

MINUTES OF THE PUBLIC HEARING MEETING  
BRECKSVILLE PLANNING COMMISSION  
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
JUNE 27, 2024  
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PRESENT: Council President Caruso, Mayor Kingston, Eric Lahrmer, Dom Sciria, Robin Wilson, Lawry Kardos  
ABSENT: Laura Redinger  
OTHERS: Monica Bartkiewicz, Gerald Wise and approximately 10 guests.

Mr. Lahrmer opened the Public Hearing meeting of the Planning Commission at 7:00 pm by reading the following legal notice published in the Sun Star Courier, Thursday, June 13, 2024.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, June 27, 2024 at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review a revised Preliminary Plan and Planned Development Area (PDA) Conditional Use for Valor Acres Phase 2 Residential, for T6, T7, and T8, sublots 37 to 46, Lavender Lane, Brecksville, Ohio 41414 (PPN 603-21-106).

Mr. Josh Decker and Ms. Mackenzie Makepeace, representing the DiGeronimo Companies for the project presented the request that includes the change from 17 units to a reduced plan with 10 units. The 3 buildings with townhomes (T6, T7, and T8) will become five lofts and now the southside mirrors the northside of Lavender Lane.

Ms. Denise Paulsen 6834 Westview Drive and Ms. Heather Ochocki 6738 Westview Drive each spoke of their concerns with water drainage issues being created on their properties. Also, significant concerns with the amount of obtrusive lighting the property is creating. When will the promised buffer plantings be in place. Any way to control the dust and notice to neighbors when heavy construction vehicles will be most active. They also requested to establish a working group of neighbors from both developments combined with the developer and perhaps someone from the City.

Mr. Lahrmer reminded the group that the Planning Commission is in place to review designs and is in final process to now start addressing lights and drainage. However, the drainage plans are still in process pending timing in the project. But the developer is responsible for weekly monitoring of the impacts and any issues the residents have should be addressed to the Building Department. Mr. Lahrmer asked about placing the lights in front of homes vs in between the homes.

Mayor Kingston asked Ms. Paulsen if she felt trees placed between the homes would help reduce the light issue and she believed that would be true.

Mr. Decker shared that the landscaping plans will unfold as the property matures. They remain committed to the placement of \$25,000 for additional trees to the project. He stated that lighting is proceeding as approved and is measured and complying with the dark sky requirements at the lot lines.

Mr. Wise reported that related to the drainage, the contractor is required to do weekly inspections as well as inspections after rains. These must be filed with the Building Department in writing. The City is committed to monthly onsite inspections, the first is coming in the next week or so.

Residents were asking for the total number of lights to be reduced so their neighborhood was no different than others without so many street lights.

Ms. Wilson questioned why the need for so many lights? Mr. Decker stated that the mixed use and extended hours in the area created a safety concern addressed by the lighting.

Mr. Caruso asked if the Sherwin Williams lights were on 24x7 based on the photos submitted by Ms. Paulsen. He was told yes.

Mr. Decker was asked to outline the rough timeline of the construction project which he did concluding with the storm water basin installation after the units, likely fall.

Mayor Kingston stated that he and City Council wants to hear from the residents and encourage continued discussion but willing to take off line with the residents since it is not in the scope of current Planning Commission meeting for the Public Hearing.

Mr. Robert Gluntz 6828 Westview asked about the height of the loft vs townhouse buildings. He was advised that the lofts are two story versus the three stories of the townhouse buildings.

There being no additional public comments, Mr. Lahrmer moved to close the Public Hearing, seconded by Mr. Sciria.

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Council President Caruso

NAYS: None

Motion Carried.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON  
DOMINIC SCIRIA, VICE CHAIRPERSON  
LAWRY KARDOS, SECRETARY

Minutes recorded by Debbie Knox

PRESENT: Council President Caruso, Mayor Kingston, Eric Lahrmer, Dom Sciria, Robin Wilson, Lawry Kardos  
ABSENT: Laura Redinger  
OTHERS: Monica Bartkiewicz, Gerald Wise and approximately 10 guests.

Mr. Lahrmer opened the Regular Meeting at 8:00 pm

APPROVAL OF THE PUBLIC HEARING MINUTES OF JUNE 6, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Public Hearing Meeting Minutes of June 6, 2024 be approved.

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,  
ABSTAIN: Council President Caruso  
NAYS: None

Motion Carried.

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 6, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Regular Meeting Minutes of June 6, 2024 be approved.

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Mayor Kingston  
ABSTAIN: Council President Caruso  
NAYS: None

Motion Carried.

