

MINUTES OF THE PUBLIC HEARING - STREET GRID & BLDG. I – VALOR ACRES MIXED USE BPDA
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
February 23, 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 25 guests

Mr. Lahrmer opened the Public Hearing at 7:10 P.M. by a reading of the following legal notice published in the February 9, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, February 23, 2023, at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for Preliminary Approval of Phases I & II of a Business Planned Development Area for the street grid and "Building I" on PP #604-09-016 as part of The Valor Acres Mixed-Use Development fronting Miller Road, in Brecksville, Ohio 44141.

Messrs. Kevin DiGeronimo and Joshua Decker were present on behalf of DiGeronimo Properties. The application before the Commission was for preliminary approval of Phases I & II of a Business Planned Development Area (BPDA) for the street grid and Building I as part of the Valor Acres Mixed Use Development fronting on Miller Road. Mr. DiGeronimo used a PowerPoint visual of the street guide to illustrate the access points and how traffic would navigate on the interior streets. He briefly described the five story DiGeronimo headquarters building to be located at the corner of Brecksville Road and Miller Road. The building would feature some ground floor covered parking, retail and a restaurant, followed by two floors of DiGeronimo offices and several more floors of tenant offices. It was anticipated there could be three or four other tenants requiring space in the 7,500 sq. ft. to 50,000 sq. ft. range. Exterior materials for the office building were still under consideration.

The hearing was opened for public commentary. Mr. Bruce Baylor, 12562 Snowville Road, asked if the setback from the street could have been increased. He didn't have as much of a problem with five stories as he did with not enough setback from the street. Mr. DiGeronimo said the setbacks (65' from curb Rt. 21 and 45' from curb Miller Road) were driven by their buffer with the Sherwin Williams property. He pointed out the setbacks for this type of project were similar to other developments in northeast Ohio. Mr. Baylor said the townhouse along Brecksville Road in the residential section appeared to have a greater setback, which was acknowledged.

Mr. Baylor was confused by the project's website which had drawings of buildings in brick and others more modern with lots of glass. He had trouble visualizing the development. Mr. DiGeronimo responded that quality materials in brick, block, metal panel and glass would be used throughout the development. Each building would have its own identity yet be cohesive in look with the entire complex. In a future development area on the website Mr. Baylor thought there were buildings much higher than five stories. Mr. DiGeronimo dismissed that as nothing relevant to the current project application. Mr. Baylor asked about the height of the parking structure. Mr. DiGeronimo thought it could be three or four stories, but no definite decision yet.

Mr. Baylor asked about a repaving of Miller Road between Brecksville Road and Southpointe Parkway. That project was scheduled for this coming summer and Mr DiGeronimo confirmed that construction trucks would be using the newly paved Miller Road.

Ms. Nancy Woelfl, 10216 Woodview Way, had not come to terms yet with five story buildings, but hoped there would be some good restaurants. Mr. Woelfl asked about the access drive to Brecksville Road and it was confirmed that it would be right in and right out. There were no further questions from the public present and the Public Hearing closed at 7:30 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
Council Chambers - Brecksville City Hall
February 23, 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 17 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 P.M. The Public Hearing on Valor Acres was temporarily tabled in order to deal with an uncomplicated sign request and move the agenda along.

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 9, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of February 9, 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 FEBRUARY 9, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Revised Work Session Meeting Minutes of February 9, 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:

MULTI-BUILDING & REVEL DANCE – 10217 – 19 BRECKSVILLE ROAD

Mr. Adam Podojil, of Podojil Builders, was present on behalf of an application for a wall and ground sign for new building tenant Revel Dance. The proposal was to do a simple update of the existing ground sign to reflect the new tenant. Mr. Podojil was aware of that sign's internal illumination which was not Code compliant. He said that when time permits the intention was to replace the sign in the future, but for now they would like to just update the existing sign. The ground sign was estimated to be about forty years old, with no record of original sign approval found by the Building Department. Ms. Bartkiewicz suggested a possible alternative would be to turn off the internal illumination of the ground sign and arrange to have external illumination which is permitted by Code. Mr. Podojil was agreeable to that solution.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issuance of a permit for one (1) 28 sq. ft. per side, 2-sided permanent, externally illuminated ground sign for the businesses located at 10217-19 Brecksville Road, Brecksville, Ohio 44141 and one (1) 2.5 sq. ft. permanent identification wall sign for Revel Dance Complex at 10217 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated February 13, 2023 and shown in the plans.

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.

DIGERONIMO COMPANIES VALOR ACRES MIXED-USE PHASE I BPDA – MAIN ROADWAY CONFIGURATION

It was moved by Mr. Lahrmer, and seconded by Mr. Jantzen, that the Planning Commission recommend to City Council **PRELIMINARY** approval of a Business Planned Development Area (“BPDA”) for the main roadway configuration (BPDA – Phase I), subject to Engineering approval, as described in the plans presented February 23, 2023, and contingent upon approval by City Council.

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

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

DIGERONIMO COMPANIES VALOR ACRES MIXED-USE PHASE I - MASS GRADING, SWPPP & CLEARING

It was moved by Mr. Lahrmer, and seconded by Ms. Kardos, that the Planning Commission recommend to City Council **PRELIMINARY** and **FINAL** approval of the mass grading, SWPPP and clearing, subject to Engineering approval as described in the plans presented February 23, 2023, and contingent upon approval by City Council.

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

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

DIGERONIMO COMPANIES VALOR ACRES MIXED-USE PHASE I BPDA – OFFICE BUILDING I

It was moved by Mr. Lahrmer, and seconded by Ms. Kardos, that the Planning Commission recommend to City Council **PRELIMINARY** approval for a BPDA for Office Building I, including underground parking, a restaurant and common areas on the first floor, and office on floors two (2) through five (5) and the associated parking area (BPDA – Phase II) as described in the plans presented February 23, 2023, and contingent upon approval by City Council.

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

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

LEE ROOFTOP SOLAR PV INSTALLATION – 10214 WOODLANDS DRIVE

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria, to table the application for a solar panel installation at 10214 Woodlands Drive, Brecksville, Ohio 44141 as described in the application dated January 13, 2023 and attached plans by AviSun Renewable Energy LLC.

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.

WOODLANDS OF SNOWVILLE REVISED PRELIMINARY APPROVED PHASE 2 & 3 – SNOWVILLE ROAD & DEWEY ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council revised **PRELIMINARY** approval of Phases 2 & 3 of a major subdivision of 36 internal parcels and 2 out lot parcels on 59.40 acres of land on the south side of Snowville Road and west of Dewey Road in the City of Brecksville, known as the Woodlands of Snowville and establishment of front yard setbacks of 60' on all lots except subplot 13 of 147', subplot 14 of 115', subplot 15 of 125' and subplot 37 of 120', as described in the application dated November 22, 2021 and Preliminary Development Plan, pages 1 through 7, by Davey Resource Group, dated February 6, 2023. Contingent upon the Law Director approving recorded deeds, covenants, and restrictions and approval of the City Engineer, City Council, and with the following variances as approved by the Board of Zoning on July 11, 2022.

1. A variance from Section 1117.04(e) from the permitted maximum of 800 ft. for a cul-de-sac street, to allow River Birch Run to extend 869 ft. and to allow Street "A" to extend 1045 ft.
2. A variance from section 1117.09 from the requirement of lots shall generally be rectangular in form to allow subplot 13 a non-rectangular shape.
3. A variance from Section 1117.09(d) requirement of side yard lot lines be radial to street lines to allow non-radial lot lines between sublots 6 & 26 and 26 & 27.
4. A variance from 1119.09(d) from the requirement of sidewalks to be provided on both sides of the street to allow no sidewalks on the proposed sublots 37 & 38 fronting Snowville Road.

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.

CUYAHOGA COUNTY PUBLIC LIBRARY DRIVE-UP WINDOW – 9089 BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria to table preliminary and final approval for modification to the existing parking lot, relocation of the refuse enclosure, and construction of a building addition to accommodate a new drive-in window area with 5 vehicle stacking spaces at Cuyahoga Public Library.

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

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
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The Regular Meeting closed at 10:10 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
Council Chambers - Brecksville City Hall
February 23, 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 25 guests

Mr. Lahrmer opened the Work Session at 7:31 P.M.

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

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

Roadway Configuration

Mr. Wise made the following observations relating to the Valor Acres Mixed-Use Roadways in a February 21, 2023 letter to Monica Bartkiewicz:

- Intersection “A” should be shown as Right-In/Right-out with the median cut on Brecksville Road removed on the next set of plans
- An internal connector road was not yet shown connecting Valor Acres Residential with the Mixed-Use area.
- Traffic Report submitted unchanged from previous submittal – update
- Truck-turn exhibits supplied. Fire Department should review and approve if satisfied
- Storm Water Management Report submitted and currently applicant has comments to address

Mr. DiGeronimo confirmed that a road connecting the residential section of Valor Acres to the Mixed-Use area was planned. Mr. Wise didn’t think making Intersection “A” right-in/right-out would generate enough traffic to update the traffic study at this point. He recommended making one final update to the traffic study later in the development process. The truck turn study using the various City trucks was completed and the Fire Chief satisfied. A storm water management report was submitted and was currently under review and discussion with the developer. The Mixed-Use site would function as a tributary to the Residential Area Phase 1 Pond. Mr. Stucky noted, for stormwater purposes, the developer would be connecting the Mixed-Use Section with the Residential Section via a 48” privately owned and maintained line.

Mr. Sciria reiterated concerns he has had on insufficient setbacks and density. He was particularly uncomfortable with the 30 ft. setback from Miller Road. Mr. Sciria wasn’t sure the development was representative of what was presented to voters at the beginning of the process. The development was not to be on the scale of Pinecrest, but with the height of buildings and density it seemed more like Pinecrest. Mr. Sciria would like to see a slower pace in planning. He was concerned about the current economy and the lingering impact of COVID on economic recovery. Mr. Payto pointed out that the road configuration determined the setback, but not the density.

The Planning Commission, at its January 26, 2023 meeting, wanted clarification of the Commission’s role in defining building classifications and heights and sought a legal opinion from the City Law Director. Ms. Bartkiewicz read the following response from David Matty, City Law Director:

“....Please be advised that Planning Commission has the authority to not only apply the “General Development Criteria” for this BPDA as set forth in BCO 1155.33(d)(1)-(12) but, as importantly, has the additional broad authority to also recommend deviations from such Criteria as specifically set forth in BCO 1155.33(d) for any and all items (height and other listed Criteria in (1)-(12)) for which BPDA conditional use approval is requested in this BPDA. This broad authority to recommend deviations can be asserted for each building and/or phase/segment of the BPDA when proposed.

Planning Commission should also consider the standards set forth in BCO 1191.10(c)(2) and (d) and may consider the attributes of the base zoning district (O-L) in making their recommendations.”

Mr. Lahrmer indicated the legal opinion confirmed the Planning Commission's role in making decisions on building heights within the BPDA on a building by building basis. If the road configuration determined the setbacks, the only variable left was density/building height. The five story building height was still an issue for some Commission members. Mr. Payto wondered if scaling back some proposed five story buildings to three stories would be a deal breaker for the developer. The Mayor realized that Commission members would not all be in total agreement on all aspects of the project, but he couldn't imagine a scenario where the Commission would approve Building I at five stories and then restrict the rest of the development to three stories.

Mr. Lahrmer reminded the Commission that it was the roadway configuration before the Commission for a vote. Mr. Lahrmer pointed out that at the January 26th meeting a straw vote on setbacks was taken, and while there were several objections, the majority would accept the setbacks. There was a consensus for two motions, 1) the roadway configuration, and 2) mass grading. The Work Session recessed into the Regular Meeting for two motions.

