

Present: Council President Caruso, Mayor Kingston, Eric Lahrmer, Dom Sciria, Robin Wilson, Lawry Kardos, Laura Redinger  
Absent: None  
Others: Monica Bartkiewicz, Gerald Wise and approximately 5 guests.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 22, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of February 22, 2024, be approved.

ROLL CALL: AYES: Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso  
Abstain: Ms. Kardos  
Nays: None  
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 22, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of February 22, 2024, as amended be approved.

ROLL CALL: AYES: Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso  
Abstain: Ms. Kardos  
Nays: None  
MOTION CARRIED

**SIGNS:**

Hastings Waterworks Wall Sign – 10331 Brecksville Rd.

Brian Becker, Becker Signs, presented a request for a sign deviation for a sign for Hastings Waterworks. Mr. Becker provided a demonstration of the proposed 4.5' sign on the building face versus the allowed size of 3'. He also pointed out that all of the buildings there are oversized and likely 200' from the road – so visibility is an issue.

Mr. Lahrmer commented that the total size of the sign to the building face appears to be proportionally appropriate.

Mr. Lahrmer requested any additional comments or questions from the Commission, there were none.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, for approval and the Building Department to issue a permit for (1) one 20.25 sq. ft. non-illuminated wall identification sign for Hastings Waterworks, 10331 Brecksville Road, as described in the application dated February 20, 2024 and attached drawings, contingent upon City Council's approval of the following deviation:

- A deviation from Section 1187.10 (C) that the maximum height of wall identification signs be 3' to allow 4.5'.

ROLL CALL: AYES: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso  
Nays: None  
MOTION CARRIED

**REPORTS:**

REPORT OF COUNCIL REPRESENTATIVE: Council President Caruso reported on the final approval by Council for the Police Department phase II project.

REPORT OF MAYOR:

- Mayor Kingston reminded all that this weekend is the Daylight Saving switch of the clocks.
- He also reminded everyone that 3/19 is primary voting. Regardless of which of the three ballots is selected by a voter, Issue 26 which provides for a tax levy to provide funding of Human Services in Cuyahoga County will be included.
- Mayor Kingston gave a shout out to Brecksville girls gymnastic team who just won their 21<sup>st</sup> championship in a row! Congratulations to the girls and their coach!

REPORT OF CITY ENGINEER: No report.

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

**WOODLANDS OF SNOWVILLE PHASE 3 – Preliminary Approval Extension Request – 0000 Snowville Rd.**

A motion was made by Mr. Lahrmer and seconded by Mr. Sciria, to recommend to City Council to approve the request of the applicant, Snowville Joint Venture, an extension of the March 2023 Preliminary Approval for Woodlands of Snowville Phase 3.

ROLL CALL: AYES: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso  
Nays: None  
MOTION CARRIED

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

HIGHLAND DRIVE MAJOR SUBDIVISION TREE FELLING ONLY – 9457 Highland Dr.

A motion was made by Mr. Lahrmer and seconded by Mr. Sciria, final approval of the tree felling only for the major subdivision located at 9457 Highland Drive, Brecksville, Ohio 44141 (PPN 603-15-009) as described in the application dated February 22, 2024, by Triban Investment, LLC and contingent on the approval of the City Engineer and City Council.

ROLL CALL: AYES: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso  
Nays: None  
MOTION CARRIED

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

PROPOSED PLANNING & ZONING CODE AMENDMENT – Adult Use Cannabis Activity Prohibition in All Use Districts

A motion was made by Mr. Lahrmer and seconded by Mr. Sciria, to approve the setting of a Public Hearing by the Brecksville Planning Commission at 7:00 p.m. on Thursday, April 4, 2024, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio 44141, to consider the proposed Zoning Code Amendment of Section 1189.01 by adding subsection (O) to prohibit adult use cannabis activities in all use districts.

ROLL CALL: AYES: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso  
Nays: None  
MOTION CARRIED

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

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, Dominic Sciria, Robin Wilson, Lawry Kardos, Laura Redinger  
Absent: None  
Others: Monica Bartkiewicz, Gerald Wise and approximately 5 guests

Mr. Lahrmer opened the Work Session Meeting at 7:10 p.m.

WOODLANDS OF SNOWVILLE PHASE 3 – Preliminary Approval Extension Request – 0000 Snowville Rd.

Travis Crane, on behalf of Chris Schmidt of the Davey Resource Group, presented a request on behalf of the applicant, Snowville Joint Venture, for an extension of the March, 2023 Preliminary Approval for Woodlands of Snowville Phase 3 due to current market conditions.

Mr. Wise reported that the Group is actively working on Phase 2 of the project and making progress. He sees no items of concern.

Mr. Lahrmer asked for any additional comments or questions from the Commission. There were none.

HIGHLAND DRIVE MAJOR SUBDIVISION TREE FELLING ONLY – 9457 Highland Dr.

Hanna Cohan Plessner, Tribal Investment, LLC, presented the request for final approval for tree felling only at the Highland Drive Subdivision. She is requesting this final approval at the site to complete this activity by March 31, 2024, at which time tree clearing activities are restricted due to endangered or threatened species.

Mr. Wise reported that she has worked closely with the City Arborist, Joe Dwyer, on site and reviewed their application. Mr. Dwyer issued an approval letter with the requirements outlined.

Mr. Wise also reported that the EPA application has been completed and the company is aware of the wetlands area of the property that must be protected.

Mr. Lahrmer asked for any additional comments/questions from the Commission. There were none.

PROPOSED PLANNING & ZONING CODE AMENDMENT – Adult Use Cannabis Activity Prohibition in All Use Districts

Monica Bartkiewicz presented to the Commission a referral from City Council proposing an amendment to the Planning & Zoning Code to prohibit adult use cannabis activities in all zoning districts. They are seeking the Planning Commission's report and recommendation on this issue.

Presented to the Planning Commission was a draft of legislation submitted by the Law Director for the Commission’s consideration of the prohibition of the cultivation, processing and dispensing of adult use cannabis in the City of Brecksville.

Ms. Bartkiewicz shared the City Charter requirement for the Commission to provide a report and recommendation to City Council within sixty (60) days of the referral.

Mr. Lahrmer asked for any comments or questions from the Commission. There were none.

The Work Session Meeting closed at 7:20 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox