

MINUTES OF THE PUBLIC HEARING - CENTRAL SCHOOL REZONING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
April 20, 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 20 guests

Mr. Lahrmer opened the Public Hearing at 7:00 P.M. explaining it was a continuation of the public hearing held April 6, 2023 on the Central School rezoning to accommodate those who could not attend the April 6th hearing. Mr. Lahrmer read the following legal notice published in the April 6, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, April 20, 2023, at 7:00 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio for consideration of a proposed zoning change at 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; the rezoning of a portion of the property along Arlington Street at 23 Public Square (PP #601-34-005) to R-8A Residential; and rezoning of a portion of 8929 Highland Drive (PP #601-34-003) to L-B Local Business.

Ms. Monica Bartkiewicz, Director of Planning and Community Development for the City, reviewed a slide presentation depicting the current community facilities zoning of the Central School property and the proposed rezoning of the property which would include the rezoning of a 324 foot wide by 125 ft. deep strip of land along Arlington Street to residential (R8-A) for the development of up to five homes in an architectural style consistent with the Old Town community. The rest of the Central School property fronting on Rt. 82 would be rezoned Local Business (L-B). Ms. Bartkiewicz indicated there was no development plan before the City for consideration. She explained the process leading up to the proposed rezoning of the Central School Property appearing on the November voting ballot. A variety of means for public input through public hearings, committee meetings, and surveys would advance to consideration of the Planning Committee, recommendation to City Council for three separate meeting readings of the proposal before it could appear on the ballot.

Mr. Andrew VanNort spoke about his involvement in a committee tasked with collecting citizen input on the future use of the Central School Property. The committee survey results revealed no support for a parking garage or hotel. There was interest in preserving some part of the historic school building and some interest in retail along Rt. 82, but not on Arlington. A restaurant, outdoor walking areas and green space were also proposed. The suggestions that came out of that committee were consistent with the rezoning being proposed.

The public hearing was opened to comments from the public. Ms. Susan Schindler, 6936 Daisy Avenue, asked about the current zoning of the property behind the Church, which was owned by the Church. Ms. Bartkiewicz said it was Community Facility (C-F) and currently under consideration for a change to R8-A, which would be more consistent with the house on that site.

Mr. Jim Duffy, 11026 Fitzwater Road, spoke on behalf of his church, The Brecksville United Church of Christ. He noted the Church rented out a two-family house with a storage garage behind the Church building. Mr. Duffy wanted to understand the Church's options under the proposed new zoning should they decide to raze the house and garage. If their parish expanded, could that land be developed into parking? Could the land be sold as a fundraiser for the Church as residential lots? Ms. Bartkiewicz thought the land could yield a maximum of three lots. Stand alone parking development would require review by the Planning Commission and probably a variance. Ms. Schindler didn't believe three houses would fit on that property. She asked if the lots could be wider frontage and less deep. Ms. Bartkiewicz quoted from R8-A Code the 125' setback and minimum lot size.

Mr. Steve Schadler, 8980 Cinnabar Drive, asked for a recap of what was included in the two new rezoning classifications. Ms. Bartkiewicz reviewed the type of residential included in R8-A and the types of businesses permitted under Local Business (L-B) in the Brecksville Code.

Ms. Schindler and Connie Ritter, 6771 Oakes Road, asked about the disposition of the Comstock property. They were both interested in the preservation of the historic house. Ms. Bartkiewicz commented that 50 ft. would be split off from the Comstock property and added to the L-B Central School parcel. Current plans were to keep the

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Comstock house as a historic residence and buffer between the Local Business and the Bourne house. Both the Comstock and the Bourne houses were expected to remain as is on their sites.

Mr. Adam Diem, 8653 Hollis Lane, was concerned about ingress and egress off Rt. 82 to the site. He commented it was already very challenging for residents on the east side of town to make a left turn off Rt. 82. He wanted to be convinced a traffic light could work in that congested area before voting at the poles. Mr. Wise felt a traffic study would be essential to any development of the site, but absent of a development plan, nothing could be determined at this point. Mr. Diem asked if the plan was to secure rezoning first and figure out access afterward. Mr. Lahrmer said access off Arlington to the Local Business would not be permitted. He speculated access would need to be off Rt. 82, even if it were restricted to right-in/right-out.

