

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
July 3, 2025 Page 1

Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Lawry Kardos, Laura Redinger

Absent: Mayor Kingston, Robin Wilson

Others: Gerry Wise and approximately 2 guests

Mr. Lahrmer opened the Regular Meeting at 7:00 P.M.

APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 19, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of June 19, 2025, be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 19, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of June 19, 2025, be approved.

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

SIGNS: No Signs

REPORT OF COUNCIL REPRESENTATIVE – Mr. Caruso thanked all the departments for their help at Home Days and wished everyone a happy 4th of July.

REPORT OF MAYOR KINGSTON – Absent

REPORT OF CITY ENGINEER – No Report.

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

VALOR ACRES PHASE 2 RESIDENTIAL PDA – LAVENDAR LANE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for Final approval of the Public Roadway Lighting & Landscaping for Valor Acres Phase 2 Residential PDA, as described in the application dated June 16, 2025 and submitted plans by DiGeronimo Companies, subject to approval by the City Engineer and City Council:

- Public Roadway Lighting
- Public Roadway Landscaping

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

The Regular Meeting closed at 7:05 P.M.

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 7:05 P.M.

Present: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Lawry Kardos, Laura Redinger

Absent: Mayor Kingston, Robin Wilson

Others: Gerry Wise and approximately 2 guests

VALOR ACRES PHASE 2 RESIDENTIAL PDA – LAVENDAR LANE

Josh Decker, with DiGeronimo Companies, was present to discuss Valor Acres Phase Two lighting and landscape plans. First, he passed out an update to the landscape plan for the meeting. Two items remained open from the last meeting, which were the lighting and the landscaping for the public area. Mr. Decker explained at the existing culvert on the plan that there was a metal fence, but landscaping had not been addressed. The fence was put in temporarily as a safety barrier and the planting berm has been extended along the adjacent homes and around the edge to the opposite side, at Mr. Wise's request for safety. Mr. Sciria asked if the plantings were around buildings C3 and C4 and Mr. Wise clarified with C5 and C21. Ms. Redinger asked for clarification and if C3 is on the North side of the street, Mr. Decker stated yes. Ms. Kardos asked if the fence stays or goes, and Mr. Decker stated that it would be removed. Mr. Sciria asked how the hydrangeas are faring in the heat. Mr. Decker stated that the flowers are doing well and there is a full irrigation system. Mr. Sciria asked who attends to the plants and Mr. Decker stated the HOA provides the maintenance. Mr. Sciria asked about "future plantings" and wanted to clarify that this meant plantings as the buildings proceeded each time, not waiting for the whole street and then adding landscaping. Mr. Decker stated that the explained plantings will come close after the homes are built. Mr. Wise asked if they are always planning to build in order, to which Mr. Decker stated that is the plan. Mr. Lahrmer also confirmed that the landscape will go in with each unit as it's built. He said there is a variety of clusters alongside the back of the Westview properties. Mr. Decker stated that there is also consideration for the 25,000-dollar allowance and wants to add a few of the trees soon since the landscaping is established and will communicate with the residents.

Mr. Decker stated the lighting has been turned down and is operating at 30 percent. Mr. Lahrmer asked if the 30 percent was a change in hardware or a dimmer, and Mr. Decker stated it is a dimmer. Mr. Lahrmer stated the lights are lantern style, and the reduction is based on feedback from residents. Mr. Lahrmer stated in the mixed-use area that the LEDs are in the cap, so someone cannot see the source. Mr. Decker explained that the lights within the residential area where you can see the source are a continuation of what lighting is in the residential area already. Mr. Lahrmer then asked if it is the right idea to continue with the same light (the one where the source can be seen) while expecting a different result. Mr. Decker stated, for design, he believed it is important to stay consistent with the lighting and believed any light will gain the same response. Mr. Decker also stated the poles are 15 ft. high. Mr. Wise stated the lights starting out in phase one were very exposed, and there is not sidewalk out there until the homes are built. Mr. Wise brought up the idea that the lights may not need to be turned on until the homes are in place. Mr. Lahrmer stated that the addition of housing and landscaping may help shield the light. Mr. Decker stated that they can delay turning on the lighting as long as the City is okay with it. Ms. Redinger stated that the lighting is more noticeable in the winter. Mr. Wise also stated that the street is not a major intersection, so lighting is not a concern. Mr. Sciria asked to confirm with the safety forces. Mr. Lahrmer also stated the 30% reduction will reduce the lighting hotspots. Mr. Caruso asked if the lighting could go below a 30% dimmer, and Mr. Decker stated that it is hard to go below 30% because of flicker. Mr. Decker intends to keep the lights off unless he is told otherwise. There were no further questions or comments from the Commission and the Work Session recessed into the Regular Meeting for a motion.

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VA NEW OFFICE & LAB – 9910 BRECKSVILLE ROAD

Josh Decker, from DiGeronimo Companies, explained there is a large tenant for a new space at Valor Acres with a 76,000 sq. ft. office space which is three levels and a two-story R & D. Mr. Decker started by showing many different visuals of the building from different angles.

Mr. Decker stated that they are here tonight to obtain Mass Grading and Preliminary for the façade of the building. Mr. Decker continued with the application, and starting with the Civil Plan, explained there is a retention pond to service the entire parcel, which is tied into the stream already. There is a future use parcel and mounding to the North of the building. The future use is for intent to grow. The office building is metal panel material, pre-cast, and glass application. The lab space has ribbon windows inside of pre-cast panel. Mr. Lahrmer stated that the elevation plan shows painted concrete panel, but Mr. Decker stated metal panel. Mr. Decker clarified that the blue feature is an ACM panel, and the office façade itself has painted concert with metal bands around the upper windows. The West elevation shows the loading docks, which are behind the building, has HVAC and equipment that will be screened. Mr. Sciria asked where the trash compactor was, and Mr. Decker stated it is within the loading dock. Mr. Decker explained there is a small courtyard between the Office and R & D. Mr. Lahrmer asked about the fenced in areas, and Mr. Decker explained that the one behind the mounding will be testing gas and the one on the left will be for condensers, storage for equipment, and more than likely a generator with a sound enclosure. Ms. Redinger asked for clarification about a road on the plan, and how the rest of the properties abut to the parcel. There is no interconnector road which was clarified. Mr. Lahrmer added to the conversation by having stated the need for sidewalks all the way around for pedestrian use. Mr. Decker proposed that now, all of the sidewalks along Route 21 are 8 ft. as well, making the sidewalk a little more interesting with weaving through the grading plan is proposed. Ms. Redinger asked what the visual down the center of the whole property looks like with Sherwin Williams and the new client. It was confirmed that the space is not wide open. Mr. Lahrmer stated that there was once an idea of one large, interconnected development, and the plan has progressed and evolved. He asked Mr. Decker about interconnectedness. Mr. Decker stated pedestrian walkability is important, and cars will have the opportunity to go through the clients' parking lots.

Mr. Wise walked through his comments about grading, and grading is a concern at such an elevation above Brecksville Road, at about 10 ft above. The building heights are a concern, the mound between the two is a concern, and the site is about five feet too high in his opinion. Mr. Decker discussed grading, and to get a site that is flat, level, and continues, the mounding is needed and is screening the height of the building. Mr. Lahrmer asked to clarify what Mr. Decker means by balanced site, and that includes all three parcels with the mounds. Mr. Wise clarified that the stockpiles currently are part of the balanced site. Mr. Lahrmer stated the road in the Northwest corner is leveled at 1102, the drive across is at 1117, and where it connects to the mixed use is 1120, which shows a lot of ramping and asked if the ramping could occur elsewhere. Mr. Decker stated that the original grade is on there, which is stated at 1119. Mr. Lahrmer stated that the severe ramping is further away towards Sherwin Williams, and on the road, it is generally flat. Now, the ramping of the soil is located near the road. Mr. Decker explained again that the mounding creates less impact from the height of the building. Mr. Wise is unsure when the 1118 measurement was developed. Mr. Wise explained the ramping is due to the stockpiling of dirt, not because of storm or sewer. The Commission discussed the ramping for some time.

Mr. Lahrmer followed up by stating concerns about the height of the building and the stockpiled soil. Mr. Sciria asked if the distance between the drives is within compliance with the code. Also, where the drive is within the location of Lubrizol's entrance. Mr. Decker would have to clarify the driveway distances. Mr. Lahrmer brought up the driveway locations and would not like to see a median cut, which is proposed and would rather see it aligned with Lubrizol. Mr. Wise explained that one driveway

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causes more median removal, and a traffic study would be needed. Mr. Lahrmer brought up the discussion of better connectivity, and height concerns again. Ms. Redinger stated that if the building was not as high, the screening would not need to be as high. Mr. Wise stated that if the building was lowered, it could roll the mound up but still roll down to the parking lot, which would change the site line. Mr. Lahrmer asked about the stockpiles again, and if it is suitable to build. Mr. Decker stated that it is crushed aggregate. The Commission again discussed where the drives would go, the heights of mounds, and the building.

Mr. Lahrmer stated that there are a few things that he would like to see as a compromise and is happy to support the applicant. Also, part of the compromise is mass grading. Ms. Kardos added that she understands the need for the mounds but would like to see them come down in height, and some alignment for the driveways. Mr. Sciria was not comfortable with the driveway location and the height of the mounds. Mr. Caruso is concerned about the height of the building and the mounds because they look disconnected visually. The Commission did not move forward with the mass grading.

Mr. Decker asked for comments about the building. Mr. Lahrmer is concerned about the painted concrete for the material. Mr. Lahrmer liked the office at the South end, and the bookend element at the North end. Mr. Lahrmer asked if the material is tilt-up concrete that is painted. Mr. Decker stated it is an insulated panel manufactured offsite, similar to Sherwin Williams. Ms. Redinger liked the façade aesthetically, and Ms. Kardos agreed. Mr. Caruso asked what the blue panel is made out of, and Mr. Decker stated metal panel which will weather okay. Mr. Lahrmer said the painted concrete could be evaluated further at some point in time. Mr. Lahrmer asked about the two ribbons of glass, and when you turn on the North side, there is only one ribbon of glass. Mr. Decker explained the design is that way due to the testing equipment inside. The Commission discussed the look of the building for some time. Next, parking was brought up, and the Commission has approved less parking than the code allows in the past, but there would need to be justification and is on the applicant to explain why. Mr. Sciria brought up asking for land banking as well, and Mr. Decker showed the pad that says "future" on the plan, which accounts for future parking. Mr. Decker stated that the parking counts are also based on CSA's previous parking stats to determine the parking count for this application. The Commission discussed parking for some time.

Mr. Decker stated the concern about not having a meeting until next month however, Mr. Lahrmer stated a Special Meeting can be scheduled. The Commission had other items of interest, Mr. Lahrmer is concerned about the connectivity, which Mr. Caruso thinks is a fair point. Mr. Sciria asked if the finished pad is at 1110, which is a drop, and Mr. Decker further elaborated. Ms. Kardos asked for renderings that show a few different heights so the Commission can have more visuals. Mr. Lahrmer added that he wants to see a quick site section of the road, sidewalk, mound, and parking lot. Ms. Redinger added how she wants to see how the building looks when driving South to North, which can be done with a drive-by shot, or an animation. The Commission discussed heights and how to adjust the grading and the need for more visuals and renderings of the proposal that was submitted. With no other comments, there was a motion to close.

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Minutes recorded by Abby Jakobsky

The Work Session closed at 9:15 pm