

MINUTES OF THE PUBLIC HEARING – FRONT YARD SETBACK 9224 HIGHLAND DR.
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
May 8, 2025 Page 1

Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Mayor Kingston, Lawry Kardos

Absent: Laura Redinger, Robin Wilson

Others: Scott Packard, Gerry Wise and approximately 10 guests

Mr. Lahrmer opened the Public Hearing meeting of the Planning Commission at 7:00 pm by reading the following legal notice published in the April 24, 2025 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, May 8, 2025, at 7:00 pm at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a Front Yard Setback of 94' for Permanent Parcel Number 60306017, 9224 Highland Drive, Brecksville, Ohio 44141.

George Erker, owner, explained they established a setback of 94' through a survey. Mr. Lahrmer stated that there is a letter from a neighbor at 9225 Highland Dr., who is in support of the setback. With no other comments, it was moved by Mr. Lahrmer and seconded by Mr. Sciria to close the Public Hearing.

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

The Public Hearing closed at 7:05 pm

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON

DOMINIC SCIRIA, VICE CHAIRPERSON

LAWRY KARDOS, SECRETARY

Minutes recorded by Abby Jakobsky

MINUTES OF THE REGULAR MEETING

BRECKSVILLE PLANNING COMMISSION

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Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Mayor Kingston, Lawry Kardos

Absent: Laura Redinger, Robin Wilson

Others: Scott Packard, Gerry Wise and approximately 10 guests

Mr. Lahrmer opened the Regular Meeting at 7:05 pm

APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 17, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of April 17, 2025, be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF APRIL 17, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of April 17, 2025, be approved.

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

SIGNS: No Signs

REPORT OF COUNCIL REPRESENTATIVE – No Report

REPORT OF MAYOR KINGSTON – No Report

REPORT OF CITY ENGINEER – Mr. Wise explained the reason that Woodlands withdrew from the meeting today was because they did not have their Army Corps permit.

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

FRONT YARD SETBACK– 9224 HIGHLAND DR.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for establishment by Planning Commission and recommendation to City Council of a front yard setback of 94' for the installation of a single-family dwelling located at 9224 Highland Drive, Brecksville, Ohio, Permanent Parcel Number 60306017, as described in the application dated March 17, 2025 and submitted plans.

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

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Nays: None
MOTION CARRIED

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

SIGNATURE SAUCES ADDITION- 10140 BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for FINAL approval for a 15,750 sq. ft. Addition at 10140 Brecksville Road, PP# 60418007, as described in the application dated 04/14/2025 with attached plans and Geotechnical Exploration Report, contingent on approval by the City Engineer and City Council.

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

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

MAJOR SUBDIVISION, MASS GRADING, UTILITIES & POND CONSTRUCTION- 3322 E. EDGERTON RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for FINAL Approval for the major subdivision, mass grading, utilities installation and pond construction and establishment of a 475' front yard setback for Lot A, a 85' front yard setback for Lot B, a 85' front yard setback for Lot C, a 85' front yard setback for Lot D, and a 300' front yard setback for Lot E located at 3322 E. Edgerton Road, Brecksville, Ohio, PP# 60402001, as described in the application dated March 31, 2025 and attached documents contingent upon approval of the City Engineer and City Council.

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

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

VA MIXED USE BPDA VALOR SQUARE & BLOCK I - 5710 & 5720 INDEPENDENCE DR.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for FINAL approval of Valor Acres Mixed use BPDA Valor Square & Block I Landscape, Site Lighting & Amenities as described in the application dated 04/21/2025 and plans dated April 21, 2025, contingent on approval of the City Arborist and City Council.

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

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

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VA MIXED USE BPDA TENANT SIGNAGE – MILLER RD. / BRECKSVILLE RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for FINAL approval of the tenant sign criteria as requested per the BPDA Phase 1 approval for Valor Acres BPDA as described in the application dated 04/21/2025 and attached Tenant Sign Criteria 2024 Version 3.0 dated November 20, 2024 contingent on City Council.

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

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

VA MIXED USE BPDA MASU RESTAURANT FACADE– 5720 INDEPENDENCE DR.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for FINAL approval of Valor Acres Mixed use BPDA #4 Building I Masu Restaurant Facade and Signage Consultation located at 5720 Independence Dr. Brecksville, Ohio as described in the application dated 04/18/2025 and attached plans contingent on review of a daylight rendering, resubmission of the façade materials, resolution of the property line around the vestibule, and approval of the City Engineer and City Council.

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

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

VA MIXED USE BPDA FLOUR RESTAURANT FACADE– 5720 INDEPENDENCE DR.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for FINAL approval of Valor Acres Mixed use BPDA Exterior façade and outdoor seating area for Flour Restaurant located at 5720 Independence Dr., Brecksville, Ohio as described in the application dated 04/21/2025 and plans dated April 18, 2025 contingent on resolution of the property line, and approval of City Council.

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

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky

The Regular Meeting closed at 7:30 pm

MINUTES OF THE WORK SESSION
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The Work Session opened at 7:30 pm

FRONT YARD SETBACK– 9224 HIGHLAND DR.

Natalie Erker, owner, stepped to the podium to represent 9224 Highland Dr. Mr. Lahrmer stated they have been in front of the Planning Commission for the Public Hearing and confirmed there were no further questions from the Commission, and the Work Session recessed into the Regular Meeting for a motion.

SIGNATURE SAUCES ADDITION- 10140 BRECKSVILLE RD.

Michael Wohlwend was present to discuss final questions regarding the Signature Sauces addition. Mr. Wise stated that there are documents that are outstanding, such as the Army Corps permit, the MPDS permit, and storm water management is in progress. Mayor Kingston asked where they were with the Army Corps permit and Mr. Wohlwend explained it was sent to the city, but the city has not received it. In result, the permit will be sent over again. Mr. Wohlwend does state that he knows there is a small wetland. Mr. Lahrmer stated that the Commission usually likes to confirm that the permit matches the application so what is approved does not change. Mr. Wise and Mayor Kingston are comfortable with the approach as the permit is coming. Mr. Lahrmer discussed the application further, and Mr. Wohlwend stated that the current parking spaces are sufficient for the needs of the building currently. Mr. Lahrmer asked if the addition would increase the number of employees, and Mr. Wohlwend stated only a few employees would be added. Mr. Lahrmer confirmed there were no further questions from the Commission, and the Work Session recessed into the Regular Meeting for a motion.

MAJOR SUBDIVISION, MASS GRADING, UTILITIES & POND CONSTRUCTION- 3322 E. EDGERTON RD.

Tony Vicanty was present to represent Larry and Hayley Nance for the proposed subdivision. They are looking for Final plan approval and have already obtained Preliminary approval from Planning Commission and Council. Mr. Wise stated that they are mainly here for approval to make the five lots and also to dedicate the ROW, which will allow them to proceed with the mass grading and will be returning to Planning Commission for a few more items. Mr. Wise also stated that the stream will collect debris and silt and will have a higher maintenance requirement that the owner is obligated to follow. Mr. Vicanty explained that the owners are aware of Mr. Wise's comments regarding the water spilling over the driveway, which was also discussed by the Commission. Mr. Lahrmer confirmed there were no further questions from the Commission and the Work Session recessed into the Regular Meeting for a motion.

VA MIXED USE BPDA VALOR SQUARE & BLOCK I - 5710 & 5720 INDEPENDENCE DR.

Josh Decker explained this is the final versions of lighting and landscape for VA Block I and there are no major differences other than the addition of a flagpole. Mr. Lahrmer asked questions about the lighting type and lantern style and asked if they will be carried throughout the rest of the site. Mr. Lahrmer also wanted to confirm the residents will not see the source of the light, but just the illumination. He also asked what is being done to limit the brightness of the source for the residents across the street. Mr. Decker said the lights are 14 ft. tall and the residents will be looking down at the lights. Mr. Decker stated that the clear glass helps to not create a glowing bulb. The Commission deliberated on the source of the light for some time. Next, Mr. Lahrmer asked about some of the decorative lighting that was observed to be glowing sticks. Mr. Decker stated that these lights promote a more continuous glow in that area. Finally, the Commission moved to discuss the picnic tables and wanted to confirm the wear and that the tables would not sustain long-term issue. Mr. Decker explained the material used would not be real wood material, which would help reduce

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sun damage and weather damage. The Commission deliberated about the tables, umbrellas, storage, wear, replacement, and other elements for some time until they came to an agreement. Mr. Sciria asked for the City Arborist to confirm the planting of the landscaping. Mr. Lahrmer confirmed there were no further questions from the Commission, and the Work Session recessed into the Regular Meeting for a motion.

VA MIXED USE BPDA TENANT SIGNAGE – MILLER RD. / BRECKSVILLE RD.

Chris Oldham, designer, and Alex Hickey, were present to discuss signage and updates specifically to the VA tenant signage website. Some tweaks were made to the verbiage, showing the prohibited signs as well, and what signs can be displayed. Mr. Lahrmer stated that clarification for the naming of signage has been added as well. Mr. Lahrmer stated that some of the information is geared towards ground floor commercial signage. Mr. Lahrmer confirmed there were no further questions from the Commission, and the Work Session recessed into the Regular Meeting for a motion.

VA MIXED USE BPDA MASU RESTAURANT FACADE– 5720 INDEPENDENCE DR.

Mr. Lahrmer started off by stating that Building I has been approved with the exception of the ground floor, which is now here for approval. Josh Decker was present for the façade approval and to talk about the MASU signage. Mr. Lahrmer stated that the signs should be screened for compliance as part of the BPDA. Mr. Hickey stated that much of the façade exists, such as everything above street level. The sign has black pin mounted letters with a red hallow lighting. There is also some outdoor seating, planters, and the sign dimensions fit within the city code. Mr. Lahrmer asked where the vestibule sits based on the property lines, and whether it is right behind or on the property line which will need to be confirmed. Mr. Lahrmer then asked about the building material for the sign, and they proposed a wood-looking vinyl. Though, this material was shyed away from for much of this project, the Commission would like to see a different durable long-term material used. Ms. Kardos asked for a day-time rendering of the sign to see it in different lighting. The Commission deliberated about the signage material and style of the sign for some time and what information was still needed, until a resolution and conclusion was made. Mr. Lahrmer stated that there is a risk giving them conditional approval because the Commission possibly could not approve the material they bring back for final, which Mr. Decker understood. Mr. Lahrmer confirmed there were no further questions from the Commission, and the Work Session recessed into the Regular Meeting for a motion.

VA MIXED USE BPDA FLOUR RESTAURANT FACADE– 5720 INDEPENDENCE DR.

Mr. Decker started by saying they will hit the same points with this sign as the last. The vestibule will need to be verified, the materials are on course with what is already there, and there are exterior planters. Mr. Lahrmer asked about the canopy and if it was in the original submission, and also where the vestibule is placed, based on the property line, must be confirmed. Mr. Lahrmer had questions based on differences in the landscape planting, with a planter that has a big barrier or fence. The previous rendering showed differences in the planting and Mr. Decker explained that they are not conflicting and each plan will go in as approved. After the clarification was made, the Commission moved onto materials and similar to the other, discussion about building materials. The Commission deliberated about the material, which was said to not include any new material from the finish of the facade. The Commission moved onto signage, and Mr. Lahrmer stated that the illuminated channel letters are what they wanted to stay away from for this complex. Mr. Lahrmer also stated that there is a criteria set, and if they approve this sign it may open the floodgates for others. Mr. Decker understood the concern, but explained it is the sign the tenant approved of. The Commission deliberated on this sign, as this design opens the door to other signs like this one to come to the Planning Commission. Ms. Kardos said the sign design was just approved, and they came in with something beyond the scope. Mr. Decker understood, but felt the sign fit with the restaurant and its style. Ms. Kardos asked for multiple signs for the Commission to see.

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The Commission believed Mr. Decker would need to come back to the Commission with other examples. Mr. Lahrmer confirmed there were no further questions from the Commission, and the Work Session recessed into the Regular Meeting for a motion.

VA MIXED USE BPDA SIGNAGE & WAYFINDING DEVELOPMENT CONSULTATION– 5720 INDEPENDENCE DR.

Mr. Decker stated that this signage packet is relevant for wayfinding and a place making experience. The Planning Commission liked the style of the signage however, the letters were internally illuminated. Mayor Kingston discussed the sizes of the signs and stated that some are large, but since they are near a larger building it made sense. The Commission deliberated about the size of the sign with a few different opinions. The Commission talked in detail about the large sign that would be placed on an angle that said “Valor Acres” on it three times and if, in fact, the sign needed to say “Valor Acres” three times. Mr. Decker stated that the sign would be a photo opportunity as well. Ms. Kardos asked them to be thoughtful about the longevity of the product based on the type of lighting used because buying replacements could be difficult. Mr. Sciria made a comment about the Parking Sign, and thought the “P” could be slimmer. The Commission deliberated on each sign, in detail, on the lettering, illumination and styles of each. Mr. Decker received details for many of the signs from the consultation.

The Work Session ended at 9:45 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky