

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
June 9, 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 15 guests

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

APPROVAL OF THE MAY 26, 2022 PUBLIC HEARING MINUTES FOR A FRONTYARD SETBACK AT 10531 SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz, that the Planning Commission May 26, 2022 Public Hearing Minutes on a Frontyard Setback for 10531 Snowville Road be approved.

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

APPROVAL OF THE MAY 26, 2022 PUBLIC HEARING MINUTES FOR REZONING 0000 S. EDGERTON

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz, that the Planning Commission May 26, 2022 Public Hearing Minutes to Rezone 0000 S. Edgerton be approved.

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

APPROVAL OF THE MAY 26, 2022 PUBLIC HEARING MINUTES FOR A SOLAR SYSTEM AT 6430 QUEENS WAY

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz, that the Planning Commission May 26, 2022 Public Hearing Minutes on a Solar System for 6430 Queens Way be approved.

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

APPROVAL OF THE MAY 26, 2022 PUBLIC HEARING MINUTES TO REZONE 9457 HIGHLAND DRIVE

It was moved by Mr. Lahrmer and seconded by Ms. Bartkiewicz, that the Planning Commission May 26, 2022 Public Hearing Minutes to consider Rezoning 9457 Highland Drive be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 26, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission Regular Meeting Minutes of May 26, 2022 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 26, 2022

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of May 26, 2022 be approved.

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, 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 a Frontyard Setback for 10531 Snowville and a Rezoning Request for 0000 S. Edgerton Road.

REPORT OF MAYOR HRUBY

The Mayor welcomed Monica Bartkiewicz as Brecksville's new Director of Planning and Development. In her new role for the City she would be working on economic development and grant writing, along with coordinating with the Planning Commission. Mayor Hruby looked forward to new and fresh ideas blending into the traditional Brecksville community. Ms. Bartkiewicz's departure from the Planning Commission would create a vacancy the City hoped to soon fill.

REPORT OF CITY ENGINEER - No Report

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

WOODLANDS OF SNOWVILLE PHASE 2 & 3 – SNOWVILLE ROAD & DEWEY ROAD

It was moved by Mr. Lahrmer, and seconded by Ms. Bartkiewicz, that the Planning Commission recommend to City Council **PRELIMINARY** Approval of Phase 2 & 3 of a major subdivision of 37 internal parcels and 2 out lot parcels on approximately 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 38 of 100', as described in the application dated November 22, 2021 and plans 1 of 7 thru 7 of 7 by Davey Resource Group dated May 9, 2022, contingent upon the Law Director approving the revised recorded deeds, covenants, and restrictions and approval of the City Engineer, City Council and Board of Zoning Appeals of the following variances:

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.

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
June 9, 2022 Page 3

2. A variance from Section 1117.09 from the requirement of lots shall generally be rectangular in form to allow Sublot 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 38 & 39 fronting Snowville Road.

Furthermore, approval is contingent upon the issues described in the June 9, 2022 letter from the City Engineer and verifying final engineering.

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.

SHERWIN WILLIAMS COMPANY – 6701 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **FINAL** approval for the Industrial Planned Development Area for The Sherwin Williams Company on PP #604-08-008, 6701 Miller Road, Brecksville, Ohio, as described in the application dated May 27, 2022 by The Sherwin Williams Company and contingent on approval of the City Engineer and City Council.

G000, A010, C003, C110 – C110.8, C210 – C210.6, C310 – C310.8, C410 – C410.8, C510 – C510.8, C511, C515, C520 – C520.7, C530 – C530.20, C910, C911, C912, D2, 36 pg. Stormwater Report, L001, L100, L100A – L100H, L110 – L112, L400, L920, L002, A024, E030.I, E030.3 E201.2, E201.10, E201.13 – E201.18, E500 & 74 pg. Lighting Cutsheet Package

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.

