

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
March 3, 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 6 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 p.m. Mr. Payto arrived during the Sherwin Williams discussion.

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 17, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Stucky, that the Planning Commission Regular Meeting Minutes of February 17, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 17, 2022

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz that the Planning Commission Work Session Meeting Minutes of February 17, 2022 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE

Mr. Stucky reported that at their last meeting City Council approved the Sherwin Williams Site Plan, Stream Crossing Plan and Building Façade Plan, as well as the Valor Acres PDA T-1 Townhome. He commented that the Calvin Road and Route 82 sanitary and sewer projects were progressing.

REPORT OF MAYOR HRUBY

The Mayor reported that a proposed 106,000 square foot addition to the Applied Medical Technologies (AMT) building on Katherine Boulevard would soon be coming before the Planning Commission.

REPORT OF CITY ENGINEER - No Report

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

CITY OF BRECKSVILLE LOT CONSOLIDATION – 8997 HIGHLAND DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Stucky that the Planning Commission recommend to City Council approval of a Lot Consolidation at 8997 Highland Drive, Brecksville, Ohio, Permanent Parcel #601-33-002 & 601-33-003, as described in the application dated February 4, 2022 and shown on the Lot Consolidation plan by Donald G. Bohning & Associates, Inc. dated January 2022.

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

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

AT&T ANTENNA UPGRADE WAIVE PUBLIC HEARING – 9001 BRECKSVILLE ROAD.

It was moved by Mr. Lahrmer and seconded by Mr. Bandsuh that the Brecksville Planning Commission waive the requirement for a public hearing to hear the request of AT&T to install antennas on the cell tower location at 9001 Brecksville Road as permitted under Section 717.03(c).

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

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

AT&T ANTENNAS – 9001 BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval for the removal of existing abandoned equipment at the 141 foot height and installation of new antennas and associated equipment at the 186 – 190 foot height on the existing wireless facility tower at 9001 Brecksville Road, Brecksville Ohio, 44141, PP #606-31-001, for AT&T, as described in the application dated February 9, 2022 by Crown Castle USA, contingent on the approval by City Council and structural review approval.

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

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

SHERWIN WILLIAMS COMPANY PERMANENT POWER POLES – 6701 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council Permanent Power Poles approval on PP #604-08-008, 6701 Miller Road, Brecksville, Ohio as described in the application dated January 31, 2022 by The Sherwin Williams Company and contingent on approval of the City Engineer, City Arborist and City Council.

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.

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SNOWVILLE BUSINESS CENTER III NEW BUILDING – 5800 W. SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council to allow for the tree felling on the 18.87 acre site at 5800 W. Snowville Road, Brecksville, Ohio, as described in the application dated November 22, 2022, and conditioned upon the approval of the City Arborist.

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 9:20 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
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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 6 guests

Mr. Lahrmer opened the Work Session at 7:05 p.m.

CITY OF BRECKSVILLE LOT CONSOLIDATION – 8997 HIGHLAND DRIVE

Mr. Scott Packard, of the Brecksville Building Department, explained that the original library building on Highland Drive was constructed over two parcels of land, which the City would like to consolidate into one parcel. A zoning change request would be on the May ballot so the building could be used for their engineering staff. A lot consolidation into a single parcel, along with the rezoning, would bring the facility into a Code compliant C-F designation. There were no questions from the Commission and the Work Session recessed into the Regular Meeting for a motion.

AT&T ANTENNAS – 9001 BECKSVILLE ROAD

Mr. Antony Kobak was present on behalf of AT&Ts request for the removal of three old existing antennas to be replaced by six new antennas on the communications tower at 9001 Brecksville Road. He remarked that their reports indicated there was sufficient capacity on the tower for the new antennas and no structural modifications to the tower or ground equipment would be required. Mr. Wise had no comment from an engineering perspective and there were no questions from the Commission. The Work Session recessed into the Regular Meeting for two motions.

SHERWIN WILLIAMS COMPANY PERMANENT POWER POLES – 6701 MILLER ROAD

Present: Tim Muckley, Director of Corporate Real Estate, Sherwin Williams
Pete Balistrieri, Architect

Mr. Muckley commented that after the Commission's last meeting where Sherwin Williams' request for power pole approval was tabled pending further investigation, another meeting was held with First Energy. Sherwin Williams' required a 36KD 2 Circuit Dual Feed System which was typical for an industrial user. The 36KD 2 Circuit system was available along Brecksville Road, but not Miller Road. The four power pole configuration used to deliver the 36KD service has been in existence for about the last fifty years and was currently in use by surrounding companies, including AT & T, House of LaRose and Lubrizol. Mr. Muckley explained that two power poles were needed for each of the two circuits being provided. That requirement resulted from the fact that repair to the 36KD system could not be done with hot wires. The extra poles permitted the isolation of the power during repair, eliminating the disruption of power to other users along Brecksville Road. First Energy did not anticipate any similar configuration of poles for Valor Acres

