

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
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Present: Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Absent: Mayor Hruby
Others: Monica Bartkiewicz and approximately 8 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 8, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of June 8, 2023 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 8, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of June 8, 2023 be approved.

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

SIGNS:

TABATHA SUE PHOTOGRAPHY – 7032 MILL ROAD (CC Action)

Mr. Bob Bottomley, of Fastsigns, was present on behalf of Tabatha Sue Photography's request for window, ground and door signage. Mr. Lahrmer commented that six deviations were being requested for the signage. Mr. Bottomley noted that three of the deviations listed were for the existing ground sign which was approved with deviations by the Commission in 1996. Fastsigns was just applying new sign panels to the existing monument sign reflecting the new business.

Commission members felt the circle window sign was too large and not legible. Among some of the suggestions for change were to make the format rectangular, reduce the size, and add a background color.

It was noted that listing a website on the door sign was not permitted by Code. The point was made that in this case, where service was provided by appointment only, it was important to have that contact information on the door. It was probable that requests for this type of information on door signs would only increase. It was suggested that the Law Director be consulted about whether an adjustment to the sign code should be considered moving forward.

There was a general consensus that the window sign needed to be reviewed for design changes, however a motion for approval could be made on the ground and door signs.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission approve, and the Building Department issue sign permits for Tabatha Sue Photography 7032 Mill Road, Brecksville, Ohio, as described in the application dated June 16, 2023, and drawings by Fastsigns, including:

- One (1) 7 sq. ft., 2-sided sign panel to be installed on the existing ground sign, and
- One (1) 0.72 sq. ft. door sign with the business website and "by appointment only" text.

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Conditional upon approval by City Council of the following deviations:

1. Section 1187.09(c) requirement that the ground sign be located 5 ft. from the right-of-way to allow 1 ft.
2. Section 1187.09(c) requirement that a ground sign be located 25 ft. from a lot line to allow 10 ft.
3. Section 1187.09(d)(11)(B) that one (1) door sign displaying the business name and address is permitted to allow the display of the business website and text that reads "by appointment only"

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

VALOR ACRES – CANVAS & MEMORIAL PARK SIGN PACKAGE (CC Action)

Mr. Joshua Decker, Project Executive DiGeronimo Properties, was present for the Valor Acres Canvas & Memorial Park sign package. Mr. Lahrmer noted that the "Canvas" (sign A) canopy sign, "Limelight" (sign B) wall sign, and smokestack (sign C) were all designated for internal illumination which was not permitted by Code. There was concern about setting a precedent by granting internal lighting. Commission members brought up suggestions for external lighting. Mr. Decker commented that external lighting for the canopy sign was not a feasible option because of its location against a residential building.

Commission members questioned whether "limelight" was a business and therefore an advertising sign, or an amenity just for residents. Mr. Payto felt that the "canvas" sign should be bigger, especially when compared to the "limelight" sign, which should probably be smaller. It was suggested an external light source be investigated for both the "canvas" and "limelight" signs. The Commission was interested in having clarification on the status of the limelight and coffee/bar as separate business entities. Commission members had no issue with the proposed, internally illuminated smokestack sign (sign C), citing its unique location. Mr. Lahrmer was interested in the lighting of the military plaques having dimmers to provide a respectful lower level of illumination. Mr. Decker acknowledged that suggestion and said it would be easy to accomplish.

Mr. Wise's comments on the ground sign (sign E) were included in a July 5th note to the Planning Commission relative to:

- Sign E met the requirements of site distance for turning movements.
- Consider shifting the ground sign further west (3-5 ft. or more) away from the Brecksville Road right-of-way

With regard to moving the ground sign, Mr. Decker mentioned the possibility of interference with a waterline easement. He would be checking that issue. Mr. Lahrmer advised that a public hearing would need to be scheduled for the ground sign.

There was a general consensus that Signs A & B required further design work/consideration. The Commission was prepared to move forward with two motions: 1) approval of signs C through G, and 2) set a public hearing for the ground sign (sign E).

VALOR ACRES – CANVAS & MEMORIAL PARK SIGN PACKAGE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission approve a sign package for the Valor Acres multifamily building located at 9000 Canvas Parkway, Memorial Park located at 8900 Lavender Lane, and townhomes located at 9680-9696 Canvas Parkway and 9810-9850 Brecksville Road, as described in the sign permit applications dated June 16, 2023, attached documentation, and drawings by Cesco Imaging, and as detailed as follows:

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- One (1) 50 sq. ft. internally illuminated sign on the Memorial Park smokestack (SIGN C)
- Six (6) 18 sq. ft. externally-illuminated Memorial Park plaques (SIGNS D1-6)
- One (1) 36 sq. ft. externally-illuminated Memorial Park plaque (SIGN D7)
- Twelve (12) 0.75 sq. ft. address number signs for the multifamily building and townhomes on Brecksville Road and Canvas Parkway (SIGNS F-G)

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

- A deviation from 1187.05(d)(2) to permit internal illumination, limited to the lettering and logo of Sign C

and contingent on internal and external administrative approvals, as necessary, for the Memorial Park special signage (Signs C & D1-7).

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

VALOR ACRES – GROUND IDENTIFICATION SIGN (SIGN E)

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Brecksville Planning Commission hold a Public Hearing on Thursday, August 3, 2023 at 7:15 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville Ohio, to review a ground identification sign at Valor Acres requiring a deviation from Section 1187.18 (c)(1) and Section 1187.06(A)(1) for a reduced setback from the right-of-way and intersection located at the Valor Acres multifamily building at 9000 Canvas Parkway, Brecksville, Ohio 44141, PPN 603-21-104.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

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

COB HORTICULTURE DEPARTMENT GREENHOUSE – 6916 STADIUM DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing at 7:00 pm on August 3, 2023 at Brecksville City Hall, 9069 Brecksville Road, to review the plans for the Horticulture Department greenhouse proposed at 6916 Stadium Drive, Brecksville Ohio 44141.

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

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

SCREENED PORCH IN R-16 PDA – 9086 WOODCREST DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing on August 3, 2023 at 7:05 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of an enclosed patio installation at 9086 Woodcrest Drive, Brecksville, Ohio 44141.

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ROLL CALL: Ayes: Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
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 to City Council **FINAL** 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 and documentation dated June 20, 2023 and contingent on Engineering approval and City Council approval of 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 recessed into the Work Session, and reopened to make a motion.

VALOR ACRES MULTI-FAMILY L-B CONDITIONAL USE – COFFEE/BAR AMENITY – 9000 CANVAS PARKWAY

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission hold a Public Hearing on Thursday, August 3, 2023 at 7:10 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to approve an L-B Local Business Conditional Use Overlay for a coffee/bar use at the Valor Acres multifamily building at 9000 Canvas Parkway, Brecksville, Ohio 44141, PPN 603-21-104..

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

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

VA MEMORIAL PARK, CLUB HOUSE & MULTI-FAMILY ACCESSORIES – LAVENDER LANE & CANVAS PARKWAY

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend **FINAL** approval of accessory features and two (2) “no swimming” information signs on Parcels #603-21-107, 603-21-108 and 603-21-104 located on Lavender Lane and Canvas Parkway, as described in the attached documentation, dated May 19, 2023 by DiGeronimo Companies with an additional bench and waste receptacle in the southwest corner of the retention basin subject to approval by the Building Commissioner and City Council.

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

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The Regular Meeting closed at 9:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

Present: Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz approximately 8 guest

Mr. Lahrmer opened the Work Session at 8:22 p.m.

COB HORTICULTURE DEPARTMENT GREENHOUSE – 6916 STADIUM DRIVE

Mr. Joseph Kickel, Brecksville's new Director of Public Service, was present on behalf of a request for a greenhouse on Stadium Drive. The proposed greenhouse had the support of City Council and Mr. Wise had no objection to the application. Commission members had no questions on the proposed greenhouse. Mr. Lahrmer advised that a motion for a public hearing was required and the Work Session recessed into the Regular Meeting to set a public hearing.

SCREENED PORCH IN R-16 PDA – 9086 WOODCREST DRIVE

Mr. David May was present on behalf of the application for a screened porch installation for a condominium on Woodcrest Drive. Mr. May confirmed that the proposed screened patio did not extend beyond the current footprint of the condo. He was asked about notification of consent from the HOA and replied that they were withholding approval pending approval from the Planning Commission. He was advised the reverse was true and that he should seek written approval from his HOA and bring a copy to the public hearing that would be scheduled. The Work Session recessed into the Regular Meeting for a motion on a Public Hearing.

PHYSICIANS AMBULANCE – 9200 NOBLE PARK DRIVE

Mr. David Maison of Maison A+D was present on behalf of Physicians Ambulance's request for final approval of their building and parking lot addition plans. He mentioned that the several minor issues the Commission had related to the site plan and parking lot space count were cleared up.

Mr. Maison was provided with a copy of Mr. Wise's June 30, 2023 letter of approval for the project directed to Monica Bartkiewicz, Director of Planning. Mr. Lahrmer read the letter into the record:

"On behalf of the City of Brecksville, we have performed a review of the submission for the proposed drive extension, parking lot and building addition at 9200 Noble Park Drive; Based on our review, we approve the proposed improvements contingent on the following:

1. Our office finds the expansion of the existing stormwater management facility to be an acceptable alternative in lieu of installing new BMP's on the subject parcel. The bottom of the restored basin shall have a minimum 1.0 % slope from the edge of the concrete channel to the toe of the basin embankment. We would suggest and prefer 1.5% in order to provide a more easily maintained bottom (better drain condition in order to be mowable).
2. Approval for the work proposed within the existing East Ohio Gas easement shall be forwarded to the City upon receipt."

If you should have any questions, please don't hesitate to call."

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

VALOR ACRES MULTI-FAMILY L-B CONDITIONAL USE – COFFEE/BAR AMENITY – 9000 CANVAS PARKWAY

Mr. Joshua Decker, Project Executive DiGeronimo Properties, was present to request an L-B Conditional Use Overlay on the first floor only of the Valor Acres multi-family building for a small coffee/bar amenity. The

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coffee/bar operation would be intended for the use of residents, but also open to the public for small, reservation only gatherings. Mr. Decker said about ten parking spaces would be needed for the coffee/bar, which were already included in the overall parking count. He indicated there would be no impact on residential parking.

The coffee/bar would be an open operation on the first floor, without doors or walls. Ms. Kardos was interested in how security would be handled during off hours for the coffee shop, as well as providing protection for residents in the building. Mr. Decker said residents would have fobs or cards providing elevator access to the residential areas, as well as the pool and other restricted areas. Details on security were still being worked out. The intention of the coffee bar was to promote relaxed, social interaction. Mr. Lahrmer asked if there would be any competition problem if a coffee shop opened in the mixed-use part of the development. Mr. Decker imagined a coffee shop in the mixed use area would be intended for a larger crowd. The multi-family building operation would be focused to small, quiet gatherings of the building residents. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

VA MEMORIAL PARK, CLUB HOUSE & MULTI-FAMILY ACCESSORIES – LAVENDER LANE & CANVAS PARKWAY

Mr. Joshua Decker, Project Executive DiGeronimo Properties, was present to request approval for accessories in the Valor Acres Memorial Park, Club House & Multi-Family areas. Accessories would include such items as two “no swimming” signs, benches, trash receptacles, life rings, bicycle racks, playground fencing, etc. Ms. Kardos noted that since there was a path around the pond another bench and trash receptacle along the pond path would be nice for exercising people to rest. Mr. Decker commented they were trying to focus activity to the memorial area. He was concerned about the difficulty of servicing for a trash can at a location around the pond. The comment was made that the alternative would be dealing with trash on the ground and in the pond. A location for the additional bench and trash receptacle in the southwest corner across the pond was suggested. Commission members had no issue with the types of accessories listed. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 9:00 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris