

- Present: Council President Dominic Caruso, Mayor Daryl Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria, Robin Wilson
- Absent: Lawry Kardos
- Others: Monica Bartkiewicz, Gerald Wise and approximately 5 guests.

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 P.M.

PUBLIC HEARING MEETING MINUTES OF JANUARY 25, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Hearing Meeting Minutes of January 25, 2024 be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 25, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of January 25, 2024 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JANUARY 25, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of January 25, 2024 be approved.

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

APPROVAL OF THE 2023 ANNUAL REPORT

It was moved by Mr. Lahrmer and seconded by Mr. Caruso that the 2023 Annual Report be approved.

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

SIGNS:

Sherwin Williams Secondary Entrance Ground Sign – 6701 Miller Road

Mr. Joseph Toma with Vocon was present to request approval of a secondary ground identification sign. The following revisions were made to the previous submission from the December 7 and 19, 2023, meetings:

- Height has decreased from 11' to 7'. Section 1187.06(B)(1) states that the Planning Commission may approve architectural elements to exceed the maximum permitted sign height by one (1) foot.
- Width has increased from approximately 3'5" to 5'8".

It was moved by Mr. Lahrmer and seconded by Mr. Sciria to approve the ground identification sign (Sign Type A03) for the secondary entrance of the Sherwin-Williams Global Technology Center, located at 6701 Miller Road, Brecksville, Ohio 44141 as described in the sign permit application dated November 20, 2023, and drawings by Vocon, dated February 5, 2024, contingent on City Council's approval of the following deviations:

- A deviation from the Section 1187.10(d)(1) that an additional ground sign may be permitted for an industrial park or multi-building development with a minimum setback of 25' from the side lot line or right of way to permit a setback of said sign of 6' from the side lot line and 23.5' from the right-of-way.
- A deviation from the Section 1187.10(d)(1) that only the business name and address be included on the sign to permit "Truck and Delivery Entrance" text.

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

STARBUCKS WALL & INFORMATION SIGN REPLACEMENTS – 8869 BRECKSVILLE RD.

Mr. Maan Yousef, from AllSigns & Designs, was present to request approval of replacement signs at the Starbucks located at 8869 Brecksville Rd. The proposed signs include one (1) 9.67 sq. ft. sign located on the main unit frontage on Brecksville Road and one (1) 4.3 sq. ft. sign located on the rear of the building. The two (2) proposed signs are non-illuminated and colors include dark green with black returns (sides of the channel

proposed letters). The current sign at the location includes “Starbucks Coffee” and the applicant has proposed this new signage with the removal of the word “Coffee.”

The information signs proposed include two (2) curbside pickup sign replacements, each 1.5 sq. ft.

Monica Bartkiewicz provided the written approval of the property owner, TRC Brecksville Investors, LTD, as previously requested and on file with the Building Department.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria to approve and issue a permit for the proposed replacement identification wall sign on the building frontage (one (1) 9.67 sq. ft.) , one (1) 4.3 sq ft. permanent identification wall sign at the rear of the building, and two (2) 1.5 sq. ft. information signs for Starbucks, located at 8869 Brecksville Road, Brecksville, Ohio 44141 as described in the application dated January 25, 2024, with attached drawings, contingent upon approval by City Council of the following deviation:

- From Section 1187.09(c) that one (1) wall identification sign be permitted per building unit to allow two (2) wall identification signs, one (1) at the front entrance and one (1) at the rear entrance.

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

REPORTS:

REPORT OF THE COUNCIL REPRESENTATIVE: Council President Caruso reported the approval to begin the engineering for the ADA ramp at Kids Quarters. He thanked Ms. Bartkiewicz for all her work to successfully obtain grant funding for the project.

REPORT OF THE MAYOR: No Report

REPORT OF THE CITY ENGINEER: No Report

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

VALOR ACRES – Mixed Use Phase 1 – Building D (Retail/Service, Restaurant, Residential) Final Approval – Miller Road/Brecksville Road

It was moved by Mr. Lahrmer and seconded by Mr. Caruso to provide final approval of Building D as a Business Planned Development Area (“BPDA”) Phase (Phase IV), at Valor Acres (Mixed-Use Phase 1) excluding final landscaping, lighting, and site amenities approval, as described in the application dated December 22, 2023 and following plans, drawings, and documents:

