

MINUTES OF THE PUBLIC HEARING - LOT SPLIT AND FRONTYARD SETBACK 8524 WEISE ROAD  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 23, 2023 Page 1

Present: Mayor Hruby, Mark Jantzen, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky  
Absent: Lawry Kardos  
Others: Monica Bartkiewicz, and approximately 8 guests

Mr. Lahrmer opened the Public Hearing at 7:06 P.M. by a reading of the following legal notice published in the March 9, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:06 p.m. on Thursday, March 23, 2023, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 42.9' for the proposed lot split of PP #602-09-058, Brecksville, Ohio 44141.

Mr. Kevin DiGeronimo was present on behalf of a request for a lot split of PP #602-09-058 Wiese Road to create Parcel A-1, 9.6821 acres, and Parcel C, 0.7892 acres and to establish a 42.9' setback for Parcel C. This request was first reviewed by the Planning Commission at their February 9, 2023 meeting where it was explained that Mr. DiGeronimo would like to keep an older, small house that exists on the same parcel as his new house. The proposal was to create a separate parcel "C" for the small house. The variances to accomplish the lot split were discussed previously by the Commission and there was agreement that they were appropriate, considering the topography of the area.

The garage for the little house had been razed. There was a general consensus of Commission members that if there was any intention in the future to sell the little house, a garage would need to be built before it could be put on the market. At this point Mr. DiGeronimo had no intention to rent or sell the little house. It would be used by his family as a guest house.

Mr. Robert Panelley, 8425 Settlers Passage, asked if there were any limitations on Mr. DiGeronimo's ability to rent the small house. Mr. DiGeronimo reiterated his intention not to rent the house. The only limitation he knew of was the Commission's requirement of a garage should the house be put on the market in the future.

There were no further questions from the public present or Commission members. The Public Hearing closed at 7:10 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 23, 2023 Page 1

Present: Mayor Hruby, Mark Jantzen, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky  
Absent: Lawry Kardos  
Others: Monica Bartkiewicz, and approximately 8 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 9, 2023

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

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 9 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of March 9, 2023 be approved.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF MAYOR HRUBY

The Mayor reported on the grand opening of the new Apricot Lane women's apparel shop in the downtown area with the hope that it will be a successful venture.

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

DIGERONIMO LOT SPLIT & FRONT YARD SETBACK – 8524/8530 WIESE ROAD

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria, that the Planning Commission recommend to City Council **FINAL** approval to split PP #602-09-058, 8524 Wiese Road, to create Parcel A-1, 9.6821 acres, and Parcel C, 0.7892 acres, and to establish a front yard setback for Parcel C, as shown on the attached plat drawing by Neff & Associates dated May 20, 2022, and contingent upon approval of the City Engineer and contingent upon approval of the Board of Zoning Appeals of the following variances:

Variances Requested for Parcel A-1:

- Section 1151.21 requirement that each lot shall abut a dedicated street for a distance not less than 60% of the lot width at the building line, to allow 57%.
- Section 1117.09 requirement that lots be generally rectangular in form to allow a lot with irregular form.
- Section 1119.09(d) requirement that public sidewalks be installed to not install public sidewalks until such time as the city deems appropriate.

Variances Requested for Parcel C

- Section 1151.22 requirement that R-60 lots on a collector street have a width of 200 feet to allow 152.79 feet.
- Section 1151.22 requirement that R-60 lots on a collector street have a depth of 270 feet to allow 229.18 feet.
- Section 1151.22 requirement that R-60 lots on a collector street have a minimum area of 60,000 square feet per dwelling unit to allow 34,378 square feet.
- Section 1183.05 requirement that two (2) enclosed spaces be provided for one-family residential dwellings.
- Section 1119.09(d) requirement that public sidewalks be installed to not install public sidewalks until such time as the city deems appropriate.

Contingent upon sale of the property, the owner has agreed to provide a garage.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, 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.

T-MOBILE EQUIPMENT UPGRADE – 9001 BRECKSVILLE ROAD - WAIVE PUBLIC HEARING

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

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, 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.

T-MOBILE EQUIPMENT UPGRADE – 9001 BRECKSVILLE ROAD

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria, that the Planning Commission approve the removal of existing abandoned equipment at the ground level; the relocation and replacement of equipment at the ground level, and the relocation and replacement of antennas and associated equipment at the 164' to 168' height on the existing wireless facility tower at 9001 Brecksville Road, Brecksville Ohio 44141, PP #606-31-001, for T-Mobile, as described in the application dated February 24, 2023 by Crown Castle USA, contingent on the approval of City Council and structural review approval of submitted documents:

T-1, T-2, C-1 to C-8, E-1, E-2, G-1, and G-2, dated February 9, 2023

Mount Specifications, dated August 8, 2017

Structural Analysis Report

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 ADDITION & DRIVE-UP WINDOW – 9089 BRECKSVILLE ROAD

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission recommend to City Council **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 County Public Library located at 9089 Brecksville Road, Brecksville, Ohio, as described in the application dated September 6, 2022 by Matt Ross Architects, Inc. and attached plans dated March 6, 2023 and contingent upon adding double striping across the drive and sidewalks and a sign.

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

The Regular Meeting closed at 8:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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BRECKSVILLE PLANNING COMMISSION  
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Present: Mayor Hruby, Mark Jantzen, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky  
Absent: Lawry Kardos  
Others: Monica Bartkiewicz, and approximately 8 guests

Mr. Lahrmer opened the Work Session at 7:03 P.M.

DIGERONIMO LOT SPLIT & FRONT YARD SETBACK – 8524/8530 WIESE ROAD

Mr. Kevin DiGeronimo was present on behalf of a request for a lot split of PP #602-09-058 Weise Road to create two parcels, one for his new home, and the other for a small house currently on the same parcel as his new home. His original intention was to raze the small house. Over the many months of COVID some minor renovations were done to the little house to use it as a schoolroom and it was discovered that the house was a sound, useful structure. There was also some sentiment expressed by Mr. DiGeronimo's new neighbors that the house be saved. He would now like to create a new parcel which the little house sits on and use it as a family guest house.

This application was discussed earlier in the evening in a public hearing. Commission members had no issue with the lot split, variances requested and the 42.9' setback. The only stipulation by the Commission was that a garage would need to be built for the little house should there be any intention to sell it in the future.

Mr. Stucky advised that with respect to the lot split Mr. Wise would be requiring 1) A copy of the legal descriptions, and 2) A copy of Cuyahoga County's approval. The Work Session recessed into the Regular Meeting for a motion.

T-MOBILE EQUIPMENT UPGRADE – 9001 BRECKSVILLE ROAD

Ms. Jennifer Baldwin was present on behalf of T-Mobile's application for an equipment upgrade with the removal and replacement of equipment at the ground level as well as on the tower. She reviewed in detail the replacement of antennas on the tower and ground cabinets. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion to waive a public hearing and a motion for approval.

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

Mr. Matt Ross, of Matt Ross Architects, Inc., was present representing the library's application for an addition and drive-up window. He reviewed changes made to the plan since it was last reviewed by the Commission at its February 23, 2023 meeting.

- 17.67' x 23' building addition
- Curb that extends across the entire south-facing wall of the addition
- Canopy over the drive-thru window
- Landscape plan

Mr. Jantzen asked if there were any signage requirements to consider and Mr. Ross thought that might be possible in another submission at some point. Mr. Jantzen asked if there would be a sensor notification to staff when a car pulled up to the drive-thru and Mr. Ross thought that was a provision.

Mayor Hruby had heard some concern from residents for the safety of people crossing from the parking lot through the drive-thru lane between cars queuing up to the drive-thru window. He wondered if moving the window to the back had been considered. Mr. Ross commented it had been considered and rejected because of the present configuration of interior staff work space to the front of the building.

Mr. Payto didn't envision more than one or two cars at the drive-thru at a time and felt people could exercise normal caution when walking through the parking lot to the building. Mr. Stucky suggested a striped, pedestrian

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BRECKSVILLE PLANNING COMMISSION  
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walkway and a cautionary sign should be adequate safety measures. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

MAPLE CREST FARM ZONING CONSULTATION – 6530-6620 MILLER ROAD

Ms. Stacey Giere and Ms. April Acuna were present representing Maple Crest Farm's three parcels of land, totaling just over ten acres, for a consultation on rezoning. Ms. Acuna said that Maple Crest was currently operating as a horse farm on Office-Lab (O-L) zoned property. Contacts with interest in the property come in weekly, however the farm's owners currently do not have the property for sale. They would like to put the property in a more appealing and flexible position for sale by aligning the zoning with that of neighboring properties via an overlay to include other zoning options such as L-B, M-S, S-C and M-D. Ms. Acuna felt the prospect of the six month or more rezoning process would limit buyer interest in the property should a decision be made to sell.

Messrs. Lahrmer and Sciria reviewed all the permitted uses in the various zoning categories suggested. There was a general consensus that Shopping Center (S-C) was not appropriate. A designation of Local Business (L-B) could bring retail and might encourage properties west of Maple Crest to seek L-B rezoning, further adding to traffic along Miller Road. Mr. Lahrmer suggested Manufacturing (M-D) might not be appropriate because of the residential property across the street. Ms. Acuna thought Local Business and Motor Services could be adequate for an overlay.

The question was asked if overlay zoning was considered for such a small property. It was noted that rezoning was recently successfully pursued for a party center use at a winery in an Office-Lab zoned area. The point was made that generally a specific project was identified before overlay zoning was put before the electorate. Otherwise, it would be difficult to convince voters to support unknown development. Ms. Acuna pointed out that overlay zoning was secured for Valor Acres when not every use was identified. The Mayor explained that the size of that project at several hundred acres made it uniquely different. Once an anchor was identified for Valor Acres the zoning overlay was developed to serve the vision of the businesses needed to serve the anchor.

Ms. Acuna asked what businesses do best in Brecksville. Mayor Hruby said the south end of town has been a mixed use of manufacturing, distribution, corporate offices and warehouses translating into mostly desk jobs. To-date Office-Lab has proven to be the most appropriate zoning for the southern part of the City. Ms. Bartkiewicz had spent some time reviewing the process and time schedule for rezoning with Ms. Acuna. Mr. Lahrmer cautioned that just because a proposed project was within the approved zoning, or any voter approved overlay zoning, did not mean it would be approved by the Planning Commission.

It was suggested the applicant hire a consultant, or discuss with local realtors buyer interests in that area. Once a potential buyer and use were identified for the parcels the applicant could return to the Planning Commission with a specific concept plan. Any use other than Office-Lab could be reviewed in advance of a Planning Commission meeting with the City's planning and zoning coordinator.

The Work Session closed at 8:25 p.m.

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