

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
May 4, 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 1 guest

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

APPROVAL OF APRIL 20, 2023 PUBLIC HEARING MINUTES ON REZONING THE CENTRAL SCHOOL PROPERTY

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission April 20, 2023 Public Hearing Minutes on Rezoning of the Central School Property 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 APRIL 20, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of April 20, 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 APRIL 20, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of April 20, 2023 be approved.

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 - No Report

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

CENTRAL SCHOOL REZONING – 27 PUBLIC SQUARE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **FINAL** approval of proposed amendments to the Zoning Map of the City of Brecksville by rezoning the former Central School property, 27 Public Square (PP #601-34-004), to R-8A Residential along Arlington Road and L-B Local Business to the remainder of the site with an R-A Apartments conditional use overlay, limited to the second

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level or above; the zoning of a portion of the property along Arlington Street at 23 Public Square (PP # 601-34-005) with an R-8A Residential conditional use overlay; and rezoning of a portion of 8929 Highland Drive (PP #601-34-003) to L-B Local Business, as illustrated in the attached concept drawings, and conditioned on approval by City Council and by a vote of the electors of the municipality as required by City Charter, Article IV, Section 12, Mandatory Referral.

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 8:15 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

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Others: Monica Bartkiewicz, Gerald Wise and approximately 1 guest

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

CENTRAL SCHOOL REZONING – 27 PUBLIC SQUARE

Ms. Monica Bartkiewicz, Director of Planning and Community Development for the City, initiated the zoning discussion by remarking that the current zoning map incorrectly listed Community Facilities (C-F) for the entire church property when the southern part of the property was actually Auto Parking (A-P). The zoning map would be revised accordingly. The church would like the flexibility to either develop more parking, or sell residential lots to raise funds for the church. It was now proposed to have an R-8A Residential Conditional Use Overlay for the portion of 23 Public Square fronting on Arlington Road, rather than the previously proposed R-8A Residential base zoning district. The overlay would permit residential use should the church not choose to develop parking under the current A-P zoning for that portion of their property.

Discussion turned to the use of an overlay conditional use to permit apartments in the Local Business portion of the Central School property. The apartment overlay was originally proposed to provide a means to save a portion of the existing school building by converting it to residential use. There was also a suggestion to limit residential use to the second story or above to prevent the possibility of stand alone apartment buildings. Mr. Lahrmer wondered if the limitations were too restrictive and focused to be meaningful. Ms. Bartkiewicz pointed out the overlay would permit new retail development with second story residential.

The Commission recognized the development advantage of the City owning the property, choosing the right development would not so much be a matter of numbers, as it would be the right fit for the community on that prominent, historic site. It was mentioned that the prospect of some apartment usage attracted and provided some flexibility for developers. Mr. Payto thought it would be difficult to overcome the negativity of the word “apartments” for voters. If an apartment overlay would attract developer interest he felt a campaign to educate the electorate would be necessary before it appeared on the ballot.

It was pointed out that the proposed rezoning had been presented to the public in two recent public hearings and thoroughly reviewed. It was the general consensus of Planning Commission members to vote on the proposed rezoning as written, with the added restriction of second story or above apartments. The Work Session recessed into the Regular Meeting for a motion.

CHAPTER 1151 “RESIDENTIAL DISTRICTS” PROPOSED ZONING CODE AMENDMENTS

Ms. Monica Bartkiewicz, Director of Planning and Community Development for the City, reviewed proposed zoning Code changes to Chapter 1151 Residential Districts, included in three areas of amendment below. The proposed amendments were the result of consultations between Ms. Bartkiewicz, Chief Building Official, Scott Packard, and Law Director, David Matty.

1. Proposals for new construction of main structures or structural alterations to existing main structures within an R-8A residential zoning district shall be reviewed and approved by the Planning Commission.
2. The Planning Commission shall take into consideration the following architectural design characteristics in their review and approval of proposals for new construction of main structures or structural alterations to existing main structures within an R-8A residential zoning district 1) Orientation, 2) Design, 3) Materials and 4) Deviations.
3. The following main structure coverage and combined main structure and accessory structure/use coverage shall apply to all proposed new main structure construction, additions to existing main structures, accessory structures, and accessory uses in all residential zoning districts, unless a deviation from such requirements is recommended by the Planning Commission for approval by City Council.

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District	Max Main Structure Lot Coverage	Max. Main Structure & Accessory /Structure/Use Coverage
R-60	15%	30%
R-40	15%	30%
R-30	15%	30%
R-20	15%	30%
R-16	15%	30%
R-8	20%	40%
R-8A	20%	40%

Commission members were provided with two zoning map overlays of 1) Elm Street R-8A, and 2) Farview Road R-20 and R-40, to illustrate how the proposed percentage lot coverages would look. Messrs. Lahrmer and Wise wondered if a cap was needed in the case of coverage on bigger lots. The status of some developments under the new proposed guidelines were questioned, i. e. The Village and Four Seasons. The Mayor indicated he would develop a list of specific possible problem houses to compare to the new guidelines to see if they would be compliant. The Mayor commented that as vacant land becomes less available in the City there would be more major additions to older homes, along with razing of older homes to build larger homes in existing neighborhoods, so issues of scale and lot coverage would increase.

Mr. Lahrmer questioned the Planning Commission's ability to enforce restrictions in the cases where the Code wording was the Planning Commission "shall consider". He asked that the Law Director be consulted on the legality and level of authority for the Planning Commission.

There was positive reaction to the proposed zoning amendments, but a general consensus that it was not ready yet to schedule a public hearing. Since one of the objectives of revising the residential zoning codes was to protect the character of the Old Town district under the proposed rezoning of the Central School property, it was questioned whether the residential code amendments could be completed and approved before the November ballot. Ms. Bartkiewicz confirmed that there was still time in the schedule leading to putting the Central School rezoning on the ballot for further review consideration

The Work Session closed at 8:15 p.m.

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