BPDA – Office Building I

Mr. DiGeronimo remarked that the building had not changed since the last submission. The exterior building materials depicted in the drawing might not be the actual materials used, but were representative of the quality of construction. A shared parking count of 371 spaces was proposed instead of the Code requirement of 620 spaces. The approximately 249 spaces to meet the Code requirement would be landbanked. Mr. Wise asked that ADA spaces be identified.

Mr. Payto provided a number of suggestions on the architecture of the building. He noted the horizontal layers of block and glass that were intended to break up the mass of the building, but were an inconsistent size and lacked rhythm. Mr. Payto asked if there could be a meeting, similar to the one held for the residential section, where ideas could be discussed with their architect/planners. He was interested in what could be done architecturally to visually reduce the height of the building since that was a concern for many people. Mr. Payto characterized his ideas as "tweaking" the proposed plan. Mr. DiGeronimo was very agreeable to a meeting.

Mr. Lahrmer indicated that the floor plan did not match the rendering. He pointed out a possible awkward detail relating to the architectural element around the top of the building. The white boxy architectural element on a corner of the building stopped at the second floor and did not continue down to the ground. Mr. Lahrmer reviewed how the building looked architecturally from different street views. He suggested the north elevation vestibule should be more significant instead of appearing to recede, which might be achieved with just a different material treatment. He was also concerned with a lack of rhythm in the design. Mr. Lahrmer offered to submit his comments in writing in preparation for a meeting with their planners. He hoped they could be prepared to discuss building materials relating to their durability and how they would look in twenty years.

Mr. Stucky commented that he liked the building design, which visually appeared to be a four story building. He liked the use of a stone element that would wrap around all four sides of the building. The Work Session recessed into the Regular Meeting for a motion.

LEE ROOFTOP SOLAR PV INSTALLATION – 10214 WOODLANDS DRIVE

Mr. Ken Nadsady, AviSun Renewable Energy LLC, and Ms. June Lee, property owner, were present on behalf of Ms. Lee's request for a solar panel system on her house in the Woodlands of Snowville subdivision. The system would involve 29 solar panels installed on the sideyard, south facing side of her hip roof home. Mr. Nadsady was aware of the Code requirement for rear yard facing solar panel installations. Mr. Nadsady indicated the rear roof was too steep and had impediments to the installation of enough panels to achieve optimum energy conservation. Energy savings would be reduced by 40% with rear mounted panels. Mr. Lahrmer commented that in the past proposed side yard installations, with a high level of visibility, have not been approved by the Commission.

Ms. Lee spoke about the environmental conscious choices she and her husband have made. She also believed the solar installation would increase the value of her home. Mr. Nadsady pointed out that upcoming electric rates

were due to double so solar energy was not only good for the environment, but made economic sense. The applicants were advised that the Commission was focused on compliance to Code.

Mr. Stucky asked for a picture of the rear roof and an explanation of why the installation couldn't be done on the rear roof. Mr. Nadsady noted there was a long diagonal area on the rear roof where none of the rectangular panels could be mounted in addition to a plumbing stack. He had done a layout on the rear roof and was only able to fit eleven panels. Mr. Sciria suggested a combination layout using both the rear roof and south roof might be an option.

Ms. Lee said the proposed solar installation was reviewed at a hearing of her HOA with positive comments from the neighbors present. Mr. Chris Bender, a Woodlands of Snowville HOA Trustee, was present. He said there were both negative and positive comments at the HOA hearing. Some residents were concerned about the visual impact of the panels, especially since the home was positioned along the main drive. Mr. Bender was asked for a letter of approval to provide the City. Mr. Bender's letter was not an unqualified approval, but conditioned by a stipulation that the City approved the solar panel installation first without deviations.

Mr. Nadsady mentioned a Bill passed by the Ohio State Legislature last year prohibiting HOA's from interfering with solar installations. Mr. Bender had asked for a legal interpretation of the bill and was told that language in the bill was a little ambiguous.

Mr. Lahrmer noted that the Code Section relating to solar installations had been reviewed and updated several years ago. Side yard roof installations were against Code requirements. Mr. Lahrmer did not recall a request for a side yard installation deviation with this extent of coverage being approved, or even requested. The next step in the process would be to schedule a public hearing. He indicated that normally the Commission only scheduled public hearings for applications they supported. A straw vote of the Commission resulted in no support for the side yard installation. Ms. Lee asked for a vote by the Commission to set a public hearing. She was convinced to a vote to table the request and try to come up with an installation layout the Commission could consider. The Work Session recessed into the Regular Meeting for a motion to table.

WOODLANDS OF SNOWVILLE REVISED PRELIMINARY APPROVED PHASE 2 & 3 – SNOWVILLE ROAD & DEWEY ROAD

Mr. Chris Bender, of Snowville Joint Venture, was present for revised preliminary approval for Phase 2 & 3 of the Woodlands of Snowville. Preliminary approval was granted by the Commission on June 9, 2022 pending completion of some engineering issues. The Board of Zoning Appeals granted approval on July 11, 2022 of the four variances requested. The revised preliminary plan reflects 1) removal of one subplot, 2) modification to stormwater management pond #3, and 3) increase and shifting of the conservation easement boundary. Mr. Bender described their stream mitigation efforts. Mr. Wise had no objection to the revised plan. Mr. Stucky appreciated that the developer reduced a lot, in a rough area, that would have been hard to support. The Work Session recessed into the Regular Meeting for a motion.

WOODLANDS OF SNOWVILLE FINAL APPROVAL PHASES 2 & 3 – SNOWVILLE ROAD & DEWEY ROAD

Mr. Chris Bender, of Snowville Joint Venture, was present to request final approval for Phases 2 & 3 of the Woodlands of Snowville. Mr. Wise would not at this time recommend final approval for the project due to 1) Unsubmitted documents, 2) Several changes by the County, 3) Water issues relating to clean water and pressure in the neighborhood. Mr. Wise indicated the developer could seek approval to fell trees only in order to make the April 1st deadline of clearing before bat mating season.

Mr. Sciria brought up the absence of a tree saving plan. There was a general consensus that Mr. Bender should develop both a tree saving and felling plan by having his engineers walk the site with the City Engineer and City Arborist. The resulting report should have the approval of both the City Engineer and Arborist. Mr. Wise said that the preliminary plan approval granted this evening would permit the application for tree felling without any further action by the Commission.

Mr. Sciria commented that the retention ponds seemed extraordinarily deep. He mentioned that in the past the possibility of fencing to protect children has been considered. Mr. Bender offered to review that issue.

CUYAHOGA COUNTY PUBLIC LIBRARY DRIVE-UP WINDOW – 9089 BRECKSVILLE ROAD

Present: Matt Ross, Matt Ross Architects, Inc.
Jeff Mori, Director of Facilities, Cuyahoga County Public Library

The application for a drive-up window at the Brecksville Branch of the Cuyahoga County Public Library was first considered by the Commission in September 2022. The Commission identified the following concerns:

- Inadequate turning radius, especially for a large vehicle
- How to protect the corner of the building
- The best architectural look for the drive-up window
- Screening for the dumpster

Mr. Mori indicated an increase in funding permitted them to broaden the project and address the Commission's concerns. Mr. Ross said an addition of 370 sq. ft. was now proposed for the drive-up window, the location of which should solve any turning radius issue. A new window was added to address aesthetic issues.

Mr. Wise commented that the initial turn to the right would be difficult. He asked what would protect the building wall at that first turn from being hit. Curbs were normally 6 inches, however they would propose a barrier curb of 12 inches at that first curb. The point was made that sometimes high curbs damage cars. Mr. Payto suggested moving the drive-up addition out (south) a couple feet would allow cars to square up easier and keep them away from the building. Mr. Wise reviewed several other plan refinements with the applicant. Mr. Stucky suggested landscaping bushes at the new trash receptacle location which was now more visible. The applicant will return with revised plans. The Work Session recessed into the Regular Meeting for a motion to table.

CHAPTER 1151 "RESIDENTIAL DISTRICTS" PROPOSED ZONING CODE AMENDMENTS CONSULTATION

In conjunction with a consideration to rezone the Central School property the City would like the Planning Commission to consider amendments to Chapter 1151 – Residential Districts of the Brecksville Zoning Code with the objective of recommending the amendments for approval by City Council and then a vote of the electorate.

Ms. Bartkiewicz read the following proposed amendments:

- The requirement that the maximum lot area in an R-8A District be 11,000 square feet.
- The requirement that the maximum square footage of a main building shall not be greater than 2,300 feet.
- The requirement that the maximum lot width shall not be greater than 100 feet.
- The requirement that all main structures shall be reviewed and approved by the Planning Commission.
- The requirement that the architectural style of the surrounding neighborhood shall be taken into consideration in the review and approval of development plans for properties zoned R-8A.
- The addition of fire pits to accessory uses permitted in residential districts and criteria that they be located at least 25 feet from main buildings and garages.
- The addition of swimming pools as it relates to rear yard coverage by accessory uses in residential districts.

Ms. Bartkiewicz suggested another restriction the Planning Commission might want to consider would be a maximum square footage on the main floor.

Mr. Lahrmer suggested it might help the review of architectural style if a few examples of homes representative of the favored period/style of architecture were available. He also suggested an amendment that existing homes in Olde Towne were not “grandfathered” in the case of exterior changes to their homes. Additions to existing homes must match in style and materials to the original home. Mr. Stucky noted it was important for the guidelines to apply to the old, existing area as well as any construction in the new area along Arlington.

The Mayor asked if material restrictions should be considered. He noted that some materials are used more commonly in period home construction. Mr. Lahrmer remarked as an example that a designation of clapboard siding would yield a great variety of examples to choose from. He acknowledged it would take some time, but a walk around Old Town would be helpful in documenting common material choices in areas like siding and window style. Ms. Bartkiewicz wondered if material guidelines should be as restrictive as identifying specific brands, or should just cite materials conducive to the desired intent. Mr. Payto knew there were communities with architectural guidelines and wondered if they should be researched.

CENTRAL SCHOOL REZONING CONSULTATION – 27 PUBLIC SQUARE

Mayor Hruby introduced the zoning discussion by saying that since the Central School was purchased the City has sought input from merchants, developers and residents through public hearings on how to use the property. It appeared the prevailing sentiment was to consider amending R-8 zoning on the property in a way to preserve the flavor of the Olde Towne area yet permit the possibility of some retail. A concern for some residents was the possibility that some Olde Towne residents would want to convert their large properties to multi-family dwellings.

City Council has referred the issue back to the Planning Commission for input. The Mayor advised the goal was to preserve the Olde Towne area by developing residential along Arlington and provide some flexibility to develop the school property along Rt. 82. The Mayor said it was in the City’s best interest to sell the Comstock property fronting on Rt. 82 as a single family residence so its presence could support the adjacent, historic Bourne house as residential properties.

Ms. Bartkiewicz said the school property was currently zoned Community Facility. The proposal under consideration would be to split off five R-8A residential lots fronting on Arlington for residential construction. The remaining property would be zoned Local Business (L-B) for possible retail development. Mayor Hruby commented there has been no rush to develop the school property. Mr. Stucky suggested getting approval for the Comstock property, and splitting off the five residential lots to develop them now, separately from the local business property along Rt. 82. He thought it would be the best way to protect the corner and the Old Town area.

Mr. Wise questioned when setbacks would have to be set between the residential properties and the L-B property. Ms. Bartkiewicz thought it would be at the time of a business development proposal. Mayor Hruby thought adhering to current building codes in the Central School area would not be possible without significant variances. The need to provide an easement access to the L-B property once the residential property was developed was discussed briefly.

The Commission planned to discuss the rezoning again at their next meeting with the possibility of setting a public hearing at that meeting.

The Work Session closed at 10:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris