

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
November 9, 2023 Page 1

Present: Mark Jantzen, Lawry Kardos, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 8 guests

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

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF OCTOBER 26, 2023 ON REZONING FOR TRUENORTH GAS STATION ON MILLER RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission October 26, 2023 Public Hearing Minutes on Rezoning for a Truenorth Gas Station on Miller Road be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF OCTOBER 26, 2023 ON PRELIMINARY AND CONDITIONAL USE BUILDING C VALOR ACRES MIXED USE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission October 26, 2023 Public Hearing Minutes on Preliminary and Conditional Use Building C Valor Acres Mixed Use be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF OCTOBER 26, 2023 ON PRELIMINARY AND CONDITIONAL USE BUILDING D VALOR ACRES MIXED USE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission October 26, 2023 Public Hearing Minutes on Preliminary and Conditional Use Building D Valor Acres Mixed Use be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF OCTOBER 26, 2023 ON PRELIMINARY AND CONDITIONAL USE BUILDING E VALOR ACRES MIXED USE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission October 26, 2023 Public Hearing Minutes on Preliminary and Conditional Use Building E Valor Acres Mixed Use be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF OCTOBER 26, 2023 ON PRELIMINARY AND CONDITIONAL USE BUILDING F VALOR ACRES MIXED USE

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
November 9, 2023 Page 2

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission October 26, 2023 Public Hearing Minutes on Preliminary and Conditional Use Building F Valor Acres Mixed Use be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF OCTOBER 26, 2023 ON PRELIMINARY
APPROVAL BUILDING G VALOR ACRES MIXED USE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission October 26, 2023 Public Hearing Minutes on Preliminary Approval Building G Valor Acres Mixed Use be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF OCTOBER 26, 2023 ON PRELIMINARY
APPROVAL BUILDING H VALOR ACRES MIXED USE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission October 26, 2023 Public Hearing Minutes on Preliminary Approval Building H Valor Acres Mixed Use be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 26, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of October 26, 2023 be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 26, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of October 26, 2023 be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

APPROVAL OF THE 2024 PLANNING COMMISSION SCHEDULE

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
November 9, 2023 Page 3

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the 2024 Planning Commission Schedule be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

SIGNS:

DIY CRAFT WAREHOUSE – 55 ANDREWS CIRCLE (CC approval)

Mr. Robert Bottomley of Fastsigns was present to request approval for three redesigned door signs for DIY Craft Warehouse. At its October 26th meeting the Planning Commission passed the requested window sign, asked that the oversized door signs be brought into Code compliant size and the references to website and telephone numbers be removed. Mr. Bottomley said the door signs were reduced to Code compliant size and the website reference removed from all three signs. The telephone number was removed from the two front door signs, but left on the rear door sign as it was necessary for trucks delivering to call in at their arrival. Commission members had no questions.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for, 2.40 sq. ft., 2.28 sq. ft., and 2.4 sq. ft. door identification signs, and (1) 3 sq. ft. dock information sign for DIY Craft Warehouse, 55 Andrews Circle, Brecksville, Ohio, as described in the application dated October 2, 2023 and attached drawing, conditional on City Council's approval of the following deviation:

- A deviation from Section 1187.10(d)(2) that multi-unit building service entrances may be identified by the business name and address on a permanent nameplate not exceeding two (2) square feet to permit service door signs including the business logo, directional/instructional text, phone number on the warehouse deliveries entrance, with a maximum sign face area of 2.40 sq. ft.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

SIGNATURE SAUCES – 10140 BRECKSVILLE ROAD (CC approval)

Mr. Jack Maxwell of Brilliant Electric Sign Company was present representing Signature Sauces sign package application which included 1 ground sign, 1 wall sign, 1 door sign and 5 dock identification signs. Mr. Stucky saw electricity running to the ground sign and asked if it would be illuminated. Mr. Maxwell didn't know about illumination because at this point they were just resurfacing the ground sign in its existing location. There was a general consensus to proactively provide for external illumination in the sign motion.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for one (1) 31.33 sq. ft. per side externally illuminated ground sign panel replacement, one (1) 6 sq. ft. wall identification sign; one (1) 1.6 sq. ft. door identification sign; and five (5) 4 sq. ft. dock signs for Signature Sauces, 10140 Brecksville Road, Brecksville Ohio, as described in the application dated October 16, 2023 and attached drawing, conditional on City Council's approval of the following deviation:

- A deviation from Section 1187.10(d)(2) that multi-unit building service entrances may be identified by the business name and address on a permanent nameplate not exceeding two (2) square feet to

permit a service door sign for a single-unit building, including the business logo and directional/instructional text.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

CURTISS-WRIGHT – 10195 BRECKSVILLE ROAD (CC Approval)

Mr. Joe Berdine of Signarama was present requesting one ground sign and two address signs for Curtiss-Wright. Mr. Lahrmer mentioned the deviation request for the ground sign's proposed location 10 ft. from the ROW. It was noted that the new sign would be in the same location as the existing sign which was granted the location deviation in 2013. The ground sign would have internal illumination of the lettering only. Mr. Payto thought that would be acceptable as the intention of the Code requirement was to prevent total background illumination.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for one (1) 40 sq. ft. per side internally illuminated ground sign replacement and two (2) address signs for Curtiss-Wright, 10165 – 10195 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated October 30, 2023 and attached drawing, conditional on City Council's approval of the following deviation:

- A deviation from Section 1187.10(c) that ground signs be a minimum of 40' from the right-of-way to permit a ground sign 10' from the right-of-way.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

THE SKIN CENTER – 1 PUBLIC SQUARE

Mr. Scott Stiff was present for The Skin Center's sign request. Discussion of this sign request was delayed until the Work Session when the building façade was considered. Commission members recommended that the sign needed to stand out more on the building. Thicker, bolder lettering was suggested. Mr. Lahrmer asked that Mr. Stiff's sign designer provide more details with the sign application relative to font, size, materials and mounting on the building.

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF THE MAYOR

The Mayor congratulated Mr. Jantzen on his election to City Council and also Mayor elect Daryl Kingston, who was in the audience.

REPORT OF CITY ENGINEER - No Report

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

HIGHLAND DRIVE MAJOR SUBDIVISION – 9457 HIGHLAND DRIVE

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
November 9, 2023 Page 5

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing at 7:05 PM on Thursday, December 7, 2023, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to hear the proposal of a 16 lot major subdivision, including front yard setbacks, at 9457 Highland Drive, Brecksville, Ohio 44141.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

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

THE SKIN CENTER FAÇADE – 1 PUBLIC SQUARE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission give **PRELIMINARY** approval for building façade modifications for The Skin Center, 1 Public Square, Brecksville, Ohio 44141, as described in the application received October 13, 2023 and as shown on the attached drawings and contingent upon revisions to the awnings and/or windows on the Rt. 21 façade and the removal of the gates, and contingent upon City Council approval of the following deviation:

- Deviation from Section 1187.06(a)(5) to permit awnings to extend into the right-of-way.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky
Nays: None
MOTION CARRIED

The Regular Meeting closed at 8:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
RON PAYTO, SECRETARY

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
November 9, 2023 Page 1

Present: Mark Jantzen, Lawry Kardos, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 8 guests

Mr. Lahrmer opened the Work Session at 7:22 p.m.

POOL FENCE IN LANDSCAPE BUFFER EASEMENT 2367 SPRINGSIDE OVAL

Mr. Peter Stancato was present on behalf of his request for a pool fence in the landscape buffer easement in the Four Seasons Development. He planned to use a fence style and materials to match his neighbor's rear yard fence which extended into the conservation easement. It was established that there was 20 ft. from his pool to the beginning of the landscape buffer easement which was adequate allowance for a fence. The request for location within the landscape buffer easement had more to do with matching up with the neighbor's rear fence. The concern for setting precedent was raised. Mr. Stancato cited his neighbor's fence and another incursion into the buffer several doors down as encroachments into the buffer that were permitted

Commission members decided to delay consideration of the fence location until a little research could be done on the neighboring property owner's fence location. Mr. Stancato said his pool was covered, but he was anxious, for safety reasons, to complete the fence this season. Mr. Stucky assured him construction could extend through December, and often beyond. The request was tabled pending further clarification.

HIGHLAND DRIVE MAJOR SUBDIVISION – 9457 HIGHLAND DRIVE

Ms. Hanna Cohan from Triban Investment, a local land developer, was returning to the Commission with a refined 16 subplot layout for the former Highland Elementary School property. Some of the changes made since the Commission last considered the subdivision on September 21, 2023 were:

- Reworking of Sublots 1 & 2
- Lot line straightened between sublots 2 & 3
- Survey confirmation of easement location for gas line
- Open space increased from 4.4 acres to 7.2 acres
- Storm water design refined behind sublots 13 & 16
- Work on sizing retention basins

Mr. Wise confirmed that all the changes requested of the developer were made. He had no issue with the Commission moving forward with a public hearing.

Mr. Lahrmer asked about landscaping plans around the gas wells. Ms. Cohan said a landscape plan to supplement the screening that is already there would be developed. He wondered about what would be done to stabilize the access road to the wells between sublots 2 & 3. Mr. Wise described some access road options that were used which were similar to those used for retention ponds. That was a detail that would be addressed further into the planning process. Mr. Stucky indicated he was also interested in the screening of retention ponds as well as the gas wells. There were no further questions and the Work Session recessed into the Regular Meeting to set a Public Hearing.

THE SKIN CENTER FAÇADE – 1 PUBLIC SQUARE

Mr. Scott Stiff was present on behalf of The Skin Center Façade change application. Façade changes were made from the October 26, 2023 proposal of a white painted brick building to one that updated the building, yet preserved the red brick façade. There was a general consensus among Commission members that the updated plans were a fine improvement.

Mr. Payto recommended that the two large windows on the east elevation that had two awnings over each of the windows might look better with one large awning spanning each of the large windows. An alternative suggestion

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
November 9, 2023 Page 2

to preserve the four awning look was to put a mullion down the center of each of the two large windows to in effect split those windows in half.

Mr. Payto suggested if the doorway along Brecksville Road was a no entry door and only intended for egress that hardware on the exterior door could be eliminated. He also recommended removal of the gate at that doorway location.

Commission members thought the building sign should be thicker and bolder. Mr. Lahrmer asked that more information be presented regarding the signage request. He suggested Mr. Stiff ask his sign contractor to provide more details relative to font, square footage, materials and building mounting. There was a general consensus for a motion to accept the façade changes with a minor stipulation on the awnings. Consideration of the sign would be deferred pending more information. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 8:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
RON PAYTO, SECRETARY

Minutes recorded by Nancy Dimitris