

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
May 22, 2025 Page 1

Present: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Dominic Sciria, Robin Wilson
Absent: Mayor Kingston, Laura Redinger
Others: Scott Packard, Gerry Wise and approximately 6 guests

Mr. Lahrmer opened the Public Hearing at 7:00 P.M. by a reading of the following legal notice published in the May 8, 2025 issue of the *Sun Star Courier*.

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.

Mark Williams, Joyce Factory Direct, and representing homeowners, Mr. & Mrs. Jackman was present to request a sunroom at 4119 Overbrook Dr. He explained they would be building a sunroom on the rear of home, using a slightly smaller version of the existing deck area and using similar materials as what is on the home. Judy Jackman, owner, stepped to the podium to read a letter from Isabella Zsebi, 4122 Overbrook Dr., who was in favor of the project, however was unable to attend the meeting. There were no further questions from the public present or Commission members. 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 Jeanne Magistro

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Present: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Dominic Sciria, Robin Wilson
Absent: Mayor Kingston, Laura Redinger
Others: Scott Packard, Gerry Wise and approximately 6 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:05 P.M.

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF MAY 8, 2025 FOR A FRONT YARD SETBACK OF 94' AT 9224 HIGHLAND DR.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Hearing Minutes of May 8, 2025 be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Dominic Sciria
Abstain: Robin Wilson
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 8, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of May 8, 2025 be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Dominic Sciria
Abstain: Robin Wilson
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 8, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of May 8, 2025 be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Dominic Sciria
Abstain: Robin Wilson
Nays: None
MOTION CARRIED

SIGNS

JOHNSON CONTROLS WALL SIGN – 6400 W. SNOWVILLE RD.

Marie Cipolletta was present to propose a sign for Johnson Controls, 6400 W. Snowville Rd. She explained it would be channel letters on the building with internal illumination.

Mr. Lahrmer asked if she had received the write up and was aware of the (3) deviations, which she was. He asked if they were able to move the letters down or if the logo could be removed and Ms. Cipolletta explained she had asked the owners, prior to the meeting, and was told that would go against their branding. There was talk among board members regarding location of the building. Mr. Lahrmer then asked if they dropped the logo a small amount they would then meet the size requirements and Ms. Cipolletta responded that would be fine. Mr. Lahrmer addressed the third deviation regarding the internal illumination. There was talk about different lighting options.

Mr. Sciria asked about the lighting needs at night and Ms. Cipolletta wasn't sure what their business hours were and felt lighting would not be an issue, it was more about the size.

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Mr. Lahrmer asked Ms. Cipolletti and stated for the record, that instead of the 4' 2" height, the sign would be 3.88' and she was fine with that.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Approve and the Building Department to issue a permit for a 37.5 sq. ft., non-illuminated, permanent identification wall sign at 6400 West Snowville Road, Brecksville, Ohio 44141, as described in the application dated May 9, 2025 and as shown on the attached drawings, conditional on City Council's approval of the following deviation:

- A deviation from Section 1187.10(c) maximum height requirement of 3' for a wall sign to allow for a height of 3.88'

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Dominic Sciria, Robin Wilson
Nays: None
MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE – Mr. Caruso mentioned at the last City Council meeting they honored long time firefighter John Strnad who recently retired and explained that his son, who's been a part time firefighter for the City of Brecksville for (9) years, has replaced him. He went on to mention Megan English, who passed away earlier this year, was a wonderful person who did a lot with youth sports and travel leagues, a proclamation was read and they gave thanks to her husband & son. He also mentioned the Memorial Day Parade will be the late start this year.

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.

SUNROOM – 4119 OVERBROOK DR.

It was moved by Mr Lahrmer and seconded by Mr. Sciria that the Planning Commission Approve and recommendation to City Council for the installation of new deck and sunroom at 4119 Overbrook Drive, Brecksville, OH 44141 as described in the application dated 2/28/25, and attached information.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Dominic Sciria, Robin Wilson
Nays: None
MOTION CARRIED

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

SEARLES LOT SPLIT & CONSOLIDATION – 7807 & 7815 ENGLISH DR.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria Planning Commission approve Preliminary & Final and recommendation to City Council of a lot split for 7815 English Dr. PP #601-01-076 & 7807 English Dr. PP #601-01-077 to split and consolidate 2,427 sq. ft. to parcel 601-01-077 on English Dr. parcel 98A to equal 28,895 sq. ft. and parcel 99A to equal 20,000 sq. ft. as described on the Plat of Lot Split and Consolidation by Casey Professional Services LLC, dated 5/2/2025, contingent upon approval of the City Engineer, City Council and Board of Zoning Appeals for the following variances:

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- A variance from Section 1151.24 of a minimum front yard setback of 60 ft. to allow for 59.1 ft. for 7815 English Dr.
- A variance from Section 1151.24 of a minimum lot width of 100 ft. to allow for 97.5 ft. for 7815 English Dr.
- A variance from section 1151.24 of a minimum front yard setback of 60 ft. to allow for 51.1 ft. for 7807 English Dr.
- A variance from section 1117.09, PP# 601-01-077 to be irregular in shape

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Dominic Sciria, Robin Wilson
Nays: None
MOTION CARRIED

The Regular Meeting closed at 7:20 p.m.

THE BRECKSVILLE PLANNING COMMISSION

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Present: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Dominic Sciria, Robin Wilson
Absent: Mayor Kingston, Laura Redinger
Others: Scott Packard, Gerry Wise and approximately 6 guests

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

SUNROOM – 4119 OVERBROOK DR.

Mr. Lahrmer asked for a brief explanation of the project. Mark Williams, Joyce Factory Direct, explained they would demo the existing deck structure and build a new sunroom with a slightly smaller footprint with matching siding and shingles of the existing home.

Ms. Kardos wanted to confirm there were no changes made from the last meeting he attended and Mr. Williams confirmed there were no modifications made.

Mr. Wise had no comments. There were no further questions/comments.

The Work Session recessed into the Regular Meeting for a motion.

SEARLES LOT SPLIT & CONSOLIDATION – 7807 & 7815 ENGLISH DR.

Stan & Vicky Searles, 7807 English Dr., were present to request a lot split from their neighbor at 7815 English Dr. and consolidate to their lot. Mr. Searles explained they will be putting up a fence and by purchasing this section of land they are able to avoid cutting down (2) large trees. He explained his wife trains dogs and that's why they need the fence. He mentioned the neighbor fully supports the project but was unable to make the meeting.

Mr. Wise asked if HOA approval was required. Mrs. Searles responded that she is on the board and they don't require approval for this, it's not in their rules & regulations. Mr. Wise requested he receive a copy of the following:

- 1) County Approval
- 2) Legal Descriptions

Otherwise, Mr Wise had no objections to the split.

Mr. Sciria had no objection, however mentioned he felt there should be another variance that lots be rectangular to allow PP# 601-01-077 to be triangular in shape.

Mr. Wise mentioned since they are already attending BZA to add a variance for a non-radial lot line. There were no further questions/comments.

The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 7:35 p.m.

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