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## **PUBLIC HEARING**

Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Mayor Kingston

Absent: Laura Redinger

Others: Abby Jakobsky, Gerry Wise and 3 guests

1. The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, August 21, 2025 at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a Front Yard Setback of 185.0' for PP# 60132006, 9118 Highland Drive, Brecksville, Ohio 44141

Mr. Lahrmer opened the Public Hearing Meeting of the Planning Commission at 7:00 pm by reading the above legal notice published in the Plain Dealer, Sunday, August 10, 2025.

Michael Bovenzi, Dream Builders, and Michael Gorey, homeowner, 9118 Highland Drive, explained to the board that they are asking for an 185.0 ft. front yard setback, which is just in front of the gas line on this property. Mr. Bovenzi believed the setback would fit with the neighborhood. Mr. Lahrmer explained there were no guests present for the public hearing, but he still went through the usual process. With no other comments, Mr. Lahrmer motioned to close the Public Meeting.

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

Absent: Laura Redinger

Abstain: None

Nays: None

MOTION CARRIED

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON

DOMINIC SCIRIA, VICE CHAIRPERSON

LAWRY KARDOS, SECRETARY

Minutes recorded by Abby Jakobsky

The Public Hearing closed at 7:05 pm

## **REGULAR MEETING**

The Regular Meeting opened at 7:05 pm

Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Mayor Kingston

Absent: Laura Redinger

Others: Abby Jakobsky, Gerry Wise and 3 guests

### **Approval of Minutes**

2. Approval of the Public Hearing Minutes of August 7, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Meeting Minutes of August 7, 2025, be approved.

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

**3. Approval of the Regular Meeting Minutes of August 7, 2025**

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of August 7, 2025, be approved.

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

**4. Approval of the Work Session Meeting Minutes of August 7, 2025**

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of August 7, 2025, be approved.

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

**Signs**

**5. Truenorth Corp. - Shell Gas Station 8952 Brecksville Rd.**

George Dragon, Cicogna Sign Co., was present to describe a ground sign located at 8952 Brecksville Rd., Shell Gas Station. Mr. Dragon explained there is an existing sign at the site, and wanted to reface the gas prices side of the sign. The logo will not be touched. The cabinet will be painted champagne gold, "Truenorth" name will move to the top, and the prices will be smaller. The diesel numbers will also be at the bottom of the sign. Mr. Lahrmer explained there were two deviations for the sign, and were approved for the original sign in the past. Mayor Kingston made a comment about painting the sign and wanted to know the maintenance regarding that aspect. Mr. Dragon stated they are only painting the cabinet, not the face. Mr. Lahrmer asked about the portion of the cabinet being painted and the type of material. Mr. Dragon stated it is aluminum housing, which is standard for Shell signs. With no other comments, Mr. Lahrmer moved for a motion.

It was moved by Mr. Lahrmer, seconded by Mr. Sciria for approval to reface 16.92 sq. ft. of a 33.84 sq. ft. two-sided permanent, internally illuminated, ground, identification sign for the Shell Gas Station at 8952 Brecksville Road, Brecksville, OH, described in the application dated 7/29/25, and the drawing by Federal Heath Sign Company, contingent on City Council's approval of the following deviations:

- A deviation from Section 1187.09(c) a limit of a 30 sq. ft. maximum single face area for a ground identification sign to allow 33.84 sq. ft.
- A deviation from Section 1187.07(l) prohibition of "changeable copy signs" to allow a ground sign with changeable prices on it.

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

Absent: Laura Redinger

Abstain: None

Nays: None

MOTION CARRIED

## **Reports**

### **6. Report of Council Representative**

Councilmember Caruso stated final approval for mass grading for CSA had been approved by Council, as well the recommendation to approve preliminary for the site and building. Also, a new police officer will be headed to the academy starting on Monday 8/25/25. Council also awarded the annual beautification awards to four households.

### **7. Report of Mayor**

No report.

### **8. Report of City Engineer**

No report.

The Regular Meeting closed at 7:10 pm

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON

DOMINIC SCIRIA, VICE CHAIRPERSON

LAWRY KARDOS, SECRETARY

Minutes recorded by Abby Jakobsky

## **WORK SESSION**

The Work Session opened at 7:10 pm



Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Robin Wilson, Mayor Kingston

Absent: Laura Redinger

Others: Abby Jakobsky, Gerry Wise and 3 guests

**9. Front Yard Setback 9118 Highland Dr.**

Michael Bovenzi, Dream Builders, and Michael Gorey, homeowner, 9118 Highland Drive were present to establish a front yard setback at 185.0 ft. Mr. Wise saw the site plan and understood the setback. There is a patio, and there is grading that goes down to a 3 to 1 slope to the gas main easement. Because of the gas easement, he understood the position of the house. Mr. Wise stated that a resident was at the August 7th Planning Commission Public Hearing asking for a 5 to 10 ft. relief regarding the setback, and Mr. Bovenzi stated they could move the house back 10 ft. Mr. Sciria asked the measurement of the original setback, which was approximately 233 ft., but Mr. Wise stated that would push them into the easement. The Commission deliberated on the setback for some time, and Mr. Wise explained that there must be room for the 10 ft buffer. Mr. Sciria asked if the applicant had spoken with the Skuza's at 9092 Highland Dr., and Mr. Gorey stated yes, they are on board, and have seen the plan and received the legal notice. Mayor Kingston stated that the resident who was present for the August 7th Planning Commission Public Hearing on behalf of the Sweetnich's at 9136 Highland Dr., asked the builder to make every effort to move the house back as far as it can go. Mr. Sciria explained his concerns about the setback and how it is out of line from other homes, and stated an interest in a 200 ft. setback. Ms. Wilson stated that Mr. Wise explained a 200 ft. setback would be difficult, and expressed coming to compromise and pushing it back as far as possible, but still allowable within the code. Mr. Lahrmer stated that taking 5 ft. off the patio could be achievable to achieve a compromised setback. Mr. Bovenzi believes the 200 ft setback is achievable, but must meet with the engineer. Mr. Lahrmer also explained that the setback measurement is due to the gas easement, which is the hardship. The Commission agreed on a 195 ft. setback and, if possible, achieve the 200 ft. setback. With no other comments, Mr. Lahrmer motioned for a motion.

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

It was moved by Mr. Lahrmer and seconded by Mr. Sciria to establish and recommend to City Council a Front Yard Setback of approximately 195.0' for the installation of a single-family dwelling located at 9118 Highland Drive, Brecksville, Ohio, Permanent Parcel Number 60132006, as described in the application dated July 1, 2025, and submitted plans by RM KOLE & Assoc. Corp.

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

Absent: Laura Redinger

Abstain: None

Nays: None

MOTION CARRIED

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON

DOMINIC SCIRIA, VICE CHAIRPERSON

LAWRY KARDOS, SECRETARY

Minutes recorded by Abby Jakobsky

The Work Session closed at 7:26 pm

**Adjournment**