

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
August 24, 2023 Page 1

Present: Mark Jantzen, Lawry Kardos, Mayor Hruby, 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 PUBLIC HEARING MEETING MINUTES OF AUGUST 3, 2023 ON THE COB HORTICULTURE DEPARTMENT GREENHOUSE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission August 3, 2023 Public Hearing Minutes on a COB Horticulture Department Greenhouse be approved.

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

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF AUGUST 3, 2023 FOR A SCREENED PORCH AT 9086 WOODCREST DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission August 3, 2023 Public Hearing Minutes on a Screened Porch at 9086 Woodcrest Drive be approved.

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

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF AUGUST 3, 2023 ON A COFFEE BAR CONDITIONAL USE PERMIT VALOR ACRES

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission August 3, 2023 Public Hearing Minutes on a Coffee Bar Conditional Use Permit at Valor Acres be approved.

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

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF AUGUST 3, 2023 ON VALOR ACRES GROUND IDENTIFICATION SIGN AT 9000 CANVAS PARKWAY

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission August 3, 2023 Public Hearing Minutes on a Ground Identification Sign at Valor Acres 9000 Canvas Parkway be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 3, 2023

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It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of August 3, 2023 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF AUGUST 3, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of August 3, 2023 be approved.

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

SIGNS:

MASTER PIZZA/CORRADI'S SCOOPS – 7059 MILL ROAD

Mr. Dan Beeman, of Wagner Signs, and Ms. Jackie Corradi for Master Pizza/Corradi's Scoops were present on behalf of a signage request for new business Master Pizza/Corradi's Scoops at 7059 Mill Road. Two wall signs were proposed, one on the front of the business facing Mill Road and another on the side of the building along Brecksville Road. Discussion focused on the six deviations being requested which were reviewed in detail individually.

- Internally illuminated wall sign Code restriction – applicant was advised that internal illumination of the wall signs would not be permitted. External illumination was recommended.
- Code limitations to one wall sign and no signage on the side of a building – Commission members agreed that given the business location it was reasonable to permit a second wall sign on the side of the building.
- Code limitation to four sign colors – The seven colors requested were a result of the ice cream sign. After a lengthy discussion with suggestions from the Commission it was agreed the applicant could bring the ice cream sign color into Code compliance
- Code specified sign face area of 26.87 sq. ft. – Commission members felt the requested 29 sq. ft. could be easily reduced to 26.87 sq. ft. It was suggested the side sign could be reduced. The Commission asked that the side sign match the front sign configuration by having "Master Pizza" appear as two lines. Mr. Beeman was concerned that reducing the side sign might affect its readability from Brecksville Road. The Commission suggested the applicant return with several side sign renditions for consideration.
- Total signage permitted per Code of 35.83 sq. ft. with 53 sq. ft. requested. Changes recommended by the Commission should help them to bring the signage request closer to compliance.

The applicant was given adequate input to rework the signage request and return with fewer deviation requests.

BARBER DALE'S – 8920 BRECKSVILLE ROAD (CC Action)

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Mr. Brian Becker, of Becker Signs, was present to request three signs, one wall sign and two projection signs, for the new Barber Dale's business on Brecksville Road. He explained that two of the signs, the building wall sign and front projection sign, were already approved a while back. The request was for a second projection sign to be located at the rear entrance to the building. He noted the rear projection sign would mimic the rear projection sign for Apricot Lane. Commission members had no issue with the signage request.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for two (2) 5.78 sq. ft. projection identification signs, and one (1) 12 sq. ft. non-illuminated, permanent identification wall sign for Barber Dale's at 8920 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated August 7, 2023 and as shown on the attached drawings, contingent on City Council approval with the following deviations:

- A deviation from Section 1187.09(d)(6) to permit a second projection identification sign at the building rear, in addition to the projection identification sign and wall identification sign at the front of the building.
- A deviation from Section 1187.09(b)(1) that the maximum total building signage be 100 sq. ft. for 8918 – 8926 Brecksville Road to allow 122 sq. ft.

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

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF THE MAYOR - No Report

REPORT OF CITY ENGINEER - No Report

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

VALOR ACRES AT CANVAS – RESIDENTIAL PHASE II ROADWAY – LAVENDER LANE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council approval of Valor Acres Phase II mass grading and stormwater pollution prevention plan of Lavender Lane as described in the application dated August 16, 2023 and submitted plans listed below by DiGeronimo Companies, subject to approval by the City Engineer, City Law Director, and City Council:

Valor Acres Phase II Roadway FDP Packet	7 Pages	Various Dates
Site Improvement Plans – Phase II Roadway	44 Pages	08/07/2023
Subdivision Plat Phase II	4 Pages	01/21/2022
Stormwater Management Report	299 Pages	08/2023
Subdivision Agreement & Exhibits Draft	15 Pages	Undated

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

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The Regular Meeting closed at 8:22 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
BRECKSVILLE PLANNING COMMISSION
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Present: Mark Jantzen, Lawry Kardos, Mayor Hruby, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz, Gerald Wise and approximately 9 guests

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

APPLIED MEDICAL TECHNOLOGY PROPOSED EXPANSION & PARKING LOT ADDITION – 8006 KATHERINE BLVD.

Present: Andy Gray, MPG Architects
Kevin Fink – Applied Medical Technology

Mr. Gray, MPG Architects, used a PowerPoint presentation to outline the 115,251 sq. ft. of building additions being proposed. Applied Medical Technology's proposal included a new warehouse building, an office building addition, a garage and 204 additional surface parking spaces.

Mr. Fink described Applied Medical Technology as a producer of internal feeding devices. The business settled in Brecksville in 2007, expanded in 2014, and with the proposed additions would now more than double their current operation. Mayor Hruby added that the company started with 38,000 sq. ft., expanded to their current 115,000 sq. ft., and with the proposed expansion would be adding 90,414 sq. ft. Mr. Fink commented that the additions would support the same types of operations that occur currently.

Mr. Wise described the remote location of their building and proposed expansion property, which would not visually impact the Barr and Snowville Road properties. He advised that they would be obligated to prove the adequacy of stormwater management plans. Mr. Wise also noted that nothing, including parking, should be planned in any conservation area.

Mr. Gray indicated that the addition building materials would mimic the precast concrete of the existing building. Parking, currently at 371 spaces, was expected to expand to 791 spaces in their master development plan for the future. Mr. Gray hoped the new parking spaces being planned could be sized at the 9' x 18' size granted by the Commission in the past. Commission members felt an additional deviation for parking space size would not be needed as the previous deviation granted covered the expansion request. Commission members had no further input.

VALOR ACRES AT CANVAS – RESIDENTIAL PHASE II ROADWAY – LAVENDER LANE

Mr. Josh Decker was present for DiGeronimo Companies to request final approval of Phase II Lavender Lane roadway. He confirmed that there would be no asphalt this season, however they had an immediate need of a permit for mass grading and to create a temporary turnaround for use of Phase I residents.

Mr. Decker spoke about the possible replacement of three townhomes in the plan with five loft units, however they would not be any consideration to affect the roadway request. Mr. Sciria was reluctant at this point to consider approving the completion of the Lavender Lane roadway. He mentioned his non-support for the residential project based on density. He was particularly disturbed by the thirty foot setback from Westview Drive properties. He suggested Commission members should meet and walk the Westview Drive property line for a better understanding of the impact of the project. Mr. Decker said he would look into a scheduled walk through, however he suggested it might be better to wait a bit for that area to dry up.

Mr. Wise thought the mass grading requested was actually approved at the time the initial grading was done, but not completed at that time because of wetland permits and the need to build the culvert first. He indicated the temporary cul-de-sac would be necessary in order to open the road to the public for occupancy of some of the units.

There was a general consensus among Commission members to proceed with the approval of mass grading and the temporary cul-de-sac. The Work Session recessed into the Regular Meeting for a motion.

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The Work Session closed at 8:22 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris