

PUBLIC HEARING REZONING TRUENORTH GAS STATION – MILLER ROAD
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
October 26, 2023 Page 1

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz and approximately 25 guests

Mr. Lahrmer opened the Public Hearing at 7:00 P.M. by reading the following legal notice published in the October 5, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 26, 2023 at 7:00 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio for consideration of proposed amendments to the Zoning Map of the City of Brecksville by adding an MS Motor Services Overlay Zoning District for a Truenorth gas station and carwash to the ± 2.5 acres fronting Miller Road and an L-B Local Business Overlay Zoning District to the ± 2.5 acre remainder of PP #604-17-003, 6850 Miller Road, Brecksville, Ohio 44141.

Mr. Rick Turner of Diamond Z Engineering, Inc. said it was Truenorth's proposal to build a new Shell gas station on the southeast corner of Miller Road and Southpointe Parkway. The new station would be in addition to their existing gas station in the center of Brecksville. Truenorth expected the new gas station to serve the expanding businesses and population at the south end of the City. The initial step in their application process was to seek a zoning change of their approximately five acre parcel to MS Motor Services for the gas station front half of the parcel, and L-B Local Business for the back half of the parcel for some, as yet, undetermined development.

The hearing was opened for public discussion. Ms. Nancy Woelfl, 10216 Woodview Way, asked about the lighting levels at the new station. Mr. Turner expected the lighting to involve downlighting and be less than a foot candle of light spilling off the property. Mr. John Woelfl was interested in ingress and egress at the station. It was expected to be a right in and right out on Miller Road. Mr. Woelfl asked about retention on the site, but was reminded by the Chairman that the public hearing was restricted to consideration of rezoning only. There were no further questions from the public present. The public hearing concluded at 7:04 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING SOLAR PANESL – 9296 LAWN PARK DRIVE
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
October 26, 2023 Page 1

Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz and approximately 25 guests

Mr. Lahrmer opened the Public Hearing at 7:04 P.M. by reading the following legal notice published in the October 5, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 26, 2023 at 7:05 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request for a residential Solar Photovoltaic System which requires a deviation regarding the location of the system proposed to be installed at 9296 Lawn Park Drive, Brecksville, Ohio 44141, as required by Section 1186.06(b)(1).

Mr. Lahrmer advised that the applicant for solar panels had removed the portion of the installation that required a public hearing therefore the public hearing was cancelled and closed at 7:06 PM.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING VALOR ACRES MIXED USE – BLDG C PRELIMINARY AND CONDITIONAL USE
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz and approximately 25 guests

BUILDING C

Mr. Lahrmer opened the Public Hearing at 7:06 P.M. by reading the following legal notice published in the October 12, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 26, 2023 at 7:10 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of Business Planned Development Area III for Building C and a MS Motor Services conditional use overlay for a hotel use at Building C on PP #604-09-016 as part of the Valor Acres mixed use development on Miller Road, Brecksville, Ohio 44141.

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
MacKenzie Makepeace, Director of Mixed Use Development

Mr. DiGeronimo was asked to give a general update on the status of the Valor Acres Mixed Use Development portion of the project before the public hearings commenced on each of the proposed six buildings. He began the discussion with a status report on Building I at the corner of Miller Road and Brecksville Road which was the location of their new company headquarters. Site preparation for that building was nearly complete and they hoped to begin foundation work in the next several weeks.

Through a PowerPoint illustration of the Mixed Use roadway, Mr. DiGeronimo pointed out each building under consideration and its proposed use.

The public hearings commenced with Building C, a hotel. Ms. Makepeace pointed to a PowerPoint depiction of the six story hotel building that would have about 130 rooms. The hotel brand was still not being made public due to a non-disclosure agreement but would be available before final approval of building plans.

The hearing was open for public comments. Mr. Robert Zeltner, 6705 Hidden Lake Trail, asked for and was told the orientation of the development with respect to I-77 and the access ramps. There were no further comments from the public and the public hearing closed at 7:14 PM.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING VALOR ACRES MIXED USE – BLDG. D PRELIMINARY AND CONDITIONAL USE
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz and approximately 25 guests

BUILDING D

Mr. Lahrmer opened the Public Hearing at 7:14 P.M. by reading the following legal notice published in the October 12, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 26, 2023 at 7:15 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of Business Planned Development Area IV for Building D and an R-A Apartments conditional use overlay for Building D on PP #604-09-016 as part of the Valor Acres Mixed Use Development on Miller Road, Brecksville, Ohio 44141.

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
MacKenzie Makepeace, Director of Mixed Use Development

Mr. DiGeronimo pointed out the location of proposed Building D on the PowerPoint representation of the roadway layout in the Mixed Use Development. He indicated it would be a residential apartment building.

The hearing was opened for public comment. Ms. Diane Spencer, Hidden Lake Trail, asked if any feasibility studies had been done on the square footage of their units. She thought the average size of about 700 sq. ft. was too small. Both Mr. DiGeronimo and Ms. Makepeace mentioned market studies and handout analyses provided to Commission members that supported the mix of apartment sizes planned. Ms. Spencer asked about the number of residential apartments being offered and Ms. Makepeace responded it would be about 400, with 221 in the Mixed Use area and 168 along Canvas. Ms. Spencer was quoted a rental rate of \$5,000 per month for a two bedroom at a Canvas open house she attended. She supported the Valor Acres development, but felt the number of small sized units was not family oriented.

Mr. Robert Zeltner, 6705 Hidden Lake Trail, found it hard to believe many people would pay the high rate of \$5,000 per month. He pointed out there was a huge difference between buying and renting. Mr. Zeltner commented that at some point there could be some difficulty in collecting rents, followed by a descent in quality. He wondered if the apartments would keep their value through the years. Mr. DiGeronimo cited his company's experience and background in the rental market supported their confidence that the high standard suburban Brecksville market would perform well over time.

Mr. John Woelfl, 10216 Woodview Way, asked about parking for the residential units. Mr. DiGeronimo noted Building G would be a five story parking garage to support parking in the mixed use section of Valor Acres. A parking study supported the theory of shared parking where demand would fluctuate during the day, with retail, shopping, visiting usage during the day and residential, evening, parking in the evening.

Mr. Patrick Kucharson, 7552 Deerpath, was enthused about the new dining, entertainment and retail options to come with Valor Acres. He didn't intend to abandon the places his family currently patronized in the community, but was eager for expanded options and to keep his dollar investment in our community. He pointed out that the new retail, dining and entertainment options we were all looking forward to would probably not be possible without the new residential units to help make those businesses successful.

Mr. Doug Bender, 10044 Hickory Ridge and longtime Brecksville resident, was also looking forward to all the new development on the southern end of the City. He mentioned his valued over 40 year personal association with the DiGeronimo family. The fact that the DiGeronimo Company was moving their headquarters to Valor Acres was evidence of their intention to build a quality, successful development in our community.

PUBLIC HEARING VALOR ACRES MIXED USE – BLDG. D PRELIMINARY AND CONDITIONAL USE
BRECKSVILLE PLANNING COMMISSION
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Mr. Lahrmer read an e-mail submission from Abby Anderson, 9164 Highland Drive. Ms. Anderson supported approval for the proposed development of an underused portion of the City. Her young family was looking forward to exciting new retail and entertainment options without having to leave Brecksville. There were no further questions and the public hearing was closed at 7:34 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING VALOR ACRES MIXED USE – BLDG. E PRELIMINARY AND CONDITIONAL USE
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz and approximately 25 guests

BUILDING E

Mr. Lahrmer opened the Public Hearing at 7:34 P.M. by reading the following legal notice published in the October 12, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 26, 2023 at 7:34 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of Business Planned Development Area V for Building E and an R-A Apartments conditional use overlay for Building E on PP #604-09-016 as part of the Valor Acres Mixed Use Development on Miller Road, Brecksville, Ohio 44141.

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
MacKenzie Makepeace, Director of Mixed Use Development

Mr. DiGeronimo said Building E was a multi-family residential unit attached to the parking garage and featuring the amenity of a courtyard. Building E and the hotel, at six stories, were the tallest buildings planned for the mixed use site. There were no questions from the public, and the public hearing was closed at 7:38 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING VALOR ACRES MIXED USE – BLDG. F PRELIMINARY AND CONDITIONAL USE
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz and approximately 25 guests

BUILDING F

Mr. Lahrmer opened the Public Hearing at 7:38 P.M. by reading the following legal notice published in the October 12, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 26, 2023 at 7:38 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of Business Planned Development Area VI for Building F and an R-A Apartments conditional use overlay for Building F on PP #604-09-016 as part of the Valor Acres Mixed Use Development on Miller Road, Brecksville, Ohio 44141.

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
MacKenzie Makepeace, Director of Mixed Use Development

Mr. DiGeronimo pointed out the location of the four story, Building F, residential building on the PowerPoint roadway illustration of the Mixed Use development building layout.

Mr. Greg Skaljac, 9881 Turning Leaf Trail, a twelve year former Brecksville City Council member, provided a little history leading up to the proposed Valor Acres Development. He cited the many years of citizen input through public hearings, questionnaires and committees regarding the use of the VA Hospital site, as well as the Crow property. Brecksville residents wanted an area where they could live, work and play which described the proposed Valor Acres site under development. Mr. Skaljac pointed out the quality of businesses like Sherwin Williams and DiGeronimo Companies and their expected ability to draw young professionals to the area to reside, shop and work. Mr. Skaljac felt the residential unit mix reflected the trend of young people not interested in big spaces, and would also appeal to empty nesters trying to downsize. He viewed the smaller residential units as a starting living space for young people, who may stay in them and eventually buy homes in the Community to raise a family. There were no further questions and the public hearing was closed at 7:42 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING VALOR ACRES MIXED USE – BLDG. G PRELIMINARY APPROVAL
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz and approximately 25 guests

BUILDING G

Mr. Lahrmer opened the Public Hearing at 7:42 P.M. by reading the following legal notice published in the October 12, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 26 2023 at 7:42 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of Business Planned Development Area VII for Building G as part of the Valor Acres mixed use development on Miller Road, Brecksville, Ohio 44141.

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
MacKenzie Makepeace, Director of Mixed Use Development

Building G was the five story parking garage intended to serve the parking requirements of the Mixed Use Development. The first floor would be dedicated to the public visiting and shopping in the area. Floor 2-4 would be residential parking with some assigned residential spaces. Floor five would be reserved for valet parking. There were no questions and the public hearing was closed at 7:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

PUBLIC HEARING VALOR ACRES MIXED USE – BLDG. H PRELIMINARY APPROVAL
BRECKSVILLE PLANNING COMMISSION
Council Chambers – Brecksville City Hall
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz and approximately 25 guests

BUILDING H

Mr. Lahrmer opened the Public Hearing at 7:45 P.M. by reading the following legal notice published in the October 12, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, October 26, 2023 at 7:45 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to review the proposed request for preliminary approval of Business Planned Development Area VIII for Building H as part of the Valor Acres mixed use development on Miller Road, Brecksville, Ohio 44141.

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
MacKenzie Makepeace, Director of Mixed Use Development

Mr. DiGeronimo indicated the position of the five floor Office Building H on the east side of the garage building. He commented that the building was intended for small to mid-sized companies in the 10-15 employee range requiring 2,500-5,000 sq. ft. He mentioned that larger companies of 12,000-25,000 sq. ft. had the option of locating in Building I. DiGeronimo Companies would be headquartered in Building I, using 50% of the available square footage. There were no questions and the public hearing was closed at 7:47 p.m.

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BRECKSVILLE PLANNING COMMISSION
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz and approximately 25 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:50 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 5, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of October 5, 2023 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF OCTOBER 5, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of October 5, 2023 be approved.

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

SIGNS:

DIY CRAFT WAREHOUSE – 55 ANDREWS CIRCLE

Mr. Robert Bottomley, of Fastsigns, was present to request one wall sign and three door signs for DIY Craft Warehouse. The door signs represented one sign at the rear entrance and two in the front for the main entrance and an employee entrance. Mr. Sciria asked if the logo, phone number and website needed to appear on the door signs as they would be a deviation from Code. Mr. Bottomley knew that sometimes the owners were not at the business and they wanted adequate contact information on the door for their clients. Mr. Sciria mentioned the Commission's concern for setting a precedence. Commission members made some suggestions on how to bring the door signs into 2 sq. ft. size compliance. They also asked that the web address and phone number be removed. Commission members were willing to make a motion now for just the wall sign.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for, one (1) 12.5 sq. ft. non-illuminated wall identification sign for DIY Craft Warehouse, 55 Andrews Circle, Brecksville, Ohio, as described in the application dated October 2, 2023 and attached drawing.

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

HOLLYWOOD FEED – 8249 CHIPPEWA ROAD (CC approval)

Mr. Paul Magee of Letter Graphics, Inc., was present to request replacement signage from Pet People to Hollywood Feed. He was aware of the five deviations being requested and had already reduced the size of the cat

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on one of the signs to comply with total square foot of signage. Commission members suggested a reduction of the dog's size on another window sign to bring it into compliance from 7 sq. ft. to 5 square foot. Mr. Magee noted the dog and cat were brand standards the owners would be unwilling to eliminate. Mr. Lahrmer suggested the text next to the dog relating to leashing pets could be eliminated which might help bring the sign into compliance. Ms. Kardos mentioned that as replacement signs the Commission must have agreed to the amount of signage originally. A motion for approval was made after the elimination of two of the five deviation requests.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issue a permit for, one (1) 23.9 sq. ft. externally-illuminated identification wall sign, two (2) 1 sq. ft. door identification signs, one (1) 4.5 sq. ft. window sign; and one (1) 5.0 sq. ft. window sign for Hollywood Feed, 8249 Chippewa Road, Brecksville, Ohio as described in the application dated October 6, 2023 and attached drawing conditional on City Council's approval of the following deviations:

- A deviation from Section 1187.09(c) that there be a maximum of one (1) door identification sign to permit two (2)
- A deviation from Section 1187.09(c) that there be a maximum of one (1) window identification sign to permit two (2)
- A deviation from Section 1187.09(c) that window signs be permitted in lieu of wall signs to allow the proposed window and wall identification signs.

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

THE SKIN CENTER – 1 PUBLIC SQUARE

(This sign consideration was moved to the Work Session discussion of the building façade changes for The Skin Center and was tabled when the building façade discussion failed to generate a motion for approval)

REPORT OF COUNCIL REPRESENTATIVE - No Report

REPORT OF THE MAYOR – No Report

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

SOLAR PANEL INSTALLATION – 9296 LAWN PARK DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve a solar panel system installation at 9296 Lawn Park Drive, Brecksville, Ohio 44141 as described in the application dated August 16, 2023 and attached plans by Fluent Solar LLC, contingent on utility company interconnection approval and contingent on removal of the two panels facing the sideyard.

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

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

TRUENORTH – 6850 MILLER ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council the proposed amendments to the Zoning Map of the City of Brecksville by adding an MS Motor Services Overlay Zoning District for a Truenorth gas station and carwash to the approximately 2.5 acres fronting Miller Road and an L-B Local Business Overlay Zoning District to the approximately 2.5 acre remainder of PP #604-17-003, 6850 Miller Road, as illustrated in the attached concept drawings, and conditioned on approval by City Council and by a vote of the electors of the municipality as required by City Charter Article IV, Section 12, Mandatory Referral.

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

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

VERIZON CELL SITES – CITY ROW – 10950, 11875 & 12635 CHIPPEWA RD., 8662 & 8502 RIVERVIEW RD.,
8460 WIESE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve six (6) small cell sites within the City of Brecksville right-of-way for Verizon, as proposed in the application dated October 5, 2023 and attached drawings, with poles located as noted in the October 16, 2023 letter by the City Engineer as revised for poles 2-A, 3-A, 4-A & 5-A, contingent upon approval by City Council, the City Engineer and Building Commissioner.

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

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

SNOWVILLE ROAD MAJOR SUBDIVISION – SNOWVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission will hold a Public Hearing at 7:00 PM on Thursday, December 7, 2023, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to hear the proposal of a 12 lot major subdivision, including front yard setbacks, on approximately 45.6 acres on Snowville Road, PP #605-18-001, Brecksville, Ohio 44141.

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

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

VA – MIXED USE PHASE 1 – BUILDING C – MILLER RD./BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission recommend to City Council:

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- **PRELIMINARY** approval of Building C as a Business Planned Development area (BPDA) Phase (Phase III), subject to approval by the City Engineer and City Council.
- Approval of an MS Motor Services conditional use overlay for Building C, subject to approval by City Council
- Approval of the subdivision of land for BPDA Phase III, subject to approval by the City Engineer, Law Director, and City Council and based upon a site improvement plan drawings for Buildings C-H dated September 15, 2023

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

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

VA – MIXED USE PHASE I – BUILDING D – MILLER RD./BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Ms. Kardos that the Planning Commission recommend to City Council:

- **PRELIMINARY** approval of Building D as a Business Planned Development Area (BPDA) Phase (Phase IV), subject to approval by the City Engineer and City Council.
- Approval of an R-A Apartments conditional use overlay for Building D, subject to approval by City Council and based upon a site improvement plan drawings for Buildings C-H dated September 15, 2023.

ROLL CALL: Ayes: Mayor Hruby, Lawry Kardos, Eric Lahrmer, Ron Payto,
Nays: Mark Jantzen, Dominic Sciria, Brian Stucky
MOTION CARRIED

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

VA – MIXED USE PHASE I – BUILDING E – MILLER RD./BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Ms. Kardos that the Planning Commission recommend to City Council:

- **PRELIMINARY** approval of Building E as a Business Planned Development Area (BPDA) Phase (Phase V), subject to approval by the City Engineer and City Council.
- Approval of an R-A Apartments conditional use overlay for Building E, subject to approval by City Council and based upon a site improvement plan drawings for Buildings C-H dated September 15, 2023.

ROLL CALL: Ayes: Mayor Hruby, Lawry Kardos, Eric Lahrmer, Ron Payto,
Nays: Mark Jantzen, Dominic Sciria, Brian Stucky
MOTION CARRIED

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

VA – MIXED USE PHASE I – BUILDING F – MILLER RD./BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Ms. Kardos that the Planning Commission recommend to City Council:

- **PRELIMINARY** approval of Building F as a Business Planned Development Area (BPDA) Phase (Phase VI), subject to approval by the City Engineer and City Council.
- Approval of an R-A Apartments conditional use overlay for Building F, subject to approval by City Council and based upon a site improvement plan drawings for Buildings C-H dated September 15, 2023.

ROLL CALL: Ayes: Mayor Hruby, Lawry Kardos, Eric Lahrmer, Ron Payto,
Nays: Mark Jantzen, Dominic Sciria, Brian Stucky
MOTION CARRIED

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

VA – MIXED USE PHASE I – BUILDING G – MILLER RD./BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Ms. Kardos that the Planning Commission recommend to City Council **PRELIMINARY** approval of Building G as a Business Planned Development Area (BPDA) Phase (Phase VII), subject to approval by the City Engineer and City Council and based upon a site improvement plan drawings for Buildings C-H dated September 15, 2023.

ROLL CALL: Ayes: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Brian Stucky
Nays: Dominic Sciria
MOTION CARRIED

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

VA – MIXED USE PHASE I – BUILDING H – MILLER RD./BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Ms. Kardos that the Planning Commission recommend to City Council **PRELIMINARY** approval of Building H as a Business Planned Development Area (BPDA) Phase (Phase VIII), subject to approval by the City Engineer and City Council and based upon a site improvement plan drawings for Buildings C-H dated September 15, 2023.

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

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

VA – MIXED USE PHASE I – PRELIMINARY BPDA PHASE I ENGINEERING APPROVAL MILLER RD./BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Ms. Kardos that the Planning Commission recommend to City Council **PRELIMINARY** approval of a Business Planned Development Area (BPDA) for engineering of the main roadway (BPDA Phase I) and for Buildings C-H, subject to Engineering approval.

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

The Regular Meeting closed at 11:14 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Nancy Dimitris

WORK SESSION
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Present: Mayor Hruby, Mark Jantzen, Lawry Kardos, Eric Lahrmer, Ron Payto, Dominic Sciria, Brian Stucky
Others: Monica Bartkiewicz and approximately 25 guests

Mr. Lahrmer opened the Work Session at 8:16 p.m.

THE SKIN CENTER FAÇADE – 1 PUBLIC SQUARE

Mr. Joe Moore was present on behalf of the application for a façade change for the former bank building on the southwest corner of Brecksville Road and Rt. 82 for The Skin Center. He described the proposed changes as painting the red brick building white with black trim and awnings. Ms. Kardos knew the company had other locations where that look might blend in, but not in Brecksville. Mr. Payto felt sure the architect did not visit the site where a short walk would have convinced anyone the painted brick look was inappropriate. Mr. Payto stressed the importance and high visibility of that corner in the center of town. He understood the applicant's desire to make some changes to the building. He suggested keeping the red brick and effecting change through awnings or window and door trims. It was also pointed out that any awning submitted should be either Code compliant at 8 ft. or at least at the 7.5 ft. height of the awnings on the buildings around the corner on Brecksville Road.

The Mayor brought up the maintenance problems with painted brick. He pointed out the Howard Hanna building downtown on Brecksville Road that has had maintenance issues with painted brick and been many different colors over the years.

Mr. Lahrmer asked the owner of The Skin Center who was present, Scott Stiff, if he would be willing to reassess the building keeping the character of the downtown buildings in mind. Mr. Stiff said he was open to ideas for change. Commission members, despite their reaction to the painted brick, were very happy to see a new business settle in that building that has been vacant for so long. Mr. Lahrmer advised that the Commission would consider the signage when the applicant returned with updated façade changes.

SOLAR PANEL INSTALLATION – 9296 LAWN PARK DRIVE

The applicants for the solar panel installation on Lawnpark Drive appeared to have left the meeting early when it was determined a public hearing was unnecessary as the side panel installation portion of the project was being removed and a deviation was no longer requested. Commission members decided to move forward with a motion for approval of the project. The Work Session recessed into the Regular Meeting for a motion.

TRUENORTH – 6850 MILLER ROAD

Present: Rick Turner, Diamond Z Engineering
Brian Howard, Chief Operating Officer of TrueNorth

Mr. Turner spoke about Truenorth's intention to build a new Shell gas station on the southeast corner of Miller Road and Southpointe Parkway. Their application before the Commission was to rezone the front half of their five acre parcel to MS Motor Services, and the back portion of the property to LB Local Business for some future undetermined use. Mr. Payto said the Commission's focus would be on rezoning with no consideration to the gas station's layout or physical attributes.

Mr. Stucky had no issue with the MS rezoning for the gas station. He asked why the Commission should consider rezoning the back portion of the property to LB Local Business without a specific project identified. The Mayor commented that the Commission, in the past, has approved some rezoning without specific plans. Mr. Howard said rezoning to Local Business now made the property more attractive for a developer to move in and get started rather than having to wait for the many month rezoning process. Mr. Lahrmer pointed out that in any situation a conditional use overlay would mean any potential business would be appearing before the Planning Commission.

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Mr. Sciria felt the small size of the back parcel made it a logical choice for Local Business development. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

VERIZON CELL SITES – CITY ROW – 10950, 11875 & 12635 CHIPPEWA RD., 8662 & 8502 RIVERVIEW RD., 8460 WIESE ROAD

Messrs. Justin Gvoth and Gavin Jacob were present on behalf of Verizon's request for six small cell installations in the right-of-way to improve their service. The pole locations were roughly in the areas of Emerald Woods subdivision, Wiese and Riverview Roads. Four of the installations would be mounted on existing utility poles and two would require new poles.

The Commission reviewed each of the six proposed installation sites. They referenced an October 16, 2023 letter from Mr. Wise, the City Engineer, where slightly different locations were recommended for the two new poles at Chippewa & Cinnabar and at Riverview Road & Preston Village. There were also recommendations for several poles on their orientation to the ROW. Mr. Jacob said that, providing the engineering was feasible, they would locate the two new poles (2-A & 5-A) according to Mr. Wise's recommendation and make any adjustment necessary for poles 3-A & 4-A on their orientation to the ROW. The Work Session recessed into the Regular Meeting for a motion.

SNOWVILLE ROAD MAJOR SUBDIVISION – SNOWVILLE ROAD

Mr Greg Modic of Petros Homes was present to request a public hearing be set to consider preliminary approval for a proposed 12 lot subdivision on Snowville Road across from Dewey Road. He described the 45 acre parcel as a unique opportunity to develop 12 homes in close proximity to the national park.

Mr. Lahrmer reviewed, in detail, an October 13, 2023 letter from the City Engineer. Mr. Wise's comments for preliminary plan approval were focused to lot configuration/placement, setbacks and conservation easements/buffers. Mr. Wise also offered comments relating to final plan approval that would have to be addressed before engineering work could begin and were related to: a traffic study, entrance road, Army Corp Permit, Utilities, Storm Water Management, and Declarations and Covenants. Mr. Wise had no issue with moving forward by scheduling a public hearing.

Mr. Modic reviewed the subplot plan describing retention areas and lots where conservation easements or buffers would be considered. He indicated they planned to use sixty foot setbacks as the current trend was for using backyards. There was a general discussion about conservation easements and buffers in some areas of the development. Concern was expressed for protecting the existing homes along Snowville Road and Mr. Modic acknowledged an extensive landscape plan would be developed. There was a general consensus to move forward setting a public hearing. The Work Session recessed into the Regular Meeting for a motion.

VA – MIXED USE PHASE I – MILLER RD./BRECKSVILLE RD.

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
MacKenzie Makepeace, Director of Mixed Use Development
Tim Muckley, Vice President of Real Estate Development, Sherwin Williams

Mr. Muckley provided a little history on Sherwin Williams' decision to locate in Brecksville. The Valor Acres site was highly attractive to them as it had a central location, with easy freeway access, room for expansion, a good community and receptive administration. The drawbacks of a missing I-77S on ramp and the lack of some amenities were issues they were willing to work on. Mr. Muckley commented that in the early planning stages of the Mixed Use Development it was determined that a one third each division of retail, residential and office would enable the development and Sherwin Williams to thrive. Mr. Muckley envisioned a hotel, grocer, offices, multi-

family residential, daycare, a bank, medical services, at least three restaurants and other retail among the businesses in the new Mixed Use Development. He noted Sherwin Williams hoped to complete their building by October 2024.

Mayor Hruby acknowledged the written agreement between Sherwin Williams, the City, and the DiGeronimo Company for the 1/3 retail, office and residential development. Mr. DiGeronimo confirmed that the actual percentage development would be very close to that target mix. Mr. Stucky said that for as long as Valor Acres has been discussed by the Commission he had only heard of the thirds agreement in the last two meetings. Mayor Hruby commented that the thirds agreement was public knowledge and discussion of it from time to time might predate Mr. Stucky's service on the Planning Commission. The Mayor and Mr. DiGeronimo said the thirds percentages were only target numbers and might not exactly reflect the actual final development numbers. Mr. Muckley pointed out that it was important to consider that the residential development supported both the office and retail uses and was a necessary component for a successful development.

Ms. Makepeace initiated a lengthy discussion with the Commission on apartment unit sizes and the mix of unit sizes. She had a PowerPoint representation of two different efficiency unit layouts as some Commission members had concerns on the small square footage size of those units. An analysis was provided listing each of the residential buildings with regard to the mix of unit sizes as well as some marketing research on other locations across the country with similar developments. Mr. Geronimo was confident, based on their extensive experience, that they had the right mix of residential units.

BUILDING C (hotel – 6 floors)

Ms. Makepeace updated the Commission on aspects of the hotel design as far as progress on material selections, windows, refinement of the entry points and a continuing evaluation of changes to the West façade of the hotel. Ms. Kardos liked the hotel, but felt more consideration was needed on the West façade to make it look less like the back of a building.

Mr. Stucky asked what would change if the hotel vendor they were negotiating with dropped out and they had to select another. Mr. DiGeronimo said the hotel size would probably stay the same with perhaps a different exterior look. Mr. Lahrmer was uncomfortable moving forward with the hotel with an unnamed vendor. Mr. DiGeronimo assured that any change after preliminary approval would necessitate a return to the Commission. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

BUILDING D (apartments – 4 floors)

Mr. Lahrmer indicated the plans for Building D depicted a four story building with first floor retail.

Mr. Sciria thought the more than 400 units of residential being offered throughout the VA development represented more residential than the Planning Commission anticipated. He was concerned about the additional pressure on community services. Mr. Sciria didn't think the additional 52,000 sq. ft. of retail space could be supported. He wondered about the drain on the downtown merchants from all the new retail being offered. He reiterated a comment made before relative to too much density on the site. Mr. Sciria felt the massive buildings going up were not representative of Brecksville.

Mayor Hruby maintained that it was always expected that the development of the large VA Hospital site would be unique to Brecksville. He acknowledged it was hard to envision the development that was being realized as fitting into the Brecksville community. He reminded the Commission that many years ago it was also challenging to accept such developments as B. F. Goodrich and Ohio Bell. Much of the development in the south sector of the City has required deviations and variances from Code and the City and its residents have had to adapt. He noted that most of the merchants in the downtown area have chosen to stay in their locations. It was logical to assume that some of the businesses that locate in the southern edge of the City would be expecting the new residential areas to support their businesses. The Mayor understood the need to protect our community yet still encourage a willingness to accept changes that were an inevitability of the future.

Mr. Jantzen commented on the consistently flat nature of the northeast Ohio population. He wondered who would be losing out to support the residential areas in Valor Acres. Ms. Makepeace thought the central location of Valor Acres would draw people from Cleveland, Akron and other suburbs. The apartments would appeal to young professionals just leaving home, as well as empty nesters looking to downsize. Mr. Jantzen was concerned that the about 13,500 Brecksville residents, along with 500-600 new residents, would not be able to guarantee the success of the Valor Acres development.

Mr. Stucky favored condos over apartments. He envisioned three story buildings of condos. It didn't feel like the small efficiency apartments would draw people with a commitment to stay in the community.

Ms. Kardos viewed the Valor Acres development as a unique campus that would not be duplicated anywhere else in Brecksville. It was her business experience that smaller living spaces were a new trend. She recognized the opportunity it now afforded for young people to live in the community before they could afford a home. The Valor Acres location would also offer a safe site for shopping and social interaction. Ms. Kardos expected the new retail would only complement what was currently offered downtown. She felt the core of the community would be unchanged and was willing to adapt to some of the changes that would come.

Mr. Lahrmer had some of the same concerns as Mr. Sciria, however he recognized the potential of something unique for Brecksville. The lengthy discussion of unit sizes revealed the probable need to update City Code ordinances. Mr. Lahrmer acknowledged that the small unit sizes were probably comparable to other construction of rental properties now in Cleveland. The fact that the DiGeronimo Company was moving their headquarters to the site displayed a high level of commitment to the project. There were no further comments and the Work Session recessed into the Regular Meeting for a motion.

BUILDING E (apartments – 6 floors)

Mr. Lahrmer asked for comments on Building E and there were none beyond the comments made for Building D. The Work Session recessed into the Regular Meeting for a motion.

BUILDING F (apartments – 4 floors)

Mr. Lahrmer asked for comments on Building F and there were none beyond the comments made for Building D. The Work Session recessed into the Regular Meeting for a motion.

BUILDING G (parking garage - 5 floors)

Mr. Lahrmer asked for comments on Building G and there were none. The Work Session recessed into the Regular Meeting for a motion.

BUILDING H (offices - 5 floors)

Mr. Lahrmer asked for comments on Building H and there were none. The Work Session recessed into the Regular Meeting for a motion.

VA – MIXED USE PHASE I – PRELIMINARY BPDA PHASE I ENGINEERING APPROVAL MILLER RD./BRECKSVILLE RD.

Present: Kevin DiGeronimo, DiGeronimo Properties
Joshua Decker, Project Executive
MacKenzie Makepeace, Director of Mixed Use Development

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Mr. Lahrmer asked for a definition of Phase I, which included the road layout for Buildings C-H. Mr. Decker added that it also included the road out to the main drive. There was no further discussion and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 11:14 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
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RON PAYTO, SECRETARY

Minutes recorded by Nancy Dimitris