

MINUTES OF PUBLIC HEARING MEETING
BRECKSVILLE PLANNING COMMISSION
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
September 5, 2024
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PRESENT: Robin Wilson, Laura Redinger, Lawry Kardos, Eric Lahrmer, Dom Sciria, Mayor Kingston,
Council President Caruso

ABSENT:

OTHERS: Scott Packard, Gerald Wise and approximately 8 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 Sun Courier, Thursday, August 22, 2024.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, September 5, 2024, at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to hear a request for a residential Solar Photovoltaic System that requires Planning & Zoning Code deviations, proposed at 8531 Riverview Road, Brecksville, OH 44141.

Mr. Justin Scharfeld of YellowLite, Inc. as well as Leo and Darlene Michitsch, 8531 Riverview Rd (owners) attended the meeting to review the request.

They are requesting approval for a solar panel system installation which requires the following deviations:

- From Section 1186.03 (c)(1) to allow panels on a roof that faces a side yard.
- From Section 1186.03 (c)(7) to allow two (2) solar systems on one (1) lot.

There already exists on the property, an approved 42-panel system on the roof of the house, facing the side yard.

This request is for an additional twenty-four (24) panel system to be located on the shed roof facing the side yard.

Mrs. Michitsch explained they are in the semi rural section of Riverview Rd. and the side yard faces the woods as well as a car storage area.

There being no further comments, Mr. Lahrmer moved to close the Public Hearing and Mr. Sciria seconded.

PRESENT: Robin Wilson, Laura Redinger, Lawry Kardos, Eric Lahrmer, Dom Sciria, Mayor Kingston,
Council President Caruso

ABSENT:

OTHERS: Scott Packard, Gerald Wise and approximately 8 guests.

Mr. Lahrmer opened the Regular Meeting at 7:10 pm.

APPROVAL OF THE REGULAR MEETING MINUTES OF August 22, 2024

Mr. Lahrmer moved and Mr. Sciria seconded that the Regular Meeting Minutes of August 22, 2024, be approved.

ROLL CALL:

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

Motion Carried.

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

Mr. Lahrmer moved and Mr. Sciria seconded that the Work Session Minutes of August 22, 2024, be approved.

ROLL CALL:

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

Motion Carried.

SIGNS:

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

Mr. Ben Geschke, A Sign Above, appeared with this request for a 58.5 sq ft wall identification sign.

Mr. Lahrmer asked if they had received landlord approval for the sign as the Planning Commission has not seen it. Mr. Geschke indicated they had.

Mr. Geschke explained the client occupies the first floor of the building. The sign will center over the two doors that provide entrance to the building.

Mr. Lahrmer shared that while the size is within code it appears to be inappropriately large for the building; especially since it is perpendicular to Rt 21 and not visible. This is a separate issue under the code.

Mr. Sciria agreed the size is large for the building at 18 ¾" per letter. He also asked about the need for the sign to occupy two lines. Mr. Geschke said it was to match the clients' logo.

Mr. Lahrmer asked Mr. Geschke to return at the next meeting with multiple size demonstrations for the Planning Commission to review. Ms. Kardos added to also bring the landlord approval letter as well. The examples are:

- Center between downspouts
- Show full size
- Show smaller size
- Show below the window

Mr. Packard instructed Mr. Geschke that materials for the next meeting on 9/19/2024 will need to be submitted by 9/6/2024.

MetroHealth Sign Package Application Review 9200 Treeworth Blvd, Brecksville, Ohio.

Mr. John Benedict and Ms. Sharon Schaffer, Brilliant Electric Sign Co, attended to present this request for new signage for ground, wall and directional signs. They shared the signs off Rt 82 are located in Broadview Hts. and have been approved by them already. They also shared that they have designed a set of signage protocols that are being implemented at all sites. It includes the use of panels in a silver color with the organization name/logo on the top of that panel.

There was significant conversation related to the color of the panels and how they relate to the facility. There was some discussion that the images on #4 are truer to the silver and the building coloring than #3. Ms. Schaffer shared during their due diligence they had created paint sample boards that were taking to many of their facilities. The silver panel was the closest match for the majority of the sites.

Mr. Lahrmer asked about the depth of the lettering off the panel. Mr. Benedict shared it was approximately 3-5". He also shared that there is a canopy which overhangs the two panels of this type.

Mr. Lahrmer asked if the size of the panels was creating need for more deviations. Mr. Packard shared the sizes of all the signs have decreased in size from what they are currently.

Ms. Wilson asked if new branding was creating need for new signage. Ms. Schaffer affirmatively replied.

Ms. Redinger noted the color restriction for gradients in a color family can be counted as one color for purposes of a deviation from code. This would likely reduce the number of requested deviations in this area.

Mr. Lahrmer also asked if naming the Brecksville Surgery Center on the signage was a necessity for so many of the signs. Mayor Kingston shared that it did make it a bit busy and perhaps after the visitors reach of the building, that particular sign could be simplified. Mr. Benedict said certainly possible and they will look at the need for that.

Ms. Redinger asked if there was a location with these new signs which the Planning Commission could go view in person. Ms. Schaffer shared that Brecksville is the first site, given the facility prominence for the client.

Mr. Lahrmer feels the signs are very nice but some of the silver panels and size look awkward on the renderings and do not seem appropriate for the buildings. Mr. Benedict shared the bricks at this site actually have a grayish tint to them. He also shared the darker shades they reviewed hid the logo to the extent of not being visible.

Mr. Caruso asked to clarify they have gone thru a process for rebranding signage across their facilities. Ms. Schaffer confirmed this and that Brecksville is their first installation site.

Mr. Lahrmer asked if there are any options which could be considered. Ms. Schaffer said they could take the request back for additional review as well as updating of the images used for the renderings submitted.

Mr. Benedict asked for a clarification for what was being asked. Mr. Lahrmer suggested the directional and phylon are fine. The size and color of the panel on the retaining wall and the building is questioned.

Mr. Caruso and Ms. Redinger asked the Planning Commission to respect the broader orientation of the signage package and the due diligence they have done to get to this point.

Mr. Caruso feels the gray/silver is okay for the building.

Mayor Kingston is comfortable; it is not going to be perfect for all buildings, but is appropriate.

Ms. Kardos believes if the #4 color is a truer reflection of the colors, she is comfortable.

Mr. Caruso motioned and Mr. Sciria seconded they approve the MetroHealth sign package for ground, wall and directional signs and the Building Department should issue 21 permits for the MetroHealth Rebranding Sign Package, 9200 Treeworth Blvd, Brecksville, Ohio as described in the application dated August 19, 2024, and attached drawings conditional on City Council's approval of the following deviations:

- A deviation from the requirement in Section 1187.05(d)(2) that internal illumination may be permitted only on free standing, ground, identification signs to allow internal illumination wall signs.
- A deviation from the requirement in Section 1187.05(d)(2) that internal illumination be Limited to business logo or individual letters in the business name and shall exclude all background areas of the sign to allow background and edge illumination.

- A deviation from the requirement in Section 1187.09 (c) that the wall identification sign be located on the front of the building to allow signs on the north and west sides of the building.
- A deviation from the requirement in Section 1187.09 (c) of 1 wall sign per unit to allow 3 wall signs.
- A deviation from the requirement in Section 1187.05 (a) that no more than 4 colors may be used on any sign to allow up to 8 colors.
- A deviation from the requirement in Section 1187.06 (c) of 1 ground sign per lot to allow 5 ground signs.
- A deviation from the requirement in Section 1187.06 (c) of 2 directional signs to allow 13 directional signs.
- A deviation from the requirement in Section 1187.09 (c) of a maximum directional sign heights of 3’ to allow 4’5” height.
- A deviation from the requirement in Section 1187.09 (c) of a maximum directional sign face of 2 sq ft to allow 8 sq ft per side.
- A deviation from the requirement in Section 1187.09 (b)(2) that the maximum permanent building frontage wall sign square footage of 284.25 to allow 621 sq ft.
- A deviation from the requirement in Section 1187.09 (b)(1) that the maximum total of all permitted signage square footage of 284.25 to allow 1054.68 square feet.
- Deviations for Sign 4 (Freeway Ground Sign)
 - A deviation from Section 1187(k) which prohibits “a free standing sign along a freeway that is designed to be visible to freeway traffic” to permit a free standing sign along a freeway.
 - A deviation from Section 1187.06 (b)(1) from the maximum ground sign height of 5’ to allow a 35’ ground sign.
 - A deviation from Section 1187.09(c) from the maximum ground sign face of 30 sq ft to allow 130 sq ft per side.
- Deviations for Sign (Retaining Wall Sign)
 - A deviation from the requirement in Section 1187.09 (c) that the wall identification sign be located on the front of the building to allow a wall sign to be located on a retaining wall.
 - A deviation from the requirement in Section 1187.09(c) of the maximum height of 3’ to allow 8’.

ROLL CALL:

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

Motion Carried.

REPORT OF COUNCIL REPRESENTATIVE None

REPORT OF MAYOR None

REPORT OF CITY ENGINEER None

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

Solar Panel Installation 8531 Riverview Road

Mr. Lahrmer moved and Mr. Sciria seconded that the Planning Commission approve and recommend to City Council to allow a solar panel system installation at 8531 Riverview Road, Brecksville, Ohio, 44141 as described in the application dated July 16, 2024, and attached plans by Yellow Lite, Inc. contingent on utility company interconnection approval and City Council’s approval of the follow deviations:

- A deviation from Section 1186.03 (c)(1) to allow panels on a roof that faces a side yard.
- A deviation from Section 1186.03 (c)(7) to allow two (2) solar systems on one (1) lot.

ROLL CALL:

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

Motion Carried.

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

American Legion Hall Deck Awning 7400 Chippewa Rd

Mr. Lahrmer moved and Mr. Sciria seconded the request for preliminary and final approval for a 23’ patio covering over the existing deck on the back of the building for American Legion Hall, 7400 Chippewa Road, PP# 606-28-016 as described in the application dated August 19, 2024, and drawing by Natural Light Patio Covers, contingent on approval of City Council.

ROLL CALL:

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

Motion Carried.

The Regular Meeting adjourned at 8:15 pm.

MINUTES OF REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
September 5, 2024
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THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox

Solar Panel Installation 8531 Riverview Road PP#602-29-011

Mr. Justin Scharfeld of YellowLite, Inc. as well as Leo and Darlene Michitsch, 8531 Riverview Rd (owners) attended the meeting to review the request.

There already exists at the property an approved 42-panel system on the roof of the house, facing the side yard. This request is for an additional twenty-four (24) panel system to be located on the shed roof facing the side yard.

Mrs. Michitsch shared their home is 100% electric, including their cars, and they seek the same to apply for the shed they are building. Mayor Kingston applauded their first adoption of solar panels in Brecksville and now again the first to seek a deviation to install a second system.

Mr. Sciria visited the site and noted the shed is not visible from the road.

American Legion Hall Deck Awning 7400 Chippewa Rd PP#606-28-016

Mr. Toni Borrelli and Mr. Joe Hallal attended to present this request for a 23' patio covering over the existing deck on the back of the building for American Legion Hall.

Ms. Redinger noted she has seen these awnings at other locations and the translucent nature is very appealing, especially as they provide for light to shine thru.

Mayor Kingston commented on the nice work they have been doing at the site.

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