

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
April 17, 2025, Page 1

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

Absent:

Others: Scott Packard, Gerry Wise and approximately 17 guests

Mr. Lahrmer opened the Regular Meeting at 7:00 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 3, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of April 3, 2025, be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Lawry Kardos
Laura Redinger Mayor Kingston

Absent:

Abstain:

Nays: None

MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF APRIL 3, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of April 3, 2025, be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Lawry Kardos
Laura Redinger Mayor Kingston

Absent:

Abstain:

Nays: None

MOTION CARRIED

SIGNS:

SQUIRE RICH HERB GARDEN GROUND IDENTIFICATION SIGN – 9367 BRECKSVILLE ROAD

Roberta Anderson was present to represent Chippewa Garden Club. The club maintains Squire Rich Herb Garden and recently the club decided they wanted a sign at 9367 Brecksville Rd., as submitted in the application. They also spoke to the Metroparks who approved the sign. The sign will be placed by the entrance of the club, and it is 16"x16" with cream lettering and a grey background.

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Mr. Lahrmer stated that the sign is compliant with the code and the application did not ask for any deviations. With no other comments, Mr. Lahrmer moved for a motion.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for the approval and the Building Department to issue a permit for a single sided 1.78 sq. ft. permanent ground sign for Chippewa Garden Club, 9367 Brecksville Rd., as described in the application dated 3/24/2025 and attached drawings.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Lawry Kardos, Laura Redinger, Mayor Kingston
Absent:
Abstain:
Nays: None
MOTION CARRIED

HOWMET AEROSPACE GROUND IDENTIFICATION SIGN – 10147 BRECKSVILLE ROAD

Maan Yousef, AllSigns & Designs, was present to seek approval for an internally illuminated sign at 10147 Brecksville Rd., as submitted in the application, which requires a deviation. Mr. Lahrmer stated that the sign rendering is white with black letters and asked if Mr. Yousef is aware of the deviation, to which he responded yes. Mr. Lahrmer asked why the sign can't be reversed, with a solid panel and illuminated letters. This is when Mr. Yousef showed two alternative signs. Mr. Yousef explained that Option 2 would be blacked out from the inside, so it stays white on the outside, with transparent vinyl graphics. Option 3 showed a completely blacked-out sign at night with only the white letters illuminated.

Mr. Lahrmer asked what part of the sign is illuminated in option two, and Mr. Yousef said just the white area. Mr. Sciria stated he found other Howmet locations online that follow the city's code regarding signage, but differ from the examples Mr. Yousef provided. Mr. Sciria's sign he found had a black background and white text, which the Commission deliberated about. Mr. Yousef stated that the sign design usually depends on who he is working with. Mr. Lahrmer stated to the Commission that there is option 1, which was submitted. Options 2 and 3 were presented to the Commission, and the final option was presented by Mr. Sciria. Ms. Kardos said she was inclined to go with option 3, and she also stated they are all similar. Mayor Kingston preferred option 2, which is close to their original submittal and stays more visible during the day. Mr. Caruso stated that option 2 does not work perfectly for the code, but works to not illuminate everything all night. Ms. Kardos asked if the black letters could be seen with the white illumination behind them. Mr. Yousef said yes and offered to show an illuminated picture of the sign. The Commission deliberated about the signs and the elements of the signs. With no other comments, Mr. Lahrmer moved for a motion.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for the approval of and the Building Department issue a permit for a 2 sided, 40 sq ft. per side, internally illuminated, permanent ground identification sign for Howmet Aerospace, 10147 Brecksville Road, Brecksville, Ohio, as described in the application dated 3/27/2025, and attached drawings by AllSigns & Designs dated 4/15/2025, of option 2.

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ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Laura Redinger
Mayor Kingston

Absent:

Abstain: Lawry Kardos

Nays: None

MOTION CARRIED

ENBRIDGE GROUND IDENTIFICATION SIGN – 6101 W. SNOWVILLE ROAD

David Detar was present on behalf of Enbridge regarding the refacing of a sign located at 6101 W. Snowville Rd., as submitted in the application. Mr. Lahrmer asked if the sign is staying in the same place. Mr. Detar explained it was staying in the same place, they are just going to reface the sign with paint in the Enbridge yellow color. Mr. Lahrmer stated there is a deviation because of the distance from the road, but the sign is already in place.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for the approval and the Building Department to issue a permit for a single sided, 29.94 sq. ft. permanent, externally illuminated ground sign for Enbridge, 6101 W. Snowville Rd., as described in the application dated 3/20/2025 and attached drawings and contingent on approval by City Council including the following deviation:

- A deviation from Section 1187.10 (c) requirement for a minimum of 40' from the right of way to allow 21'

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Lawry Kardos
Laura Redinger, Mayor Kingston

Absent:

Abstain:

Nays: None

MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE – Mr. Caruso stated Council had the opportunity to recognize all the Brecksville athletes.

REPORT OF MAYOR - No Report

REPORT OF CITY ENGINEER - No Report

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

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JACKMAN SUNROOM – 4119 OVERBROOK DRIVE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, May 22, 2025, at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, for the approval of a sunroom PP# 60128086, 4119 Overbrook Dr., Brecksville, Ohio 44141.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Lawry Kardos,
Laura Redinger, Mayor Kingston
Absent:
Abstain:
Nays: None
MOTION CARRIED

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

BBHCSD DRIVEWAY PROJECT – 6812 MILL ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for PRELIMINARY approval for the installation of a new driveway, sidewalks, storm water management, lighting and landscaping for Brecksville-Broadview Heights City School District located at 6812 Mill Rd, Brecksville Ohio PP# 60112001 as described in the application dated February 18, 2025 and attached plans contingent upon approval of the City Engineer and City Council.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Lawry Kardos,
Laura Redinger, Mayor Kingston
Absent:
Abstain:
Nays: None
MOTION CARRIED

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

CVCC TRAINING TOWER – 8001 BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for PRELIMINARY and FINAL approval to construct a 50' high engineered training tower at the Cuyahoga Valley Career Center, 8001 Brecksville Rd., Brecksville, Ohio, PP# 601-10-034, as described in the application dated 04/03/2025 and attached drawings by GPD Group, contingent on approval by City Council and Board of Zoning Appeals for the following variances:

1. A variance from Section 1185.03(c) maximum fence height of 6' to allow 9'
2. A variance from Section 1185.02(c) prohibiting barbed wire fence to allow the top 1' to be barbed wire.

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ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Lawry Kardos
Laura Redinger, Mayor Kingston
Absent:
Abstain:
Nays: None
MOTION CARRIED

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

CVCC STORAGE BUILDING – 8001 BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for PRELIMINARY and FINAL approval to construct a 4,735 sq. ft. pre-engineered metal storage building at the Cuyahoga Valley Career Center, 8001 Brecksville Rd., Brecksville, Ohio, PP# 601-10-034, as described in the application dated 03/27/2025 and attached drawings by GPD Group, contingent on approval by the City Engineer and by City Council.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Lawry Kardos
Laura Redinger, Mayor Kingston
Absent:
Abstain:
Nays: None
MOTION CARRIED

The Regular meeting closed at 7:30 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky

MINUTES OF THE WORK SESSION
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The Work Session opened at 7:30 P.M.

JACKMAN SUNROOM – 4119 OVERBROOK DRIVE

Mark Williams was present to represent Joyce Factory Direct and Mr. and Mrs. Jackman. The Jackman's are seeking a sunroom on a new structural deck that is located on a slightly smaller footprint than the previous deck at 4119 Overbrook Dr., as submitted in the application. Mr. Lahrmer had questions about the gable end coming from the new construction and the one from the house, and the fact that the two slopes will meet at the bottom. Mr. Williams said there is a cricket to direct the water away from the house and he is not concerned about the water because the cricket is in place. Mr. Caruso stated that all the surrounding neighbors were in favor. Mr. Sciria realized in the application that the homeowner didn't get windows as large as they would have liked, and Mr. Sciria wanted to hear if there was any way the Commission could help them further. Judy Jackman stated that they were concerned about the top trapezoid that would be glass instead of vinyl. She explained that they get extreme sun, which made the previous deck unusable. She also explained that is why they did not want the additional glass on top. Mr. Lahrmer asked further about the design and slope of the sunroom and was concerned about ice damming. Mr. Williams stated the structure will follow code and proper inspection. With no further questions, Mr. Lahrmer moved to schedule the public hearing.

BBHCSD DRIVEWAY PROJECT – 6812 MILL ROAD

Murtaza Abbas, with Architectural Vision Group, was back to represent the school district for their project including a driveway, storm water management, sidewalks, lighting and landscaping at 6812 Mill Rd., as submitted in the application. The district has met with the HOA, and with edits, the project is back for preliminary approval. Some adjustments have been made to the roundabout, pole height, and additional landscape screening.

Chapin Berk, architect, stated changes have been made to some of the design. The roundabout is now a single lane roundabout from a mini roundabout with an 80 ft diameter, center island, and a 12 ft mountable truck apron. The footprint of the roundabout has increased from 75 ft to 115 ft. The roadway was widened, and the replacement of the curb ramps is shown as well as a new concrete drive apron. For landscaping, evergreen screening has been added. The width of the roadway inside the roundabout was reduced from 22 ft to 16 ft to control speeds but is still navigable.

Thomas Weiss, with Louis Land Professionals, explained that they spent time looking at the storm water and the new pavements they are placing will go to the underground chambers.

Robert Knickerbocker stated that the pole lighting is 18 ft. total, and the fixtures have been changed to get a better throw out of the lighting and also added shields. There are controls on the lights so they can be dimmed and can be on a timer. A couple of fixtures have been added along the roundabout, too. The Commission noticed that in the letter to homeowners, the fixtures were stated at 15 ft., and the packet supplied to the Commission stated that poles were 16 ft. Mr. Knickerbocker clarified that the poles are 18 ft., and Mr. Lahrmer stated that the base is 3 ft., and the poles are 15 ft. for a total of 18 ft.

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Mr. Sciria asked if there is anyone here from the homeowner's association and asked if they understand the poles are 18 ft. and not 15 ft., in which the ones present understood.

Mr. Wise stated they have addressed some of the preliminary comments. He asked if the retention they are supplying is for the roadway only. Mr. Weiss said yes, and if anything new is added it will need additional retention. Mr. Wise said to move to the final approval the Commission will need the formal storm report and more information as well. Mr. Lahrmer stated that typically with the site photometric plan there is usually a scorecard that identifies more information and asked if they can bring that when they come back for final. With no other comments, Mr. Lahrmer moved for a motion.

CVCC TRAINING TOWER – 8001 BRECKSVILLE ROAD

Shawn Gilley, with GDP Group, is representing Cuyahoga Valley Career Center. There is a new program at the school to train adults as tower technicians and for telecommunications in the field. CVCC received a grant to expand the program and hopes to build a 50 ft. training tower at 8001 Brecksville Rd., as submitted in the application. Mr. Lahrmer asked if they are aware that two variances would be required, to which he understood. Mr. Wise explained they would need complete structural calculations as well. Mr. Lahrmer asked if there will be operational equipment up there, and Mr. Gilley stated no. Mr. Lahrmer does not anticipate the tower to be seen, and Mr. Gilley stated there are mature, tall trees on the property. Mayor Kingston asked if the 9-foot fence with the barbed wire is to make sure no one climbs the structure, to which Mr. Gilley explained yes, and it is for safety purposes. Ms. Wilson asked if the tower would be visible from any adjacent neighborhood. Mr. Gilley did not believe so. With no other questions, Mr. Lahrmer moved for a motion.

