

PRESENT: Robin Wilson, Lawry Kardos, Eric Lahrmer, Dom Sciria, Mayor Kingston, Council President Caruso  
ABSENT: Laura Redinger  
OTHERS: Scott Packard, Gerald Wise and approximately 9 guests.

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

**APPROVAL OF THE PUBLIC HEARING MINUTES OF October 24, 2024**

Mr. Lahrmer moved and Mr. Sciria seconded that the Public Hearing Minutes of October 24, 2024, be approved.

ROLL CALL:

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

Motion Carried.

**APPROVAL OF THE REGULAR MEETING MINUTES OF October 24, 2024**

Mr. Lahrmer moved and Mr. Sciria seconded that the Regular Meeting Minutes of October 24, 2024, be approved.

ROLL CALL:

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

Motion Carried.

**APPROVAL OF THE WORK SESSION MEETING MINUTES OF October 24, 2024**

Mr. Lahrmer moved and Mr. Sciria seconded that the Work Session Minutes of October 24, 2024, be approved.

ROLL CALL:

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

Motion Carried.

**SIGNS:**

**Brecksville Cooperative Preschool 4430 Oakes Road**

Jessica Vastartis, Brecksville Cooperative Preschool, was in attendance to present the request. She proudly shared the temporary banner to be installed on the building which is provided by the Ohio Department of Children & Youth for their GOLD RATED program distinction.

Mr. Lahrmer moved and Mr. Sciria seconded to approve a temporary banner sign for Brecksville Cooperative Preschool located at 4430 Oakes Rd., Brecksville, Ohio, 44141 as described in the sign permit application dated October 31, 2024, and attached documentation, contingent on City Council approval of the following deviations:

1. A deviation from Section 1187.08 (B) that the total area of any single sign face shall not exceed ten (10) square feet to allow twenty-four (24) sq ft.
2. A deviation from Section 1187.08(B) that temporary sign height shall not exceed four (4) feet to permit a height of 19’.

ROLL CALL:

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

Motion Carried.

**Lumitex 6611 W. Snowville Rd.**

Mark Branovic, Advanced Installation and Sign Service, was in attendance to present the request. This is an internally illuminated ground identification sign with front and back lit wall signage.

Mr. Lahrmer confirmed with Mr. Branovic that all signs in the request are replacements of the previous approved signs, including all deviations.

Mr. Lahrmer moved and Mr. Sciria seconded, to approve a 37.06 sq ft per side, double sided, internally illuminated, ground identification sign and a 53.03 sq ft front and back lit wall sign for Lumitex at 6611 W. Snowville Rd., Brecksville, OH, 44141, as described in the application dated 10-10-2024 and drawings contingent on City Council’s approval of the following deviations:

- A deviation from Section 1187.10 (c) height limit of 6' to allow a sign 6.5' tall.
- A deviation from Section 1187.10(c) requirement that a ground identification sign be 40' from the ROW to allow a sign 15' from the ROW.
- A deviation from Section 1187.05 requirement that internal illumination may be permitted only on free-standing ground identification signs to allow a front and back lit wall sign.

ROLL CALL:

AYES: Ms. Wilson, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,  
Council President Caruso

ABSTAIN:

NAYS: None

Motion Carried.

**Zivel Performance and Recovery 8215 Chippewa Rd.**

Mr. Bottomley, Fastsigns, was in attendance to present the request. The sign will be smaller than the allowed per City Code and will match existing signage. It will be PVC letters with silver metal overlay, mounted directly to the wall of the building and illuminated by 3 existing external lights.

Mr. Lahrmer moved and Mr. Sciria seconded to approve the Building Department issuance of a permit for a 11.95 sq ft, permanent wall identification sign, with external illumination, for Zivel Performance and Recovery, 8215 Chippewa Road, PP# 601-35-002, as described in the application dated 10/21/2024 and attached plans by Fastsigns of Broadview Heights.

ROLL CALL:

AYES: Ms. Wilson, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,  
Council President Caruso

ABSTAIN:

NAYS: None

Motion Carried.

**Watermark Jiu Jitsu 6650 W. Snowville Rd., Unit E**

Mark Hannah, L3 Sign & Image, was in attendance to present the request for signage for Watermark Jiu Jitsu at the new location.

Mr. Lahrmer moved and Mr. Sciria seconded to approve and the Building Department issue a permit for an 18.25 sq ft non-illuminated, permanent wall identification sign for Watermark Jiu Jitsu, 6650 W. Snowville Rd. Unit E, Brecksville, Ohio, as described in the application dated 10/17/2024 by L3 Sign & Image and attached drawings.

ROLL CALL:

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

Motion Carried.

REPORT OF COUNCIL REPRESENTATIVE None

REPORT OF MAYOR

Mayor Kingston provided a brief recap on the election and two ballot issues for our City. He shared that of the 11,115 registered voters in Brecksville, 81.79% voted. That far exceeds the average for Cuyahoga County @ 64%.

He noted the satisfaction in seeing the full cycle of how the two issues, specific to Brecksville, started with the Planning Commission on their path to reach the ballots in November. He thanked the Commission for their efforts on the two issues.

He shared that the rezoning for 1) a TruNorth Gas Station and 2) prohibition of any Marijuana dispensary in the City of Brecksville; both items passed as presented, and achieved the minimum 55% threshold required by City Charter.

REPORT OF CITY ENGINEER None

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

**Snowville Road Major Subdivision Preliminary Approval Extension Snowville Rd.**

Mr. Lahrmer moved and Mr. Sciria seconded that the Planning Commission approve and recommend to City Council the recommendation for a 1 year extension of the Preliminary Subdivision approval granted by City Council on December 19, 2023, contingent on City Council approval.

ROLL CALL:

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

Motion Carried.

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

**Enbridge Gas Ohio 6101 W. Snowville Rd.**

Mr. Lahrmer moved and Mr. Caruso seconded the request for the Planning Commission to approve and recommend to City Council final approval for the installation of fencing and gates in the front yard at 120' and installation of a new overhead garage door on the side of the building, 6101 West Snowville Road, Brecksville, Ohio, as described in the application and plans submitted on 10/21/2024 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 1185.03(c) requirement for a maximum fence height of 6' to allow 8'.
2. A variance from the Section 1185.02(c) prohibiting barbed wire fences to allow 1' of barbed wire.

ROLL CALL:

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

Motion Carried.

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

**Fence in Landscape Buffer Easement 6590 Summer Wind Dr.**

Mr. Lahrmer moved and Mr. Sciria seconded the motion to approve and recommend to City Council the Preliminary and Final approval for a fence within a landscape buffer easement at 6590 Summer Wind Drive, Brecksville, Ohio, as described in the application dated October 21, 2024 and attached documentation.

ROLL CALL:

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

Motion Carried.

MINUTES OF REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL  
November 7, 2024  
Page | 6

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

PRESENT: Robin Wilson, Lawry Kardos, Eric Lahrmer, Dom Sciria, Mayor Kingston, Council President Caruso  
ABSENT: Laura Redinger  
OTHERS: Scott Packard, Gerald Wise and approximately 9 guests.

**Snowville Road Major Subdivision Preliminary Approval Extension, Snowville Rd.**

Mr. Gary Naim, Petros Builders, Richfield, Ohio was in attendance to request an extension of the previously preliminary approved subdivision on Snowville Road. There are no changes to the plan for submission, they are simply short of time and seeking the time extension on the project.

No further questions from the Commission.

**Enbridge Gas Ohio 6101 W. Snowville Rd.**

Mr. Trevor Roth, Enbridge Gas Ohio was in attendance to request approval of fencing and gates with two deviations for height of the fence at 8' (versus 6') and to be allowed to place barbed wire for 1 foot at the top of the fence (vs prohibited barbed wire usage).

Mr. Roth provided the reasons for the additional site security with the height and barbed wire was to increase the safety of the emergency stock stored at the central facility. The stock at the site is the primary storage facility for the State of Ohio should an emergency occur on the gas lines. The extra security allows them to maintain the stock in a tamper free state.

They will be fencing around the area with the larger garage doors that will have an operating gate system and security access to the building.

Mayor Kingston asked if there were other similar locations with this level of security. Mr. Roth shared that this is the majority of the stock with a much smaller location in Marietta, Ohio. Mr. Roth confirmed that barbed wire at the top of the fence is standard to increase prevention of tampering of the stock parts.

Ms. Wilson asked if the barbed wire presented a risk for wildlife. Mr. Roth shared that it would be unusual for wildlife to be affected as the wire is at the 7' to 8' height of the fence.

Ms. Kardos asked if gates are open during the day. Mr. Roth shared the gates are kept closed all day with a call box or use of access codes required for entry. There are no parking spots being reduced due to the fencing addition.

Mr. Sciria inquired about changes to site lighting. Mr. Roth indicated no lighting changes are planned at present. He was reminded to reach out to the Building Department for lighting requirements when/if they are considered in the future.

Mr. Packard shared the City has a 6' tall fence with barbed wire at the service department.

Mayor Kingston shared he had reviewed the site security concerns with the police leadership. They are much more comfortable with the taller fence with barbed wire used to beef up the security at the site.

There were no additional questions.

**Fence in Landscape Buffer Easement 6590 Summer Wind Dr.**

Mr. Peter Amin, owner, was in attendance to present his request for a fence in his yard which has a landscape and utility easement on the property. He has obtained HOA approval for both submitted plans (A and B) for the fence. Due to the woods on both sides of the property, it will be determined by the fencing contractor what is the best plan, A or B.

Mr. Caruso asked about the style of the fence to be used. Mr. Amin shared it is a 4' black aluminum picket fence style.

Mr. Amin confirmed for Mayor Kingston his intention to maintain the property on both sides of the fencing, regardless of plan A or B.

Mr. Sciria noted the existence of water basin contained at the property. Mr. Wise confirmed the drawings are avoiding that area with both of the fencing plans.

There were no additional questions or comments.

**VA Mixed Use BPDA Tenant Signage Consultation Miller Rd./Brecksville Rd.**

Ms. Mackenzie Makepeace, DiGeronimo Companies, and Messrs. Chris Oldham and Alex Hickey, Richardson Design, were present to review the Tenant Signage Manual project with the Planning Commission.

Mr. Caruso requested the process for signage submission and approvals. Ms. Makepeace said initial submissions will go to DiGeronimo Companies and then to the Planning Commission for review and approval. The Tenant Signage Manual will be provided as an addendum to all new tenants. The current tenants are the exception based on timing however, they will have a copy provided to them.



Mr. Sciria asked if a brief overview of the City requirements should be added in page three of the manual. Mr. Oldham indicated that they could be easily added in addition to the direct link to the City website with the signage requirements.

There was discussion about the images of the prohibited signs shown on pages 2 and 3, which included facia signage with internally lit channel letters. It appears they can be both prohibited and approved. The group agreed the material difference may be too nuanced for the document and is going to be removed.

Ms. Makepeace assured Mr. Caruso that facia signage for the hotel or grocery locations will have the leeway and ability to meet their logo signage needs for the Planning Commission to consider and approve.

Mr. Oldham walked thru the remainder of the manual with the Commission. The Commission expressed appreciation for the work and content delivery.

Ms. Kardos agreed there was a need to clarify building sign name protocols versus Tenant Signage color distinctions.

Mayor Kingston particularly liked the images on the blade signs.

There were no further questions or comments and The DiGeronimo Company and Richardson Design agreed to come back with the final manual for approval at the next Planning Commission meeting.

**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