

MINUTES OF PUBLIC HEARING MEETING  
BRECKSVILLE PLANNING COMMISSION  
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
July 11, 2024  
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PRESENT: Council President Caruso, Mayor Kingston, Eric Lahrmer, Dom Sciria, Robin Wilson, Lawry Kardos, Laura Redinger

ABSENT:

OTHERS: Monica Bartkiewicz, Gerald Wise and approximately 6 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 Plain Dealer, Friday, June 28, 2024.

The Brecksville Planning Commission will hold a Public Hearing 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.

Mr. Josh Decker and Ms. Mackenzie Makepeace, representing the DiGeronimo Companies for the project were available to present the request approve the amendment for the subdivision of land and establishment of street names and addresses for Mixed Use Phase 1 BPDA.

There being no 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, Laura Redinger

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, Laura Redinger  
ABSENT:  
OTHERS: Monica Bartkiewicz, Gerald Wise and approximately 6 guests.

Mr. Lahrmer opened the Regular Meeting at 7:05 pm.

APPROVAL OF THE PUBLIC HEARING MINUTES OF June 27, 2024

Mr. Lahrmer moved and Mr. Sciria seconded that the Public Hearing Meeting Minutes of June 27, 2024, be approved.

ROLL CALL:

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

Motion Carried.

APPROVAL OF THE REGULAR MEETING MINUTES OF June 27, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Regular Meeting Minutes of June 27, 2024, be approved.

ROLL CALL:

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

Motion Carried.

APPROVAL OF THE WORK SESSION MEETING MINUTES OF June 27, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Work Session Minutes of June 27, 2024, be approved.

ROLL CALL:

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

Motion Carried.

SIGNS:

County Line Saloon 13007 Chippewa Rd

Robert Bottomley, Fastsigns of Broadview Heights, presented the request for a 26.6 sq. ft. permanent, non-illuminated, wall identification sign for County Line Saloon at 13007 Chippewa Road, Brecksville, PPN 602-30-009, as described in the application dated June 24, 2024.

The face area is under the 27 sq. ft. permitted sign face area and is compliant with the 36 sq ft of signage permitted for this building. The proposed sign does not require any deviations.

Mr. Lahrmer moved and Mr. Sciria seconded to approve the sign and recommend to the Building Department to issue the permit for this 26.6 sq ft permanent, non-illuminated, wall identification sign for County Line Saloon at 13007 Chippewa Road, PPN 602-30-009 as described in the application dated June 24, 2024.

ROLL CALL:

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

Motion Carried.

REPORT OF COUNCIL REPRESENTATIVE Mr. Caruso reported that the prior City Council agenda was tabled until the next scheduled meeting due to member availability.

REPORT OF MAYOR none

REPORT OF CITY ENGINEER none

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 & Street Names Miller Rd/Brecksville Rd

Mr. Lahrmer moved and Ms. Kardos seconded to approve the 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.

ROLL CALL:

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

Motion Carried.

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

Private Pavilion in R-40 PDA Summit Circle

Mr. Lahrmer moved and Mr. Sciria seconded that the Brecksville Planning Commission will hold a Public Hearing on August 8, 2024, at 7:00 PM at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request for a private pavilion in an R-40 Planned Development Area at 5500 Summit Circle, Brecksville, Ohio 44141.

ROLL CALL:

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

Motion Carried.

The Regular Meeting was adjourned at 7:30 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox

VA MIXED USE PHASE 1 BPDA AMENDMENT FOR SUBDIVISION OF LAND & STREET NAMES Miller  
Road/Brecksville Road

Mr. Josh Decker and Ms. Mackenzie Makepeace, representing the DiGeronimo Companies for the project were available to present the request approve the amendment for the subdivision of land and establishment of street names and addresses for Mixed Use Phase 1 BPDA.

Mr. Decker met with former Mayor Hruby and received his consent to having street named Hruby Street in his honor.

Mr. Decker also reported he had met with Mr. Packard (Building Department) and they have agreed to continue with the numbering of the buildings as presented. Mr. Packard did not feel the numbers in the business area needed to align with numbers in the residential area.

Mr. Sciria asked if there was an updated project timeline. Mr. Decker reported the timeline was unchanged and as follows:

- Buildings G and E in August
- Building H following in the fall
- Buildings D & F following H.

Mr. Lahrmer asked if there had been a hotel selected for the project. Ms. Makepeace reported they are close to having an announcement on the hotel selection.

Ms. Makepeace reported that the DiGeronimo Companies had retained the services of AODK Architecture firm to lead efforts in the development of a Design Criteria Manual along with a separate Signage Manual for the project as requested at the previous Planning Commission meeting.

Mr. Lahrmer attended the first preliminary meeting to work on the manuals.

Mr. Lucas Stein of AODK Architecture was in attendance. He presented the first preliminary thoughts for the process of creating the two manuals.

They utilized the lessons learned concept from the following similar projects: Van Aken District, Crocker Park and Pine Crest.

Ms. Kardos asked if they would please address lighting issues already in place and not compound lighting issues for residents in the area.

Ms. Redinger asked if lighting is separate for the buildings versus the community setting lighting and was assured of the differences by Mr. Decker.

Mr. Decker reported the likely next working session would be in mid-August and would include the Design Manual document as well as the separate Signage document.

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

PRIVATE PAVILION IN R-40 PDA 5500 Summit Circle

Mr. Dave Adkins, 5500 Summit Circle, was present to request approval to install a 16' x 16' pavilion for a single family home at above address.

Ms. Bartkiewicz reported that approval from the HOA had been received.

Mr. Sciria asked about the setback at the rear line. The R-40 requirement is 80' and a setback of 65' is proposed. Mr. Wise reported the rear is wooded area and not affected by that request. There is a Reserved Open Space Easement in the rear of the subplot and the the pavilion does not encroach on that area.

Mr. Wise pointed out the parcel is within a Planned Development Area, and thus a Public Hearing prior to consideration would be required.

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

The Work Session Closed at 7:20 pm.

THE BRECKSVILLE PLANNING COMMISSION

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