

MINUTES OF THE PUBLIC HEARING - FRONT YARD SETBACK 12215 TIMOTHY LANE  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
January 25, 2024 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria,  
Robin Wilson  
Others: Monica Bartkiewicz, Gerald Wise and approximately 8 guests

Mr. Lahrmer opened the Public Hearing at 7:02 P.M. by reading the following legal notice published in the January 11, 2024, issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, January 25, 2024, in council chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a Front Yard Setback of 210' for PP#605-20-010, 12215 Timothy Lane, Brecksville, Ohio 44141.

Request is for the establishment by Planning Commission and recommendation to City Council of a Front Yard Setback of 210' for 12215 Timothy Lane (PPN 605-020-010), Brecksville, Ohio, 44141, as described in the application dated December 17, 2023, contingent on approval by Board of Zoning Appeals of the following variance:

A variance from Section 1119.09 (d) not to install the required public sidewalks until such time that the City deems appropriate.

Erik Eckert, potential owner, presented the drawings of the development and explained his request to establish a front yard setback of 210'. He also presented the desire to delay installation of the sidewalks until the driveway was installed.

The following residents were present for the Public Hearing: Ron Zanath 12229 Timothy Lane; Gary Kutsko 10027 Deerfield Lane; Todd and Alexander Kramer 10073 Echo Hills Drive; statement from Scott Berg (not present) 10101 Echo Hills Drive read by Mr. Kramer; and a statement provided from Ben Saturni (not present) 10029 Deerfield Lane read by Mr. Lahrmer. They expressed their concerns regarding septic discharge, storm water runoff and house orientation.

Mr. Lahrmer reminded the meeting participants that tonight's meeting was to discuss establishment of the Front Yard setback for the property. The better time for their important questions related to septic discharge, storm water runoff and house orientation on the lot should be saved for when the house drawings are submitted.

Gerry Wise, City Engineer, confirmed that the septic will be a non-discharging plan with sprinkler and is EPA compliant. No easement will be required. Further, when plans are submitted, there will be a review of the water discharge plan for the property at that time.

Monica Bartkiewicz reviewed that no Front Yard setback had been established in the 1950's when created and what the parameters were.

The Public Hearing closed at 7:35 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

MINUTES OF THE PUBLIC HEARING - FRONT YARD SETBACK 12215 TIMOTHY LANE  
BRECKSVILLE PLANNING COMMISSION  
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Minutes recorded by Debbie Knox

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
January 25, 2024 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria,  
Robin Wilson  
Others: Monica Bartkiewicz, Gerald Wise and approximately 8 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:36 P.M.

APPROVAL OF THE ORGANIZATIONAL MEETING MINUTES OF JANUARY 4, 2024.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Organizational Meeting Minutes of January 4, 2024, be approved.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,  
Mr. Caruso  
Nays: None  
MOTION CARRIED

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF JANUARY 4, 2024.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Hearing Meeting Minutes of January 4, 2024, be approved.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,  
Mr. Caruso  
Nays: None  
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 4, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission Regular Meeting Minutes of January 4, 2024 be approved.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,  
Mr. Caruso  
Nays: None  
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JANUARY 4, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission Work Session Meeting Minutes of January 4, 2024 be approved.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,  
Mr. Caruso  
Nays: None  
MOTION CARRIED

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
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SIGNS – No signs

REPORT OF COUNCIL REPRESENTATIVE – No report

REPORT OF MAYOR – No report

REPORT OF CITY ENGINEER – No report

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

TIMOTHY LANE FRONT YARD SET BACK – 12215 TIMOTHY LANE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria of the Establishment by Planning Commission and recommendation to City Council of a Front Yard Setback of 210' for 12215 Timothy Lane (PPN 605-20-010), Brecksville, Ohio, 44141, as described in the application dated December 17, 2023, contingent on approval by Board of Zoning Appeals of the following variance:

- A variance from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,  
Mr. Caruso

Nays: None

MOTION CARRIED

The Regular Meeting closed at 8:00 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
JANUARY 25, 2024 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria,  
Robin Wilson

Others: Monica Bartkiewicz, Gerald Wise and approximately 2 guests

Mr. Lahrmer opened the Work Session Meeting at 7:40 P.M.

TIMOTHY LANE FRONT YARD SET BACK – 12215 TIMOTHY LANE

Mr. Erik Eckert, 32 Pine Ave, Whitefish, Montana, was in attendance as the potential owner of the parcel.

Mr. Wise stated that this is subplot 22 of the original plot established in the 1950's.

Mr. Sciria suggested to Mr. Eckert that perhaps screenings will help with the neighbors.

Mr. Caruso asked about planned future potential variances, to which Mr. Eckert (potential owner) intends to have no variances.

Ms. Bartkiewicz stated that the only variance would be for the sidewalks. Mr. Caruso and Ms. Wilson stated this would be very routine especially since the frontage is only 20' and the drive is @ 14' with 3' of sidewalk on each side when it is installed.

Ms. Kardos questioned that if the 210' frontage is approved then the actual set back would be required to be within 10' or no more than 220'. Mr. Wise and Mr. Lahrmer concurred.

Ms. Redinger asked if the front yard setback was established at 210', but the sale not proceed, would it still be linked to the property. Mr. Caruso reported that Dave Matty, Law Director, confirmed that the set back would, at that point, be officially set for the property, regardless of owner.

Ms. Wilson noted similar lots at the site have similar setbacks.

Mary Alice Buckley, 9635 Barr Road, real estate agent for Mr. Eckert, conveyed the current owner had spoken with neighbors before placing the land for sale. She also reported that she has other offers pending this sale decision.

The Work Session Meeting closed at 8:00 P.M.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON  
DOMINIC SCIRIA, VICE CHAIRPERSON  
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