

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
May 9, 2024 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria,  
Absent: Robin Wilson  
Others: Monica Bartkiewicz, Gerry Wise and approximately 11 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF April 25, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of April 25, 2024 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF April 25, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of April 25, 2024 be approved.

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

SIGNS:

1811 Children's Shop – 7690 Chippewa Rd. (CC Approval)

Jessica Ruff, Ruff Neon Signs, was present proposing two (2) signs for 1811 Children's Shop with logos. She explained they would be 1/2", black PVC letters. There was some talk regarding height of the letters and they would now be 8", matching InFocus, another business in the shopping center. She confirmed they received approval from the landlord. Commission members had no questions or comments.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria Approval and Building Department issuance of a permit for a 5.8 sq. ft. and 2.85 sq. ft. permanent externally-illuminated identification wall sign for 1811 Children's Shop at 7690 Chippewa Road, Brecksville, Ohio as described in the application dated April 23, 2024, contingent on City Council's approval of the following deviation:

- A deviation from Section 1187.09(c) that one (1) wall identification sign be permitted to allow two (2).

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

REPORT OF COUNCIL REPRESENTATIVE – No Report

REPORT OF MAYOR KINGSTON – Mayor Kingston wanted to bring attention to the Dedication of the Memorial Park at Valor Acres on May 22, 2024 @ 11:00 AM

REPORT OF CITY ENGINEER – No Report

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

PARKVIEW DR. FRONT YARD SETBACK – 11114 PARKVIEW DR.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, June 6, 2024, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a Front Yard Setback of 106' for Permanent Parcel Number 605-05-003, 11114 Parkview Drive, Brecksville, Ohio 44141.

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

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

E. EDGERTON SUBDIVISION – E. EDGERTON RD.

It was moved by Mr. Sciria and seconded by Mr. Lahrmer that the Planning Commission make a motion to request legal opinion on the following: an opinion as to whether or not the Commission has the authority to recommend the approval of a variance from Section 1115.03 that minor subdivisions not include the installation of public utilities to permit the installation of public sanitary sewer.

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

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

E. EDGERTON SUBDIVISION & FRONT YARD SETBACK – E. EDGERTON RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission will hold a Public Hearing at 7:05 P.M. on Thursday, June 6, 2024, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio 44141 to hear the proposal of a 5-lot subdivision on E. Edgerton Road, Brecksville, Ohio, PP# 604-02-001.

ROLL CALL: Ayes: Mr. Caruso, Ms. Kardos, Mayor Kingston, Mr. Lahrmer, Ms. Redinger, Mr. Sciria  
Absent: Ms. Wilson

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
May 9, 2024 Page 3

Nays: None  
MOTION CARRIED

The Regular Meeting closed at 8:00 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Jeanne Magistro

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
May 9, 2024 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria,  
Absent: Robin Wilson  
Others: Monica Bartkiewicz, Gerry Wise and approximately 11 guests

Mr. Lahrmer opened the Work Session at 7:10 pm

FRONT YARD SETBACK – 11114 PARKVIEW DR.

Ron Payto, representing owners of the property, was before the Commission requesting a front yard setback of 106' for a new house to be built at 11114 Parkview. There was a house on the property that was demolished and was setback at 124'. The adjacent house is at 106' and they feel the proper request is to match that setback. Mr Wise agreed with the proposed setback due to the topography of the lot. There were no further questions and the Work Session recessed into the Regular Meeting to set a Public Hearing

E. EDGERTON RD. MINOR SUBDIVISION & FRONT YARD SETBACK – E. EDGERTON RD.

Kyle Salisbury, Lewis Land Professionals, Inc., was present to request a minor subdivision with 17 acres to be split into five (5) lots, a two (2) acre pond and a sanitary sewer extension.

Mr. Lahrmer began by asking Gerry Wise, City Engineer, if he had comments regarding this request.

Mr. Wise's comments were as follows:

As far as the lot configuration, Mr. Wise had no comments until discussed by the Board Members. He explained they do have an Army Corp JD letter regarding the wetlands but would require the permit for final approval. Lot A would be inaccessible without this permit and they will also need the permit for the pond. Mr. Wise felt they could build on the other lots without affecting the wetlands. As far as utilities, sewer was preferred over septic and wells instead of Cleveland Water. Storm would be on a lot to lot basis. Protective Covenants, or some kind of agreement, would need to include common utilities, pond and other items. He also explained they have agreed to a 15' ROW to the City along Edgerton Rd. He feels the meeting tonight should focus on if the Commission is happy with five (5) lots.

Mr. Lahrmer asked about the individual storm lines and Mr. Wise explained they would have to comply with our storm code. He also asked about the driveway over the wetlands and the pond and Mr. Wise explained that all comes from the Army Corp.

Mayor Kingston asked what the difference was between a minor and major subdivision and Mr. Wise explained the information provided would be similar however, a minor subdivision would be reviewed by his department as opposed to being a major which requires additional information.

There was much conversation between the Board members regarding the lot configurations, setbacks, easements, private pond, fire safety with a long driveway, landscape screening and if five (5) lots are appropriate.

Mr. Salisbury did want to mention they were aware of water issues with downstream neighbors and they will be designing the pond to detain water on this site which will reduce the volume of water leaving the site.

Mr. Lahrmer asked Board members if anyone had any objections to the general configuration and number of lots proposed. Board members had no objections and felt five (5) lots were acceptable.

Mr. Caruso asked what would happen if they did not receive approval by the Army Corp and Mr. Wise explained they would have to come back with a different layout.

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
May 9, 2024 Page 2

Mr. Wise had three comments for the applicants:

- That all lots touch the pond and all owners are responsible for the pond
- Establish a buffer along the rear property line
- Wetlands covered by a conservation easement that clearly defines what can and can't be done

Mr. Wise's comments/suggestion for the Commission would be to hold a Public Hearing for the entire subdivision as opposed to only for the Front Yard Setbacks and Mr. Lahrmer agreed.

Mr. Sciria suggested to consult with the city Law Director for feedback regarding a variance from Section 1115.03

There were no further questions or comments and the Work Session recessed into the Regular Meeting to make a Motion to request Legal Opinion by the Law Director and to schedule a Public Hearing.

The Work Session closed at 8:00 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Jeanne Magistro