Mr. Steve Schadler, 8980 Cinnabar Drive, wondered if it was appropriate to be attempting to rezone the property in the absence of any proposed development plan. He felt it was putting the cart before the horse. Mr. Lahrmer responded that consideration and discussions with the public have been ongoing since 2019 with the objective of putting the property in a better position for marketing by the City. With the desired zoning in place for the highest and best use of the property the City would better be able to control the outcome of any development proposal and developers would understand the intended use of the property. Beyond knowing that Old Town residents want to preserve the historic nature of their development, and that many residents want to see some expansion of retail in the downtown area, nothing could be predicted about the end use of the property until an acceptable development plan was submitted to the City and the property sold.

Mr. Michael Satink, 8995 Cedar Street, was opposed to any development that increased traffic on Old Town streets. He wanted to be assured Old Town residents' voices received adequate consideration once a development proposal was made. Mr. Stucky assured him that all discussions of the Planning Commission have been focused first on preserving the Old Town neighborhood. Examples given of that focus were the review of R8-A zoning code requirements, a 25 ft. landscape buffer between Old Town and the L-B district and the preservation of trees in the area.

Mr. Lahrmer read for the record letters submitted by the following residents relative to the Central School rezoning:

Vicki DeMar	8548 Settlers Passage
Eric Geyer	
Tom Hocutt	6963 Windward Hills Drive
Elizabeth Plautz	6903 Daisy Ave.

Mr. Jim Duffy asked if the language in the public hearing announcement would be the exact wording on the ballot. Mr. Lahrmer noted that would be discussed during the Planning Commission's Work Session. He indicated the language could be amended by the Planning Commission, or by City Council during their review process.

With no further input from the Planning Commission or the public the Public Hearing closed at 7:50 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
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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 24 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:50 P.M.

APPROVAL OF APRIL 6, 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 6, 2023 Public Hearing Minutes on Rezoning 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 6, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of April 6, 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 6, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of April 6, 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

Mr. Stucky reported that at their last meeting City Council approved the DiGeronimo Companies Residential PDA Memorial Park Improvements.

REPORT OF MAYOR HRUBY

The Mayor mentioned the Earth Day activities at 11:00 A.M. on Sunday at the Service & Horticultural Departments.

REPORT OF CITY ENGINEER - No Report

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The Regular Meeting closed at 9:15 p.m.

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MINUTES OF THE WORK SESSION
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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 20 guests

Mr. Lahrmer opened the Work Session at 7:56 P.M.

CENTRAL SCHOOL REZONING – 27 PUBLIC SQUARE

Mayor Hruby reviewed some history of zoning for the property behind the Church. He recalled that the property might have been zoned for parking. He was certain the Church property was developed according to agreements reached with the City and supported by the correct zoning. The Mayor asked Mr. Duffy how the church would want their property to be zoned. Mr. Duffy said their preference would be to maintain flexibility so the land could be developed as parking if necessary, or sold as residential to generate income for the Church. The Mayor thought the house could be razed and that property developed right now for parking and be legal under the current agreements. He suggested, though, that some research needed to be done on past agreements to know the exact status of the property behind the Church.

Mr. Lahrmer brought up the issue of multi-family apartments. Apartments were included in the rezoning based on providing an option to retain a portion of the historic school building to be converted to apartments. Mr. Payto felt voters would not support apartments. Mr. Stucky said he would not support stand alone apartments, but felt retail with a second story apartment would be acceptable.

Mr. Jantzen said traffic was an important consideration, particularly on how the property could be accessed from Rt. 82. The Mayor speculated that using Old Highland might be the only safe means of accessing the property. He commented that taking out the median and reworking that section of Rt. 82 was an option with probably too many complications. There was agreement that there could not be a traffic study of the area until a specific use was identified, as all traffic report data would be generated by the end use. Mr. Payto wondered if there was a past traffic study of the downtown area and if it would be useful.

A resident at the public hearing spoke out against any access to the local business along Arlington Street. Mr. Lahrmer said it was the intention of the Commission to protect the Old Town neighborhood. He had not seen any proposal for access to local business along Arlington and there was general agreement among Commission members that they would not support local business access along Arlington.

Mr. Payto asked about architectural guidelines for the R-8A construction. Ms. Bartkiewicz was working with staff, including the Law Director, to have R8-A guidelines in place before the November ballot.

Mr. Lahrmer remarked that no action would be taken tonight on the request for final approval to amendments to the Zoning Map. Ms. Bartkiewicz confirmed that the rezoning schedule would provide time to gather feedback from the Law Director, Building Department, Clerk of Council and the Mayor on questions posed this evening.

PHYSICIANS AMBULANCE FAÇADE, PARKING LOT, DRIVEWAY & BUILDING ADDITION – 9200 NOBLE PARK DRIVE

Mr. David Maison, of Maison A & D, was present on behalf of a request for a building addition, façade improvements, additional parking, and a driveway addition for Physicians Ambulance on Noble Park Drive. Phase I of the requested improvements were approved by the Commission on January 26, 2023. Plans before the Commission encompassed all phases and would include:

- Building addition with entry vestibule and second floor conference room
- Façade improvements including new window openings with sunshades and a door awning
- Parking lot addition for 30 new Code compliant parking spaces
- Code compliant access driveway

Mr. Wise had the following issues:

- With the addition of parking surface verify stormwater management calculations
- Provide a total parking count for comparison to Code requirements
- Provide ADA parking
- Verify East Ohio Gas permission to put parking over their easement

Mr. Lahrmer pointed out that the lack of documentation relative to stormwater calculations would permit only a consideration of preliminary approval. He suggested not taking any action at this meeting to permit requested documentation on:

Check for any old approvals with adjacent property owners
Provide ADA parking
Report on parking count requirement by Code and actual parking being provided
Check Code for distance between driveways to determine Code compliance

HIGHLAND DRIVE SUBDIVISION CONSULTATION – 9457 HIGHLAND DRIVE

Ms. Hanna Cohan of Triban Investment, a local land developer, was present for a consultation on a proposed 15 subplot residential subdivision on the 21 acre former Highland Elementary School property. Development plans would include the razing of the school building. Ms. Cohan anticipated a minimum of variances for 1) Length of cul-de-sac street, 2) lot shape, and 3) non-radial lot configurations. She mentioned the possibility of two estate lots with driveway access between sublots 1 and 2. Ms. Cohan confirmed that they would be developing the infrastructure and selling the lots to local and national builders.

Ms. Cohan reviewed the proposed development's compliance to Code in setbacks, lot area, and lot width and depth. She indicated there was a minimum of wetlands that should not be impactful on the site. A development challenge was an active Dominion Energy well on the site as well as their gas easement running through the site. Mr. Wise asked if it was the developer's intent to acquire the well at the back of subplot 4 and whether it would remain active or be capped. Ms. Cohan responded that they had no plans to acquire the well. It was her understanding it was under a perpetual lease and would remain active. Ms. Cohan would need to verify the setback required from an active well to a structure. She confirmed permission was granted by Dominion for the crossing of the road over their gas easement.

Mr. Wise observed that most of the lots could be expanded in size from the 20,000 sf. minimum. The end result would be some irregularly shaped lots and more non-radial lot configurations, but nothing the Planning Commission should be unwilling to consider for a better layout. Mr. Wise offered Ms. Cohan a copy of a MetroParks document listing their requirements. He noted they would have a different setback requirement from Valley Parkway than City Code.

Ms. Cohan brought up the possibility of two flag lots accessed between sublots 1 & 2. The driveways for those lots would cross the gas easement. The homes would be situated facing the backyards of sublots 2, 3, 4, and 5. Ms. Kardos had a concern about privacy issues with two homes fronting in the backyard of other homes. Mr. Lahrmer didn't think two estate lots would be possible. Ms. Cohan was asked at the next consultation to provide separately from the reconfigured 15 lot street drawing, a rough drawing depicting the estate lot(s), including a tree line.

Mr. Stucky thought subplot 3 looked too squeezed in. Mr. Sciria noted it appeared that lot narrowed down at the rear property line to about 14 ft. There was a consensus that subplot 3 could be improved with the expansion and rearranging of lots suggested by Mr. Wise.

Mr. Stucky asked about the preservation of wetlands. Mr. Travis Crane from Davey Resource Group was present. He explained the option used in many developments of a conservation easement with a third party monitoring company.

Mr. Lahrmer mentioned an e-mail from resident Eric Geyer asking for the opportunity for residents, particularly those living near the property, to have input on any development plan.

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Mr. Lahrmer commented it was good to see a plan with a reasonable number of lots. He hoped the developer had sufficient feedback from the Commission to rework the layout.

The Work Session closed at 9:15 p.m.

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