

MINUTES OF REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
October 3, 2024  
Page | 1

PRESENT: Robin Wilson, Laura Redinger, Lawry Kardos, Eric Lahrmer, Dom Sciria,  
Council President Caruso

ABSENT:

OTHERS: Scott Packard, Gerald Wise and approximately 8 guests.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF SEPTEMBER 19, 2024

Mr. Lahrmer moved and Mr. Sciria seconded that the Regular Meeting Minutes of September 19, 2024, be approved.

ROLL CALL:

AYES: Ms. Wilson, Ms. Kardos, Ms. Redinger, Mr. Lahrmer, Mr. Sciria  
ABSTAIN: Council President Caruso  
NAYS: None

Motion Carried.

APPROVAL OF THE WORK SESSION MEETING MINUTES OF SEPTEMBER 19, 2024

Mr. Lahrmer moved and Mr. Sciria seconded that the Work Session Minutes of September 19, 2024, as amended be approved.

ROLL CALL:

AYES: Ms. Wilson, Ms. Kardos, Ms. Redinger, Mr. Lahrmer, Mr. Sciria  
ABSTAIN: Council President Caruso  
NAYS: None

Motion Carried.

**SIGNS: None**

REPORT OF COUNCIL REPRESENTATIVE Mr. Caruso reminded all that the Safety & Services Event will be held this Sunday from 10:30 to 2:30 at the Horticultural Center. Great event for the kids with all of the safety vehicles available at the site.

Additionally, the popular Halloween Booville event will be on 10/27 from 1-5 at the Community Center.

REPORT OF MAYOR None

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 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.

ROLL CALL:

AYES: Ms. Wilson, Ms. Kardos, Ms. Redinger, Mr. Lahrmer, Mr. Sciria,  
Council President Caruso  
ABSTAIN: None  
NAYS: None

Motion Carried.

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

**Signature Sauces Addition 10140 Brecksville Rd.**

Mr. Lahrmer moved and Mr. Sciria seconded to provide Preliminary Approval for a 15,750 sq. ft. addition at 10140 Brecksville Road, PP 604-18-007, as described in the application dated August 12, 2024 and plans:

C-TS, C-1 to C-5 by Wohlwend Engineering Group dated 9/5/2024.  
G1.0, A1.1 & A2.1 by MPG Architects dated 9/11/2024.

Contingent on approval by the City Engineer, City Council and the Board of Zoning Appeals for the following variances:

1. A variance from 1157.29(a)(3) of 150' front yard setback on a corner lot to allow 90.50'
2. A variance from 1157.29 (d)(1) of 75' rear yard setback to allow 58.27'

ROLL CALL:

AYES: Ms. Wilson, Ms. Kardos, Ms. Redinger, Mr. Lahrmer, Mr. Sciria,  
Council President Caruso  
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 to provide Preliminary Approval of Valor Acres Mixed Use BPDA Phase #9 for Valor square a multipurpose outdoor space with an 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, 22 pages dated 9/16/2024  
Parking Study, 3 pages dated 8/5/2024  
Zoning Analysis dated 8/5/2024.

Contingent on approval of the City Engineer and City Council.

ROLL CALL:

AYES: Ms. Wilson, Ms. Kardos, Ms. Redinger, Mr. Lahrmer, Mr. Sciria,  
Council President Caruso  
ABSTAIN: None  
NAYS: None

Motion Carried.

Mr. Lahrmer moved and Mr. Sciria seconded 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.

ROLL CALL:

AYES: Ms. Wilson, Ms. Kardos, Ms. Redinger, Mr. Lahrmer, Mr. Sciria,  
Council President Caruso  
ABSTAIN: None  
NAYS: None

Motion Carried.

The Regular Meeting adjourned at 7:50 pm.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox

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

Mr. Gary Fischer, architect, and Mr. Travis Anderson, owner, attended to present the project for preliminary review and recommendation to City Council for a Conditional Use Permit for the business. Jiu Jitsu Studio to be included in an existing facility with no external building changes.

Typically expect 20-25 students per class  
6:30 to 8:00 adult before work class  
Lunch time class  
Kids class 5-6 pm  
Adult class 6-730

They submitted a letter of support from Landlord.

Mr. Caruso indicated this site is accessed off of Noble Road, he occupied this suite and indicates very little traffic or parking in the area.

Ms. Wilson asked if he is moving a business to this location. Mr. Anderson is starting his own business at the site.

Mr. Lahrmer and Mr. Caruso had discussion related to parking at the site. They felt with the off hours and the low traffic location, parking should not be an issue. Mr. Anderson shared the next door offices are both used as business storage. He has rarely ever seen more than 30% full. Mr. Caruso asked about a rear entrance at the site. Mr. Anderson said they plan to have only the front entrance.

Mr. Caruso feels this is a nice addition with no others in the community.

Mr. Lahrmer reminded that a Public Hearing will be required for this request and Mr. Anderson indicated he understood that requirement.

**Signature Sauces Addition 10140 Brecksville Rd.**

Mr. Perry Stancato, owner and Mr. Mike Wohlwend, Wohlwend Engineering Group were present to present the project request related to preliminary approval for a 15,750 sq ft addition at the location. Mr. Stancato explained his business currently does production at an Independence Site and has approximately 3 truckloads daily sent to this location which they are using as their distribution center. They are seeking to expand the warehouse.

Mr. Wise reviewed items he detailed for the Planning Commission:

1. There will need for wetland and stream permit from Army Corp for the site.
2. There is no current rear access for the site, Mr. Wise asked what future plans for building expansion are given creation of a road to the rear of the building. Mr. Stancato indicated that there are no generators currently and they will need to install two generators for to protect contents of the

refrigerators to be installed. Mr. Stancato also shared they are planning to add dumpster area and rear access to the building. They will not be stacking or staging trucks at the sites.

3. Parking conversation followed with Mr. Wise sharing currently there only 6 slots with 1 ADA slots. Mr. Stancato shared the front building (outside the gate) has approximately 10 sites to add to the existing 6. There are only 2-3 employees at the site presently and in the future, there will still be very few employees at the site given its intended utilization.
4. Mr. Wise shared they will need to consider for the final plans the steep grade for access to the rear of the building. Mr. Wohlwend shared the two buildings have a significant difference in ground height. Without moving a great deal of dirt, that is creating the steep grade requirement.
5. Mr. Wise shared they will also need to have for a final approval a lighting and landscaping plan. Mr. Wise said utilizes and storm water management will also be considered as part of the final planning.

Mr. Lahrmer asked where the generators placement will be. Mr. Wohlwend shared it will be on the south side of the addition. He indicated the testing frequency will be approximately quarterly maintenance. Mr. Caruso asked to clarify the actual running of the generators which is typically more often such as weekly or monthly for 30 minutes or so. Mr. Lahrmer indicated without residential area nearby, sound from the generators do not appear to be an issue.

Mr. Lahrmer asked to clarify the need for the two variances.

Mr. Stancato shared that future planning contingencies created some of the request needs. To maximize the total site, they may have to bring down the front building thus they need to remain to the rear. Additionally, they have to avoid a number of electric poles and need to create more room for the trucks. Mr. Wohlwend shared that any possible future addition will match the existing building façade.

Mr. Stancato shared the growth volumes of their business is indicating they are going to outgrow the current space and he can see the present production site moving to this location. Mr. Wohlwend also shared they are needing to maximize the storage space next the current building. Mr. Lahrmer feels the future possible expansion of an additional 70,000-80,000 sq ft would be cause for the variance to the rear. Mr. Wohlwend emphasized that current planned use is the desire to maximize the existing space.

Ms. Redinger commented and Mr. Sciria and Mr. Lahrmer agreed, if at some time in the future the employee base changes the required number of parking spaces will have to be addressed.

Mr. Lahrmer asked if they were clear of needs for presentation asking for final approval and they indicated their awareness. Mr. Lahrmer added that with the low number of employees that parking is not likely an issue.

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

Ms. Mackenzie Makepeace from the DiGeronimo Companies was present to request preliminary approval of the Valor Square as well as seeking the required Public Hearing for a lot split which she explained is being

required for financing reasons. She shared that there are very few updates from the last presentation to the Planning Commission.

- They are leaving the stage area flexible as originally planned at present but may reconsider in the future.
- They added defined seating spaces with tables and coverage.

Ms. Kardos asked about the backside of the building facing the DiGeronimo building. Ms. Makepeace shared they are planning for an innovative art canvas to be applied to that area, unidentified at present time.

Ms. Redinger asked who the owner and operator of the restaurant will be. Ms. Makepeace shared the DiGeronimo Companies will be. They will most likely work to have a flexible use by multi vendors thru the restaurant area.

Mr. Caruso asked what the white structure is in the space. Ms. Makepeace shared it is intended to be an as yet undefined child climbing and play structure.

Mr. Lahrmer asked with the anticipated food vendors – there is no demonstration of sinks etc. outside of the restroom facilities. Ms. Makepeace indicated it will certainly better define before final presentation and is still in planning phase.

Mr. Caruso asked about the seasonal use of the area, Ms. Makepeace indicated they are thinking it will be a three seasonal use space.

Ms. Wilson asked about the ownership of the lot split. Ms. Makepeace indicated that the DiGeronimo Company will be the owner of the site.

Mr. Lahrmer asked for clarification of the exposed bar joists and planned appearance. He shared the visual renderings are very appealing and he likes the presentation of materials. Ms. Makepeace said no design has yet been finalized but the presentation pictured is very likely close to the final. They are planning on mixed use of vinyl and steel as well as the possibility of roll up garage-type doors.

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