

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
March 6, 2025 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria, Robin Wilson

Absent:

Others: Scott Packard, Gerry 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 FEBRUARY 20, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of February 20, 2025 be approved.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mr. Caruso, Mayor Kingston  
Absent:  
Abstain: Ms. Wilson  
Nays: None  
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 20, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of February 20, 2025 be approved.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mr. Caruso, Mayor Kingston  
Absent:  
Abstain: Ms. Wilson  
Nays: None  
MOTION CARRIED

SIGNS: No Signs

REPORT OF COUNCIL REPRESENTATIVE – No Report

REPORT OF MAYOR KINGSTON – No Report

REPORT OF CITY ENGINEER – No Report

The Regular Meeting closed at 7:10 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky

MINUTES OF THE WORK SESSION  
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Mr. Lahrmer opened the Work Session at 7:10 pm

BBHCSD DRIVEWAY– 6812 MILL RD.

Jeff Harrison, Superintendent of Brecksville Broadview Heights School District was present to speak on the Hilton driveway, which is an element on the campus master plan to help alleviate congestion on campus with the addition of a roundabout.

Murtaza Abbas, with Architectural Vision Group, introduced the project and passed the presentation to the landscape architect, Chapin Berk, with Benke Landscape Architecture. He explained the shape of the road was determined because of the elements in the campus master plan. As well, he noted some gradient issues, and how the drive looks to connect from the Mill Road entrance up to the existing drive. Abbas also provided a planting and tree removal plan, stating that some of the existing trees must be removed. They are proposing a tree lined road with trees spaced about 50 feet apart, and evergreen screening to limit the penetration of headlights to homes. Finally, Abbas added that the size of the roundabout is to help slow down speeds and to minimize disturbance.

Thomas Weiss, with Lewis Land Professionals, presented the topographic survey of the plan. Weiss explained there was a previous concern about multiple pipes discharging down the hill, the result being to consolidate to a single pipe and bring down the hill, along with energy dissipation to reduce erosion. In result, there must be underground stormwater management.

Bob Knickerbocker with JM Verasco, explained the proposed lighting poles will be spaced out about 150 feet apart. The base of the pole is 3 feet with a pole of 25 feet, so the fixtures sit at 28 feet in height.

There was much discussion, questions, and thoughts about the size and spacing of lights, logic of the light height, and a lighting schedule from the commission, which will all be further considered.

Mr. Wise, City Engineer, stated some follow up comments which included: that this drive is a private drive, but it is still important to evaluate the radius. A statement that the roundabout seems small, though emergency equipment could drive over the island if ever needed. The signal head will need to be modified, ADA ramps need to be replaced, storm water must be collected and treatments must be done to meet critical storm water criteria, and to evaluate the discharge of the velocity of the water going over the hill. Finally, further evaluation of the height and spacing of the lighting poles is desired.

There was further discussion from the Planning Commission to evaluate if navigating the size of the roundabout would be a struggle for drivers, as well as evaluating the height of the lights, the number of lights, and spacing of lights. These elements were brought up again by the Planning Commission because they affect the residents who live nearby.

Ms. Kardos asked if the road will be wide enough for people to walk on, and cars to drive on? As well, she wanted to confirm the roadway would be plowed and salted.

Superintendent Harrison answered that there is a sidewalk along the side of the road for this point of the project.

Mr. Lahrmer mentioned the topic of headlights shining into the house on Mill Road, and the need for more landscaping along that line

Superintendent Harrison said he has had contact with the resident who lives there.

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Resident, Alan Donatelli from Chippewa Hills, explained Superintendent Harrison has been in communication with them about concerns regarding the lighting.

Resident, Dan Musil, expressed concerns about the stormwater and explained Superintendent Harrison has been in communication about the stormwater.

Musil's statement brought up concerns from Ms. Wilson about effects of adding an impervious surface which could bring storm water runoff; however it was explained that the runoff on the road will be collected in a gutter and brought to a catch basin.

The consultation covered the roundabout size and light heights, and the plan will come back for preliminary approval.

LOT SPLIT AND CONSOLIDATION 10203, 10231, 10305, CHIPPEWA RD.

Jeff Kubiak, resident submitting request for a lot split and consolidation, raised concerns about privacy on his property and the state of the irregular lot sizes. His proposal explained an option for a lot split to make the properties straight in the back without changing the square feet. Kubiak had further questions about the sewer assessment and property taxes.

City Engineer, Mr. Wise, explained that the storm and sanitary assessments would not change if the front width of the lot does not change. It would be difficult to change the fronts because the houses are parallel to the road and the lot lines are skewed to the road, which creates a diagonal line. Kubiak's proposal moves some of his driveway to the neighbor's lot, and Wise is unsure where the water, sanitary, gas and storm connections are located currently. The fronts must stay the same to verify legal frontage.

Mr. Caruso brought up concerns about other lots being affected and resulting in a smaller frontage.

Mr. Wise suggested a legal easement as an alternative to have rights to the property.

Ms. Wilson asked what started the discussion between the neighbors, and Kubiak explained the neighbor inquired about building a fence, which brought up the conversations of each person being able use land directly behind them.

Mr. Wise brought up the option to leave the fronts and put angle points in to reconsider the back of the lots. This would allow for use of the property in the back.

Ms. Wilson recommended the idea of each neighbor granting each other easements to put up a fence, or a joint easement.

Mr. Lahrmer explained that different ideas were expressed in this consultation, and there is a challenge with frontages and keeping them the same.

Mr. Wise recommended looking at the city finance website and county GIS, to find more information that Kubiak is seeking.

The Work Session closed at 8:35 p.m.

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DOMINIC SCIRIA, VICE CHAIRPERSON  
LAWRY KARDOS, SECRETARY

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