

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
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Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Lawry Kardos, Laura Redinger, Mayor Kingston

Absent:

Others: Scott Packard, Gerry Wise and approximately 6 guests

Mr. Lahrmer opened the Regular Meeting at 7:00 P.M.

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF MARCH 20, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Hearing Meeting Minutes of March 20, 2025, be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Mayor Kingston

Absent:

Abstain: Lawry Kardos, Laura Redinger

Nays: None

MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 20, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of March 20, 2025, be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Laura Redinger Mayor Kingston

Absent:

Abstain: Lawry Kardos

Nays: None

MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MARCH 20, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of March 20, 2025, be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Laura Redinger Mayor Kingston

Absent:

Abstain: Lawry Kardos

Nays: None

MOTION CARRIED

SIGNS:

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VALOR ACRES RESIDENTIAL PHASE 2 - TEMPORARY REAL ESTATE GROUND SIGN - 0000 CANVAS PARKWAY

John Lambert, with Howard Hanna, is present to seek a typical 4x8 temporary real estate signage for a Valor Acres construction project. Mr. Lahrmer asked Mr. Lambert if he is aware of the deviations needed, such as height, size, and distance from the right of way for the sign, and Mr. Lambert is aware. Mr. Lahrmer stated that 10 sq. ft to 32 sq. ft is a sizable jump for a sign, and asked if Mr. Lambert could elaborate why this size is needed. Mr. Lambert explained that new housing developments have large signage, and it's not the typical realtor signage.

Ms. Kardos asked if there is a need for that much marketing in regard to the size of the sign. Mr. Lambert explained that he wants people to see the sign from the road and create more visibility. Ms. Kardos asked how long Mr. Lambert anticipates the sign being up, and Mr. Lambert stated it would be up for phase two. Mr. Wise asked if drivers will be able to see around the plywood sign if it is placed in front of the current Valor Acres sign. Mr. Lambert is unsure, and Mr. Wise stated it may be better to shift this sign behind the current Valor Acres sign. Mayor Kingston agreed a 4x8 sign is large and suggests removing a deviation by keeping the 10 feet instead of allowing for 5 feet.

Mr. Lahrmer returns to the size of the sign and explained that people may not be able to take in much of the graphics when driving down the road as the sign is busy. The most valuable information would be the phone number and the name. Mr. Sciria explained that the commission must work with the code in front of them now and there is a precedent to set. Mr. Caruso adds to the context and explained that the typical in-front of the lot sign would be ineffective for this thoroughfare. Mr. Packard stated that the size of signage is going off the temporary signage as it is in a planned development area and allows for less deviations. Mayor Kingston suggests a compromise of a 3x6 sign that is ten feet off the road to the commission.

After much deliberation about the size, the height, and the placement of the sign, a resolution was made.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for the approval of a 18 sq. ft temporary double-sided real estate sign located at the corner of Brecksville Rd and Canvas Pkwy, 0000 Canvas Pkwy T-1 Block B PP# 60321103, as described in the sign permit application dated 03/24/2025 contingent on City Council's approval of the following deviations:

- A deviation from Section 1187.08(b) that the total area of any single sign face shall not exceed 10 square feet to allow 18 square feet.
- A deviation from Section 1187.08(b) that the total height shall not exceed 4 feet to allow 6 feet.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Lawry Kardos,
Laura Redinger, Mayor Kingston
Absent:

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Abstain:
Nays: None
MOTION CARRIED

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.

FRONT YARD SETBACK– 9224 HIGHLAND DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, May 8, 2025, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a Front Yard Setback of 94' for Permanent Parcel Numbers 60306017, 9224 Highland Drive, Brecksville, Ohio 44141

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

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

COURTYARD RESTAURANT FENCE REPLACEMENT - 7600 CHIPPEWA ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for PRELIMINARY & FINAL approval for the fence replacement project for Courtyard Restaurant located at 7600 Chippewa Rd. as described in the application dated 3/20/2025 and attached information showing the Courtland fence style and contingent on City Council's approval.

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

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MOTION CARRIED

The Regular Meeting closed at 7:30 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky

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The Work Session opened at 7:30 P.M.

FRONT YARD SETBACK– 9224 HIGHLAND DRIVE

Natalie Erker, explained she is here for the 9224 Highland Dr. front yard setback. Mr. Lahrmer stated that there is a write-up and drawing present, Ms. Erker is looking for 94' for the setback, and there are also six adjacent homes. Ms. Erker said that with the survey, the average setback came to 94'. Mr. Lahrmer stated that the application is clear, explained the information about a public hearing to Ms. Erker, and moved to set the public hearing.

COURTYARD RESTAURANT FENCE REPLACEMENT - 7600 CHIPPEWA ROAD

Michael Quay, with Courtyard Restaurant, plans to replace the iron fencing with vinyl around the patio at the site. Mr. Quay stated they have approval from the shopping center for the proposed fence styles. Also, the ramp will still be iron, as it has to be stable but all else will be vinyl. Mr. Lahrmer stated that part of the charm is the openness of the fence which would be lost with the new style. Mr. Quay stated that he can get the same style with more open slats, which the commission was open to viewing. Mr. Lahrmer asked to see the options that have more open slats. Mayor Kingston stated that it is not an issue about the height of the fence and agrees with Mr. Lahrmer that he likes the fact that you can see through the fence with the second option provided, and the commission also agrees. Mr. Quay stated that they originally selected the fence style with the closer slats as rubbish blows into the courtyard area. Ms. Wilson understands the problem with the rubbish, but does agree that some of the charm will be lost with the fence that has closed slats. Mr. Quay said he can change it to a fence with wider, more open slats, which the commission agreed upon.

FILMORE PROPERTY GROUP REZONING CONSULTATION - 9100 TREEWORTH BLVD.

Paul Digiorgio is present for a consultation for the proposal of rezoning of PP# 60303002, 9100 Treeworth Blvd to add M-D Manufacturing - Distribution, M-S Motor Services & L-B Local Business districts as an overlay to the existing zoning.

Mr. Digiorgio stated that the property is to the West of Metro and is a ten-acre site. He stated a brief background, explaining that the group was in front of the city a few years ago in 2016 for a building that fit the use of the zoning. Components of it did not come together, and they have been marketing the property within the existing zoning property since. Though, he is now seeking more options to make the site more attractive and hopes to expand to include a flex building with a possibility of service or hospitality. Mr. Lahrmer re-stated that Mr. Digiorgio is looking for an overlay for possibly some manufacturing, distribution, local businesses, or motor service uses. Mr. Lahrmer described that there is a schedule to get zoning on the ballot, and that he looks forward to opportunities of what could go on the site. He also explained that, historically, there would be more information of what the businesses may be on the site before making a recommendation for the rezoning.

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Mr. Digiorgio described planning studies where one shows a flex building that would be one story, and a hospitality use building that would be multistory, which results in a discussion of uses. Mr. Lahrmer explained that there are significant grades, and Mr. Wise brought up a question about the flex buildings that are going against the grade. Mr. Digiorgio says they completed a grading study previously, and they are able to navigate the grades and understand that they are committed to handling the grading. Mr. Wise asked about the streams and if there are any wetlands within. Mr. Digiorgio said they studied the wetlands with the original designs, and there are only pockets of wetlands and there are buffer zones present to stay out of them.

Mr. Digiorgio recognizes his request may not be typical since they do not have a defined user, but they hope to make the property more marketable by expanding the uses. Ms. Redinger asked if the possible overlays are all or nothing when voting. She was not in favor of hospitality, and can the council consider two uses instead of three. Mr. Lahrmer stated that it is good feedback for the council to discuss. Mayor Kingston stated with a motor services overlay includes a hotel and other uses, but without an end user they may not know what service the end user may provide. Mayor Kingston stated the residents' thoughts would have to be in consideration, and Mr. Digiorgio agrees. Mr. Digiorgio asked if the three zoning uses would be an all or nothing for voting, and Mayor Kingston stated yes. Ms. Kardos does not know if all the uses the residents may be okay with when voting, which is something to consider.

Mr. Lahrmer circled back and stated that it is difficult to try and approve zoning without knowing the end user and he would want to see more information before proceeding, as there are differences between a one-story business versus a hotel.

Mr. Digiorgio asked if the commission approves a spec building. The building wouldn't be designed till they have a user, though it would be marketed as flex to attract a user. Mr. Lahrmer responded that the commission has approved flex buildings, but they have been within a single zoning district. This proposal looks at four zoning ordinances, the one that is already present plus an additional three. Mr. Lahrmer stated that renderings now would be broad since they don't know who the end user would be. Mr. Lahrmer stated that the proposal is too open-ended currently to go forward without knowing the end user.

Mr. Digiorgio asks for clarification about the next steps, and Mr. Lahrmer stated to schedule a public hearing, the commission will look for something to get behind within the proposal. Mr. Digiorgio stated he will not be able to generate a user for the next meeting, but if he came back and asked for special uses and renderings, if that would be a better pathway. The commission does not want to mislead him into using his resources, as the information would still have to be deliberated on. Mr. Lahrmer stated that it is difficult to speculate, but depending on what the renderings have and how close they can be to coming to fruition in the future, the closer it could be to a resolution. Mr. Lahrmer asked if Mr. Digiorgio had all the information he needed from the consultation, to which he answered yes.

The Work Session closed at 8:10 P.M.

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THE BRECKSVILLE PLANNING COMMISSION

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Minutes recorded by Abby Jakobsky