Mr. Pete Balistrieri narrated a PowerPoint presentation showing the power poles along Brecksville Road, the style of poles being provided by First Energy and the probable location of the six poles by the south side of the entry drive along Brecksville Road. Mr. Balistrieri said the south side of the entrance was chosen in consultation with DiGeronimo representatives. He anticipated, by the Commission's next meeting, to have a landscape plan for the area around the poles. Mr. Stucky asked for clarification on whether the higher, above ground, power was a cost savings over a lower power underground installation. It was confirmed that the higher power level was essential for Sherwin Williams and it could not be provided underground.

Mayor Hruby apologized for not being able to attend the last Commission meeting when power was discussed. He remarked that in the City's past dealings with CEI, they were advised about the four pole requirement and the power company's inability to deliver that power underground. Ms. Bartkiewicz suggested that probably considerations relating to the provision of power should come at the time parcels were being split for development. Mayor Hruby noted that originally Sherwin Williams was to build on the VA property, but shifted

their building to the Dalad property once it was acquired by the City. Their main entrance road will be off of Miller Road. While the intention was to make it as attractive as possible, the entrance off Brecksville Road where the power poles would be located was a service entrance.

Mr. Bandsuh asked if there was any possibility the poles could be a material other than wood. Mr. Balistrieri had asked that question and First Energy responded they planned to use their standard wooden pole. Mr. Balistrieri suggested the poles might blend in better with the other poles in the standard wood configuration. There were no further questions from the Commission and the Work Session recessed into the Regular Meeting for a motion.

SOUTH EDGERTON ROAD – 0000 EDGERTON ROAD

Mr. Michael Merle, of Ray Fogg Building Methods, Inc., was present for preliminary approval of a resubdivision of 40 acres of land for an industrial park between Miller Road and West Snowville Road. He indicated consideration of this industrial park was before the Commission in 2016 as a cul-de-sac street with the possibility of an extension to Miller Road in a future phase. At that time there was no wetlands permit and no prospect of a complete interchange on Miller Road. Mr. Merle advised that they now have a wetlands JD letter, a traffic study and tree preservation plan. The completion of the Miller Road interchange would now support the practicality of extending the road from W. Snowville to Miller Road. It was determined that a copy of the traffic report should be made available to Commission members to review.

Mr. Merle noted it used to be clients were willing to buy undeveloped land and wait a year or two to build their facility. Now, prospective clients wanted to see an improved lot ready for groundbreaking and moving in within a year. He mentioned the challenge of developing the site with the amount of high pressure gas lines running through and the topography of the land. Mr. Merle used a PowerPoint presentation to display pictures of an R&D facility recently completed on Wheatly Road in Richfield and an office Building done for the City of Cleveland. Also part of the presentation was a hypothetical office park plan.

Mr. Wise reviewed his three page, March 1, 2022 letter to Mr. Packard, Chief Building Official. Among the nineteen issues he reviewed was the finding of the traffic study that recommended the widening of Miller Road along with a traffic signal.

Mayor Hruby recalled that in the past the subdivision was planned to end in a cul-de-sac. Those plans also indicated no plans for development on the east side of the road. The hypothetical plan now showed two buildings where there were previously wetlands. Mr. Merle didn't remember an issue with building on the east side of the road. The wetlands issues have been resolved. The hypothetical plan represented only what was possible in the area.

Mr. Stucky thought the earlier cul-de-sac plan, channeling traffic out to Snowville and Brecksville Road, would greatly reduce anticipated traffic on Miller Road. He suggested putting in the cul-de-sac initially to allow time for the widening of Miller Road and the completion of the new I-77 interchange and then reassess whether the cul-de-sac should be replaced and the road extended to Miller Road. He was also in favor of any plan that would preserve the farm that people enjoy for a while longer. Mr. Stucky did not want to see any clear cutting of the land before erosion/flood control measures were taken. Mr. Sciria didn't support clear cutting before a specific building plan was in place. He thought because of the many issues Mr. Wise reviewed, it was premature for the Commission to be considering preliminary plan approval.

Ms. Bartkiewicz asked if the traffic study accounted for traffic from Sherwin Williams and the Valor Acres properties. Mr. Merle confirmed that it did, but noted that the driving factor for the increase in traffic was the completion of the interchange. He noted that in the earlier traffic study done in 2016, no left turn lane or signal was proposed into the new business park. Ms. Bartkiewicz asked about the reasoning behind connecting the road from W. Snowville to Miller Road. Mr. Merle responded that a through road made it easier for industrial park traffic to get on the freeway at Miller Road.

Mr. Bandsuh travels Miller Road daily and finds it congested now without consideration to the interchange, road widening, or anticipated development in the area. He pointed out safety issues to consider like the steep hill in

that area, the increase in delivery trucks stopped in the road and the safety implications of going from a two lane, asphalt road to five lanes. Mr. Stucky thought it would be safer for industrial park traffic to proceed to West Snowville Road and on to Brecksville Road.

Mr. Payto speculated that with a cul-de-sac, traffic would exit on W. Snowville with perhaps half the traffic heading to Brecksville Road and the other half to Southpointe Parkway to Miller Road. The completion of the Miller Road interchange would channel a larger portion of the industrial park traffic down Southpointe Parkway to Miller Road and the freeway. He thought another traffic study might be needed to analyze the implications of a cul-de-sac road on traffic.

Mr. Lahrmer wondered if the development road connected with Miller Road, whether there would be cut through traffic. The traffic engineer was asked that question and didn't think there would be much cut through traffic. The Mayor asked if there was an estimate on how many parking spaces the built out park would generate. Mr. Merle thought actual parking would be several hundred per building and probably in the range of 400-500 total.

Mr. Sciria commented on the increase in traffic during rush hour in recent years in the South Edgerton, Barr Road area. He would be reluctant to encourage more commuter traffic in that area. Mr. Lahrmer asked if the traffic study was done on projection calculations or if there were actual people posted to count cars. Mr. Wise said the original traffic study was based on counted cars, with the update including calculated projections. Mr. Merle noted that their people were posted for several days counting cars.

There was a general consensus that the next step would be to have Commission members read the traffic report and Mr. Packard agreed to supply the report digitally to everyone. Mr. Payto suggested, if after reading the study he still had questions, a traffic study might have to be done on the cul-de-sac street option and then the two reports could be compared. Mr. Merle planned to discuss, with the traffic engineer, the likelihood of more traffic on Southpointe Parkway and how it would impact Miller Road traffic.

Mr. Packard planned to send the traffic report digitally to Commission members to read before the next consideration of the proposed industrial business park.

SNOWVILLE BUSINESS CENTER III NEW BUILDING – 5800 W. SNOWVILLE ROAD

Mr. Michael Merle, of Ray Fogg Building Methods, Inc., was present for preliminary plan approval for a new 95,576 sq. foot industrial building on W. Snowville Road. Fogg acquired the over 18 acre property in the 1970's and would now like to put up a speculative industrial building. The site features over five acres of wetlands and 3,000 lineal feet of streams. Parking at 300 spaces was planned, however many of those would be landbanked based on their parking experience with other industrial buildings. The building has been pulled forward to allow space for the Fire Department to have good access around the entire building. To avoid grading into the wetlands, stacked retaining walls were used in different areas around the building.

Mr. Wise reviewed engineering issues from his March 1, 2022 letter to Mr. Packard, Chief Building Official. Fogg has an Army Corp JD letter and expected to have the permit in late spring. Tree preservation and tree removal plans have been completed and reviewed by the City Arborist. A gas well on the site would be abandoned and capped. Mr. Merle was up against an April 1st tree felling deadline, or would face a delay until next fall.

The proposed building would be 28 ft. in height in a pre-cast concrete material. Mr. Merle said they generally provide for a double row of parking along the length of the front entrance to the building. There was some flexibility in the provision of parking depending on the building occupant. They anticipated one tenant. Parking count could be adjusted depending on whether the user needed loading docks for trucks, or more spaces for car parking. Mr. Lahrmer asked that the next consideration of the proposal by the Commission should have more detailed site drawings to show how the building would be situated on the lot, particularly its orientation toward the turnpike.

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Mr. Bandsuh felt the building was too large for the buildable portion of the site. Mr. Merle acknowledged the wetlands limitations, but pointed out that the overall density was very low considering it was on over an 18 acre site.

Mr. Merle recognized that there was much to be done yet towards final approval of their plans. If the Army Corp had any issue with the wetlands they may have to shrink the project. Mr. Merle said that they have paid for the mitigation of less than an acre of wetlands. Mr. Wise said any small change in their building would probably have little impact, if any, on their tree clearing plans. Mr. Sciria advised that the Commission has always required the Army Corp permit before moving forward with preliminary plan approval. He felt it was unfair to make approvals conditioned on the engineer's, or another staff member's, approval. Mr. Wise commented that often restrictions, like the April 1st deadline for tree cutting, end up forcing construction into the least desirable months weatherwise. Mr. Merle commented that they would like to fell trees before the April 1st deadline, and if the Army Corp permit was received in the spring, work with the Planning Commission toward approval of building plans so construction could start in the fall.

There was a general consensus to vote on tree clearing only, with no removal of trees or disturbance of the ground permitted. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 9:20 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris