

MINUTES OF PUBLIC HEARING  
BRECKSVILLE PLANNING COMMISSION  
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
October 24, 2024  
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PRESENT: Robin Wilson, Laura Redinger, Lawry Kardos, Eric Lahrmer, Dom Sciria, Mayor Kingston,  
ABSENT: Council President Caruso  
OTHERS: Scott Packard, Gerald Wise and approximately 7 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 Star Courier, Thursday, October 10, 2024.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 24, 2024, at 7:00 pm at Brecksville City hall, 9069 Brecksville Road, Brecksville, Ohio, to review a Conditional Use permit for Watermark Jiu Jitsu to operate a martial arts academy at 6650 W. Snowville Rd. Ste E., Brecksville, Ohio 44141.

Mr. Travis Anderson, owner of business, and Mr. Gary Fischer, Fischer & Associates Architects, Inc. were in attendance to present the request.

They are seeking a conditional use approval under section 1157.04(e) (3) to obtain an occupancy permit for this location to operate a martial arts academy.

Mr. Fischer shared the neighboring businesses are a medical supply company and a flooring contractor. They appear to be primarily utilizing the space for warehousing of products.

Mr. Anderson shared the hours of operation as well as the break down of ages by class. He shared the typical class size will be 15 to 25 people.

Mr. Raleigh Dicky, 10193 Barr Road came forward to share that he has trained with Mr. Anderson and finds him to be a professional with integrity and respectfulness in his approach. He is very happy to have the business close to home.

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

ROLL CALL:

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

Motion Carried.

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PRESENT: Robin Wilson, Laura Redinger, Lawry Kardos, Eric Lahrmer, Dom Sciria, Mayor Kingston,  
ABSENT: Council President Caruso  
OTHERS: Scott Packard, Gerald Wise and approximately 7 guests.

Mr. Lahrmer opened the Public Hearing meeting of the Planning Commission at 7:05 pm by reading the following legal notice published in the Sun Star Courier, Thursday, October 10, 2024.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 24, 2024, at 7:05 pm at Brecksville City hall, 9069 Brecksville Road, Brecksville, Ohio, to review the proposed amendment to the Valor Acres Mixed Use Business Planned Development Area, Valor Square Phase 9 and lot split at Miller Road and Brecksville Road, PPN 604-09-020.

Mr. Josh Decker, DiGeronimo Companies and Mr. Michael Vance of AODK Architects, were in attendance to present the request.

They are requesting approval of Valor Acres Mixed use BPDA Phase #9 for Valor Square, a multipurpose outdoor space with a 1850 sq ft building and a lot split, excluding final exterior lighting, landscape and signage as described in the application dated 9/17/2024 and plans:

Valor Acres – Valor Square Mixed Use Development Preliminary BPDA, 21 pages dated 9-16-2024.  
Parking Study, 3 pages dated 8-5-2024  
Zoning Analysis dated 8-5-2024

This is a multipurpose outdoor space and 1850 sq ft building for the residents, tenants and customers of Valor Acres which includes outdoor seating, public restrooms and activity areas, a 37,944 sq ft 0.8711 acres lot split.

Mr. Decker shared the updates made since last presentation. The building has no changes. The gathering area is offering seating and possible activities to be further defined. He shared they will be returning later to seek approval of the landscaping and lighting plans.

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

ROLL CALL:

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

Motion Carried.

PRESENT: Robin Wilson, Laura Redinger, Lawry Kardos, Eric Lahrmer, Dom Sciria, Mayor Kingston,  
ABSENT: Council President Caruso  
OTHERS: Scott Packard, Gerald Wise and approximately 7 guests.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF October 3, 2024

Mr. Lahrmer moved and Mr. Sciria seconded that the Regular Meeting Minutes of October 3, 2024, be approved.

ROLL CALL:

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

Motion Carried.

APPROVAL OF THE WORK SESSION MEETING MINUTES OF October 3, 2024

Mr. Lahrmer moved and Mr. Sciria seconded that the Work Session Minutes of October 3, 2024, be approved.

ROLL CALL:

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

Motion Carried.

SIGNS: None presented.

REPORT OF COUNCIL REPRESENTATIVE None

REPORT OF MAYOR

Mayor Kingston shared they had just concluded the ribbon cutting celebration for the first new outdoor pickle ball courts. He thanked Ms. Rachele Engle, Rec Director, and Mr. Joe Kickel, Director of Service for pulling the project together over the past two years.

He also reminded all that this weekend will be the Annual Booville Community Halloween Party. It will be held this Sunday from 12 to 4 p.m. at the Community Center.

REPORT OF CITY ENGINEER None

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

**Watermark Jiu Jitsu Conditional Use 6650 W. Snowville Rd. Suite E**

Mr. Lahrmer moved and Mr. Sciria seconded that the Planning Commission approve and recommend to City Council to issue a Conditional Use Permit for Watermark Jiu Jitsu at 6650 W. Snowville Rd. Suite 3, Brecksville, Ohio, as described in the application dated 9/16/2024 and supporting documentation.

ROLL CALL:

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

Motion Carried.

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

**VA Mixed Use – BPDA Phase 9 Valor Square Bldg. J Miller Rd./Brecksville Rd.**

Mr. Lahrmer moved and Mr. Sciria seconded the request for the Planning Commission to recommend to City Council preliminary approval of Valor Acres Mixed Use BPDA Phase 9, Valor Square, Bldg J and multipurpose outdoor space per the application dated 9/17/24 and attached drawings and exhibits and a 37,994 sq ft - 0.8711 acre lot split.

ROLL CALL:

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

Motion Carried.

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

**VA Mixed Use – BPDA Tenant Design & Construction Manual Miller Rd./Brecksville Rd.**

Mr. Lahrmer moved and Mr. Sciria seconded the motion to recommend to City Council the final approval of Valor Acres Mixed Use BPDA Phase 1 Tenant Design and Construction Manual applicable to ground floor commercial tenants as described in the application dated 9/17/2024 and Tenant Design and Construction Manual Draft 02, 35 pages dated September 16, 2024.

ROLL CALL:

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

Motion Carried.

The Regular Meeting adjourned at 7:40 pm.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox

PRESENT: Robin Wilson, Laura Redinger, Lawry Kardos, Eric Lahrmer, Dom Sciria, Mayor Kingston  
ABSENT: Council President Caruso  
OTHERS: Scott Packard, Gerald Wise and approximately 7 guests.

**Watermark Jiu Jitsu Conditional Use 6650 W. Snowville Rd. Suite E**

Mr. Gary Fischer, Architect, and Mr. Travis Anderson, owner, were present. There were no public questions. There were no questions from the Commission.

**VA Mixed Use BPDA Phase 9 Valor Square Bldg. J Miller Rd./Brecksville Rd.**

Mr. Josh Decker, DiGeronimo Companies, and Mr. Michael Vance, AODK Architects, were present to review the project with the Planning Commission.

Mr. Decker reminded the group they would be returning with future submissions for lighting and landscaping design plans for Planning Commission review and approval.

Mr. Decker reviewed the various views of the square from multiple perspectives. He shared the restrooms are available all year round at the side of the building. He shared the hardscape paving is now fixed.

Mr. Lahrmer asked Mr. Wise if he had any engineering concerns to be addressed, he said no.

Ms. Redinger and Mr. Lahrmer both shared the views look great.

Mr. Lahrmer asked who is responsible for operating and Mr. Decker said still in planning stages.

Ms. Wilson asked who will be maintaining the space. Mr. Decker shared the building and adjacent areas will primarily be maintained by DiGeronimo Companies, but there is some shared effort with the Valor group.

Ms. Kardos asked about storage space and water access at the Square. Mr. Decker shared that the vendors can utilize what is on site as far as water and seating. Vendors will be bringing premade items rather than a full kitchen at the site. He also shared the lower level of the garage has designated space for storage of the outdoor items during the off season.

There were no public questions. There were no questions from the Commission.

**VA Mixed Use BPDA Tenant Design & Construction Manual Miller Rd./Brecksville Rd.**

Mr. Josh Decker and Mr. Michael Vance were available for this work session. Mr. Decker shared the team for signage will be at the next meeting of the Planning Commission.

Mr. Vance shared they had added descriptions of the aesthetics by adding more imagery and added intent guidelines in broad terms to set the tone with approach and process.

He showed how the manual will contain links to City of Brecksville filing documents and requirements for permitting process description with landlord (DiGeronimo Companies) and the City of Brecksville shared expectations.

Mr. Lahrmer felt the updates meet his intents and achieved the objectives to complete the BDPA.

Mayor Kingston added it gives a reference point and pages 16, 17 and 18 are a great job.

Mr. Lahrmer asked Mr. Wise if there were any outstanding engineering concerns. He said none at this time.

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