HIGHLAND DRIVE ELEMENTARY SCHOOL RE-ZONING – 9457 HIGHLAND DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission recommend to City Council **FINAL** approval to amend the Zoning Map of the City of Brecksville by rezoning PP # 603-15-009, 9457 Highland Drive from C-F Community Facilities to R-20 Single Family Residential with Conditional Use of C-F Community Facilities Class C and Class D only, 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

9457 Highland Area GIS map with zoning
9457 Highland Surrounding area map
9457 Highland Re-Development area map

ROLL CALL: Ayes: Michael Bandsuh, Monica Bartkiewicz, Mayor Hruby, Eric Lahrmer, Ron Payto,
Dominic Sciria
Abstain: Brian Stucky

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
June 9, 2022 Page 4

Nays: None
MOTION CARRIED

The Regular Meeting closed at 9:45 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
Council Chambers - Brecksville City Hall
June 9, 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 15 guests

Mr. Lahrmer opened the Work Session at 7:04 p.m.

WOODLANDS OF SNOWVILLE PHASE 2 & 3 – SNOWVILLE ROAD & DEWEY ROAD

Mr. Chris Bender, of Snowville Joint Venture, was present seeking preliminary approval of the site plan for Phase 2 & 3 of the Woodlands of Snowville major subdivision. This final phase of the Woodlands of Snowville included 39 homes on 59.40 acres. The first phase of the development of 55 sublots was entirely built out with only one home currently for sale. Mr. Bender noted their 22 subplot Parkside development on Dewey Road had only two unsold lots.

Mr. Wise, in his June 9, 2022 letter to the City, commented that there were no significant changes in design from the previous submission. He noted the required documentation already received and outlined a number of engineering issues the builder needed to address as the plan progressed to the final design phase.

Mr. Sciria indicated it seemed all the footprints worked on the lots, however it appeared on sublots 13, 14 and 20 the preservation area came very close to the construction footprint. Mr. Bender said that in all cases they show the maximum building footprint. In practice they try to stay 30-35 feet from any wetlands. He indicated they practice full disclosure with their clients starting with the initial topo through any restrictions on the plat. Mr. Wise indicated the developer would be using a third party firm to monitor the preservation area. Backyard preservation areas would have markers. Side and frontyard preservations would be delineated by natural landscape material, like trees and bushes. Planning Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

SHERWIN WILLIAMS COMPANY – 6701 MILLER ROAD

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

Mr. Muckley, Director of Corporate Real Estate for Sherwin Williams, indicated their presentation for approval of the PDA would include designs for stormwater management, landscaping and lighting. He noted that a request for building and site signage would be part of a future submission.

Mr. Balistrieri used a PowerPoint presentation to orient the Commission to features of the site. Both the main entrance off Miller Road and a service entrance off Brecksville Road would be gated for security, with the Miller Road entrance having a staffed gatehouse. Sherwin Williams would not be fencing the entire site, instead using landscaping such as trees in some areas to define the site. Mr. Balistrieri noted that the parking plan for the site had not changed from the earlier submission.

Five wet retention ponds were planned on the west, north and east areas of the site. All soil disturbed on the site would be kept to create a meandering rolling hill landscape effect. Mr. Balistrieri described the reasoning behind the different levels of paving for surface roads on the site, according to the kind of vehicles and level of usage in each area.

Mr. Balistrieri indicated that the landscape plan was developed in accordance with zoning guidelines and in collaboration with the City Arborist. The plan included 580 trees of various species, including tall full bodied trees, as well as ornamentals, along with shrubs, and annual and perennial flowers. Descriptions of landscaping were focused to both entryways and the layered, lower landscaping surrounding the building.

Sherwin Williams' strategy for lighting on the site would be providing adequate lighting for a clear view and safety, but not excessively lighting the site. There would be no light shining off their site boundaries. Lighting along the

entrance to the site would be 14 ft. poles with downlighting. Mr. Balistrieri described the limited amount of uplighting that featured accent lighting at the building entrance, courtyard and for the flag.

Mr. Wise reviewed his June 9, 2022 letter to the City which included recommendations relating to final engineering issues. His review had no objection to the PDA approval contingent on approval of final engineering drawings.

The sidewalk from the residential area through the Sherwin Williams service entrance to connect to the commercial portion of the Valor Acres site was discussed. Mr. Balistrieri explained that Sherwin Williams' requirement would be for all their employees to enter the site and building from their main entrance on Miller Road. They didn't want to encourage pedestrians walking around their site. He pointed out that the service entrance could be dangerous with five, and sometimes up to ten, semi-trucks a day making deliveries. Mr. Lahrmer asked if employees living at the apartment building on the residential portion of the Valor Acres site could just walk to the Sherwin Williams building. Mr. Balistrieri said they would be expected to use the Miller Road entrance like all other employees. Mr. Lahrmer asked how employees would be prevented from using the service entrance. Mr. Muckley said their employees were well indoctrinated in the safety culture necessary for their type of plant and with a little training would have no problem complying with company policy.

Mr. Stucky remarked that at some point there would be an easement for an access road from the DiGeronimo property over the Sherwin Williams service entrance road although its location was not shown on any plans yet. He suggested the safest situation at that crossing might be a four way stop.

The Mayor asked if consideration had yet been given to people arriving by bus. Mr. Muckley expected RTA could provide a stop along Miller Road. He added that Sherwin Williams was currently in discussions with RTA about both their downtown location and Brecksville regarding bus stops. Mr. Sciria confirmed that City safety forces would have access to the site at any time.

Ms. Bartkiewicz felt the walking connectivity of the three segments of the Valor Acres site was very important. However, with no tenants identified yet for the commercial portion of the Valor Acres site, it was too early in the planning process for the DiGeronimo's to make a definitive decision on where a connection should be located from the residential area to the commercial area. It was enough to know presently that there would be an easement and a connection of the three sites in the future. The Work Session recessed into the Regular Meeting for a motion.

HIGHLAND DRIVE ELEMENTARY SCHOOL RE-ZONING – 9457 HIGHLAND DRIVE

Mr. Scott Packard, City Building Commissioner, noted that when the Planning Commission discussed the possible rezoning of the Highland Drive Elementary School property on May 26, 2022, the zoning under consideration was R-20 with a conditional use of C-F using only Class C & D. The intention of citing only Class C & D would be to limit the possibility to such uses as a park or athletic fields.

Mayor Hruby commented that the school system asked the City to facilitate the sale of the Highland Drive elementary school property. The property would be advertised for sale over a six week period, possibly beginning at the end of June. Bids would be due in early August. During that same timeframe if the rezoning was recommended by the Planning Commission to City Council it would still be within Council's three readings time period, so that if the prospective buyer of the property did not want the parcel rezoned, the rezoning request would be stopped by City Council and not appear on the ballot. Mr. Bandsuh liked the flexibility of the proposed rezoning.

Comments were taken from members of the public present. Mr. John Griffin, 9526 Highland Drive, was against more residential development. He was concerned further development would detract from the parklike setting, stress the school system and turn our community into an overpopulated Parma or Medina. Mr. Lahrmer pointed out that the school system owned the property which was valued at \$1.4 million. At this point the City was only helping the school system position the property for sale. Mr. Griffin wondered if the property could be split

between the City for a recreational use and a residential developer. Mr. Lahrmer said it was unknown whether the City had any interest in, or financial ability to acquire, any portion of that property.

Ms. Jessica Griffin, 9526 Highland Drive, had safety concerns over the increased traffic generated by a residential development. Ms. Griffin had heard that the new elementary school was predicted to start out at full capacity and she suggested more residential development would further stress the school system. She also felt the decision to rezone was happening too quickly. The Mayor pointed out the school system had these plans in place already for two years. He asked what she would like to see on the site. Ms. Griffin would like to see the land unchanged keeping the athletic fields and playground. If the land must be developed she hoped they would save trees and not consider cluster homes.

Ms. Tina Mihalek, 9519 Highland Drive, was representing five families in her comments. She wanted to see the City purchase the property to permit more time for citizen input. She pointed out all the time given to the Central School to determine the appropriate use. She mentioned that Broadview Heights just purchased some land in their downtown area to prevent a Goodwill Store from building there. Ms. Mihalek suggested that if the City purchased the land and kept it several years it might appreciate in value that would be realized by the City at the time of sale. Mr. Lahrmer pointed out the property could also decrease in value. Ms. Mihalek would not be opposed to a cemetery, or senior citizen housing use. She just wanted more time for public input. The Mayor responded that the City was receiving more input on that property. It was also suggested that she might want to discuss the issue with City Council. Ms. Mihalek asked if there were any safeguards to prevent an undesirable use. Mr. Lahrmer responded that the Commission was using the City's zoning code and ordinances to protect residents.

Ms. Mihalek asked what would happen if voters turned down the rezoning request in November. The Mayor responded that the City was not targeting any special group in advertising the land. Anyone could purchase the land under the current zoning and develop it within that zoning. She asked about the types of C-F development that could be expected and Mr. Stucky read the C-F options from that Code section.

Mr. Stucky would be abstaining from voting on this matter as he sits on several recreational committees and was biased on this issue. He maintained that the community needed the athletic fields. He added that a rezoning to R-20 with conditional Class C & D was being considered to protect residents. Mr. Payto felt adding the C-F zoning as a conditional use with the C & D classifications would not affect the desirability of the property. Mr. Sciria indicated he was open to R-30 zoning. Mr. Lahrmer commented that if the Commission approved rezoning tonight it would go to City Council for three readings over three separate meetings during which the public could attend and have their comments heard. The Work Session recessed into the Regular Meeting for a motion.

WILMINGTON DRIVE SUBDIVISION CONSULTATION – HIGHLAND DRIVE REAR

Mr. Sam Petros, Developer, was present to request consideration of a rezoning proposal for a 60 lot subdivision on land located in Brecksville, but only accessible through Broadview Heights off Boston Road or Broadview Road. The land was currently zoned R-40 and the request would be for R-8 to permit denser, empty nester, single story development. Mr. Petros maintained there was a real need for senior housing in Brecksville. The property abuts Phase 5 of Four Seasons. The development would be 370 ft. from the nearest house in Four Seasons.

Commission members were concerned about the remoteness of the property for older citizens who typically have a greater need for emergency services. Mr. Petros thought the difference in response times would be almost negligible. He suggested they might have a private road, or just a smaller road. That lead to questions relating to maintenance of the road, trash collection and snow plowing. Some of those services could be charged back to residents.

Mr. Greg Modic, a member of the Petros team, responded to a question on the height differential between the Four Seasons land and the new parcel which he said was only a small differential. Mr. Lahrmer suggested R-40 zoning might be more appropriate to protect the Four Seasons residents already there who had no reasons to anticipate a zoning change. Mr. Petros remarked that they planned 60 homes for the 47 acre site. He thought 50

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
June 9, 2022 Page 4

homes would also work. The Mayor thought Broadview Heights would want to be reimbursed for any services they provided. They might even request a share, or all, of the property taxes from the development.

Mr. Payto wondered if it might be prudent to get some advance information from our City Council and Broadview Heights to see if there was a deal ending objection before the Planning Commission spent more time considering the project. There was a general consensus that feedback from Broadview Heights would be a good idea.

Mr. Stucky would like to see an R-20 layout, as well as an R-8 layout without the variances. Mr. Sciria wanted to see an R-40 layout with 125 ft. frontage. Mr. Bandsuh was not supportive of R-8 zoning backing up to residents in R-40 who have no expectation for their neighbors except R-40 development. He could consider some zoning between the two classes. There was interest in the input of Summer Wind residents.

Ms. Bartkiewicz said that even if R-8 zoning were passed it would not be a given that the Commission would pass a variance for a longer cul-de-sac street given the concern about emergency services for seniors. It also seemed unlikely that after just approving a change to denser zoning the Planning Commission should immediately be asked to consider setback variances effectively cutting in half the new zoning setback requirements. It didn't seem like best practice to her.

Mr. Payto asked if Broadview Heights would be involved in any public hearing on the proposed development. The Mayor said Broadview Heights would not specifically be invited to a public hearing, but would be welcomed to attend. Mr. Stucky suggested there could be a special hearing including Broadview Heights. The objective would be to gather feedback, not consider any demands. Mr. Petros suggested an informal gathering with the seven Four Season property owners adjacent to the proposed development to hear their opinions.

Mr. Petros agreed to work on plan layouts in R-40, R-20 and R-8 with 75' frontage and no variances. He would also be gathering feedback from Broadview Heights on access and city services.

The Work Session closed at 9:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris