

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
May 25, 2023 Page 1

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria  
Absent: Brian Stucky  
Others: Monica Bartkiewicz, and approximately 2 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 4, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of May 4, 2023 be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,  
Nays: None  
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 4, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of May 4, 2023 be approved.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,  
Nays: None  
MOTION CARRIED

REPORT OF MAYOR HRUBY

The Mayor had no report beyond mentioning the 11:00 a.m. setoff from City Hall for Monday's Memorial Day Parade, ceremony at the cemetery, and refreshments back at that fire station.

SIGNS:

STRETCHLAB – 7590 CHIPPEWA ROAD (CC. Approval)

Mr. Ryan Singer, owner of StretchLab in Brecksville, and Ms. Mariel Cipolletta, Signarama Cleveland, were present on behalf of a signage package request for a new business in the Brecksville Town Centre Shopping Center. Mr. Lahrmer noted the application was for seven signs along with five deviations requested for the signs.

Ms. Cipolletta acknowledged the 11 sq. ft. Code maximum for a single sign face area for a wall sign. She explained that the 24 sq. ft. wall sign was a banner intended to be in place for perhaps a month until the permanent sign was installed. The 19.3 sq. ft. permanent wall sign was designed to be proportionate to the store front and to include the logo as well as the business name. The sign's 19.3 sq. ft. dimension was arrived at in direct comparison to the Courtyard Café's signage. Ms. Cipolletta maintained the wall sign at 11 sq. ft. was not aesthetically pleasing. Mr. Lahrmer commented it seemed like a lot of deviation requests for one storefront. There was concern expressed over the precedent setting deviations. Even though deviations in signage at the shopping center had been granted in the past, continuing deviations needed to be critically evaluated on a case-by-case basis. Mr. Sciria mentioned recent review and updating of the Signage portion of the City Code. To respect the effort of that review and update process, he thought the Commission needed to hear sound reasoning to support the remaining signage deviation requests when the applicant returns for further consideration of the remaining signs.

Mr. Payto said he would like to see a panoramic pictorial depiction of all the signage in the shopping center with storefront dimensions noted so an easy comparison to StretchLab's request could be made. It would be useful to show StretchLab at their requested size, along with compliance to Code size.

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Mr. Singer was worried any delay in the signage proposal could impact his grand opening scheduled for August. It was suggested that the banner sign, along with the canopy sign and door identification sign could be voted on this evening. Discussion on the remaining four signs in the signage package could be continued at the Commission's next meeting on June 8<sup>th</sup>.

The applicant was asked to prepare and submit a panoramic depiction of the entire Town Centre Shopping Center signage with storefront dimensions noted. Mr. Payto suggested a depiction also of their sign at Code maximum of 11 sq. ft., the requested 19.3 sq. ft., and a dimension between the two.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission approve, and the Building Department issue sign permits for StretchLab, 7590 Chippewa Road, Brecksville, Ohio, as described in the application dated April 17, 2023, and drawings by Stratus, specifically:

1. One (1) 2-sided 1.5 sq. ft. per side canopy identification sign replacement
2. One (1) 1.4 sq. ft. door identification sign
3. One (1) 24.0 sq. ft. wall identification sign composed of banner materials and to be removed upon installation of proposed permanent wall identification sign.

Conditioned on City Council approval of the following deviation:

- Section 1187.09(c) that the maximum size of a single sign face area for wall identification signs be 11.00 sq. ft. to allow a maximum of 24 sq. ft. for the wall identification sign composed of banner materials.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,  
Nays: None  
MOTION CARRIED

The Regular Meeting closed at 7:55 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON  
DOMINIC SCIRIA, VICE CHAIRPERSON  
RON PAYTO, SECRETARY

Minutes recorded by Nancy Dimitris