- Zoning Comparison/Deviation List, dated January 24, 2024
- Building D Final BPDA Packet, dated January 24, 2024
- Buildings C-H Civil Drawings, dated December 22, 2023
- Main Roadway Civil Drawings, dated December 22, 2023
- VA Mixed Use Parking Study, dated January 24, 2024
- Land Bank Parking Plan, dated January 31, 2024
- Land Bank Parking Agreement
- Geotechnical Engineering Report, dated August 24, 2023
- Traffic Study, dated December 2022
- Truck Turning Study
- Plat, dated July 12, 2023
- Declaration of Easements, Version 4
- Site Lighting & Photometric Study, dated January 24, 2024
- Stormwater Management Report, dated August 2023
- Signage Criteria Striking the last two lines of the submission, as follows:
- Valor Acres Signage Code
- Signage Code Comparison, dated January 24, 2024

Subject to approval by the City Council.

ROLL CALL: Ayes: Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mayor Kingston, Mr. Caruso  
Nays: Mr. Sciria  
MOTION CARRIED

VALOR ACRES – Mixed Use Phase 1 – Building E (Retail/Restaurant, Residential) Final Approval – Miller Road/Brecksville Road

It was moved by Mr. Lahrmer and seconded by Mr. Caruso to provide final approval of Building E as a (“BPDA”) Phase (Phase V) at Valor Areas (Mixed-Use Phase 1), excluding final landscaping, lighting, and site amenities approval, as described in the application dated December 22, 2023 and following plans, drawings, and documents:

- Zoning Comparison/Deviation List, dated January 24, 2024

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- Building E Final BPDA Packet dated January 24, 2024
- Buildings C-H Civil Drawings, dated December 22, 2023
- Main Roadway Civil Drawings, dated December 22, 2023
- VA Mixed Use Parking Study, dated January 24, 2024
- Land Bank Parking Plan, dated January 31, 2024
- Land Bank Parking Agreement
- Geotechnical Engineering Report, dated August 24, 2023
- Traffic Study, dated December 2022
- Truck Turning Study
- Plat, dated July 12, 2023
- Declaration of Easements, Version 4
- Site Lighting & Photometric Study, dated January 24, 2024
- Stormwater Management Report, dated August 2023
- Signage Criteria

Striking the last two lines of the submission, as follows:

- Valor Acres Signage Code
- Signage Code Comparison, dated January 24, 2024

Subject to approval by the City Council.

ROLL CALL: Ayes: Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mayor Kingston, Mr. Caruso  
Nays: Mr. Sciria  
MOTION CARRIED

VALOR ACRES – Mixed Use Phase 1 – Building F (Retail/Service, Restaurant, Residential) Final Approval –  
Miller Road/Brecksville Road

It was moved by Mr. Lahrmer and seconded by Mr. Caruso to provide final approval of Building F as a Business Planned Development Area (“BPDA”) Phase (Phase VI), at Valor Acres (Mixed-Use Phase 1) excluding final landscaping, lighting, and site amenities approval, as described in the application dated December 22, 2023 and following plans, drawings, and documents:

- Zoning Comparison/Deviation List, dated January 24, 2024
- Building F Final BPDA Packet, dated January 24, 2024
- Buildings C-H Civil Drawings, dated December 22, 2023
- Main Roadway Civil Drawings, dated December 22, 2023
- VA Mixed Use Parking Study, dated January 24, 2024
- Land Bank Parking Plan, dated January 31, 2024
- Land Bank Parking Agreement
- Geotechnical Engineering Report, dated August 24, 2023
- Traffic Study, dated December 2022
- Truck Turning Study

- Plat, dated July 12, 2023
- Declaration of Easements, Version 4
- Site Lighting & Photometric Study, dated January 24, 2024
- Stormwater Management Report, dated August 2023
- Signage Criteria

Striking the last two lines of the submission, as follows:

- Valor Acres Signage Code
- Signage Code Comparison, dated January 24, 2024

Subject to approval by the City Council.

ROLL CALL: Ayes: Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mayor Kingston, Mr. Caruso  
Nays: Mr. Sciria  
MOTION CARRIED

VALOR ACRES – Mixed Use Phase 1 – Building G (Retail, Parking Garage) Final Approval – Miller Road/Brecksville Road

It was moved by Mr. Lahrmer and seconded by Mr. Caruso to provide final approval of Building G, as a Business Planned Development Area (“BPDA”) Phase (Phase VII), at Valor Acres (Mixed-Use Phase 1) excluding final landscaping, lighting, and site amenities approval, as described in the application dated December 22, 2023 and following plans, drawings, and documents:

- Zoning Comparison/Deviation List, dated January 24, 2024
- Building G Final BPDA Packet, dated November 22, 2023
- Buildings C-H Civil Drawings, dated December 22, 2023
- Main Roadway Civil Drawings, dated December 22, 2023
- VA Mixed Use Parking Study, dated January 24, 2024
- Land Bank Parking Plan, dated January 31, 2024
- Land Bank Parking Agreement
- Geotechnical Engineering Report, dated August 24, 2023
- Traffic Study, dated December 2022
- Truck Turning Study
- Plat, dated July 12, 2023
- Declaration of Easements, Version 4
- Site Lighting & Photometric Study, dated January 24, 2024
- Stormwater Management Report, dated August 2023
- Signage Criteria

Striking the last two lines of the submission, as follows:

- Valor Acres Signage Code

- Signage Code Comparison, dated January 24, 2024

Subject to approval by the City Council.

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

VALOR ACRES – Mixed Use Phase 1 – Building H (Retail, Office) Final Approval – Miller Road/Brecksville Road

It was moved by Mr. Lahrmer and seconded by Mr. Caruso to provide final approval of Building H as a Business Planned Development Area (“BPDA”) Phase (Phase VIII), at Valor Acres (Mixed-Use Phase 1) excluding final landscaping, lighting, and site amenities approval, as described in the application dated December 22, 2023 and following plans, drawings, and documents:

- Zoning Comparison/Deviation List, dated January 24, 2024
- Building H Final BPDA Packet, dated November 22, 2023
- Buildings C-H Civil Drawings, dated December 22, 2023
- Main Roadway Civil Drawings, dated December 22, 2023
- VA Mixed Use Parking Study, dated January 24, 2024
- Land Bank Parking Plan, dated January 31, 2024
- Land Bank Parking Agreement
- Geotechnical Engineering Report, dated August 24, 2023
- Traffic Study, dated December 2022
- Truck Turning Study
- Plat, dated July 12, 2023
- Declaration of Easements, Version 4
- Site Lighting & Photometric Study, dated January 24, 2024
- Stormwater Management Report, dated August 2023
- Signage Criteria

Striking the last two lines of the submission, as follows:

- Valor Acres Signage Code
- Signage Code Comparison, dated January 24, 2024

Subject to approval by the City Council.

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

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The Regular Meeting closed at 8:30 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox.



MINUTES OF THE WORK SESSION MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers – Brecksville City Hall  
February 22, 2024  
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Present: Council President Dominic Caruso, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria, Robin Wilson

Absent: Lawry Kardos

Others: Monica Bartkiewicz, Gerald Wise and approximately 5 guests.

Mr. Lahrmer opened the Work Session of the Planning Commission at 7:10 P.M.

Valor Acres – Mixed Use Phase 1 – Building D (Retail/Service, Restaurant, Residential) Final Approval Miller Rd./Brecksville Rd.

Valor Acres – Mixed Use Phase 1 – Building E (Retail/Restaurant, Residential) Final Approval – Miller Rd./Brecksville Rd.

Valor Acres – Mixed Use Phase 1 – Building F (Retail/Service, Restaurant, Residential) Final Approval – Miller Rd./Brecksville Rd.

Valor Acres – Mixed Use Phase 1 – Building G (Retail, Parking Garage) Final Approval - Miller Rd./Brecksville Rd.

Valor Acres – Mixed Use Phase 1 – Building H (Retail, Office) Final Approval - Miller Rd./Brecksville Rd.

All of the above requests exclude final landscaping, lighting, and site amenities approval, as described in the application dated December 22, 2023 and following plans, drawings, and documents:

- Zoning Comparison/Deviation List, dated January 24, 2024
- Building BPDA Packets D, E, F, G, & H
- Buildings C-H Civil Drawings, dated December 22, 2023
- Main Roadway Civil Drawings, dated December 22, 2023
- VA Mixed Use Parking Study, dated January 24, 2024
- Land Bank Parking Plan, dated January 31, 2024
- Land Bank Parking Agreement
- Geotechnical Engineering Report, dated August 24, 2023
- Traffic Study, dated December 2022
- Truck Turning Study
- Plat, dated July 12, 2023

- Declaration of Easements, Version 4
- Site Lighting & Photometric Study, dated January 24, 2024
- Stormwater Management Report, dated August 2023
- Signage Criteria
- Valor Acres Signage Code
- Signage Code Comparison, dated January 24, 2024

Mr. Josh Decker and Ms. Mackenzie Makepeace were present as representatives of DiGeronimo Companies.

*Storage Space Discussion (all residential areas):*

Mr. Lahrmer asked for verification that the Junior suites in all buildings had been increased to meet the code requirements. Ms. Makepeace summarized the actions taken in each suite to increase code compliance:

- Wardrobe closet added
- Full-height pantry expanded
- Original closet expanded

Ms. Makepeace also shared that one unit in Building E is shy of the requirement by 3 (three) sq. ft. All other suites in each of the buildings are now in compliance.

Mr. Lahrmer queried for any additional storage space comments or questions, to which there were none.

Mr. Lahrmer asked if the exterior elevations remain unchanged. Ms. Makepeace confirmed that to be the true.

*Sanitary Water Discussion:*

Mr. Lahrmer asked where the sanitary water from Building D is routed on the site. Building I shows a 1500-gallon grease interceptor outside. Mr. Lahrmer asked where the sanitary is going other than out to the road for Building D.

Mr. Decker clarified that there will be common grease line installed linking all buildings. The interceptor will be located in the parking lot in a sealed unit. Mr. Wise commented that he had reviewed this plan and was satisfied.

*Building D Refuse:*

Ms. Wilson asked if she was correct that residents refuse space is adjacent to the lobby. The restaurant Building G space appears will be across the street from the refuse area.

Ms. Makepeace confirmed that the restaurant user will use the front entrance and cross the street and will have to do so during “off hours.” The apartments will all have a trash shoot on the floors and compactors within the space.

*Building G – Garages and Bridges:*

An agreement for land bank parking was included in the submission and discussed. The developer will set aside 20,000 sq. ft. of land for 50 additional parking spaces north of the currently planned mixed use development.

This will be in place until the developer is released by the Planning Commission in any future approvals for that site or upon completion and acceptance of a parking study that reflects supply versus demand once Buildings D, E, F, G, and H are occupied.

Mr. Sciria questioned the drawings with 15,900 sq. ft. of grocery space versus the original drawings with a 35,000 sq. ft. grocery space. Mr. Decker clarified that it is in flux and will be dependent on the final identification of a grocery tenant. This will not affect the garage.

No additional questions were asked related to the land banking for parking or Building G.

No questions related to Building H.

*Site Lighting:*

A photometric plan was provided but was asked to be more readable in scale. Mr. Lahrmer voiced concern with the ratios of lighting.

Mr. Decker affirms that they were not seeking final approval for lighting at this time as it will continue to developed as tenants are identified and more detail to the site planning takes place. While they provided examples of possible fixtures, none have been finalized at this time. They will come back to the Planning Commission as development progresses.

*Signage Discussion:*

Ms. Makepeace presented the Valor Acres Tenant Signage Criteria document that was provided for the BDPA would be utilizing. She also provided a red lined version of the Brecksville ordinances governing signage. It was intended to represent potential future requests for deviations from the code and an assumption that it would provide the BDPA a guide for future tenant sign submissions.

Ms. Redinger asked if the Planning Commission will still have to approve all signs. Mr. Sciria asked if the Planning Commission would be allowing the BDPA to create criteria for use by their future tenants.

Mr. Sciria is not comfortable with deviating from established Brecksville ordinances.

Mr. Caruso indicated that all of the signage requirements are going to have to ultimately come to the Planning Commission.

Ms. Wilson understands the aspirational desire of the red lined document. However, the Brecksville code still stands and will have to be used for each submission.

Monica Bartkiewicz commented that allowing this additional document would significantly increase administrative burden by requiring review of two codes - Brecksville's and then the BDPA.

Mr. Lahrmer asked who is bringing all the multiple architects together to assure the overall project is cohesive in nature. Mr. Decker stated that he and Ms. Makepeace are the people pulling that together to make sure style.

*Signage Summary:*

All signs are going to be coming back to the Planning Commission for each sign.

Items 5, 6 and 9 still remain as in the tenant signage criteria.

Mr. Sciria and Mr. Lahrmer believe the tenant signage criteria document is a good start and will need more detailed demonstrations.

Mr. Caruso affirmed that regardless of the tenant criteria, all signs will come to the planning commission for approval on a case by case basis. The number of possible tenants (retail) will be 20-30 tenants in total.

Ms. Redinger commented that it is not possible for the BDPA to create more sign guidelines at present as it is too early in the process. Mr. Decker and Ms. Makepeace concurred.

The work session meeting was closed at 8:15 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox.