

MINUTES OF THE PUBLIC HEARING MEETING
BRECKSVILLE PLANNING COMMISSION
COUNCIL CHAMBERS – BRECKSVILLE CITY HALL
May 23, 2024
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PRESENT: Council President Caruso, Eric Lahrmer, Dom Sciria, Robin Wilson, Lawry Kardos, Laura Redinger
ABSENT: Mayor Kingston
OTHERS: Monica Bartkiewicz, Gerald Wise and approximately 9 guests.

Mr. Lahrmer opened the Public Hearing meeting of the Planning Commission at 7:00 p.m. by reading the following legal notice published in the Sun Star Courier, Thursday, May 9, 2024.

The Brecksville Planning Commission will hold a Public Hearing at 7:00 pm on Thursday, May 23, 2024, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to establish a front yard setback of 40' for two proposed lots at 6864 Chaffee Court (601-33-024)

Mr. Wayne Jantsek of 6864 Chaffee LLC presented the project to the Public. Mr. Lahrmer reminded all that the purpose of the Public Hearing was to discuss the establishment of a front yard set back of 40' for the two proposed lots. Future probable requests for considerations for variances for sidewalks and establishment of an irregular lot at the property will be considered at a future date by the Board of Zoning Appeals.

Rita Brocco of 6837 Chaffee Ct, Brecksville asked questions about what kind of accessory structures would be allowed on the lots. Mr. Lahrmer informed that the lot is zoned 8A and that allows for gardens, sheds, garages and pools. Monica Bartkiewicz added that any additions would be subject to the zoning in place including a 50' rear yard setback.

Rita Brocco also asked about the height of the lot. Mr. Jantsek stated that there are not currently drawings in place but it is their intent to lower the grade to match the existing homes nearby.

Rita Brocco also sought clarification about the request for an irregular lot and Wayne Jantsek demonstrated that location on the plot map.

Paul George of 6829 Chaffee Ct, Brecksville, asked about the lot split plans and where the driveways would be located. Wayne Jantsek showed the probable lot split on the plot map and reminded that the drawings for the buildings, including driveway locations were not yet done.

There being no additional public comments, Mr. Lahrmer moved to close the public hearing, seconded by Mr. Sciria.

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ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Council President
Caruso, Laura Redinger
NAYS: None

Motion Carried.

The Public Hearing closed at 7:08 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox

PRESENT: Council President Caruso, Eric Lahrmer, Dom Sciria, Robin Wilson, Lawry Kardos, Laura Redinger
ABSENT: Mayor Kingston
OTHERS: Monica Bartkiewicz, Gerald Wise and approximately 9 guests.

Mr. Lahrmer opened the Regular Meeting at 7:08 pm

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 9, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Regular Meeting minutes of May 9, 2024 be approved.

ROLL CALL:

AYES: Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Council President Caruso,
Laura Redinger
ABSTAIN: Ms. Wilson
NAYS: None

Motion Carried.

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 9, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Work Session Meeting Minutes of May 9, 2024, be approved.

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Council President Caruso,
Laura Redinger
ABSTAIN: Ms. Wilson
NAYS: None

Motion Carried.

REPORT OF COUNCIL REPRESENTATIVE

Mr. Caruso reported on the ceremony for former Mayor Hruby and all his years of service. The new walkway in his honor was named the Jerry N Hruby Historical Walkway between City Hall and the Fire Department building.

Mr. Caruso also reported the City Council at its meeting on May 21, 2024, formally named the Police Station the Jerry N. Hruby Public Safety Center in his honor. Fitting given his years of service as our Mayor and as a police officer.

Mr. Caruso reported that they have now placed a dedicated memorial at Valor acres to acknowledge the VA Hospital and the armed forces who were served at the site. He thanked Monica Bartkiewicz for her work to create the language used.

Lastly, a final reminder that the Memorial Day parade starts at 9:00 a.m. NOT at 9:30 a.m. as erroneously printed on the calendar.

REPORT OF MAYOR None

REPORT OF CITY ENGINEER None

SIGNS:

Callie's Pilates, 8931 Brecksville Road

Brian Becker presented request for this new business signage with no deviations requested.

Mr. Lahrmer reported the sign face is at 10.66 sq ft, under the maximum 12.75 sq ft permitted with no deviations and matching others.

Mr. Lahrmer move for approval and the Building Department's issuance of a permit for a 10.66 sq ft permanent, non-illuminated, identification wall sign for Callie's Pilates at 8931 Brecksville Road, Brecksville, Ohio, PPN 606-28-012, as described in the application dated May 6, 2024. Seconded by Mr. Sciria.

ROLL CALL:

AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Council President Caruso.
Laura Redinger
NAYS: None

Motion Carried.

Shoptique, 8914 Brecksville Road

Amy Bhargava presented the revised request for signage that replaces the original submission that had 8" lettering, to match the signage approved for neighbor businesses at 5.25".

Mr. Lahrmer noted the signage is now the same as what already exists and should be allowed to be at 7.5' minimum height above the sidewalk to match next door business versus the standard minimum height of 8'.

Mr. Lahrmer moved to provide approval and the Building Department's issuance of a permit for a 1.46 sq ft permanent, non-illuminated, awning identification sign for Shoptique at 8914 Brecksville Road, Brecksville, Ohio, PPN 601-31-015 as described in the application dated May 6, 2024, application attachments, and conditional on City Council's approval of the following deviations:

- From Section 1187.06(a)(5) to permit an awning sign in the right-of-way; and
- From Section 1187.06(a)(2) that awning signs be located at a minimum height of 8' above the finished sidewalk to allow 7.5'

Mr. Sciria seconded the motion.

ROLL CALL:

- AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Council President Caruso.
Laura Redinger
NAYS: None

Motion Carried.

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

6864 Chaffee Ct. – Front Yard Set Back

It was moved by Mr. Lahrmer and seconded by Mr. Sciria to approve a lot split for 6864 Chaffee Court (601-33-024) and establishment of a 40' front yard setback for Parcel 1 and Parcel 2, as proposed in the application dated April 5, 2024, the Lot Split Plat dated April 3, 2024, and front yard setback exhibit dated April 15, 2024, contingent upon approval of the City Engineer, City Council and Board of Zoning Appeals of the following variances:

- From Section 2229.09(d) that public sidewalks, be installed to not install public sidewalks until such time as the City deems appropriate,
- From Section 1117.09 that lots be generally rectangular in form to allow an irregular form for Parcel 2.
- Conditioned upon the variant allowing the house to be positioned at or up to 10' behind the building line being reduced to 0'.

ROLL CALL:

- AYES: Ms. Kardos, Ms. Wilson, Mr. Lahrmer, Mr. Sciria, Council President Caruso
Laura Redinger

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NAYS: None

Motion Carried.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox

The Regular Meeting was adjourned at 7:30 pm

MINUTE OF THE WORK SESSION MEETING
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PRESENT: Council President Caruso, Eric Lahrmer, Dom Sciria, Robin Wilson, Lawry Kardos, Laura Redinger
ABSENT: Mayor Kingston
OTHERS: Monica Bartkiewicz, Gerald Wise and approximately 9 guests.

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

FRONT YARD SET BACK - 6864 CHAFFEE COURT (601-33-024)

Mr. Wise reported that he had received the letter of approval from Cuyahoga County for the property.

Mr. Lahrmer questioned 10' variant from the 40' setback and whether the group felt that needed to be modified with this request. Mr. Sciria agreed it should be 0' to 5'.

Mr. Jantsek stated that they would be able to work with that requirement.

There were no further questions or comments and the Work Session recessed into the Regular Meeting.

The Work Session closed at 7:25 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Debbie Knox