CVCC STORAGE BUILDING – 8001 BRECKSVILLE ROAD

Aaron Rodebaugh, with GPD Group representing Cuyahoga Valley Career Center, who is seeking to build a storage building with double gable to match the existing storage building at 8001 Brecksville Rd., as submitted in the application. There is a ravine before the next neighborhood, so visibility is not a concern. They are also adding a trash structure to the West, detention to the East, and reworking the parking lot to the North to fit the building in the best way. Mr. Wise stated they ran the design by him and he has no problems. Ms. Wilson asked what neighborhood they were referencing and asked to confirm that both neighborhoods would not be able to see the building. With no other questions, Mr. Lahrmer moved for a motion.

FILMORE PROPERTY GROUP REZONING – 9100 TREEWORTH BOULEVARD

Paul DiGiorgio was present again to seek rezoning for 9100 Treeworth Blvd. As stated in the application, he is looking to add M-D Manufacturing-Distribution & L-B Local Business as conditional use overlays and to set a public hearing. Mr. Lahrmer said generally, the Commission would like to have a better idea of what the use would be in order to approve. Mr. Lahrmer did understand that Mr. DiGiorgio has reduced the number of conditional overlays he was seeking, but Mr. Lahrmer still believed the information falls shy of moving something to the ballot. It is difficult to ask the Brecksville electorate to vote when it is still unclear what the end user will be in the space. Mr. Lahrmer moved for comments from the Commission.

Mr. Caruso asked if this were to go to the ballot and be approved, would there be a plan to build a spec building without a client or is rezoning to get overlays to attract clients? Mr. DiGiorgio stated it is to attract clients and broaden the appeal of the building, and they would not speculatively build. Mr. DiGiorgio stated that he believed he was not asking the Commission to set a precedent, and the Commission had complete control. However, he would still like to be able to market the building under conditional uses. Mr. Sciria said this is not a place where he would desire local business due to the desire for business in other locations in the city. Mr. Sciria also said the manufacturing distribution might also not be desirable for this space. Mr. Sciria still believed this parcel should be an office lab focus, such as a data center and pharmaceutical. Mr. DiGiorgio stated the current zoning allows for these uses, but for the last several years, that has not materialized, and he explained the high vacancies for these uses. Mr. DiGiorgio shared examples of food and beverage, which would be a complimentary use to help broaden the appeal of the parcel. Some examples of uses were shared, such as sporting facilities with an ancillary use for food and beverage. Mr. Lahrmer then explained how having an end user, just like examples shared, may be better to help gather support. Mr. DiGiorgio asked the committee about the process down the road, and if he just got the manufacturing district, if they had a facility that asked for additional food use, would they have to go to the ballot again? Mr. Caruso said yes, they would have to wait for another election. Mr. DiGiorgio preferred both uses but is willing to compromise just to manufacturing so he can market the building.

Ms. Redinger inquired if the Commission should allow for some wiggle room for rezoning as the Commission can still vote yes or no. She thought to help with the marketing, it may not hurt to have a public hearing to hear from the residents.

Mayor Kingston said there are pros and cons to being a ballot-zoned community and explained that they are never more than 6 months away from the ballot. Mayor Kingston cannot speak for the electorate, but without a specific end user, there may be a lot of what ifs. Ms. Kardos also said she is unsure how the residents would react without knowing an end goal.

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Mr. Caruso asked if the feedback was negative towards local businesses in the public hearing, could the elements be adjusted before going to the ballot. Mr. Caruso wanted to ensure they are not predetermining outcomes. Mr. Sciria explained that they would usually go to a public hearing when the Commission was behind the plan. Mayor Kingston added that two overlays could be risky because it's all or nothing. Mr. Lahrmer stated that the Commission has had other properties come in for conditional overlays with no end user and the committee has turned them away in the past, which could set a new precedent. Mr. DiGiorgio asked if the Commission would vote for just the manufacturing use. Mr. Lahrmer did not feel comfortable without an end user and stated that another member of the Commission could make a motion. The Commission deliberated on this topic, but did not vote.

The Work Session closed at 9 P.M.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky