

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
February 20, 2025 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria  
Absent: Robin Wilson  
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 6, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of February 6, 2025 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 6, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of February 6, 2025 be approved.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston  
Absent: Ms. Wilson  
Abstain: Mr. Caruso  
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 recessed into the Work Session, and reopened to make a motion.

E. EDGERTON MINOR SUBDIVISION TREE FELLING – 3322 E. EDGERTON RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Approve for tree felling only located at 3322 E. Edgerton Road, Brecksville, Ohio, Permanent Parcel Number 60402001, as described in the application dated January 31, 2025 and attached plans contingent upon approval of the City Engineer and City Council.

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

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Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria,  
Absent: Robin Wilson  
Others: Scott Packard, Gerry Wise and approximately 9 guests

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

THE ESTATES AT BRECKENRIDGE TREE FELLING – SNOWVILLE RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Approve for tree felling only located at Snowville Road, Brecksville, Ohio, Permanent Parcel Number 60518001, as described in the application dated February 3, 2025 and attached plan contingent upon approval of the City Engineer and City Council

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

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

FRONT YARD SETBACK – 5324 MILLER RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission schedule a Public Hearing to establish a Front Yard Setback of approximately 608' for the installation of a barndominium dwelling located at 5324 Miller Rd., Brecksville, OH, PP# 604-14-014 for March 20, 2025 at 7:00 pm

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

The Regular Meeting closed at 7:20 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Cassandra El-Khoury

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Mr. Lahrmer opened the Work Session at 7:20 pm.

E. EDGERTON MINOR SUBDIVISION TREE FELLING – 3322 E. EDGERTON RD.

Tony Vacanti, Legal Counsel from Tucker Ellis Law Firm, located at 950 Main Ave, Suite 1100, Cleveland, OH, presented the application on behalf of Nance Residences and provided an explanation regarding the tree felling project.

Mr. Vacanti explained that, in accordance with the Indiana Bat Regulation, the tree felling must be completed by March 31, 2025, or it will need to be postponed until October 2025. He further clarified that the purpose of the tree felling is to create the necessary space for essential work on the pond to improve drainage. This work will help reduce water flow and drainage issues in the area, and it is best to complete it before the spring rains begin. He assured the commission that no work will be done around the perimeter to avoid disturbing neighboring properties. The tree felling is specifically aimed at facilitating the pond drainage improvements.

Mr. Gerry Wise, City Engineer, submitted a letter with comments on the Nance Residence Tree Felling, requesting approval after due consideration. He confirmed that all submitted plans are in compliance and that only 4 to 5 lots will be affected. He also noted that a fence will need to be installed, and the city arborist will conduct a walkthrough before final approval is granted.

Mayor Kingston inquired, "How long will the trees be on the ground, and how long will the project take?" Mr. Vacanti's engineer and environmentalist were present, and the engineer responded that the project would be completed by March 31, 2025. The Work Session recessed into the Regular Meeting for a motion.

THE ESTATES AT BRECKENRIDGE TREE FELLING – SNOWVILLE RD.

Greg Modic, Petros Homes, presented a proposal for tree felling on approximately 11 acres, with plans to preserve about 30 acres of trees. He explained that, like other projects, he is subject to the Indiana Bat Regulation, which requires all tree felling to be completed by March 31, 2025, or postponed until October 2025.

Mr. Modic submitted plans to both the City Engineer and the County but clarified that they are not yet at the stage where official approval is being requested. However, he anticipates full approval at the next meeting. He mentioned working with Dave Matty, City Law Director and Engineer Wise, City Engineer, to ensure the project is well-prepared and demonstrated the proposed felling areas on the plans.

Engineer Wise provided an update, stating that the project is further along and presented a full subdivision agreement. He and Dave Matty have reviewed the plans and will soon present them to the Council. Wise also noted that some areas still need to be marked, and a walkthrough with the City Arborist is required before final approval.

Mr. Lahrmer inquired why the plans appeared more general and lacked the level of detail seen in previous tree felling projects. "Does the cross-hatch area suffice, or should every tree be listed?" he asked. Wise responded that the cross-hatching is sufficient and that this approach follows a streamlined process used previously.

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Mr. Sciria expressed concern about whether there is a clear tree preservation plan, noting that he can assess any tree's status. Wise clarified that it is unnecessary to list every tree to be cut. The outline and overall plans meet the requirements. He also mentioned that the City Arborist will conduct a walkthrough and may have additional recommendations or a different approach.

Mr. Lahrmer confirmed that the City Arborist must review the site, particularly given the general nature of the plans. The Work Session recessed into the Regular Meeting for a motion.

FRONT YARD SETBACK CONSULTATION – 5324 MILLER RD.

Erin Glasgow is the owner of a 20-acre parcel of land located at 5324 Miller Road, Brecksville, OH. Although her residence is not adjacent to the property, she has one neighbor located between her property and the adjacent land. Ms. Glasgow plans to build a barn on her property to house equipment for her personal use of horses. Prior to her ownership, there was a house and two barns on the property, but they were in poor condition and had to be removed for safety reasons.

Lahrmer confirmed that Ms. Glasgow had come for a consultation. The main question for the commission was regarding the setback requirements for adjacent properties and what the expectations might be should she proceed with her plans.

Wise confirmed with Ms. Glasgow that her property is on septic, which she verified.

Redinger inquired about the drawing, seeking clarification on certain details.

Kardos asked whether Ms. Glasgow had plans to build any homes on the property, to which she responded, "No."

Sciria asked about the possibility of stables being built. Ms. Glasgow confirmed this, explaining that the property had previously been used for such purposes, and she is in the process of restoring the land and structures to make them functional again. She mentioned that the property needs fencing, which she plans to install, and that it is suitable for pasture use. Sciria also asked if Ms. Glasgow had any close neighbors, and she responded that she knew one.

Lahrmer asked if Ms. Glasgow lived nearby, and she confirmed that she does, being able to walk to the property. He also noted that this project could raise concerns among the neighbors regarding the proposed setbacks, and they would likely want to participate in the discussion.

The commission agreed to schedule a public hearing to ensure that the surrounding neighbors were informed and in agreement with the proposed project before moving forward. The public hearing was confirmed for March 20, 2025, and Scott Packard will send out letters to the neighbors notifying them of the meeting.

Lahrmer inquired if Ms. Glasgow had plans to live on the property. She clarified that one of the barns would be converted into a residency, which was the reason the project was brought before the planning commission.

Patrick Baron, representing Dutch Barn Builders, addressed the commission. He explained that, according to regulations, an accessory structure cannot be built without a dwelling on the property. The intention behind this

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project was to make it easier to secure approval for the accessory structure. The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:40 pm.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Cassandra El-Khoury