

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
June 8, 2023 Page 1

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 9 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 25, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of May 25, 2023 be approved.

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

SIGNS:

TRUENORTH CAR WASH – 8952 BRECKSVILLE ROAD (CC Action)

Ms. Julie Kailer was present on behalf of Truenorth's application for four signs. The ground directional sign and the car wash instruction sign were both direct replacements of existing signage. Two "Lightning Wash" wall signs were requested for the front and side of the car wash. Mr. Lahrmer reviewed the deviations on the application which included too many wall signs, signage on the rear and side of the building, three more colors beyond the four permitted, and almost double the total signage permitted for the building.

Discussion was focused on how to minimize the deviations requested for Truenorth's rebranding signage. Mr. Stucky pointed out the ground signage, particularly the instructional sign could be reduced in colors to comply with Code. Commission members suggested eliminating the building side wall sign to bring down the total square footage of the signage request. The Commission also felt the eliminated side wall sign was a better fit on the front of the car wash to replace the proposed wall sign there which was too big. Ms. Kailer was agreeable to the changes suggested by the Commission.

It was moved by Mr Lahrmer and seconded by Mr. Sciria that the Planning Commission approve three (3) permanent signs: two wall and one ground for the Truenorth Car Wash at 8952 Brecksville Road, as described in the sign permit application and drawings by Jenkins Sign Co., dated May 3, 2023 and as detailed as follows:

- One (1) 9 sq. ft. non-illuminated ground directional sign replacement
- One (1) 10.88 sq. ft. non-illuminated information sign replacement
- One (1) 15.56 sq. ft. non-illuminated wall identification sign

Contingent on City Council's approval of the following deviations:

- A deviation from the Section 1187/09(c) requirement that one (1) wall sign be permitted to allow five (5) wall signs.
- A deviation from the Section 1187.09(c) requirement that wall signs be on the front of a building to allow three (3) signs on the rear of the building
- A deviation from Section 1187.09(b)(1) which allows a maximum sign area of 30 sq. ft. to allow 50.74 sq. ft.

And contingent upon review by the Building Department to verify four colors.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria,
Brian Stucky

Nays: None
MOTION CARRIED

PLANT LOVE BOTANICALS – 8912 BRECKSVILLE ROAD (CC Action)

Mr. Marc Jokanovic was present on behalf of Plant Love Botanicals' request for an awning sign at their new location on Brecksville Road in the store front formerly occupied by Paul Duda Gallery. Mr. Lahrmer noted that the Gallery's existing awning sign was 5 ¼" lettering and the application was for 7" lettering. He also mentioned the two deviation requests for an awning sign in the ROW, with the sign being 7.5 ft. from the sidewalk instead of the 8 ft. minimum.

Mr. Jantzen suggested that with the surrounding tenant vacancies it might be an opportunity to establish some consistency in the signage as far as letter size, style and font. There was a general agreement among Commission Members that the lettering should be 5 ¼", all capital letters, and in a font style to match the adjacent ABC Art & Coin Exchange sign. Mr. Jokanovic was agreeable to those sign change suggestions.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for a permanent, non-illuminated awing identification sign for Plant Love Botanicals at 8912 Brecksville Road, Brecksville Ohio, PP# 601-31-015 with 5 ¼" letters, all capitals, with the font to match ABC Art & Coin Exchange and conditional on City Council's approval of the following deviations:

- Section 1187.06(a)(5) to permit an awning sign in the right-of-way
- Section 1187.06(a)(2) that the awning signs be located at a minimum height of 8' above the finished sidewalk to allow 7.5'

And further contingent upon approval of the Building Department to match these characteristics.

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

STRETCH LAB – 7590 CHIPPEWA ROAD (CC Action)

Mr. Ryan Singer, owner of StretchLab in Brecksville and Samuel Costsic were present on behalf of the Stretch Lab signage application. At the May 25th Planning Commission meeting a temporary banner sign was approved for Stretch Lab until the Commission could further consider other requested signs for the business.

The applicant provided a panoramic view of the shopping center's existing signage, along with three versions of the proposed wall sign at the requested 19.3 sq. ft (Option A), 13.9 sq. ft. (Option B), and Code requirement 10.9 sq. ft. (Option C). There was a general consensus among Commission members that Option B at 13.9 sq. ft. was the best size and Mr. Singer was agreeable to that lettering size change.

The precedent setting request for a website and QR Code listing on the door sign was discussed. Mr. Sciria reminded the Commission that the signage section of City Code had just been revised and that information was not permitted by Code. The comment was made that websites can easily be determined by inputting a company name. Social media platforms change so often it would not be useful to list them. Mr. Lahrmer advised that the door sign with just hours of operation and a phone number could be put up without approval from the Planning Commission. If the applicant was still interested in listing the website and QR Code the Law Director could be consulted for his opinion.

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

- One (1) 13.9 sq. ft. permanent wall identification sign noted as Option B
- One (1) 0.3 sq. ft. window sign
- One (1) 0.4 sq. ft. window sign

Conditioned upon approval by City Council of the following deviations:

- Section 1187.09(c) that the maximum size of a single sign face area for wall identifications signs be 11.00 sq. ft. to allow a maximum of 13.9 sq. ft. for the permanent wall identification sign
- Section 1187.09(c) that the maximum sign square footage permitted for the building unit is 14.67 sq. ft. to allow a maximum of 20.3 sq. ft.
- Section 1187.09(c) that one (1) window sign is permitted in lieu of a wall identification sign to allow two (2) window signs listing the general type of goods sold or services rendered.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF MAYOR HRUBY - No Report

REPORT OF CITY ENGINEER - No Report

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

DIGERONIMO COMPANIES VALOR ACRES MIXED USE PHASE 1 – MILLER RD. & BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council **FINAL** approval of the Office Building I structure and the subdivision of Office Building I for Business Planned Development Area (BPDA) Phase II, excluding BPDA Phase II site work, landscaping, lighting, restaurant and retail facades, as described in the submission package by DiGeronimo Companies dated May 22, 2023, and subject to approval by the City Engineer, Building Commissioner, City Law Director, and City Council, and contingent upon additional design study for the North, East and West facades and further contingent on City Council's acceptance of the following deviations from Code that were considered by the Planning Commission as part of the Commission's review of this individual lot, in addition to the preliminary approval of the overall BPDA:

- from Section 1155.31(c) A 7' deviation from the minimum 12' sideyard requirement
- from Section 1155.31(c) A 35' deviation from the minimum 40' rear yard requirement
- from Section 1155.32 A deviation yet to be determined from the minimum 25% green space requirement
- from Section 1183.05(c) A deviation from the minimum parking requirements for an office building

ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky

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Abstain: Mayor Hruby
Nays: None
MOTION CARRIED

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

PHYSICIANS AMBULANCE – 9200 NOBLE PARK DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend **PRELIMINARY** approval for the construction of a building addition, façade improvements and parking lot addition at Physicians Ambulance, located at 9200 Noble Park Drive, Brecksville, Ohio as described in the application dated April 4, 2023 by Maison A + D and attached plans dated May 26, 2023, including the following deviation.

- A deviation from Section 1183.05(b) which requires the proposed use to have at least 179 parking spaces to allow a minimum of 90 spaces and 74 land bank spaces.

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

The Regular Meeting closed at 9:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

MINUTES OF THE WORK SESSION
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 1 guest

Mr. Lahrmer opened the Work Session at 7:45 p.m.

DIGERONIMO COMPANIES VALOR ACRES MIXED USE PHASE 1 – MILLER RD. & BRECKSVILLE RD.

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
David Krebs, AODK Architects

Mr. DiGeronimo indicated they were seeking final approval for Office Building I on the corner of Miller and Brecksville Roads in the Valor Acres Mixed-Use BPDA and the subdivision of that building on its own subplot within the BPDA. He noted the DiGeronimo Company hoped to occupy their new headquarters building by December 1, 2024. Ms. Bartkiewicz commented the Commission's consideration would be focused to the Building I foundation, building envelope and building façade. Mr. Decker reviewed some minor façade changes recommended by the Commission.

Mr. Stucky asked why Building I was being subdivided into its own parcel. Assigning Building I to its own parcel would permit work to begin on that building while overall site work was being done on the entire Mixed Use BPDA. Mr. DiGeronimo commented that lead times for marketing and financing the building were greater than they originally anticipated so they needed to keep an aggressive building schedule. Ms. Bartkiewicz noted a legal opinion was sought from the Law Director on the subdivision of land within a BPDA and the Planning Commission's role and responsibilities. She paraphrased from Mr. Matty's several page legal opinion:

After my review of the Valor Acres Mixed Use BPDA preliminary plan application documentation for proposed parcels 2(a) and 2(b) and all applicable building code sections, including: Sections 1115.08, 1155.33, 1191.10, and various provisions of Chapter 1195. It is my opinion as Law Director that the Planning Commission has the broad conditional use authority to review the proposed BPDA and either grant or deny approval of the proposed subdivision of land (2(a) & 2(b)) and future similar subdivisions of land as part of its BPDA conditional use review. However, I strongly recommend that Section 5 of the proposed access easement include language that mandated that future Planning Commission and City Council approvals are necessary for any future termination, change, modification or amendment of such access easement.

Mr. Sciria said that the newly created parcel for the building would need, per Code Sections 1155.32 and 1155.31, a listing of all setbacks, minimum landscaped area, trash receptacle location, parking count and a list of any deviations. Ms. Bartkiewicz thought those criteria were part of the entire BPDA and within the Planning Commission's authority to approve. Mr. Sciria indicated those criteria were always part of the Planning Commission's recommendation report to City Council. Mr. DiGeronimo hoped a listing of setbacks and deviations could be handled administratively and not prevent the consideration of a motion for approval of the building. He was feeling the pressure of building construction already behind schedule. Mayor Hruby confirmed through Ms. Bartkiewicz that the Law Director had reviewed and supported the language of the motion for building approval and recommendation to City Council before the Commission. Ms. Bartkiewicz interpreted the Code language of a BPDA as providing the Planning Commission authority to establish setbacks and other criteria without the requirement of approval as deviations from Code. There was a general consensus though that there was no disadvantage to having any motion made this evening which includes a basic listing of setback criteria/deviations.

Mr. Decker reviewed the building façade and building floor plan. The first floor would accommodate a restaurant, some parking and the trash receptacles. The second and third floors would be either single or multiple tenants. The fourth and fifth floors would house the DiGeronimo headquarters. He detailed some revisions suggested by the Commission, including changes in the overhangs, and the addition of white limestone to the Miller Road façade to more clearly define that vertical element to the design.

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Mr. Lahrmer felt there was still inconsistency in the rhythm of the window treatments around the building. Mr. Payto suggested an increase of glass and reduction of limestone on the east and north facades could bring the building back into rhythm. Mr. Lahrmer suggested design elements on the west façade should turn the corner. Mr. Krebs reviewed the facades of the building to explain their design criteria, which in some cases were tied to specific interior layout requirements. Much discussion ensued relating to the rhythm of the building façade with other Commission members also contributing suggestions for change. Mr. DiGeronimo felt to some extent the impasse on the building façade could just be a difference of opinion. His company was happy with the exterior design and how it tied into their interior layout requirements. He offered to investigate how the exterior could be tweaked to satisfy the Commission's concerns, yet maintain the functionality of the design they supported. Mr. DiGeronimo felt it would be easy to accommodate the Commission's suggestions for the North and East facades, however changing the west façade might be more challenging. There was a general consensus to proceed with a conditional motion to specify more façade design study and options.

The Work Session recessed into the Regular Meeting for a motion.

PHYSICIANS AMBULANCE – 9200 NOBLE PARK DRIVE

Mr. David Maison, of Maison A+D, was present on behalf of Physicians Ambulance's request for a building addition, façade improvements and a parking lot addition. Mr. Wise commented he received the plans on June 1st for review noting the omission of a stormwater management plan and an easement agreement with Dominion East Ohio to cross their high pressure mains. Mr. Wise asked that the applicant confirm that the basins relocated to the new parking area would be traffic compliant. It was also requested that the new entrance drive match the other existing drive on the premises. Mr. Wise recommended a thicker asphalt coating in the drives the ambulances would be using. Mr. Maison responded that he would convey that recommendation to the owner.

Mr. Lahrmer noted the deviation request for parking from the Code requirement of 179 spaces to 90 developed spaces and 74 landbanked spaces. Mr. Maison commented that their actual employee count supported 80 spaces so the extra 10 spaces and landbanked potential spaces were adequate. Mr. Maison remarked that the parking stalls were the Code compliant 10' x 20'. Ms. Kardos questioned the long distance in the parking lot from the handicapped spaces to the building. Mr. Wise speculated a 2% grade in close proximity to the building made locating handicapped parking closer to the building not possible. Mr. Jantzen commented that the actual parking spaces on the parking lot drawing did not add up to the totals shown. He acknowledged it was a small matter, but thought something so simple should be corrected.

The Mayor left during the course of the discussion and was not available for a vote on the motion. The Work Session recessed into the Regular Meeting.

The Work Session closed at 9:50 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris