

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

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky  
Others: Monica Bartkiewicz and approximately 5 guests

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

APPROVAL OF JANUARY 26, 2023 PUBLIC HEARING MINUTES ON A CONDITIONAL USE PERMIT FOR VALOR ACRES MIXED-USE DEVELOPMENT

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission January 26, 2023 Public Hearing Minutes on a Conditional Use Permit for Valor Acres Mixed-Use Development 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 JANUARY 26, 2023

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

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Revised Work Session Meeting Minutes of January 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 2022 PLANNING COMMISSION ANNUAL REPORT

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the 2022 Planning Commission Annual Report be approved.

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

SIGNS:

APRICOT LANE BOUTIQUE – 8918 BRECKSVILLE ROAD (CC Approval)

Mr. Brian Becker, of Becker Signs Inc., was present on behalf of a signage request for Apricot Lane Boutique, a new tenant in the Masonic Building on Brecksville Road. The sign would fall under the signage package approved in March 2018 by the Planning Commission and City Council for that building. Sign contents, colors and lettering

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

were within Code requirements. Mr. Lahrmer mentioned the two deviations in the application relating to: 1) To permit a second projection sign at the rear of the building, and 2) To permit total signage over the 100 sq. ft. Code limitation for that address to permit 116.7 sq. ft. 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, two (2) 5.78 sq. ft. projection identification signs and (1) 21 sq. ft non-illuminated permanent identification wall sign for Apricot Lane Boutique at 8918 Brecksville Road, Brecksville, Ohio 44141, as described in the applications dated January 23 & 26, 2023, and as shown on the attached drawings contingent on City Council approval with the following deviations:

- A deviation from Section 1187.09(d)(6) to permit a second projection identification sign at the building rear, in addition to the projection identification sign and wall identification sign at the front of the building.
- A deviation from Section 1187.09(d)(1) that the maximum total building signage be 100 sq. ft. for 8918 – 8926 Brecksville Road to allow 116.7 sq. ft.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF MAYOR HRUBY - No Report

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

POOL DECK & PLANTINGS WITHIN LANDSCAPE EASEMENT – 2383 SPRINGSIDE OVAL

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission recommend **PRELIMINARY** and **FINAL** approval for a pool patio and landscaping within a Landscape Buffer Easement at 2383 Springside Oval, Brecksville, Ohio, as described in the application dated January 3, 2023 by 9<sup>th</sup> Avenue Designs and attached documentation and contingent upon approval of the City Horticulture Department.

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.

FENCE IN LANDSCAPE EASEMENT – 6599 SUMMER WIND DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Brecksville Planning Commission recommend to City Council **PRELIMINARY** and **FINAL** approval for a fence within a Landscape Buffer Easement at 6599 Summer Wind Drive, Brecksville, Ohio, as described in the application dated January 23, 2023 and attached documentation.

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.

DIGERONIMO LOT SPLIT & FRONT YARD SETBACK – 8524/8530 WIESE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, March 23, 2023 at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 42.9' for the proposed lot split of Permanent Parcel #602-09-058, 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 closed at 7:25 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  
February 9, 2023 Page 1

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky  
Others: Monica Bartkiewicz and approximately 5 guests

Mr. Lahrmer opened the Work Session at 7:04 p.m.

POOL DECK & PLANTINGS WITHIN LANDSCAPE EASEMENT – 2383 SPRINGSIDE OVAL

Mr. Pat Beam, of 9<sup>th</sup> Avenue Designs, was present on behalf of a request for pool patio and landscaping to be partially located within the landscape buffer easement on a residential lot in the Four Seasons subdivision. It was noted that there was documented approval of the project by the Four Seasons Homeowners Association.

Mr. Wise reviewed the proposed project and noted in a letter the following: 1) All construction confined to 2383 Springside Oval, 2) Provide siltation barriers, 3) Protect public sidewalk, and 4) Storm drainage conduit a minimum 6" diameter at 1.0 slope with City inspection of installation. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

FENCE IN LANDSCAPE EASEMENT – 6599 SUMMER WIND DRIVE

Mr. Joshua Phillipson was present to request a portion of a four foot fence be partially located within the landscape buffer easement at the rear of the property. The proposed fence would connect with an adjacent fence at the rear property line. The proposed project had the written approval of the Four Seasons HOA Architectural Control Committee. Mr. Phillipson commented that they have recently installed a pool, have children and would like the fence for safety reasons. Mr. Stucky said it appeared the area to be fenced did not contain any significant vegetation or trees to be disturbed. Mr. Wise had reviewed the request and had no engineering comments. Commission members had no questions and the Work Session recessed into the Regular Meeting for a motion.

DIGERONIMO LOT SPLIT & FRONT YARD SETBACK – 8524/8530 WIESE ROAD

Mr. Kevin DiGeronimo was present on behalf of his request for a lot split and front yard setback. In March of 2020 the Commission approved a lot split to permit the construction of two homes with a common driveway off Wiese Road. Mr. DiGeronimo's personal lot had an old house and garage on the property that were to be demolished. The garage was razed. The little house turned out to be of sturdy construction and after a little renovating Mr. DiGeronimo would like to keep the house. In order to address the Code requirement of one home per lot, the proposal was to create a Parcel "C" for the little house.

The proposed Parcel C would involve variances. Mr. Stucky remarked that because of a deep swale and ravines on the property the proposed lot split/setback appeared to be the best that could be done. He would like to see a garage built on Parcel C. The use for the little house was questioned. Mr. DiGeronimo didn't intend to sell or rent it. It would function as a guest house for company and play space for his children. Some Commission members were not concerned about a garage for the little house. It was agreed that a stipulation could be made that if Parcel C with the little house was ever put up for sale a garage would first have to be built.

The Work Session closed at 7:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris