

MINUTES OF REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
September 19, 2024  
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PRESENT: Robin Wilson, Laura Redinger, Lawry Kardos, Dom Sciria, Mayor Kingston,  
Council President Caruso  
ABSENT: Eric Lahrmer  
OTHERS: Gerald Wise and approximately 7 guests.

Mr. Sciria opened the Regular Meeting at 7:00 pm.

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF SEPTEMBER 5, 2024

Mr. Sciria moved and Ms. Redinger seconded that the Public Hearing Meeting Minutes of September 5, 2024, be approved.

ROLL CALL:

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

Motion Carried.

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 5, 2024

Mr. Sciria moved and Ms. Redinger seconded that the Regular Meeting Minutes of September 5, 2024, be approved.

ROLL CALL:

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

Motion Carried.

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 5, 2024

Mr. Sciria moved and Ms. Redinger seconded that the Work Session Minutes of September 5, 2024, be approved.

ROLL CALL:

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

ABSTAIN: None  
NAYS: None

Motion Carried.

## **SIGNS:**

### **NETWORK PARTNERS 8180 Brecksville Rd (#100 Compass South) PPN 601-08-027**

Mr. Ben Geschke, A Sign Above, and Mr. Michael Bonanza, Network Partners, appeared with this request for a wall identification sign.

Mr. Sciria asked if they had received landlord approval for the sign. Mr. Geschke submitted a copy of an email from the landlord who did not like the original submission but was favorable to the sign that will be 55.9 sq ft.

Mr. Geschke also reported that the rendering is off by 25% on the scale and it will appear approximately 25% larger. It is actually 250". Mr. Bonanza shared that would leave 150" of blank wall white space around the sign.

Mr. Bonanza shared they are the sole tenant on the lower level of the building and occupy 25% of the building as a whole. The tenants on the upper floors have no need for signage on the building face.

Mayor Kingston thanked them for reconsidering the total sign and he is not comfortable with it. Several other Planning Commission voiced their agreement.

Mr. Sciria moved and Ms. Redinger seconded, for the Planning Commission to approve and the Building Department issue a permit for a 55.9 sq ft wall identification sign for Network Partners at 8180 Brecksville Road, Brecksville, Ohio as described in the application dated July 8, 2024 and shown in the attached drawings by A Sign Above.

#### ROLL CALL:

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

Motion Carried.

**REPORT OF COUNCIL REPRESENTATIVE** Mr. Caruso shared the 55<sup>th</sup> Clam Bake was held by the Fire Department. He also shared they just swore in a new firefighter whose father is also a member of the Fire

Department. Mr. Caruso shared he was a great academic candidate and they were happy to add him to the Department.

REPORT OF MAYOR None

REPORT OF CITY ENGINEER None

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

**True North Gas Station 6850 Miller Road PP# 604-17-003**

Mr. Sciria moved and Mr. Caruso seconded the request for preliminary approval for the construction of a 5,430 sq ft 22' height gas station and 3,940 sq ft 22' height car wash at 6850 Miller Road, PP# 604-17-003, as described in the application dated August 30, 2024, and drawings:

Z-1 to Z-3 by Diamond Z Engineering Inc. dated 10/27/2023  
C-2 to C-5.2 by Diamond Z Engineering Inc. dated 8/23/2024  
A-405, A-406, A-404, A-200, A-400 by RCI Co. Architects dated 2/28/2024, 10/1/2023 & 10/20/2023  
Lighting plans, 3 pages by RedLeonard Associates dated 10/23/2023  
Land Survey Plans by Neff & Associates 1 of 3 to 3 of 3 dated 12/28/2023  
Preconstruction Site Geotechnical Review by SME dated March 6, 2024  
True North Traffic Report Update by TMS Engineers, Inc. dated July 8, 2024

Contingent on final approval of City Council and the Board of Zoning Appeals for the following variance:

1. A variance from Section 1155.31(c), minimum 12 ft side yard setback to allow 10' on the east side

ROLL CALL:

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

Motion Carried.

The Regular Meeting adjourned at 8:00 pm.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox

**9418 & 9409 Kings Court Lot Split and Consolidation Consultation PP#603-14-039 and PP#603-14-038**

Mr. Alli Halibi, owner of the two lots was present with a Coldwell Banker representative seeking a consultation from the Planning Commission. Mr. Halibi and the other two owners of the parcels seek to consolidate the two parcels. They would then engage a suretyor to create a proposed new lot split and consolidation plat. The portion of land of PP# 603-14-038 that is located at the rear of PP# 603-14-039 is approximately 16,000 sq ft and there is an individual who would be willing to purchase the newly created parcel.

Mr. Wise explained to the Commission that 9409 Kings Court would gain compliance with this proposal in respect to lot shape as it is currently irregular with both lots proposed to be similar in shape. Both lots were previously approved as irregular shape. No additional variances would be required.

Mr. Wise further explained that 9418 Kings Court did obtain a variance prior to construction to allow a 47' rear yard setback. With this proposal, it will now be compliant with the minimum 60' rear yard setback.

After discussion with other members of the Planning Commission, Mr. Sciria advised Mr. Halibi to proceed with creation of new plot submission as it would be favorably considered as described above.

**True North Proposed Gas Station 6850 Miller Road PP# 604-17-003**

Rick Turner, DiamondZ Engineering and Lindsay Lyden, True North Energy, were both present seeking preliminary approval of their plans to tear down an existing office building and to build a gas station with car wash and convenience store.

Mr. Wise reviewed his letter of comments to the Planning Commission. First, he wanted to share that the drawing plans are much progressed beyond the preliminary approval stage so he shared two sections of feedback for that reason. His most active comments to the Planning Commission related to the back parcel parking lot, which has presented, is not part of the development and is being left as an abandoned parking lot.

Mr. Turner shared they are planning to block access to the lot so that it cannot be used for overnight parking by truckers or RV's.

Mayor Kingston asked Mr. Wise if there was any benefit to a future owner leaving the lot as is. Mr. Wise indicated that a future developer would be tearing it all out to create their own infrastructure. Ms. Redinger felt that left unattended, it would very soon be grass and weeds sprouting up thru cracks in the pavement.

Ms. Redinger asked about the intent of the present owner for the parcel. Ms. Lyden shared they are planning to sale the parcel. Mr. Turner shared they are leaving dual sided access for the parcel. Ms. Redinger would prefer to make sure True North maintains the parcel until a sale occurs.

Mr. Sciria shared that Mr. Lahrmer had shared some of these thoughts on the plans. He believes the orientation of the building needs modified. He also feels the back of the plain building needs something visual to be added. He suggested a window that would allow a drive by of safety forces to see the cashier is safe.

Mr. Turner and Ms. Lyden both shared that is not feasible given the standardized business layout of that back area. Behind the cashier is wall displays of cigarettes etc. for sale.

The Commission engaged in conversation about the Miller Road traffic pattern proposed. It is being presented as Right / Left into the site and Right out only. TMS provided the traffic study utilized by True North.

Mr. Caruso noted his approval for the traffic to remain on Miller Road versus a diversion of some sort down the side street. He felt that created a safety issue. Mr. Turner felt it did not represent best interests of True Norths clientele to go down the side street for entry.

Mr. Sciria asked if the TMS study considered the future development that is projected for the intersection. Mr. Wise shared the multiple recent traffic studies, Valor most recently, were shared with TMS and shared TMS feels the study they presented is good to go for the proposed traffic flow methodology.

After discussion, Mr. Sciria felt comfortable with the plan for traffic flow.

Mr. Sciria reported that Mr. Lahrmer had previously assembled a package or study of other gas station locations where the gas pumps were located behind the retail store, and he shared that Mr. Lahrmer wanted to make sure that the light from the gas pump area is considered as far as the impact to guests at the Hotel and residents of the apartment buildings. Mr. Lahrmer suggested either placing the pumps on the south side of the retail store or rotating the property to move to the NE so the frontage facing South Point. Mr. Caruso was opposed as there is too much traffic on South Point now.

Ms. Wilson likes the suggestion to shield the lighting of the pumps. Mr. Turner shared they have submitted a light plan demonstrating their lighting is going to stay within the parcel limits. He noted their lighting points downwards.

Mr. Turner again stated that True North needs to face Miller Road as that is where their clientele are as they drive by site.

Mr. Sciria added the Planning Commission would like to see the traffic study before final approval.

Mr. Caruso asked if the proposed building was similar to Richfield site. Mr. Turner said very similar but no car wash was installed in Richfield.

Ms. Redinger asked if in being a good neighbor, if Valor Acres had seen the plans and if they had an opportunity to express any possible concerns. This had not occurred.

Ms. Wilson noted they have been considering all four sides of buildings and she would prefer something on the back wall and what is on the roof that higher level neighbors will see.

Ms. Redinger feels drawings as presented are acceptable. No engineering concerns.

Mayor Kingston feels the visibility facing Miller Road is most safe.

There were no further questions or comments and the Work Session closed.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox