

ORGANIZATIONAL MEETING
BRECKSVILLE PLANNING COMMISSION
City Council Chambers - Brecksville City Hall
January 9, 2025 Page 1

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

Others: Scott Packard, Gerald Wise and approximately 4 guests

Mr. Caruso opened the Organizational Meeting at 7:00 PM and proceeded with the election of Planning Commission officers for the coming year by requesting nominations for the position of Chairman of the Planning Commission.

Mr. Sciria nominated, and Ms. Redinger seconded, to elect Mr. Lahrmer as Chairperson of the Planning Commission.

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

Ms. Redinger nominated, and Mr. Caruso seconded, to elect Mr. Sciria as Vice Chairperson of the Planning Commission.

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

Mr. Sciria nominated, and Ms. Redinger seconded to elect Ms. Kardos as Secretary of the Planning Commission.

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

The Organizational Meeting was closed at 7:06 PM

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Cassandra El-Khoury

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria,
Robin Wilson
Others: Scott Packard, Gerald Wise and approximately 4 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:06 PM

APPROVAL OF THE REGULAR MEETING MINUTES OF NOVEMBER 7, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of November 7, 2024 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF NOVEMBER 7, 2024

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission Work Session Meeting Minutes of November 7, 2024 be approved.

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

SIGNS:

RENTOKIL/TERMINEX – 8000 SNOWVILLE RD.

Robert Bottomley represented, advising the signage name changing from Terminex to Rentokil. The building and signage already exists, and the physical signage will not change, just the name.

Mr. Lahrmer stated the sign complies with all ordinances. Mr. Bottomley stated the landlord reviewed and approved.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve and the Building Department's issuance of a permit for a 20 sq. ft., non-illuminated, permanent wall sign and a 4.5 sq. ft. ground sign tenant replacement panel for Rentokil/Terminex, 8000 Snowville Rd. as described in the application dated December 20, 2024 and Plans by Fastsigns of Broadview Heights.

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

REPORT OF COUNCIL REPRESENTATIVE –

Mr Caruso thanked the fellow Council people for nominating and electing him as President of Council, and Beth Savage as Vice President. Thanked Ms. Kardos for another term as Secretary of Planning Commission.

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REPORT OF MAYOR KINGSTON –

Showed gratitude for this Commission, Council, and all other boards for dedicating their time to the City.

REPORT OF CITY ENGINEER – No Report.

The Regular Meeting closed at 7:09 PM

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Cassandra El-Khoury

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria, Robin Wilson
Others: Scott Packard, Gerald Wise and approximately 4 guests

Mr. Lahrmer opened the Work Session of the Planning Commission at 7:09 pm

TRUENORTH GAS STATION & SIGNAGE – 6850 MILLER RD.

Rick Turner of Diamond Z Engineering, representing Truenorth Gas Station, presented plans for the signage, including the ground sign, canopy sign, and wall signs.

Ground Sign Discussion:

The Commission engaged in a discussion regarding the size of the proposed brick ground sign. Mr. Lahrmer noted that the Ordinance permits a height of 5 feet for the ground sign and inquired whether there was any reason why the design could not comply with this limit. Mr. Turner responded that he would return with revised renderings reflecting a 5-foot sign but emphasized that, for architectural and proportional reasons, a sign taller than 5 feet would be preferable.

Signage Compliance:

Mr. Lahrmer raised the issue of the code allowing for only one sign, while two signs are proposed—one for the entrance and one for the rear. He confirmed that the two signs were acceptable, and further discussed that the proposed signage exceeds the size limits established by the code. However, Mr. Turner argued that the larger signs were necessary for aesthetic and proportional reasons, given that the site includes two buildings. The Commission found the proposed signage reasonable, given the overall layout and design of the property.

Shell Logo Inquiry:

Ms. Kardos inquired about the design of the Shell logo on the ground sign, asking if it was a cut-out or oversized. Mr. Turner clarified that the Shell logo is part of the sign and is not a cut-out or disproportionately large.

Building Design and Site Modifications:

Mr. Lahrmer turned the discussion to the design of the building itself. Engineer Gerry Wise noted that additional renderings had been submitted since the previous Commission meeting, which included the addition of a pedestrian walkway and the barricading of the existing driveway from the asphalt section at the rear of the property. Building Commissioner, Scott Packard pointed out that the car placement had been adjusted to be slightly closer to the property line, and that landscaping changes were also incorporated into the design.

ADA Compliance:

Mr. Lahrmer addressed the need for ADA compliance regarding sidewalks, to which Mr. Turner confirmed that a sidewalk would be provided, running through the grass and curb areas as required.

Back of the Building:

The Commission expressed interest in the appearance of the back of the building, particularly given its proximity to neighboring properties. Mr. Sciria raised concerns about the visual impact and requested that Mr. Turner provide renderings showing windows on the back of the building at the next Commission meeting.

Building Materials:

Mr. Lahrmer raised a concern regarding the proposed materials for the building's construction. He noted that the brick material being used was not 100% traditional brick, which could lead to discoloration over time. Mr. Turner agreed to bring both fully brick and alternative materials for review at the next meeting before final approval.

Poles and Additional Materials:

Mr. Lahrmer also requested that the poles supporting the canopy be constructed with brick. Mr. Turner agreed to include this in the revised renderings to be presented at the next meeting, pending Truenorth's agreement.

Canopy Design:

The design of the canopy was discussed in light of the new hotel development nearby, which will increase the visibility of the gas station from elevated points. Mr. Lahrmer requested that Mr. Turner explore options to enhance the canopy's appearance, particularly from above. Mr. Turner agreed to return with further suggestions on this matter.

Lighting and Code Compliance:

Mr. Lahrmer raised concerns about the brightness and distribution of lighting around the gas station. After discussion, it was agreed that the lighting levels were appropriate. The lights are designed to be brightest beneath the gas pumps, with the intensity diminishing closer to the building. Mr. Turner confirmed that the lighting was engineered to meet all required specifications.

Action Items:

Mr. Turner will make the necessary revisions based on the discussions above and return with updated renderings and plans for final approval at the next Planning Commission meeting.

The Work Session closed at 8:15 PM.

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