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 6, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Work Session Meeting Minutes of June 6, 2024 be approved.

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,  
ABSTAIN: Council President Caruso  
NAYS: None

Motion Carried.

SIGNS:

Xylem 6400 W. Snowville Rd.

Mr. Bill Holsman of Apex Pinnacle Services, LLC. presented the request on behalf of the owner.

The wall identification sign is compliant with Code in respect to size, color, height, and location. Two (2) door identification signs are proposed as well. Section 1187.110 “Signs in Industrial Districts” allows multi-unit building service entrances to be identified by business name and address on or near the entrance.

Mr. Lahrmer moved and Mr. Sciria seconded to approve the sign and recommend to the Building Department to issue the permit for a 4.82 sq ft non-illuminated permanent identification wall sign and two (2) 0.65 sq ft door identification signs for Xylem at 6400 West Snowville Road, Unit 1, Brecksville, OH 44141 as described in the application dated June 3, 2024 and as shown on the submitted drawings. .

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Council President  
Caruso

NAYS: None

Motion Carried.

REPORT OF COUNCIL REPRESENTATIVE: none

REPORT OF MAYOR: The Mayor issued a thank you to the safety forces who kept the event peaceful as well as to all of the local businesses, vendors and residents who made the Home Days event a great time.

REPORT OF CITY ENGINEER: none

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

CVCC Classroom & Lab Addition 8001 Brecksville Rd

Mr. John Wheeler of Wheller Boltz presented the project plan request to the Planning Commission. The Board of Zoning Appeals and City Council has already approved the variance for the rear set back variance. They still need to submit the final parking space plans but reported the total spaces will be 584 which includes two ADA accessible spaces.

Mr. Lahrmer moved and Mr. Sciria seconded the motion to provide preliminary approval to construct a 2-story, 21,495 sq ft construction lab and classroom at the Cuyahoga Valley Career Center, 8001 Brecksville Road, Brecksville, Ohio, PPN 601-10-034, as described in the application dated June 7, 2024, and attached drawings by GPD Group contingent on approval by the City Engineer and City Council.

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Council President Caruso  
NAYS: None

Motion Carried.

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

Revised Preliminary Plan and Planned Development Area (PDA) Conditional Use – VA Phase 2 Residential T6 – T8 Lavender Lane

Mr. Lahrmer moved and Mr. Caruso seconded the motion for approval of a revised Preliminary Plan and Planned Development Area (PDA) Conditional Use for Valor Acres Phase 2 Residential, for T6, T7, and T8, sublots 37 to 46, as described in the application dated May 20, 2024, and submitted plans listed herein by DiGeronimo Companies, subject to approval by the City Engineer, City Law Director, and City Council, and approval of the following deviations:

1. From Section 1117.04 (a) that the right-of-way width be 60 ft. to allow 50 ft.
2. From Section 1117.04 (e) that cul-de-sacs be a maximum of 800 ft in length to allow 1,700 ft.
3. From Section 1117.09(d) that side lot lines be radial from a curved street to allow non-radial lot lines for sublots 40-43.
4. From Section 1151.22 that the minimum lot area, be 8,000 sq ft to allow lot sizes of 5,435 sq ft to 6,167 sq ft.
5. From Section 1151.22 that the minimum lot width, be 50 ft to allow 49.64 ft for subplot 45
6. From Section 1151.22 that the minimum lot depth, be 120 ft to allow a minimum of 107 ft
7. From Section 1151.24 that the minimum front yard setback, be 50 ft to allow a minimum of 25 ft.
8. From Section 1151.24 that the minimum side yard, be 5 ft to allow a minimum of 0 ft
9. From Section 1151.24 that combined side yards be a minimum of 20 ft to allow a minimum of 0 ft
10. From Section 1151.24 that the minimum rear yard setback be 50 ft to allow a minimum of 28 ft.
11. From Section 1179.05 (c)(2) that the minimum building spacing requirement for building with no primary living space windows be 30 ft to allow 18 ft.
12. From Section 1179.05 (c) (3) that the minimum building spacing requirement for buildings with primary living space windows be 50 ft to allow 18 ft.
13. From Section 1179.05 (e) (1) that the horizontal length of sequences of attached units shall not exceed 50 ft in an unbroken plane without an offset of 10 ft to allow offsets of less than 10 ft.

14. From Section 1179.05 (f) that the minimum building setback from a local street be a minimum of 50 ft to allow 25 ft.
15. From Section 1179.05 (f) that the minimum setback from non-residential districts be 40 ft to allow a minimum of 28 ft.

Incorporating by reference the following documents:

- Valor Acres – Phase II Public Roadway PDA Revision & Final FDP, dated 5/20/24
- Phase II Civil & Landscape Set, dated 11-20-23
- Plat, undated
- Loft Floor Plans & Elevations, dated 6/22/2022
- Declaration of Covenants, Conditions, Easements and Restrictions, recorded 12-27-21.
- Development & Escrow Agreements, undated
- Deviation List, dated 5-20-24
- Final Soils Report, dated 9-1-21
- Department of the Army permit, dated 5-16-24
- Traffic Study, dated December 2022
- Stormwater Management Report, dated August 2023

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mayor Kingston, Council President Caruso  
NAYS: Mr. Sciria

Motion Carried.

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

VA at Canvas Phase 2 Final Approval Lavender Lane

Mr. Lahrmer moved and Ms. Kardos seconded the motion to provide final approval for Valor Acres Phase 2 Residential PDA, as described in the application dated May 20, 2024, and submitted plans listed herein by DiGeronimo Companies, subject to approval by the City Engineer, City Law Director, and City Council, incorporating by reference the following documents:

- Valor Acres – Phase II Public Roadway PDA Revision & Final FDP, dated 5-20-24
- Phase II Civil & Landscape Set, dated 11-20-23
- Plat, undated
- Loft Floor Plans & Elevations, dated 6-22-22
- Declaration of Covenants, Conditions, Easements and Restrictions, recorded 12-27-21

- Development & Escrow Agreements, undated
- Deviation List, dated 5-11-20-24
- Final Soils Report, dated 9-1-21
- Department of the Army permit, dated 5-16-24
- Traffic Study, dated December 2022
- Stormwater Management Report, dated August 2023

**AND contingent upon landscape & lighting plan approvals.**

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mayor Kingston, Council President  
Caruso

NAYS: Mr. Sciria

Motion Carried.

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

VA Mixed Use Phase 1 – BPDA Amendment for Subdivision of Land and Street Names Miller Rd/Brecksville Rd.

Mr. Lahrmer moved and Mr. Sciria seconded the approval of a Public Hearing by the Brecksville Planning Commission on Thursday, July 11, 2024, at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed amendment to the Valor Acres Mixed Use (Phase 1) Business Planned Development Area at Miller Road and Brecksville Road, PPN 604-09-018 for the subdivision of land and establishment of street names and addresses.

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Council President  
Caruso

NAYS: None

Motion Carried.

The Regular Meeting was adjourned at 9:35 pm

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON  
DOMINIC SCIRIA, VICE CHAIRPERSON  
LAWRY KARDOS, SECRETARY

Minutes recorded by Debbie Knox

PRESENT: Council President Caruso, Mayor Kingston, Eric Lahrmer, Dom Sciria, Robin Wilson, Lawry Kardos  
ABSENT: Laura Redinger  
OTHERS: Monica Bartkiewicz, Gerald Wise and approximately 10 guests.

Mr. Lahrmer opened the Work Session at 9:00 pm

CVCC Classroom & Lab Addition 8001 Brecksville Rd

John Wheeler of Wheeler Boltz presented the request for preliminary Approval to construct a 2-story, 21,495 sq ft construction lab and classroom at the Cuyahoga Valley Career Center, 8001 Brecksville Road, Brecksville, Ohio. PPN 601-10=034, as described in the application dated June 7, 2024 and the attached drawings by GPD Group, contingent on approval by the City Engineer and City Council.

The detailed parking information will be submitted with the request for final approval with the photos of brick and exterior details, which are planned to be matching the existing facility.

Ms. Wilson asked for clarification on the positioning of the proposed building. Mr. Wheeler advised it is on the Southeast back corner of the property. (not backing up to Conifer Acres development)

Mr. Wheeler also stated that the building will be built on the pad of two prior buildings on that site. (green house and cafeteria)

There were no further questions or comments and the Work Session recessed into the Regular Meeting.

Revised Preliminary Plan and Planned Development Area (PDA) Conditional Use – VA Phase 2 Residential Lavender Lane T6-T8

Josh Decker and Mackenzie Makepeace DiGeronimo Companies presented this request .

Mr. Wise had no comments on the project.

There were no further questions or comments and the Work Session recessed into the Regular Meeting.

VA at Canvas Phase 2 Final Approval Lavender Lane

Josh Decker and Mackenzie Makepeace DiGeronimo Companies presented this request.



Mr. Wise, based on their review of the updated Improvement Plans, Dedication Platting, Storm Water Management Report, Subdivision & Escrow Agreements, Cost Estimates, Army Corp Permit and the Traffic Report. Pending re-approval of the PDA, they have no objection if the Planning Commission would move for Final Approval on this request.

He did note that there are some final approvals to be submitted related to water. He also noted the need on the Dedication Platting, to add language defining the restrictions of the Conservation Easement Area and reference the Army Corp Permit.

Ms. Kardos asked why the lighting could not be moved in front of the housing.

Mr. Decker advised that the change in the garages to the front create driveways which are preventing that. However, he did commit to looking into reducing/dimming of the light's possibilities.

Mr. Caruso asked about the normal process for trees in the landscaping. Mr. Decker said it will take one to two years of monitoring existing trees to see which of the mature trees will survive. Otherwise, they have to be removed.

Mr. Sciria asked about the creek next to culvert C3.1 Mr. Decker reported they will have the same block rock wall built and trees (arborvitae) added in when grading is complete.

Mr. Sciria asked about the pond grading C3.3 being closer to building C. Mr. Wise asked Mr. Decker to add to the final drawings for the 6/28/24 date the additional grading and planting.

Mr. Sciria asked about the potential need for fencing around the pond for safety reasons. Mr. Wise says it is not required by code; but it is not a full pond – shallow only so not a risk.

There were no further questions or comments and the Work Session recessed into the Regular Meeting.

#### VA Mixed Use Phase 1 – BPDA Amendment for Subdivision of Lane & Street Names Miller Rd./Brecksville Rd.

Josh Decker and Mackenzie Makepeace of DiGeronimo Companies presented the request. The request is for an amended Business Planned Development Area (BPDA) for Phase 1 of the Mixed-Use Development at Valor Acres, including BPDA Phases 3, 4, 5, 6, 7, and 8. For the subdivision of land for Buildings C, D, E, F, G, and H, and amendment to BPDA Phase 1 for the approval of street names, as described in the submission package by DiGeronimo Companies dated June 10, 2024, and subject to approval by the City Engineer, Law Director, and City Council.

Final approval for Buildings D, E, F, G, and H was recommended by Planning Commission on February 22, 2024 and approved by City Council on March 5, 2024. Preliminary approval for Building C was recommended by Planning Commission on October 26, 2023, and approved by City Council on November 7, 2023. Amendment

to the above-listed BPDA phases is requested for the subdivision of land for Buildings C, D, E, F, G, and H. Approval was previously granted for the subdivision of land for Building I (BPDA Phase 2)

Amendment to BPDA Phase 1, which included the roadway, is requested to establish street names. Mr. Decker also reported they have a final review of the street names being worked which will be finalized before the Public Hearing and the plats will be updated.

Ms. Kardos asked if the streets and access is all considered per the easement. Mr. Wise confirmed that all has been addressed and recorded by the County.

Mr. Lahrmer stated this approval to split the buildings would mean that they could be sold and unknown control of appearances and architecture across all the buildings would be at risk. He asked if DiGeronimo Companies is open to developing the architectural design criteria manual previously discussed?

Mr. Decker and Ms. Makepeace both confirmed their commitment to hiring a consultant to assist in the creation of an architectural design criteria manual.

Mr. Caruso felt the uniqueness of the development makes it difficult to create such a manual and questioned if the Commission would be giving up the final control of how the project would look.

Mr. Sciria felt it would establish “our” minimum design standards.

Mayor Kingston felt a manual should be do-able and would be a value added element.

Ms. Kardo pointed to one street having two names and questioned why they would do that. Mr. Decker pointed out that there is an intersecting street (Sherwin Access) where the name changes. Additionally, Independence Street is for the commercial road and Lavender is the resident road.

Ms. Kardos questioned the building numbers appearing to be off in terms of numerical sequencing on these two roads. Mr. Decker will review the numbering again with Mr. Packard to adjust and/or notes on the drawing for that issue.

Mr. Lahrmer again asked Mr. Decker to confirm that they will commit to creation of an Architectural Design Criteria Manual immediately. Mr. Decker and Ms. Makepeace both committed to that request and will plan to have a consultant retained and in attendance at the Public Hearing.

The Planning & Zoning Code requires that an amendment to a BPDA follow the original BPDA approval procedures, including a public hearing.

There were no further questions or comments and the Work Session recessed into the Regular Meeting.

The Work Session closed at 9:30 pm

MINUTES OF THE WORK SESSION MEETING  
BRECKSVILLE PLANNING COMMISSION  
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
JUNE 27, 2024

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THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON  
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Minutes recorded by Debbie Knox