

MINUTES OF THE PUBLIC HEARING – FRONTYARD SETBACK 5324 MILLER  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 20, 2025 Page 1

Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson  
Absent: Lawry Kardos, Laura Redinger, Mayor Kingston  
Others: Marty Kelly, Gerry 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 March 6, 2025 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, March 20, 2025, at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a front yard setback of 628' for the construction of a barndominium dwelling located at 5324 Miller Road, Brecksville, Ohio 44141, PPN 60414014.

Erin Glasgow, 10077 Barr Road is hoping to construct a barn with a small living space on the second floor and a hay loft. Ms. Glasgow is requesting the approval of a 628' setback from the right of way at 5324 Miller Road. Ms. Glasgow's intention is to have a wildlife preserve and eventually house horses, no more than four at a given time. Ms. Glasgow's permanent residence is not adjacent to the lot but is very close. The project is for her and her family's enjoyment, to house the horses, and the equipment needed for maintenance.

Resident, Christina Ziegler, 10143 Barr Road, has property that touches Ms. Glasgow's property. Ms. Ziegler has no problem with the barndominium and is happy to see the idea.

There being no further comments, Mr. Lahrmer moved to close the Public Hearing and Mr. Sciria seconded. Mr. Lahrmer noted that this matter would be considered in the Work Session.

The Public Hearing closed at 7:10 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 20, 2025 Page 1

Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson  
Absent: Lawry Kardos, Laura Redinger, Mayor Kingston  
Others: Marty Kelly, Gerry Wise and approximately 7 guests

Mr. Lahrmer opened the Regular Meeting at 7:00 pm

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 6, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of March 6, 2025, be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson  
Absent: Lawry Kardos, Laura Redinger, Mayor Kingston  
Abstain:  
Nays: None  
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 6, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of March 6, 2025, be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson  
Absent: Lawry Kardos, Laura Redinger, Mayor Kingston  
Abstain:  
Nays: None  
MOTION CARRIED

SIGNS: No Signs

REPORT OF COUNCIL REPRESENTATIVE – Mr. Caruso stated that the law director did not receive the necessary information to allow City Council to approve the tree felling for the property on Snowville Road, so it was tabled and rejected for now.

City Council unanimously approved the Community Entertainment District for Valor Acres. A CED creates a pool of liquor licenses that are geographically tied to a specific area. There is a pool of 14 licenses, and the licenses stay with the district and cannot be sold or moved around the city.

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 20, 2025 Page 2

REPORT OF MAYOR KINGSTON – No Report

REPORT OF CITY ENGINEER – No Report

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

FRONT YARD SETBACK– 5324 MILLER RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for FINAL approval for a Front Yard Setback of 628' from the right of way for the installation of a barndominium dwelling located at 5324 Miller Rd., Brecksville, Ohio. Permanent parcel number 60414014, as described in the application dated February 3, 2025 contingent upon approval of the following variances being granted by the Board of Zoning Appeals and approved by City Council:

1. A variance from the Section 1119.09(d) not to install the required public sidewalks until such time as the City deems appropriate.
2. A variance from sidewalk Section 1151.04 to allow the 2880 sq. ft. accessory use to exceed the 1120 sq. ft. of the single-family dwelling (main use).
3. A variance from the Section 1324.02 & 1324.02(a) requirement that stables shall be located on the rear portion of any lot and 125 feet from any dwelling to allow a stable to be a part of the main structure.
4. A variance from Section 1183.15(a) to allow for a gravel driveway

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson  
Absent: Lawry Kardos, Laura Redinger, Mayor Kingston  
Abstain:  
Nays: None  
MOTION CARRIED

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

VA MIXED USE BPDA PHASE NINE VALOR SQUARE BUILDING J – 5710 INDEPENDENCE DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for FINAL approval of Valor Acres Mixed use BPDA Valor Square, a multipurpose outdoor space with a 1850 sq. ft. building, excluding final exterior lighting, landscape and signage as described in the application dated 03/03/2025 and plans:

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 20, 2025 Page 3

Valor Acres – Valor Square Mixed Use Development Preliminary BPDA, 43 pages dated 3-3-2025.  
Parking Study- 3 pages dated 8-5-24  
Zoning Analysis dated 8-5-24

and contingent on approval of the City Engineer and City Council

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson  
Absent: Lawry Kardos, Laura Redinger, Mayor Kingston  
Abstain:  
Nays: None  
MOTION CARRIED

The Regular Meeting closed at 7:20

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 20, 2025 Page 1

Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson  
Absent: Lawry Kardos, Laura Redinger, Mayor Kingston  
Others: Marty Kelly, Gerry Wise and approximately 7 guests

The Work Session opened at 7:10 pm

FRONT YARD SETBACK– 5324 MILLER RD.

Mr. Larmer stated that there were no concerns from the public regarding the 628' setback and asks Ms. Glasgow if she is aware that the project will require variances. Ms. Glasgow is aware that she will have to appear in front of the variance court.

City Engineer, Mr. Wise, made a statement that the current information is not a site plan at this point. The setback is far enough, and he does not have issues with the grading, they have septic, and if they choose to bring water in, it is available on Miller Road. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

VA MIXED USE BPDA PHASE NINE VALOR SQUARE BUILDING J – 5710 INDEPENDENCE DRIVE

Brian Pasek, with DiGeronimo Companies looking for final approval of building J.  
City engineer, Mr. Wise, states that the plans for engineering were already approved back in December and the lot split has been recorded.

Mr. Lahrmer stated that the plan has been brought to the commission before and asks if there have been any updates?

Mr. Pasek states that there may be tweaks inside the building, such as appliances that are still being selected, but the building has not changed.

Mr. Lahrmer, states that there were general questions at the preliminary meeting about the storage room and if there would be a further explanation about the kitchen and operations?

Mr. Pasek states there are preliminary plans for kitchen equipment to go inside and that there would be a sink in the back storage area. The kitchen equipment is still influx about what exactly will be provided and a menu as well. To shorten, operations are still under discussion.

Mr. Caruso asks if the space is being used as a three-season space where different chefs come in for periods of time and Mr. Pasek replied yes.

Mr. Lahrmer asks if the building is using CMU block one and asks if the material being used is standard grey block?

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 20, 2025 Page 2

Mr. Pasek said the intent of the standard grey block is to have local artists showcase their work. The grey block will be used as a canvas, and there is no intent to keep it standard grey.

Mr. Lahrmer asks what the timeframe for construction will be?

Mr. Pasek states that they want to use the space this summer.

Mr. Lahrmer states that in prior motions for other buildings, the commission has made the conditional use overlays as part of the motion. However, this building qualifies as an ancillary use under the base zoning district of office lab. So, the motion does not address any conditional use because it has no need. There were no other questions/comments and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:20 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky