
PLANNING COMMISSION MEETING MINUTES - 09/18/2025

REGULAR MEETING

The regular Meeting opened at 7 pm.

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

Others: Abby Jakobsky, Gerry Wise and 7 guests

Approval of Minutes

1. Approval of the Regular Meeting Minutes of September 4, 2025

It was moved by Mr. Sciria, and seconded by Ms. Kardos that the Planning Commission Regular Meeting Minutes of September 4, 2025, be approved.

ROLL CALL: Ayes: Dominic Sciria, Robin Wilson, Lawry Kardos, Laura Redinger

Absent: Eric Lahrmer, Mayor Kingston

Abstain: Dominic Caruso

Nays: None

MOTION CARRIED

2. Approval of the Work Session Meeting Minutes of September 4, 2025

It was moved by Mr. Sciria, and seconded by Ms. Kardos that the Planning Commission Work Session Meeting Minutes of September 4, 2025, be approved.

ROLL CALL: Ayes: Dominic Sciria, Robin Wilson, Lawry Kardos, Laura Redinger

Absent: Eric Lahrmer, Mayor Kingston

Abstain: Dominic Caruso

Nays: None

MOTION CARRIED

Signs

3. VA Sign Criteria Discussion

Sign Criteria discussion was tabled.

4. Masu Restaurant 5720 Independence Dr. #110

Masu Restaurant sign was tabled.

5. Flour Restaurant 5720 Independence Dr. #100

Flour Restaurant sign was tabled.

6. Lubrizol Sign Package 9911 Brecksville Rd.

Jeff Watkins, from Watkins Lighting, and Michael Bauer, from Lubrizol were both present to describe their sign package to the board. Mr. Bauer explained that Lubrizol has had a logo and color change, and as a result, the current signs will be recovered. Mr. Sciria stated the

applicant is only refacing existing signs. Mr. Sciria asked if the applicant was aware of the deviations, and walked through the requested deviations with the applicant. With no other comments, Mr. Sciria motioned to close.

It was moved by Mr. Sciria, and seconded by Mr. Caruso for approval and for the Building Department to issue permits for signage at Lubrizol, located at 9911 Brecksville Road, as described in the application dated September 26, 2025, and attached drawings submitted by Ruggles Signs as follows:

- one (1) 16.7 sq. ft. single-sided non-illuminated exterior wall identification sign (A)
- one (1) 21.4 sq. ft. double-sided exterior illuminated permanent ground sign (C)
- one (1) 9.0 sq. ft. single-sided non-illuminated exterior directional identification sign (D)
- two (2) 21.6 double-sided sq. ft. non-illuminated exterior directional identification signs (E) (G)
- one (1) 21.6 single-sided sq. ft. non-illuminated exterior directional identification sign (F)
- one (1) 2.2 sq. ft. single-sided non-illuminated exterior wall sign (H)
- one (1) 6.7 sq. ft. single sided non-illuminated exterior directional identification sign (J)
- two (2) 16.0 sq. ft. single-sided non-illuminated exterior directional identification signs (K)(O)
- one (1) 11.8 sq. ft. double-sided non-illuminated exterior directional identification sign (L)
- two (2) 13.4 sq. ft. single-sided non-illuminated exterior directional identification sign (M)(P)
- one (1) 21.8 sq. ft. single-sided non-illuminated exterior directional identification sign (N)
- one (1) 13.4 sq. ft. double-sided non-illuminated exterior directional identification sign (Q)
- one (1) 15.8 sq. ft. double-sided non-illuminated exterior directional identification sign (R)
- one (1) 9.2 sq. ft. double-sided non-illuminated exterior directional identification sign (S)
- one (1) 19.2 sq. ft. single-sided non-illuminated exterior directional identification sign (T)
- one (1) 18.4 sq. ft. single-sided non-illuminated exterior directional identification sign (U)

contingent on City Council's approval of the following deviations:

Directional Signs:

1. A deviation from Section 1187.10(c) 2 directional signs per unit to allow signs (D)(E)(F)(G)(J)(K)(L)(M)(N)(O)(P)(Q)(R)(S)(T)(U)
2. A deviation from Section 1187.10(c) maximum height of 3 ft. for a directional sign to

allow signs (E)(F)(G)(K)(N)(O)(R)(T)(U)

3. A deviation from Section 1187.10(c) maximum of 2 sq. ft. for a directional sign single face area to allow signs (D)(E)(F)(G)(J)(K)(L)(M)(N)(O)(P)(Q)(R)(S)(T)(U)

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

Reports

7. Report of Council Representative

No report.

8. Report of Mayor

Absent.

9. Report of City Engineer

No report.

The Regular Meeting closed at 7:07 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 7:07 pm.

10. AT&T Antennas 9001 Brecksville Rd.

Curtis McDiffitt, with GPD, and on behalf of Crown Castle, explained to the board that they are proposing an equipment update at 9001 Brecksville Rd. The antennas and radios will be replaced, equipment will be removed, and some minor ground changes to the existing tower. Mr. Wise stated that a third-party structural review will need to be reviewed, which was noted in the write-up. With no other comments, Mr. Sciria motioned to close.

Motioned by Mr. Sciria, and seconded by Ms. Redinger to waive the requirement for a public hearing to hear the request of AT&T to install antenna(s) on the cell tower located at 9001 Brecksville Rd. as permitted under Section 717.03(c).

ROLL CALL: Ayes: Dominic Sciria, Robin Wilson, Lawry Kardos, Laura Redinger, Dominic Caruso

Absent: Eric Lahrmer, Mayor Kingston

Abstain: None

Nays: None

MOTION CARRIED

Motioned by Mr. Sciria, and seconded by Ms. Kardos for approval for the replacement of equipment and (3) new AT&T antennas to be installed at the 188' height and the installation of (3) new antennas at the 186'-6" height on the existing wireless facility tower at 9001 Brecksville Rd., Brecksville Ohio, 44141, PP#606-31-001, for AT&T, as described in the application dated September 2, 2025 by GPD Group, contingent on the approval by City Council and structural review approval including the structural analysis report that is to be approved and reviewed by the engineer.

ROLL CALL: Ayes: Dominic Sciria, Robin Wilson, Lawry Kardos, Laura Redinger, Dominic Caruso

Absent: Eric Lahrmer, Mayor Kingston

Abstain: None

Nays: None

MOTION CARRIED

11. Solar Panels 6916 Mill Rd.

Ray McPherson, with Yellowlite, and represented 6919 Mill Road, presented to the board the proposed (13) solar panels. Ten (10) were located on the roof facing the rear yard and three (3) on the roof facing the side yard. The equipment is on the right side of the house. Mr. Sciria stated a deviation is needed to put panels on the roof facing the side yard. Ms. Kardos asked if the applicant had talked to the neighbors, and Mr. McPherson said he was unsure if that had been done. Mr. Caruso asked how heavily wooded the side yard was and if the neighbor would be able to see it. Mr. McPherson stated from the pictures, there are trees. Ms. Kardos asked if there is a specific reason the 3 solar panels are needed on the back, and Mr. McPherson stated that looking at the pictures, it seems the 3 would not fit on the rear, but other than that, he was unsure. Ms. Wilson stated having answers to why the panels are needed on the roof facing the side yard, some feedback from the neighbors, and whether or not the panels can be seen from the road is information important to have for the public hearing. Ms. Kardos also recommended having an answer to if there could just be 10 panels on the back, and remove the 3 on the side. Mr. Wise stated the other side of the home is heavily shaded, which is why they may be favoring one side.

Motioned by Mr. Sciria, and seconded by Ms. Kardos, that the Brecksville Planning Commission will hold a Public Hearing on Thursday, October 9th, at 7:00 p.m. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request for a residential Solar Photovoltaic System which requires a deviation regarding the location of the system proposed to be installed at 6916 Mill Road, Brecksville, OH, 44141 as required by Section 1186.06(b)(1).

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

12. Lot Split 6896 Miller Rd.

Richard Wagner, on behalf of the Cleveland Electric Illuminating Company, and Nick Katsaros, with First Energy, explained to the board that CEI owns this property, and the intent is to split the property along the existing building line and transfer the office building to an affiliate company. CEI is an affiliate of the American Transmission Systems Incorporated (ATSI), and both are under the First Energy Corporation Umbrella. The intent is to transfer the building to ATSI so they can occupy the building. The building on the East side houses the CEI distribution center, and it is the backup distribution control center. Both entities are under First Energy, but are separately regulated. Mr. Caruso asked if this would drive investment in that side of the building and create jobs, and Mr. Wagner stated yes. Mr. Wise had comments regarding engineering. The applicants must show the fully-dimensional building on the survey map, and modify the intent clause that the atrium connects the two buildings. Following these comments, Mr. Wagner stated that the atrium is heavily secured, and in the future there will be a reciprocal easement for parking lot access and in some areas of the interior of the building. Mr. Wise stated easements will need to be seen by the Planning Commission because they are sharing stormwater and sewer. Mr. Wagner stated they could provide easement documents, but would still like to move forward. Mr. Wise stated that is a contingent and the Commission can weigh in on that. Mr. Wagner stated they have not been able to reach the county about questions Mr. Wise had, but had submitted with them. Mr. Wise stated these two buildings were connected by an atrium for the proposed lot split. Ms. Redinger stated that if there are easements elsewhere, the document should already be created. Mr. Wagner stated that the document could be provided. Ms. Redinger also requested drafts. Mr. Wise went back to his comments, and stated more information and comments about easements, and questions on the survey with more details about how the property was established. Mr. Wise stated these are two separate buildings joined by the atrium, and he asked what First Energy's position would be if one building was sold, and what would happen with the atrium. Mr. Wagner stated that because of the infrastructure in the CEI building, there are no changes to be expected. Mr. Wagner stated that further down the line, if that had to happen, the building would probably be demoed and sold separately as a vacant lot. Though, they stated that both buildings are under the First Energy Umbrella. Mr. Wise followed up and stated then the atrium could be taken down if so. Mr. Wagner stated a separate wall would have to be constructed, but it is hard to evaluate that at this time. Mr. Sciria asked if the atrium could be removed now, and Mr. Wagner stated it could, but their preference would be to keep it. Mr. Sciria stated this is a good use of property, but it is important to think about setting a precedent. Mr. Wagner stated that as a regulated utility, this is the best route to go and their hardship. Mr. Wise stated that the atrium is being split, not down the middle of a building. Mr. Sciria wanted to confirm there was no intent to sell the office building. Mr. Wagner stated there is intent to put 200-300 employees within the building. Mr. Wise again stated they are still waiting for the County to answer some

questions, but the applicant could not get hold of someone. Ms. Kardos would like to see the drafts for final approval as well. Mr. Wise stated the applicant will have to go to BZA for variances. Mr. Scira stated it is difficult to create a motion when more information is needed from the applicant, such as parking, and the width of the lots. Mr. Wagner stated this has been beneficial for feedback, and understands what information is needed and what the next steps are. Mr. Sciria stated that the Commission is open to the proposal because of the applicant's unique circumstances as a utility, and because of that there are no other options. As well, the buildings are connected with nothing more than an atrium. With no other questions, Mr. Sciria motioned to close.

Adjournment

The Work Session closed at 7:45 pm.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON

DOMINIC SCIRIA, VICE CHAIRPERSON

LAWRY KARDOS, SECRETARY

Minutes recorded by Abby Jakobsky