

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
June 19, 2025 Page 1

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

Absent: None

Others: Scott Packard, Gerry Wise and approximately 10 guests

Mr. Lahrmer opened the Regular Meeting at 7:00 pm

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF MAY 22, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Hearing Meeting Minutes of May 22, 2025, be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 22, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of May 22, 2025, be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 22, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of May 22, 2025, be approved.

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

SIGNS: No Signs

REPORT OF COUNCIL REPRESENTATIVE – No Report

REPORT OF MAYOR KINGSTON – Stated Homedays is this week and discussed the set up. As well, fireworks are on Saturday.

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REPORT OF CITY ENGINEER – Stated engineering with start milling Brecksville Road and to expect delays. Mayor Kingston added that two public meetings happened, one with the residents on 21 and one with the businesses.

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 FINAL 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 June 2, 2025 and attached plans, with the exception of the Campus Master Plan, contingent upon approval of the City Engineer and City Council.

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

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

WOODLANDS OF SNOWVILLE PHASE TWO

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for FINAL approval of Phase 2 only of The Woodlands of Snowville Phases 2 & 3 consisting of 25 parcels on 59.40 acres of land on River Birch Run and dedication of the extension of River Birch Run and portion of Oak Brooke Court in the City of Brecksville, as described in the application dated 04/21/2025 and attached plans:

- The Woodlands of Snowville Phase 2 by Davey Resource Group, 4 pages dated 2025-04-08
- Improvement Plans for The Woodlands of Snowville Phase 2 by Davey Resource Group, 47 pages dated 2025-04-21
- Army Corps Permit 2025-06-12

contingent on approval of the City Engineer and City Council.

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

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 7:10 P.M.

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

Absent: None

Others: Scott Packard, Gerry Wise and approximately 10 guests

BBHCSD DRIVEWAY PROJECT – 6812 MILL ROAD

Murtaza Abbas, was present for a final submission of the BBCSD Driveway project, present with them was Assistant Superintendant Brian Wycliffe, treasure Craig Gay, and the design team: Thomas Weise, Bob Knickerbocker, and Chapin Burke.

Murtaza stated there have been no major changes to the plan since they last met. Chapin explained the renderings in front of the board, and a few things that have changed are the integral colored concrete for the truck apron and the splitter island which are dark grey. The center island will have a five foot mound, and is covered with slate chip mulch. The shape of the roadway is the same. Traffic signage has been added for the speed tables, crosswalks, etcetera. The street trees will be every 50 ft and the type is an Exclamation London Planetree and was selected from the city's approve tree list.

Thomas Weiss, provided final details and design of the stormwater infrastructure which includes the underground chambers through the edge of the roadway and is set back far enough so it won't affect the slope of the hill. The chambers used are half arc chambers and are 60 inches tall. The chambers combine with the storm sewer, will pick up the reminder of the sight, and come down the hill to a plunge pool.

Bob Knickerbocker, discussed site lighting the fixtures are the same, power has been added at the end for future signage, and power has been ran to the poles. Power is being pulled from the Board of Education building.

Mr. Lahrmer asked if Gerry Wise had any comments. Mr. Wise explained there will be a lot of comments he will have to address. He explained there are numerous speed tables, a speed of 10 mph, and the roundabout. Though, the street is a private drive so these elements are acceptable. He also discussed the location of the speed tables which may need to be reconsidered. As well, with the island being at five feet, no one can see through to the other side which will have to be considered. The premise of the road is not changing, which is the point of the application.

Mr. Sciria, noticed on the demolition plan and that there is an existing chain link fence. He stated there is landscape screening alongside the drive on the home that is adjacent to the roadway. But, he wanted to know if there is landscaping screening for the two back yards. Mr. Burke explained that head light pollution has been the main focus. As well the district asked to remove the chain link fence. Mr. Burke stated there has always been a school there with no head light screening. Mr. Burke further explained how the headlights have been minimized with the vegetation that has been added by the architect. The commission elaborated about this topic for some time.

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Mr. Sciria asked about the auto turn exhibits and asked if the information has been discussed with fire, which Mr. Wise stated yes. Mr. Sciria asked if a fire truck drives down the road near the Board of Education, can it handle the turn, and Mayor Kingston explained that it has been checked previously. Mr. Sciria also asked about the plunge pool, and Mr. Wise stated that this is an improvement from what they had before, which are sewers that go over the hill that have a large extent of erosion and go downstream into the pond. The plan is an effort to control the discharge. Mr. Sciria asked if there was a need for a fence around the basin. Mr. Wise explained no, and stated that its location is down over the hill. Mr. Sciria asked about ongoing maintenance for the basin, and Mr. Wise explained it will be inspected once every two years. Mr. Sciria asked about the lighting, and asked if the lights will be turned off earlier in the winter months. Mr. Knickerbocker explained the lighting can be set, but usually it follows a dawn and dusk schedule. Mr. Sciria asked about the motion sensor for the lights, and how long the lights will stay on with no motion. Mr. Knickerbocker stated they are adjustable, but about 4-5 minutes. Mr. Sciria stated there may be a lot of truck traffic with the amount of dirt being moved, and asked for dust and pavement control to be considered. Mayor Kingston asked about the light signal, and Mr. Wise has comments but it will be addressed.

Mr. Lahrmer asked about the mound in the middle of the circle, and at five feet, someone sitting in a car cannot see across the circle to the other side, and the height should be reevaluated. Mr. Wise stated sightline starts at about 3.5 feet and to consider at half height. Mr. Burke stated that they can manage that. Mr. Lahrmer stated the height is more so for safety reason. Mr. Lahrmer asked about sight lighting, about its sensitivity and if the lights will turn on for a person walking their dog in the evening, a car driving by, or a squirrel running by, and just wanted to clarify the sensitivity for the residents who live near. Mr. Knickerbocker stated the lights will not turn on for squirrels, but deer, and the motion detector is a 60 ft diameter, and the further away the less sensitivity of the motion detectors. Mr. Lahrmer asked about the enforcement of the 10 mph speed on the road. Mr. Burke stated he can't comment on the enforcement, and there is already 10 mph signs posted, so they are keeping the same speed. Mr. Lahrmer also asked about the light screening for the neighbors who have a backyard that backs up to the road, and would like some protection for the neighbors. Mr. Burke explained they may be able to do a top soil mound since they will have extra. Ms. Redinger asked for some type of communication system to state when events will be happening. With no other questions, Mr. Lahrmer moved for a motion.

WOODLANDS OF SNOWVILLE PHASE TWO – RIVER BIRCH RUN

Chris Bender, explained the history of Woodlands and how they have been struggling to get the final wetlands permit, but they have finally received it. They are asking for Final approval for phase 2. Greg Modic, is overseeing day-to-day development activity for Woodlands. Mr. Modic discussed testing that is remaining which includes digging a few holes and filling them back in to get the accurate information for construction.

Mr. Wise stated they have been given tree felling, and then there was delays. Most of the approvals have been put in place. The permit is between the army corps and them. Some sight items such as conservation and easements need to be addressed. As well, markers are required up front by a third party, so when people walk the lots they understand where the usable yard is. The area has been added to the Woodlands HOA, and items that need addressed are tree clearing, endangered specials, and coordination with preservation areas. Mr. Bender explained that the Army Corps changed their permit language, which has resulted in Mr. Bender needing to file another permit for the covenant restriction.

Mr. Sciria, asked if there needs to be a fence around the pond. Mr. Modic said he feels comfortable with the slope that is used, but will be considered. Mr. Sciria asked if some of the lots will allow for walk out

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basements, which was answered that there will be a mix. Mr. Wise stated plans try not to change too much so items are not changed when people are buying the homes.

Mr. Lahrmer asked about the markers, and after someone purchases the home if the markers stay. Mr. Wise stated that orange construction fence will be put up. After construction, there will be brown markers that are four inches wide, fiber glass poles with Ohio Stream Stickers on them. If there are trees, there will be plaques in lieu of the markers. It is the third parties job to monitor, and Mr. Bender explained there are semi-annual inspections by the party. Mr. Lahrmer asked about the holes being dug, and it is to satisfy themselves for the geotechnical. Mr. Wise stated they did encounter rock which was siltstone. Mr. Lahrmer brought up lots 68, 69, and 70, and how the streams should be treated as a design opportunity for the yard. Mr. Modic stated the lots are unique, and the stream will be a part of the land development component. Mr. Modic stated the crossings will be put in prior so the homeowner can visually see what they are getting. Mr. Modic explained this information will be shown on the topo to the homeowner, too. Mr. Wise stated they are looking to get pavement down this year, and will be starting in August if approved. With no other questions, Mr. Lahrmer moved for a motion.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky

The Work Session closed at 8:05 pm