

MINUTES OF REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
COUNCIL CHAMBERS – BRECKSVILLE CITY
HALL February 6, 2025
Page | 1

PRESENT: Robin Wilson, Laura Redinger, Lawry Kardos, Eric Lahrmer, Dom Sciria, Mayor Kingston
ABSENT: Council President Caruso
OTHERS: Scott Packard, Gerald Wise and approximately 6 guests.

Mr. Lahrmer opened the Regular Meeting at 7:00 pm.

APPROVAL OF THE ORGANIZATIONAL MEETING MINUTES OF January 9, 2025

Mr. Lahrmer moved and Mr. Sciria seconded that the Public Hearing Minutes of January 9, 2025, be approved.

ROLL CALL:

AYES: Ms. Wilson, Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston.
ABSTAIN: None
NAYS: None

Motion Carried.

APPROVAL OF THE REGULAR MEETING MINUTES OF January 9, 2025

Mr. Lahrmer moved and Mr. Sciria seconded that the Regular Meeting Minutes of January 9, 2025, be approved.

ROLL CALL:

AYES: Ms. Wilson, Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston.
ABSTAIN: None
NAYS: None

Motion Carried.

APPROVAL OF THE WORK SESSION MEETING MINUTES OF January 9, 2025

Mr. Lahrmer moved and Mr. Sciria seconded that the Work Session Minutes of January 9, 2025, be approved.

ROLL CALL:

AYES: Ms. Wilson, Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston.
ABSTAIN: None
NAYS: None

Motion Carried.

APPROVAL OF THE 2024 Annual Report

Mr. Lahrmer moved and Mr. Sciria seconded that the Annual Report of 2024, be approved.

ROLL CALL:

AYES: Ms. Wilson, Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston.
ABSTAIN: None
NAYS: None

Motion Carried.

SIGNS:

AMT Signage 8006 Katherine Dr.

Jack Maxwell, Brilliant Sign, was in attendance to present the request of AMT. Mr. Maxwell said AMT is replacing the previous sign with an updated sign that includes a new logo. AMT recently enlarged the facility and would like the sign to reflect the larger building. The sign will utilize the same materials and will be a non-illuminated, irregular sign with digital print.

Mr. Lahrmer said there are (2) deviations needed for approval and if a smaller wall sign was designed only one deviation would be needed. Mr. Maxwell said when the business was advised of a smaller sign, they requested the larger sign presented this evening. Mr. Sciria said the signs as proposed work, although a reduction in size would not be noticed with the large addition to the building. Mayor Kingston said he has no objection to the signs as presented. Ms. Wilson said the building frontage has been increased and the replacement sign is larger.

Mr. Maxwell said the logo has been changed, it is longer than the previous logo design. Ms. Redinger said the location of the business is fairly secluded and would only be seen by those individuals driving to the end of the street. Ms. Kardos said it is a monument sign on a private drive, seen by people heading to that building.

Mr. Lahrmer moved and Mr. Sciria seconded to approve the Building Department issuance of a permit for a 518 sq ft non-illuminated wall identification sign and a 31.5 sq ft non-illuminated ground monument sign for AMT (Applied Medical Technologies), at 8006 Katherine Drive, Brecksville, Ohio as described in the application dated 01/21/2025, and attached drawings, contingent on City Council's approval of the following deviations:

- A deviation from Section 1187.10(b)(1) requirement of a maximum total signage of 500 sq. ft. to allow 549 sq ft.
- A deviation from Section 1187.10© requirement of a maximum wall sign of 250 sq ft to allow 518 sq ft.

ROLL CALL:

AYES: Ms. Wilson, Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston.
ABSTAIN: None
NAYS: None

Motion Carried.

Mr. Lahrmer asked the representatives for True North if they had an objection to moving the sign application to be considered this evening to the work session so the Commission could take care of a couple items prior to the True North applications. Mr. Turner had no objection.

REPORT OF COUNCIL REPRESENTATIVE None

REPORT OF MAYOR None

REPORT OF CITY ENGINEER None

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

Lot Split & Consolidation 9418 & 9409 Kings Court.

Mr. Lahrmer moved and Mr. Sciria seconded for final approval for a rear yard lot split of .3656 Acres of permanent parcel number 603-14-038, 9409 Kings Court and consolidation of the split parcel with 603-14-039, 9418 Kings Court contingent upon approval of the City Engineer and City Council.

ROLL CALL:

AYES: Ms. Wilson, Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston.
ABSTAIN: None
NAYS: None

Motion Carried.

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

Truenorth Car Wash – (To be included with Gas Station submittal) 6850 Miller Rd.

Mr. Lahrmer moved and Mr. Sciria seconded the request for the Planning Commission to approve and Building Department issue permits for True North Energy Sign Package at 6850 Miller Rd., as described in the sign permit application and drawings as follows:

- One (1) 43.1 sq.ft. internally & changeable price ground sign
- Two (2) 5.63 sq.ft. illuminated canopy logos
- One (1) 21.55 sq. ft. non-illuminated wall identification sign
- One (1) 3.4 sq. ft. non-illuminated wall identification sign
- One (1) 8 sq. ft. non-illuminated wall identification sign
- One (1) 38 sq. ft. non-illuminated wall identification sign
- One (1) 17 sq. ft. non-illuminated wall identification sign
- One (1) 9.2 sq. ft. non-illuminated wall identification sign

Contingent on City Council's approval of the following

deviations: Ground Sign

- A deviation from Section 1187.09(d)(4)B requirement that no more than 2 fuel price signs shall be permitted to allow 3.
- A deviation to Section 1187.09 (c) requirement of a maximum sign area of 30 sq. ft to allow 43.1 sq. ft.

- A deviation from Section 1187.09(c) requirement of a maximum height of 5' to allow 6' 10 3/8"
- A deviation from Section 1187.07(k) prohibition of "changeable copy signs" to allow a ground sign with changeable prices on it.

Canopy Sign

- A deviation from Section 1187.09(c) requirement of a maximum 5 sq.ft. and only the business name to allow two(2) internally illuminated 5.63 sq.ft. logos.

Wall Signs

- A deviation from Section 1187.09(c) requirement that one wall sign be permitted to allow 3 wall signs
- A deviation from Section 1187.09(c) requirement that wall signs be on the front of a building to allow 2 wall signs on the front of the buildings, 1 wall sign on the east side of the building and 1 sign on the rear of the building.
- A deviation from Section 1187.09(d)(9) requirement of a wall sign on the secondary street shall not exceed 30% or 15.45 sq.ft. to allow 38 sq.ft.
- A deviation from Section 1187.09(d)(4)D requirement of permanent information signs to be located at fuel pumps and service islands to allow a sign on a building.

Total Signage

- A deviation from Section 1187.09(b)(1) requirement of a maximum 103 sq.ft. total signage to allow 151.51 sq. ft.

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

True North Gas Station 6850 Miller Rd.

Mr. Lahrmer moved and Mr. Sciria seconded the final approval for the construction of a 5430 sq. ft., 22' height gas station and 3940 sq.ft. 22' height car wash with a canopy over 8 fuel pumps at 6850 Miller Road PP# 604-17-011, as described in the application dated 12/18/2024, and attached drawings contingent on approval of City Council.

ROLL CALL:

AYES: Ms. Wilson, Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston.
ABSTAIN: None
NAYS: None

Motion Carried.

The Regular Meeting adjourned at 7:46 pm.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON

DOMINIC SCIRIA, VICE CHAIRPERSON

MINUTES OF REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
February 6, 2025
Page | 5

LAWRY KARDOS, SECRETARY

Minutes recorded by Tammy Tabor

PRESENT: Robin Wilson, Laura Redinger, Lawry Kardos, Eric Lahrmer, Dom Sciria, Mayor Kingston
ABSENT: Council President Caruso
OTHERS: Scott Packard, Gerald Wise and approximately 5 guests.

Lot Split & Consolidation 9418 & 9409 Kings Court.

Erik Fredmonsky was in attendance for the 9418 and 9409 Lot Split and Consolidation. Mr. Fredmonsky said this is the second appearance before the Commission on this request. All requested changes have been made. Campbell & Associates has surveyed the properties and the paperwork has been sent to Cuyahoga County and has received confirmation of the submittal to Cuyahoga County.

Engineer Wise said this is a previous split from the rear yard of Highland Drive. Parcel B from that split took the entire piece and the parcel is now being split appropriately between Parcel A and Parcel B to make two uniform lots.

Truenorth Car Wash – (To be included with Gas Station submittal) 6850 Miller Rd.

Rick Turner, Architects Frank Ross and Tanya Ross and Ryan Howard with True North were present representing the applicant.

Mr. Lahrmer asked Mr. Turner to explain the changes in this resubmitted plan.

Mr. Turner said the monument sign has been shortened from 3 feet in height to 18 "high. Brick has been added to the canopy columns, similar to the Truenorth location in downtown Brecksville. The canopy lights have been lowered from 65 foot candles to 49 foot candles

Mr. Turner said there has been a (faux) window, for design only, added to the rear of the convenience store. Accent lights and a sign is also proposed above that window to finish off the look. The sign on the canopy is the smallest sign that Shell makes at 5.6 sq ft. Mr. Turner provided brick, stone, plastic and metal samples.

The Commission discussed the elevation of the monument sign. Engineer Wise said it may be better to have the sign at grade level and eliminate a retaining wall. Ms. Kardos said she visited the Richfield location and the sign elevation made it hard to see the bottom portion of the sign. Mr. Lahrmer said if the top of the sign was smaller, the sign could be raised. Mr. Turner said the signs are made to specific sizes and reducing the top with the logo and letters isn't possible.

Mr. Turner said they will paint the red iron on the top of the canopy white, so that apartments and the hotel will have one color of canopy from those view points.

Mayor Kingston said a rough measurement was 300 feet from the canopy to the hotel and approximately 500-600 feet to the apartments.

MINUTES OF WORK SESSION MEETING
BRECKSVILLE PLANNING COMMISSION
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
February 6, 2025
Page 2

There were no further questions from the Commission or the public.

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LAWRY KARDOS, SECRETARY

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