, owner of Revel Dance Complex, and Mr. Ray Podogil, owner of the building, were present to request a Conditional Use permit for her dance complex. Ms. Taylor explained it has always been a dream of hers to open a dance studio and was looking forward to opening her studio in the City of Brecksville. She explained her

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mission is to give dancers a positive, passionate, motivating environment. The hours of operation would be Monday thru Thursday, 4:00 pm thru 9:00 pm and Saturday morning. Mr. Lahrmer wondered if there were other areas within the City that had been considered. Ms. Taylor explained she had chosen this area because it was close to schools and didn't interfere with other studios. There was much discussion regarding occupant load at full capacity and having enough parking. Mr. Stucky questioned the application reading "change zoning" and Ms. Bartkiewicz explained the submittal was for a Conditional Use permit. Mr. Lahrmer wondered if a dance studio was a good fit in M-D district. Mr. Bandsuh and Mr. Lahrmer were concerned with the parking availability. Mr. Podogil explained the rear building has (2) tenants with not many employees who work from 7:00 am to 4:00 pm. He explained there's not a lot of traffic in and out and he could accommodate more spaces to the studio. Mr. Bandsuh felt additional parking made a big difference. Mr. Stucky asked about adding a note regarding additional parking and Mr. Lahrmer explained the request was for a Conditional Use permit. There were no objections from the Commission to proceed to schedule a Public Hearing.

HOPEBRIDGE AUTISM THERAPY CENTER – 6650 W. SNOWVILLE RD.

Ms. Bartkiewicz gave initial presentation for a Conditional Use permit and Outdoor Fenced-in area.

Mr. Joe Miozzi, Asset Manager on behalf of RL Snowville LLC ownership of building, Mr. Elliott Kijewski, Broker for the property, and Mark Feldman, Council for owner of property, are seeking a Conditional Use permit on behalf of Hopebridge, a prospect for their site. He explained they want to be sure they meet the proper criteria for zoning for an Autism & Family treatment center as well as an outdoor fenced-in area that can also be used for treatment. Mr. Miozzi mentioned there is a similar use business, Lifestance, a medical treatment and mental health therapy facility within 2.5 miles. Mr. Lahrmer confirmed they were before the Commission for a Conditional Use permit and a patio. Mr. Miozzi explained one of the requirements from Hopebridge was to have an outdoor area for treatment. They did look at other locations in this area and feel this worked best. Mayor Hruby asked who else occupies the buildings in the area and Mr. Kijewski replied Night Ergonomics, Northwest Security, Geis Construction, Kone, in addition to other businesses. Mr. Stucky asked if the fenced-in area would be a therapy area and Mr. Miozzi explained the area would be a grassed area, not a hard surface. Mayor Hruby asked for the number of employees and Mr. Miozzi believed 20 – 25 employees. Mr. Bandsuh asked if anyone from Hopebridge was in attendance and was told they were not. He also wondered if this was an appropriate location considering it's a manufacturing district with heavy operation businesses and the freeway which can be noisy at times and wondered if that was all considered for that type of treatment facility. Mr. Kijewski explained that someone else had searched and sought out the area. Mr. Miozzi stated they had multiple site visits with Hopebridge. Mr. Feldman had spoken to Hopebridge numerous times about their interest in this sight and they felt there was good parking, limited traffic, good location and didn't feel the noise would be an issue. Mr. Stucky asked if a patio has been done in this area and Mr. Packard, Building Commissioner, explained we've done patios for picnic tables for employees to use for lunch. He mentioned another therapy facility that asked for a similar patio and Planning Commission decided it wasn't a good place for a patio. Mr. Bandsuh recalled that patio request which was going into a parking lot, where this request is set in a grassy area with a sidewalk being the barrier. Mr. Lahrmer confirmed with Ms. Bartkiewicz that because this is a PDA, it is at the Commission's discretion to approve the installation of a patio. Mayor Hruby mentioned other businesses on the south end have put in patios for their employees. The Commission decided a Public Hearing would be held. Mr. Bandsuh asked that a representative from Hopebridge attend the Public Hearing meeting and Mr. Stucky asked that they provide a drawing/picture of where the patio will be. Mr. Miozzi agreed to both requests. There were no further questions/comments from the Commission.

The Work Session closed at 8:30

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Jeanne Magistro